ABINGTON TOWNSHIP

MAY 13, 2021

BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A
May 13, 2021
6:30 PM

There are two ways for the public to participate in the meeting. Residents can access the meeting online by a computer, iPad, iPhone, or Android at https://zoom.us/j/91432826808. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 914-3282-6808 when prompted.

CALL TO ORDER

ROLL CALL*THOMPSON, BRODSKY, BOLE, CARSWELL, ROTHMAN, VAUGHN, SCHREIBER, VAHEY, WINEGRAD, DiPLACIDO, MYERS, ZAPPONE, BOWMAN, HECKER, SPIEGELMAN*

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS

PRESENTATIONS

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

a. Motion to approve the Minutes from the Board of Commissioners Regular Meeting of April 8, 2021.

b. BOC-02-051321 Motion to approve the agreement between Harout Hamalian and Mary Hamalian of 1733 Melmar Road, Huntingdon Valley, and David Hamalian, an adult individual leasing a portion of 1733 Melmar Road and the Abington Township.

c. BOC-03-051321 Motion to extend a policy for outdoor sales of food and merchandise of existing businesses in the Township during the Coronavirus Pandemic for an additional ninety days by adopting Resolution No 21-012.

d.	PW-01-051321	Motion to award the following bids received and opened on March 31, 2021: 2021 Engineered Retaining Wall System Materials Bid to JDM Materials Company in the amount of $40,000.00. 2021 Storm Sewer Inlets and Manhole Structures Bid to Commonwealth Precast, Inc. in the amount of $39,270.00. 2021 Ready Mix Concrete Bid to JDM Materials Company in the amount of $16,947.50. 2021 Superpave Materials Bid Part 1 to Eureka Stone Quarry, Inc. in the amount of $839,250.00, Part 2 and Part 3 to Glasgow, Inc. in the amount of $73,805.00 and to authorize the Township Manager to execute all contracts for all bids here and above awarded.
e.	PW-02-051321	Motion to ratify the Change Order No. 1 prepared by McMahon Associates, Inc. for the 2015 ARLE Grant Intersection Improvements of Mt. Carmel Avenue and North Hills Avenue in the amount of $5,512.10 and approve final payment to Kuharchik Construction, Inc. in the amount of $21,378.70.
f.	LU-01-051321	Motion to approve the minor subdivision application by Kyle Dougherty for the Belmont Avenue Lot Line Consolidation located on Belmont Avenue at Artman Street and Westmont Avenue.
g.	LU-02-051321	Motion to approve ABP Investments, Inc. for property located at 1051, 1053 and 1057 Easton Road at Tyson Avenue to consolidate the (3) existing parcels and to subsequently subdivide into (2) new lots.
h.	LU-03-051321	Motion to approve the proposed Minor Land Development for The Galman Group at property address 1250 Greenwood Avenue. The applicant intends to enclose the existing patio located on the rear of the existing building at The Plaza Apartments.
i.	LU-04-051321	Motion to approve the proposed Minor Land Development for Holy Redeemer Health System located at 1648 Huntingdon Pike. The applicant intends to construct a new 1,772 sf building addition which will be for a new Linear Accelerator use.
j.	LU-05-051321	Motion to approve the proposed Minor Land Development for The Sisters of the Redeemer located at 521 Moredon Road. The applicant intends to construct an accessory building (BARN) to support the existing farm operations that are currently performed in the existing building.

k. PS-02-051321 Motion to approve the installation of a stop sign as experimental on the North and South side of Elliot Avenue and Crestview Avenue.

l. PS-04-051321 Motion to approve the Electronic Access Agreement for Pennsylvania Crash Information Tool between the Pennsylvania Department of Transportation and the Township of Abington and authorize the Township Manager to execute the agreement.

m. Motion to accept the Financial Reports for March 2021: including Investments, Clearing Fund; Deferred Revenue/Expense Activity; Petty Cash Balances; Travel Expenses and Statement of Conditions.

UNFINISHED BUSINESS

FINANCE COMMITTEE UNFINISHED BUSINESS

a. FC-03-051321 Motion to approve the 2020-2024 CDBG Five Year Consolidated Plan, FY2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice.

NEW BUSINESS

BOARD OF COMMISSIONERS NEW BUSINESS

a. BOC-01-051321 Motion to award the Abington Township Existing Conditions Assessment Proposal to KCBA Architects in the amount of $29,250.00 and to authorize the Township Manager execute the contract.

b. BOC-04-051321 Motion to adopt Resolution No. 21-013 ratifying the Declaration of Disaster and State of Emergency from April 22, 2021 to May 13, 2021 and approving the Declaration through May 20, 2021.

PUBLIC WORKS COMMITTEE NEW BUSINESS

a. PW-03-051321 Motion to adopt Ordinance #2181 accepting the dedication of Molly Court Roadway Right of Way.

PUBLIC SAFETY COMMITTEE NEW BUSINESS

a. PS-01-051321 Motion to approve the selection of Officer David Wiley's promotion to the rank of Probationary Sergeant effective May 14th, 2021.

b. PS-03-051321 Motion to adopt Ordinance # 2182 , amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - " Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," and Section 28 - "Special Purpose Parking Zones" to add a stop intersection on Joyce Road at Osbourne Avenue, add no parking except for Sundays on the West side of Fairview Avenue in front of 1673 Fairview, and remove handicap parking signs in front of 300 Tyson Avenue and 2317 Tague Avenue.

FINANCE COMMITTEE NEW BUSINESS

a. Receive Treasurer's Report: Township Treasurer, Jay W. Blumenthal

b. FC-01-051321 Motion to approve the March 2021 expenditures in the amount of $1,302,055.00 and salaries and wages in the amount of $1,915,945.32, and authorizing the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of June 2021.

(Motion and Roll Call)

c. FC-02-051321 Motion to approve amendments to the 2019 CDBG Action Plan, amendments to the Citizens Participation Plan, and the CDBG-CV Action Plan activities.

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements
This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment
Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations
Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda
Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business
Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business
Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated meeting of the Board of Commissioners of the Township of Abington was held as a Zoom webinar and teleconference on Thursday, April 8, 2021 with President Spiegelman presiding.

CALL TO ORDER: 6:31 p.m.

ROLL CALL: Present: Commissioners THOMPSON, BRODSKY, BOLE, CARSWELL, ROTHMAN, VAUGHN, MYERS, ZAPPONE, BOWMAN, DiPLACIDO, WINEGRAD, VAHEY, SCHREIBER, HECKER, SPIEGELMAN

Also Present: Township Manager MANFREDI
Assistant Township Manager WEHMEYER
Township Treasurer BLUMENTHAL

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS:

President Spiegelman read the Arbor Day Proclamation into the record. Also, he announced that agenda Item BOC-02-040821 will not be considered by the Board of Commissioners this evening.

PRESENTATIONS: None.

PUBLIC COMMENT ON AGENDA ITEMS:

Lora Lehmann, resident, expressed concern about the amount of speaking time on agenda items; she was opposed to the Molly Court dedication; and she asked for neighbors to be notified of meetings for property located at Old York/Susquehanna Roads.

Manager Manfredi clarified that the Board of Commissioners will not be acting on agenda Item BOC-02-040821 this evening. Also, he noted that Molly Court was a land development plan that was previously approved by the Board of Commissioners that includes the dedication of a road as part of that plan. The motion to authorize advertisement of an ordinance accepting dedication is a follow-through on procedures of an already approved land development plan, and circumstances relating to stormwater will need to be addressed as a matter of post-construction enforcement.

Natalie Sherstyuk, resident, expressed concern about the amount of speaking time on agenda items; also, she feels “there is no longer a declaration of disaster-state of emergency and it’s time to open and be transparent as municipal government is essential as well as public participation.” Also, she asked for the committee meetings to come back.

CONSENT AGENDA:

Vice President Hecker made a MOTION, seconded by Commissioner Myers to approve items a. – i. as listed under Consent Agenda as follows:

To approve the minutes from the Board of Commissioners Regular Meeting of March 11, 2021.

To adopt Resolution No. 21-007 recognizing the month of April 2021 as Pennsylvania Safe Digging Month.

To ratify the extension of the agreement for recycling services with J.P. Mascaro & Sons, dated October 22, 2015, for an additional period of six (6) months with certain price changes for certain services and concurrently approve Resolution No. 21-009 as approved by other Montgomery County participating municipalities.

To approve the final release of escrow for Sussman Associates II, LP-Kia Dealership, in the amount of $58,430.17, required maintenance either by bond or cash in the amount of $4,682.83.

To release escrow No. 1 on Sussman Mazda Dealership project in the amount of $123,898.58.

To approve the proposed minor subdivision plan for property address 1405 Rothley Avenue – Kevin S. Maguire & James J. Maguire, Jr. to create one new building lot for a single-family dwelling use.

To approve the two additional waiver requests for JJHL Associates, LTD (Faulkner Nissan).

To accept the Financial Reports for February 2021 including Investments, Clearing Fund; Deferred Revenue/Expense Activity; Petty Cash Balances; Travel Expenses and Statement of Conditions.

To adopt Resolution No. 21-011 authorizing the disposition of certain Tax Office records as set forth in Exhibit “A.”

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 15-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

BOARD OF COMMISSIONERS NEW BUSINESS:

Item BOC-02-040821:

Vice President Hecker made a MOTION, seconded by Commissioner Myers to remove Item BOC-02-040821 from the agenda and to be acted on at a future date.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 15-0.

Item BOC-03-040821:

Vice President Hecker made a MOTION, seconded by Commissioner Bole to adopt Resolution No. 21-008 ratifying the Declaration of Disaster and State of Emergency from March 25, 2021 to April 8, 2021 and approve the Declaration through April 15, 2021.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 15-0.

PUBLIC WORKS COMMITTEE NEW BUSINESS:

Item PW-02-040821:

Commissioner Rothman made a MOTION, seconded by President Spiegelman to authorize advertisement of an ordinance accepting the dedication of Molly Court Roadway Right-of-Way.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 15-0.

Item PW-03-040821:

Commissioner Rothman made a MOTION, seconded by Commissioner Vahey to adopt Resolution No. 21-010 an extension to the existing Intergovernmental Agreement (IGA) for the continued participation in the Wissahickon Clean Water Partnership for 2021.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 15-0.

LAND USE COMMITTEE NEW BUSINESS:

Item LU-05-040821:

Commissioner Thompson made a MOTION, seconded by Commissioner Vahey to approve the Land Development Application, LD-21-01, AQUQ Pennsylvania, Inc., at property address 315 Chelsea Avenue, Glenside to upgrade and expand the North Hills Pump Station to implement a PFAS treatment system.

President Spiegelman asked for any comments from Commissioners.

Commissioner Thompson asked for the Board's support in moving this project forward as it means a lot to the North Hills community and ultimately the Abington community as all of us will benefit from having non-detectable levels of PFAS in our drinking water.

MOTION was ADOPTED 15-0.

PUBLIC AFFAIRS COMMITTEE NEW BUSINESS:

Item PA-01-040821:

Commissioner Bowman made a MOTION, seconded by Commissioner Vahey to approve an extension for the agreements (C000064042 and C000070588) by and between the Department of Community & Economic Development for the Multimodal Transportation Fund Grant, which supports the Old York Road/Susquehanna Road project until June 30, 2022.

President Spiegelman commented that this is a pandemic-related extension, and he would appreciate the Board's support. He asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 15-0.

FINANCE COMMITTEE NEW BUSINESS:

Receive Treasurer's Report:

Township Treasurer Jay W. Blumenthal reported that the amount of real estate taxes collected in March 2021 were $4,641,512 as compared to last year of $5,195,482 representing a decrease of ($553,970); YTD $5,795,035 leaving a balance to be collected of $23,755,155. Monies deposited into Republic Bank from various Township departments in March 2021 were in the amount of $8,128,198 as compared to last year of $9,349,724 representing a decrease of ($1,221,526); YTD decrease was ($1,800,287).

President Spiegelman asked for any comments from Commissioners.

Commissioner Thompson questioned whether deadline for Earned Income Tax will be extended.

Mr. Blumenthal replied no, the deadline is still April 15th.

Item FC-01-040821:

Commissioner Vahey made a MOTION, seconded by Commissioner Thompson to approve the February 2021 expenditures in the amount of $2,883,811.85 and salaries and wages in the amount of $2,056,723.62 and authorize the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of May 2021.

President Spiegelman asked for any comments from Commissioners. There were none.

Roll call resulted in motion being passed - 15-0.

PUBLIC COMMENT:

Lora Lehmann, resident, expressed concern about the number of units that could possibly be built near the mall and that a "financial analysis as well as other systems have not been presented by the developer;" also about the minutes.

Natalie Sherstyuk, resident, expressed concern about "residents not being aware of how buildings are being built," also, that "there are enough CDC guidelines to safely open up."

ADJOURNMENT: 7:06 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The following resolutions were adopted by the Board of Commissioners on April 8, 2021:

Resolution No. 21-007
Resolution No. 21-008
Resolution No. 21-009
Resolution No. 21-010
Resolution No. 21-011

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	BOC-02-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Melmar Road agreement

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

m\na

RECOMMENDED BOARD ACTIONS:

Motion to approve the agreement between Harout Hamalian and Mary Hamalian of 1733 Melmar Road, Huntingdon Valley, and David Hamalian, an adult individual leasing a portion of 1733 Melmar Road and the Abington Township.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	BOC-03-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Resolution 20-046 Outdoor Dining

EXECUTIVE SUMMARY:

This Resolution would extend for an additional ninety days from Resolution 20-046 establishing guidelines and policy for outdoor sales of food and merchandise of existing businesses in the Township during the Coronavirus Pandemic.

PREVIOUS BOARD ACTIONS:

June 11, 2020, the Abington Township Board of Commissioners approved Resolution 2020-030, establishing guidelines and a policy for the temporary approval of outdoor sale of merchandise and outdoor dining of existing businesses in the Township for a period of ninety days

RECOMMENDED BOARD ACTIONS:

Motion to extend a policy for outdoor sales of food and merchandise of existing businesses in the Township during the Coronavirus Pandemic for an additional ninety days by adopting Resolution No 21-012.

ABINGTON TOWNSHIP
RESOLUTION NO. 21-012

A RESOLUTION OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, ESTABLISHING GUIDELINES AND POLICY FOR OUTDOOR SALES OF FOOD AND MERCHANDISE OF EXISTING BUSINESSES IN THE TOWNSHIP DURING THE CORONAVIRUS PANDEMIC

WHEREAS, Governor Wolf issued a Proclamation of Disaster Emergency on March 6, 2020, authorizing political subdivisions to act as necessary within the powers conferred by the Proclamation of Disaster Emergency to meet the exigencies of the emergency; and

WHEREAS, on May 1, 2020, the Governor's Office presented a plan entitled Process to Reopen Pennsylvania which will ease social gathering restrictions in phases based upon public health indicators while requiring ongoing compliance with Centers for Disease Control and Pennsylvania Department of Health guidance for social distancing and workplace safety; and

WHEREAS, federal and state health and regulatory agencies have called for the implementation of safety measures, such as increased workplace ventilation, increased physical distance between employees and customers, and alteration of hours based on building size and number of employees; and

WHEREAS, the safety measures are advanced and made more effective by the temporary allowance of outdoor dining and commercial activity provided such dining and commercial activity occur consistent with all other state and federal statutes, regulations, and orders; and

WHEREAS, on or about June 11, 2020, the Abington Township Board of Commissioners approved Resolution 2020-030, establishing guidelines and a policy for the temporary approval of outdoor sale of merchandise and outdoor dining of existing businesses in the Township for a period of ninety days; and

WHEREAS, on or about October 8, 2021, the Abington Township Board of Commissioners approved Resolution 2020-046, extending for an additional period of ninety days; and

WHEREAS, the Board of Commissioners desires to extend the effective period of Resolution 2020-046 for an additional ninety days.

NOW THEREFORE, **BE IT RESOLVED**, that the Board of Commissioners of Abington Township, hereby extends the provisions of Resolution 2020-046 for an additional ninety days.

BE IT FURTHER RESOLVED:

1. The merchant seeking to use outdoor space to conduct commercial activity or dining shall abide by nuisance and noise regulations found in the Abington Township Code.

2. The merchant seeking to use outdoor space to conduct commercial activity or dining shall comply with all guidance issued by the Pennsylvania Governor's Office, the

Pennsylvania Department of Health and the Montgomery County Board of Health with regard to safety and sanitary protocols and social distancing recommendations, as may be amended from time to time.

3. By submitting a plan, the merchant acknowledges that it does not acquire any vested rights or privileges under the plan and waives any right to continue the permissions granted by the plan beyond the expiration of this Resolution.

4. This Resolution and its authorization to conduct commercial activity and dining in outdoor spaces shall expire ninety days from the extension date.

RESOLVED and **ENACTED** this ___ day of _____, 2021**.**

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____

Richard J. Manfredi, John L. Spiegelman, *President*
Township Manager & Secretary

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	PW-01-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☑ No ☐
Public Works		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☑ No ☐

AGENDA ITEM:

Bid Award - 2021

EXECUTIVE SUMMARY:

All bids were advertised in the Intelligencer on Sunday, March14, 2021 and again on Sunday, March 21, 2021. All bids were publicly posted on PennBid and also posted on the Township's website. All bids were opened publicly via PennBid on March 31, 2021 at 10:00 AM.

2021 Engineered Retaining Wall System Materials Bid

JDM Materials Company was the single bidder and therefore the lowest responsible bidder with a total bid of **$40,000.00**. JDM Materials Company was awarded the bid in 2019 & 2020 as well. We have been very pleased with JDM Materials Company products and service and are confident that they will continue to provide satisfactory services to the township. The materials from this bid will be used by the Construction Services crew for stormwater Capital Improvement Projects. A copy of the bid tabulation sheet is included for your review.

2021 Storm Sewer Inlets and Manhole Structures Bid

Commonwealth Precast, Inc. was the single bidder and therefore the lowest responsible bidder with a total bid of **$39,270.00**. Commonwealth Precast, Inc. was awarded the bid in 2019 & 2020 as well. We have been very pleased with Commonwealth Precast, Inc's. products and service and are confident

that they will continue to provide satisfactory services to the township. The materials from this bid will primerily be used by the Construction Services crew for Capital Improvement Projects. A copy of the bid tabulation sheet is included for your review.

2021 Ready Mix Concrete Bid

Two bids were received and **JDM Materials Company** was the lowest responsible bidder with a total bid of **$16,947.50**. The second bidder, Delaware Valley Concrete Co., submitted an incomplete bid therefor disqualifying their bid. JDM Materials Company was awarded the bid in 2020 and we have been very satisfied with JDM Materials Company's products and service and are confident that they will continue to provide satisfactory services to the township. The materials from this bid will be used by the Construction Services crew for Capital Improvement Projects, in-kind services for grant work that the township has committed to and for various other projects throughout the township. Multiple departments benefit from this bid. A copy of the bid tabulation sheet is included for your review.

2021 Superpave Materials Bid

Two bids were received and **Eureka Stone Quarry, Inc.** was the lowest responsible bidder of Part 1 of the Superpave Bid in the amount of **$839,250.00**. **Glasgow, Inc.** was the lowest responsible bidder of Part 2 and Part 3 of the Superpave Bid in the amount of **$73,805.00.**

This was a three part bid with each part being awarded separately in order to get the best possible price for the township. We have used both Eureka Stone Quarry and Glasgow in years passed and are satisfied with both their products and service. The materials will be used primarily for our overlay program as well as smaller jobs including pothole repair, permanent road patching. A copy of the Bid tabulation sheet is included for your review.

PREVIOUS BOARD ACTIONS:

All of the bids are bid yearly and are prepared, advertised and managed by the Public Works Department.

RECOMMENDED BOARD ACTIONS:

Motion to award the following bids received and opened on March 31, 2021:

2021 Engineered Retaining Wall System Materials Bid to JDM Materials Company in the amount of $40,000.00.
2021 Storm Sewer Inlets and Manhole Structures Bid to Commonwealth Precast, Inc. in the amount of $39,270.00.
2021 Ready Mix Concrete Bid to JDM Materials Company in the amount of $16,947.50.

2021 Superpave Materials Bid Part 1 to Eureka Stone Quarry, Inc. in the amount of $839,250.00, Part 2 and Part 3 to Glasgow, Inc. in the amount of $73,805.00 and to authorize the Township Manager to execute all contracts for all bids here and above awarded.

COMMISSIONERS OF THE TOWNSHIP OF ABINGTON
C/o Richard J. Manfredi,
Township Manager
1176 Old York Road
Abington, Pennsylvania, 19001

To Whom It May Concern:

We hereby submit fob Township of Abington, Department of Public Works, Maintenance Garage, Dead-end of Florey Lane, Roslyn Pennsylvania, 19001 for furnishing the following in strict accordance with the attached specifications:

TOTAL BID $40,000.00

EXCLUDE Federal Tax and Pennsylvania Tax

Delivery on or before 60 Day Timeframe

Enclosed is a Bid Bond in the amount equal to 10% of the Bid See attached Bid Bond.

I understand that if our proposal is accepted by the Township, we will provide the Township with a Performance Bond for the full amount of the Bid, satisfactory to the Township Solicitor, to guarantee delivery of the Engineered Retaining Wall System Materials bid, in accordance with the attached specifications

JDM Materials Company
Firm Name

851 County Line Road
Address

Huntingdon Valley, PA 19006-1198

By: _____
Signature James D. Morrissey, III, Vice President

215-357-5505
Telephone Number

GENERAL CONDITIONS

I. Addendum

The Township of Abington, reserves the right to correct, change, add or delete from the Bidding Documents by written addendum. Hereinafter, the Township of Abington shall be referred to as the "Township" or "Owner".

II. Assignment

Manufacturer or Bidder to whom an award is made shall not sublet, transfer, or assign the contract or any portion thereof to any person, firms or corporations without the prior written consent of the Township.

III. Award

Award of any contract hereunder may be made within (60) sixty days following opening of the bids, and the Bidder agrees that his bid will remain open and subject to acceptance for a period of sixty (60) days after opening. In the event two or more responsive and responsible Bidders submit Bid Proposals that are in the exact same amount, the Township will utilize a coin flip to resolve the tie between or among the identical bids. In such event the Township will notify the affected Bidders forty-eight (48) hours prior to the coin flip to permit the Bidders to be present, if they so choose, to witness the coin flip. In addition, the coin flip shall be open to the public. The result of the coin flip shall be final and the award made to the Bidder chosen by the coin flip.

IV. Explanation of Bidding Documents

Any explanation or interpretation of the Bidding Documents by the Township of Abington shall be binding only if in the form of a written addendum. Oral or other explanations or interpretations made prior to the opening of the proposal shall not be binding and should not be relied upon by any Bidder.

V. Exceptions

A. Any deviation from the requirements of the Bidding Documents shall be itemized and fully set forth in a letter of exception attached to the proposal by the bidder and submitted with the proposal.

B. Itemization of exceptions shall whenever possible, be identified with the Section and Subsection to which they relate and set forth in the same sequence.

C. Unless exceptions taken by the Bidder are itemized in the above described method, the material or equipment to be furnished shall meet the requirements of the Bidding Documents in all detail.

VI. Guarantee or Warranties

Bidder is to set forth all guarantees or warranties to be received.

VII. Inquiries

Inquiries may be directed in writing to: Michael A. Jones, Superintendent
Public Works Department
Abington Township
1176 Old York Road
Abington PA 19001

VIII. Law & Ordinances

Successful Bidder shall comply with all laws, ordinances, rules or regulations of any governmental body, agency or commission having jurisdiction in the matter and obtain all necessary permits.

IX. Patented Device

Successful Bidder shall defend and hold harmless the Township of Abington against any and all suits and assume all liability for any and all claims made against the Township or any of its officers or agents for the use of any patented device, process or article forming a part of the specified matter furnished under the contract.

X. Proposal

A. Each proposal shall be made on the proposed form attached hereto and same shall be fully completed.

B. Each proposal shall be submitted electronically via PennBid.

C. Proposal price to remain in effect subject to no increase during the time which an award is made.

D. Township reserves the right to extend the time for receipt and/or opening of proposals.

E. To reserve any consideration by the Township all bid proposals must be received for their opening electronically via PennBid by no later than 9:00 AM Eastern Standard Time.

E. Proposals will be opened on PennBid at **10:00 AM** on **WEDNESDAY, MARCH 31, 2021.**

XI. Proposal Rejection

Township reserves the right to waive any informalities, to reject any or all Bids for any reason, as well as the right to award the contract as may appear in the best interest of the Township.

XII Payment

Payment shall be made on the basis of sixty (60) days after delivery and inspection of the product and/or sixty (60) days after each individual invoice for the product is received, whichever may apply.

V. Delivery

Delivery shall be made within a sixty (60) day time frame from receipt of order.

EXPERIENCE RECORD

Complete the following experience record and attach same to the PROPOSAL covering work performed or contracts held, (whichever applies) during the past five (5) years.

Date Started	Date Finished	Amount of Contract	Name of Client	Name of Project
11/25/19	1/8/20	$148,332.11	The Edgewood Company	Fort Monmouth Parcel C1
5/19/20	7/9/20	$209,376.00	Robert More & Sons	Picotinny Arsenal 8A RW
8/26/20	9/1/20	$105,376.76	The Edgewood Company	Edgemont Preserve
12/26/19	9/25/20	$197,799.69	The Landtek Group	Fairleigh Dickinson University
11/9/20	11/25/20	$104,844.21	Pickering Valley Landscape	Grove Family Farm
11/3/20	12/16/20	$140,514.09	The Edgewood Company	Lancaster Country Club

(We are) (I am) presently working on the following projects:

8/28/20	$1,392,935.60	Hidden Springs Landscape	Northampton Business Center
3/2/21	$ 125,616.53	The Edgewood Company	Country House
3/19/21	$ 181,474.92	Salamone Contractors	Amazon Conshohocken
3/24/21	$ 387,834.34	Mayfield Site Contractors	Amazon Philadelphia

Have you ever defaulted on a project? Yes_____ No X

If yes, give the name of that contract was held with, name of bonding company and circumstances:

J.D.M. Materials Company
Contractor

Date: 3/17/2021 By_____
James D. Morrissey, III, Vice President

NOTE: This experience record must be submitted with the proposal, and failure to submit this, will be considered justification for rejection of the Bidder's proposal.

FINANCIAL STATEMENT OF BIDDER

NOTE: This affidavit must be executed and submitted with the Bid. The data furnished are for the information of the OWNER and will not be made public.

State of Pennsylvania :

: SS

County of Montgomery :

J.D.M. Materials Company, being duly sworn according to law, deposes and says that the following is a true statement of (his) (their) (its) financial condition at the end of the month preceding the date of (his) (their) (its) proposal to the Owner, attached hereto:

See attached financial statement.

BIDDER J.D.M. Materials Company

Date: 3/17/2021

By: _____
James D. Morrissey, III, Vice President

Sworn to and subscribed before me this 17 day of March, 2021

_____
Notary Public

NOTE: This financial statement must be submitted with the proposal and failure to submit will be considered justification for rejection of the Bidders Proposal.

Commonwealth of Pennsylvania - Notary Seal
MARIE A. BERGSTROM , Notary Public
Philadelphia County
My Commission Expires November 22, 2024
Commission Number 1010753

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Financial Statements
with Supplementary Information

December 31, 2019 and 2018

Kreischer Miller

PEOPLE | IDEAS | SOLUTIONS

EUREKA STONE QUARRY, INC. AND SUBSIDIARY
December 31, 2019 and 2018

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Kreischer Miller

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Independent Auditors' Report

The Board of Directors and Stockholders
Eureka Stone Quarry, Inc. and Subsidiary
Philadelphia, Pennsylvania

We have audited the accompanying consolidated financial statements of Eureka Stone Quarry, Inc. and Subsidiary which comprise the consolidated balance sheets as of December 31, 2019 and 2018, and the related consolidated statements of operations and comprehensive income, changes in stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Eureka Stone Quarry, Inc. and Subsidiary as of December 31, 2019 and 2018, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2 to the financial statements, Eureka Stone Quarry, Inc. and Subsidiary adopted Financial Accounting Standards Board *Accounting Standards Codification* 606, *Revenue from Contracts with Customers* and Accounting Standards Update 2017-07, *Compensation - Retirement Benefits*. Our opinion is not modified with respect to this matter.

Other Matter

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information in Schedules I through V is presented for purpose of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Kreischer Miller

Horsham, Pennsylvania
June 12, 2020

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Balance Sheets
December 31, 2019 and 2018

	2019	2018
ASSETS		
Current assets:		
Cash and cash equivalents	$ 7,811,274	$ 3,526,010
Accounts receivable:		
Trade	10,593,462	10,601,199
Affiliate	15,393,287	4,879,577
Inventories	3,511,126	3,756,814
Prepaid taxes and expenses	220,878	233,692
Total current assets	37,530,027	22,997,292
Property, plant and equipment:		
Land	3,336,486	3,471,104
Quarry stone reserves	5,887,305	5,887,305
Buildings	1,885,319	1,773,119
Machinery and equipment	45,350,342	38,707,196
Furniture and fixtures	92,877	92,877
Automobiles and trucks	11,976,184	11,516,039
Construction-in-progress	10,500	1,228,327
	68,539,013	62,675,967
Accumulated depreciation and depletion	(35,473,365)	(29,284,577)
	33,065,648	33,391,390
Other assets	17,150	17,150
	$ 70,612,825	$ 56,405,832
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current liabilities:		
Accounts payable:		
Trade	$ 4,435,856	$ 5,551,728
Affiliate	4,298,134	643,348
Current maturities of long-term debt	-	1,988,638
Current portion of capital lease obligations	1,079,107	1,036,964
Accrued expenses and taxes	896,766	929,859
Total current liabilities	10,709,863	10,150,537
Long-term debt, less current maturities	-	1,786,170
Capital lease obligations, less current portion	712,898	1,792,005
Accrued pension liability	4,238,516	3,823,741
	15,661,277	17,552,453
Stockholders' equity:		
Common stock	317,430	317,430
Additional paid-in capital	2,052,107	2,052,107
Retained earnings	55,002,125	38,534,185
Accumulated other comprehensive loss	(2,420,114)	(2,050,343)
	54,951,548	38,853,379
	$ 70,612,825	$ 56,405,832

See accompanying notes to consolidated financial statements.

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Statements of Operations and Comprehensive Income
Years Ended December 31, 2019 and 2018

	2019	2018
Sales	$ 105,134,999	$ 85,109,895
Cost of sales	89,064,050	76,730,586
Gross profit from operations	16,070,949	8,379,309
Selling, general and administrative expenses	7,470,375	10,867,804
Profit (loss) from operations	8,600,574	(2,488,495)
Other income (expense):		
Other income	539,477	520,998
Gain on sale of property and equipment	7,592,955	2,524,415
Net periodic benefit cost	(45,004)	17,072
Interest expense	(218,062)	(73,153)
Income before income tax	16,469,940	500,837
State income tax	2,000	2,000
Net income	16,467,940	498,837
Other comprehensive income (loss):		
Net gain (loss) on pension plan assets	(449,852)	21,592
Gain from curtailment	-	327,151
Amortization of pension plan prior service cost	(38,021)	(38,022)
Amortization of pension plan net loss	118,102	136,250
	(369,771)	446,971
Comprehensive income	$ 16,098,169	$ 945,808

See accompanying notes to consolidated financial statements.

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Statements of Changes in Stockholders' Equity
Years Ended December 31, 2019 and 2018

	Common Stock	Additional Paid-In Capital
Balance January 1, 2018	$ 317,430	$ 2,052,107
Net income	-	-
Other comprehensive income	-	-
Distribution to stockholders	-	-
Balance December 31, 2018	317,430	2,052,107
Net income	-	-
Other comprehensive loss	-	-
Balance December 31, 2019	$ 317,430	$ 2,052,107

See accompanying notes to consolidated financial statements.

Retained Earnings	Accumulated Other Comprehensive Loss	Total
$ 41,965,374	$ (2,497,314)	$ 41,837,597
498,837	-	498,837
-	446,971	446,971
(3,930,026)	-	(3,930,026)
38,534,185	(2,050,343)	38,853,379
16,467,940	-	16,467,940
-	(369,771)	(369,771)
$ 55,002,125	$ (2,420,114)	$ 54,951,548

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Statements of Cash Flows
Years Ended December 31, 2019 and 2018

	2019	2018
Cash flows from operating activities:		
Net income	$ 16,467,940	$ 498,837
Adjustments to reconcile net income to net cash provided by (used in) operating activities:		
Depreciation	6,188,788	5,669,094
Gain on sale of property and equipment	(7,592,955)	(2,524,415)
Bad debt expense	22,256	67,776
(Increase) decrease in assets:		
Accounts receivable:		
Trade	(14,519)	(2,576,630)
Affiliate	(10,513,710)	(4,868,137)
Inventories	245,688	(213,567)
Prepaid taxes and expenses	12,814	6,981
Increase (decrease) in liabilities:		
Accounts payable		
Trade	(1,115,872)	2,308,387
Affiliate	3,654,786	601,821
Accrued expenses and taxes	(33,093)	(705,181)
Accrued pension liability	45,005	115,547
Net cash provided by (used in) operating activities	7,367,128	(1,619,487)
Cash flows from investing activities:		
Purchases of property and equipment	(6,369,798)	(4,884,889)
Proceeds from sale of property and equipment	8,099,706	2,610,592
Net cash provided by (used in) investing activities	1,729,908	(2,274,297)
Cash flows from financing activities:		
Distributions to stockholders	-	(3,930,026)
Proceeds from long-term debt	-	5,965,913
Repayment of long-term debt	(3,774,808)	(2,191,105)
Repayments of capital lease obligations	(1,036,964)	(364,041)
Net cash used in financing activities	(4,811,772)	(519,259)
Net increase (decrease) in cash and cash equivalents	4,285,264	(4,413,043)
Cash and cash equivalents:		
Beginning of year	3,526,010	7,939,053
End of year	$ 7,811,274	$ 3,526,010
Supplemental disclosure of cash flow information:		
Income taxes paid	$ 2,000	$ 2,000
Interest paid	$ 218,062	$ 73,153
Supplemental disclosure of noncash investing and financing activities:		
Purchase of equipment with capital leases	$ -	$ 3,193,010

See accompanying notes to consolidated financial statements.

(1) Nature of Business

Eureka Stone Quarry, Inc. and Subsidiary (the Company) is a supplier of building materials, incorporated on January 24, 1955, under the by-laws of the Commonwealth of Pennsylvania. The Company mines sand and stone and manufactures concrete and asphalt paving materials. The Company sells primarily to general contractors and state and local governments throughout Pennsylvania and New Jersey.

(2) Summary of Significant Accounting Policies

Adopted Accounting Pronouncements

Retirement Benefits

In March 2017, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2017-07, *Compensation - Retirement Benefits,* which requires an employer who offers defined benefit and postretirement benefit plans to report the service cost component of the net periodic benefit cost in the same line item or items as other compensation cost arising from services rendered by employees during the period. The other components of net periodic benefit costs are required to be presented on a retrospective basis in the income statement separately from the service cost component and outside a subtotal of income from operations. ASU 2017-07 is effective for periods beginning after December 15, 2018. The Company adopted this pronouncement in the accompanying consolidated financial statements, and has retrospectively applied the pronouncement in the 2018 consolidated statement of operations and comprehensive loss. As a result, the Company's 2018 loss from operations was increased by $17,072.

Revenue Recognition

In May 2014, FASB issued ASU 2014-09, *Revenue from Contracts with Customers* (Topic 606), which updates the accounting guidance on revenue recognition. This standard is intended to provide a more robust framework for addressing revenue issues, improve comparability of revenue recognition practices, and improve disclosure requirements. The standard is effective for the Company's 2019 financial statements.

Effective January 1, 2019, the Company adopted FASB *Accounting Standards Codification* (ASC) 606 using the modified retrospective method. As a result, the Company applied ASC 606 only to contracts that were not completed as of December 31, 2018. There was no adjustment to opening retained earnings at January 1, 2019.

Continued...

(2) Summary of Significant Accounting Policies, Continued

Principles of Consolidation

The consolidated financial statements include the financial statements of Eureka Stone Quarry, Inc. and its wholly-owned subsidiary, Contractor's Hauling Service, Inc. All significant intercompany balances and transactions have been eliminated in consolidation.

Revenue and Cost Recognition

The Company primarily sells crushed stone products that are picked up by or shipped to the customer directly from the quarry. The Company recognizes revenue at the point in time when control of the product is transferred to the customer, typically when the customer picks up the aggregate, or the aggregate is shipped. Revenues include sales of materials and services to customers, net of discounts or allowances, if any, and include freight and delivery costs billed to customers. Taxes assessed by a governmental authority that are both imposed on and concurrent with a specific revenue-producing transaction, that are collected by the Company from a customer, are excluded from revenue. Payment is typically due at point of sale or 30 days from the transaction date. The Company has elected to account for shipping and handling activities as fulfillment costs. There are no significant costs associated with obtaining customer contracts.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand; cash in banks and certain highly liquid investments with initial maturities of three months or less at the time of purchase.

Accounts Receivable, Trade

Accounts receivable arise in the normal course of business and are recorded based on revenue earned. Accounts are charged to the allowance for bad debts as they are deemed uncollectible based on a periodic review of the accounts. The Company performs ongoing credit evaluations of its customers and generally does not require collateral. The Company considers accounts receivable to be fully collectible; accordingly, no allowance for doubtful accounts is provided. The Company does not have any significant financing components as payment is received at or shortly after billing.

Inventories

Inventories, consisting primarily of processed sand and stone, are valued at the lower of cost or net realizable value, with cost determined by the first-in, first-out method.

Continued...

(2) **Summary of Significant Accounting Policies, Continued**

Property, Plant and Equipment

Property, plant and equipment are recorded at cost. Expenditures for maintenance and repairs are charged against operations. Renewals and betterments that materially extend the life of the assets are capitalized. All assets which are fully depreciated have been removed from the accounts.

Depreciation of property, plant and equipment is computed using the straight-line and accelerated methods over the estimated useful lives of the various classes of assets, as follows:

	Years
Buildings	25-40
Trucks	3-8
Machinery and equipment	8
Passenger automobiles	3
Furniture and fixtures	3-5

Depreciation expense for the years ended December 31, 2019 and 2018 was $6,188,788 and $5,669,094, respectively.

Reclamation Costs

Reclamation costs are the costs that will be incurred by the Company to close the quarry after quarrying operations have ended. Because of the length of time that the quarries are expected to be in operation and based on current legal requirements and the current mining plan, management believes that the amount to be incurred at a future time is not material in relation to the consolidated financial statements as a whole.

Income Taxes

The Company has elected to be treated as a small business corporation (S corporation) for both federal and state income tax purposes. Accordingly, the Company is not a taxable entity and elements of income and expense flow through and are taxed to the stockholders on an individual basis. Therefore, the provision for corporate income taxes has been limited to a surtax on income imposed by the State of New Jersey.

Continued...

(2) **Summary of Significant Accounting Policies, Continued**

Income Taxes, Continued

FASB *Accounting Standards Codification* (ASC) 740, *Income Taxes*, is the authoritative pronouncement on accounting for and reporting income tax liabilities and expense. FASB ASC 740 prescribes a more-likely-than-not recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken. In addition, FASB ASC 740 provides guidance on derecognition, classification and disclosure. The Company is subject to routine tax examinations by federal and state tax authorities, but is no longer subject to tax examinations for tax years before 2016. Management has evaluated the Company's tax positions and concluded that the Company has taken no uncertain tax positions that require adjustment to the financial statements to comply with the provisions of this guidance. It is difficult to predict the final timing and resolution of any particular uncertain tax position. Based on the Company's assessment of many factors, including past experience and judgments about future events, the Company does not currently anticipate significant changes in its uncertain tax positions over the next twelve months.

Comprehensive Income

Accounting principles generally require that recognized revenue, expense, gains and losses be included in net income. Certain changes in assets and liabilities, such as certain amounts recognized related to defined benefit pension and postretirement benefit plans (net actuarial gains and losses), are reported as a direct adjustment to the equity section of the consolidated balance sheets. Such items, along with net income or loss, are considered components of comprehensive income.

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Concentrations of Credit Risk

Financial instruments that potentially subject the Company to concentrations of credit risk are primarily cash and cash equivalents and accounts receivable.

Continued...

(2) Summary of Significant Accounting Policies, Continued

Concentrations of Credit Risk, Continued

Cash and cash equivalents are maintained in various financial institutions and, at times, balances may exceed federally insured limits. The Company has never experienced any losses related to these balances.

Accounts receivable are dispersed among the Company's many customers. The Company performs ongoing credit evaluations of its customers' account performance and financial condition and does not generally require collateral.

Recent Accounting Pronouncement

Leases

In February 2016, the FASB issued ASU 2016-02, *Leases* (Topic 842) and subsequently issued related ASUs. ASU 2016-02 improves transparency and comparability among companies by requiring recognition of lease assets and lease liabilities on the balance sheet, except for leases with lease terms of 12 months or less. Lease assets represent the right to use the underlying asset for the lease term, and lease liabilities represent the liability to make lease payments. Companies are also required to disclose key information about leasing arrangements. ASU 2016-02 is effective for annual periods beginning after December 15, 2021, with early application permitted. The Company is currently evaluating the impact of the provisions of the ASU.

Subsequent Events

The Company has performed an evaluation of subsequent events through June 12, 2020, which is the date the consolidated financial statements were available to be issued.

(3) Fair Value Measurements

The Company follows FASB ASC 820, *Fair Value Measurements and Disclosures*, which establishes a framework for measuring fair value in accounting principles generally accepted in the United States of America, and expands disclosure about fair value measurements. The standard requires that assets and liabilities carried at fair value be classified and disclosed in one of the following three categories:

Level 1: Quoted market prices in active markets for identical assets or liabilities.

Level 2: Observable market-based inputs or unobservable inputs that are corroborated by market data.

Level 3: Unobservable inputs that are not corroborated by market data.

Continued...

(3) **Fair Value Measurements, Continued**

The asset fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

For the years ended December 31, 2019 and 2018, the application of valuation techniques applied to similar assets and liabilities has been consistent.

(4) **Long-Term Debt**

In November 2018, the Company entered into a term loan agreement with a bank for $5,965,913, which was used to pay the settlement of a pension partial withdrawal liability (Note 6). The loan bore interest at a fixed rate of 4.24% and was payable in monthly principal installments of $165,720 plus interest. The term loan was repaid in full during 2019.

(5) **Obligations under Capital Leases**

The Company leases equipment under leases that expire at various dates through September 2021, which are classified as capital leases for financial reporting purposes. An asset is recorded at the lower of the present value of the future minimum lease payments or the fair value of the assets. The lease obligation is collateralized by the underlying equipment.

The following is a summary of property and equipment held under the capital leases at December 31, 2019 and 2018:

	2019	2018
Equipment	$ 3,545,902	$ 3,545,902
Accumulated depreciation	(664,866)	(221,622)
	$ 2,881,036	$ 3,324,280

Continued...

(5) **Obligations under Capital Leases, Continued**

Future minimum lease payments under the capital leases as of December 31, 2019 are as follows:

Year Ending December 31,	Amount
2020	$1,131,084
2021	723,401
Total mimum lease payments	1,854,485
Amount representing interest	(62,480)
Present value of net minimum lease payments	$1,792,005

(6) **Employee Benefit Plans**

Pension Plan

The Company, in conjunction with a related entity, participates in a noncontributory defined benefit plan covering all nonunion employees. The plan's benefit is based upon years of service, and monthly and average monthly earnings (as defined). The Company's policy is to fund the plan annually in accordance with statutory and regulatory guidelines.

Effective January 1, 2012, management elected to freeze entry into the plan, while employees in the plan at that date continued to accrue additional benefits at reduced rates. Effective December 31, 2018, all future benefit accruals were frozen, and as a result, the projected benefit obligation was reduced to the accumulated benefit obligation and a curtailment gain of $327,151 was recognized in other comprehensive income for the year ended December 31, 2018.

Continued...

(6) **Employee Benefit Plans, Continued**

Pension Plan, Continued

Obligation and Funded Status

The following table sets forth the funded status of the plan as of December 31, 2019 and 2018 and other plan activity for the years then ended.

	2019	2018
Obligation and funded status at end of years:		
Fair value of plan assets	$19,475,951	$17,041,728
Projected benefit obligation	26,145,300	23,067,200
Funded status	$ (6,669,349)	$ (6,025,472)
Accumulated benefit obligation	$26,145,300	$23,067,200
Employers' contributions	$ 185,874	$ 250,929
Benefits paid	$ (1,044,717)	$ (1,015,222)

The Company recognized the following on its financial statements based on management's allocation of its participation in the plan:

	2019	2018
Amounts recognized on the balance sheets consist of:		
Accrued pension liability	$ 4,238,516	$3,823,741
Amounts recognized in accumulated other comprehensive loss consist of:		
Unrecognized net loss	$ 2,732,601	$2,400,852
Unrecognized prior service cost	(312,487)	(350,509)
Total recognized in accumulated other comprehensive loss	$ 2,420,114	$2,050,343

Continued...

(6) **Employee Benefit Plans, Continued**

Pension Plan, Continued

Obligation and Funded Status, Continued

Net periodic benefit cost	$ 45,004	$ 201,755
Other changes in plan assets and benefit obligations recognized in other comprehensive income (loss):		
Net gain	(449,852)	21,592
Gain from curtailment	-	327,151
Amortization of prior service cost	(38,021)	(38,022)
Amortization of net loss	118,102	136,250
Total other changes in plan assets and benefit obligations recognized in other comprehensive income	(369,771)	446,971
Total recognized in net periodic benefit cost and other comprehensive income	$ 414,775	$ (245,216)

The estimated net loss that will be amortized from accumulated other comprehensive loss into net periodic benefit cost in 2020 is $142,450.

Assumptions:

	2019	2018
Weighted-average assumptions used to determine benefit obligations at end of year:		
Discount rate	3.06%	4.10%
Rate of compensation increase	n/a	3.50%
Weighted-average assumptions used to determine net periodic benefit costs for the year:		
Discount rate	4.10%	3.48%
Expected long-term rate of return on plan assets	6.00%	6.00%
Rate of compensation increase	n/a	3.50%

The expected long-term rate of return on plan assets reflects the average rate of earnings expected on the funds invested or to be invested to provide for the benefits included in the projected benefit obligation. The selected rate considers the historical and expected future investment trends of the present and expected assets in the plan.

Continued...

(6) **Employee Benefit Plans, Continued**

Pension Plan, Continued

Plan Assets

Plan assets are invested in shares of registered investment companies and a cash account at December 31, 2019 and 2018. Investments are valued by the fund trustee based on quoted market prices and are considered to be a level 1 investment in accordance with the fair value measurements hierarchy.

	December 31, 2019			
	Total	Level 1	Level 2	Level 3
Registered investment companies	$18,857,921	$18,857,921	$ -	$ -

	December 31, 2018			
	Total	Level 1	Level 2	Level 3
Registered investment companies	$16,776,447	$16,776,447	$ -	$ -

The plan's weighted-average asset allocations, by asset category, are as follows at December 31:

	2019	2018
Debt securities	34 %	37 %
Equity securities	62 %	62 %
Cash and equivalent funds	4 %	1 %
	100 %	100 %

Continued...

(6) **Employee Benefit Plans, Continued**

Pension Plan, Continued

Plan Assets, Continued

The objective of the portfolio is to provide a total return commensurate with the portfolio's risk while complying with all applicable trust, fiduciary and due diligence requirements that experienced investment professionals would be expected to follow, and to comply with all applicable federal, state and local laws, rules and regulations. The target asset allocations for the plan's asset categories are expected to fall within the following percentage ranges:

Debt securities	25% to 50%
Equity securities	45% to 70%
Cash and equivalent funds	0% to 10%

Cash Flows

The Company made no contributions to the Plan in 2019. The Company contributed $86,208 to the plan in 2018.

The following benefit payments, which reflect expected future service, as appropriate, are expected to be paid by the plan:

Year Ending December 31,	Amount
2020	$1,167,000
2021	$1,185,700
2022	$1,202,200
2023	$1,230,800
2024	$1,277,000
2025-2029	$6,595,000

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Multi-Employer Pension Plans

The Company contributes to multi-employer defined benefit pension plans under the terms of collective-bargaining agreements that cover its union-represented employees. The risks of participating in the multiemployer plans are different from single-employer plans in the following aspects: (a) Assets contributed to the multi-employer plan by one employer may be used to provide benefits to employees of other participating employers. (b) If a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers.

If the Company chooses to stop participating in the multi-employer plans, the Company may be required to pay those plans an amount based on the underfunded status of the plan, referred to as a withdrawal liability. The Company's participation in the plans for the annual periods ended December 31, 2019, is outlined in the table below. The 'EIN/Pension Plan Number' column provides the Employee Identification Number (EIN) and the three-digit plan number, if applicable. Unless otherwise noted, the most recent Pension Protection Act (PPA) zone status available in 2019 and 2018 is for the plan's year end at December 31, 2018 and December 31, 2017. The zone status is based on information that the Company received from the plan and is certified by the plan's actuary. Among other factors, plans in the red zone are generally less than 65% funded, plans in the yellow zone are less than 80% funded, and plans in the green zone are at least 80% funded. The 'FIP/RP Status Pending/Implemented' column indicates plans for which a financial improvement plan (FIP) or a rehabilitation plan (RP) is either pending or has been implemented. The last column lists the expiration date of the collective-bargaining agreement to which the plan is subject. There have been no significant changes, other than volume, that affect the comparability of 2019 and 2018 contributions.

Pension Fund	EIN/Pension Plan Number	Certified Pension Protection Act Zone Status as of December 31, 2019	2018	FIP/RB Status Pending/ Implemented	Contributions 2019	2018	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement
Laborers' Local 57 Industrial Pension Plan of Philadelphia, PA	23-1627410	Green - 7/1/2019	Green - 7/1/2018	No	$ 292,450	$ 256,404	No	6/30/2020
Laborers Local Union No. 158 Pension Fund	23-6580323	Green - 1/1/2019	Green - 1/1/2018	No	$ 321,500	$ 351,318	No	4/30/2025

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Multi-Employer Pension Plans, Continued

Pension Fund	EIN/Pension Plan Number	Certified Pension Protection Act Zone Status as of December 31, 2019	2018	FIP/RB Status Pending/ Implemented	Contributions 2019	2018	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement
Teamsters Pension Trust Fund of Philadelphia & Vicinity	23-1511735	Yellow - 1/1/2019	Yellow - 1/1/2018	Implemented	$ 57,476	$ 51,898	No	4/30/2022
Central Pennsylvania Teamsters Defined Benefit Plan	23-6262789	Green - 1/1/2019	Green - 1/1/2018	No	$ 4,262	$ 10,749	No	4/30/2022
LIUNA National (Industrial) Pension Fund	52-6074345	Yellow - 1/1/2019	Yellow - 1/1/2018	Implemented	$ 25,331	$ 22,253	No	3/31/2021
Central Pension Fund of the IUOE and Participating Employers	36-6052390	Green - 2/1/2019	Green - 2/1/2018	No	$ 62,387	$ 71,421	No	7/24/2024

During 2017 and 2018, the Company received two partial withdrawal liability assessments from the Teamsters Pension Trust Fund of Philadelphia and Vicinity (Pension Fund) based upon an alleged 70 percent decline of its annual contribution base during the three year periods 2012 to 2014 and 2013 to 2015. The Company submitted to the Pension Fund a request for review based on the application of the labor dispute exemption under ERISA. Upon review, and after making required periodic payments during 2017 and 2018, the Company agreed to a final settlement of the assessments of $5,965,913, which was paid to the Pension Fund in November 2018. The settlement amount was funded by a term loan (Note 4) and was included in selling, general and administrative expenses in the accompanying consolidated statements of operations and comprehensive income for year ended December 31, 2018.

401(k) Plan

The Company, in conjunction with a related party, sponsors a defined contribution 401(k) plan covering all full-time employees of the Company, except for employees whose employment is governed by a collective bargaining agreement. Participants may contribute up to the maximum percentage allowed by law. The Company may make a discretionary matching contribution as well as contribute additional profit sharing amounts as determined by the Board of Directors.

(7) Collective Bargaining Agreements

The Company is subject to the terms of various union agreements. These union agreements mandate wage rates, working hours, working conditions and other related policies and procedures for covered employees. The agreements expire at various times through July 2024.

(8) Contingent Liabilities

The Company is involved in various legal proceedings and litigation arising in the ordinary course of business. In the opinion of management, the outcome of such proceedings and litigation will not have a material adverse effect on the Company's financial position.

(9) Common Stock

Common stock consists of the following as of December 31:

	2019	2018
Class A common, voting, par value $1 per share; authorized 100,000 shares, issued and outstanding 48,450 shares.	$ 48,450	$ 48,450
Class B common, non-voting, par value $1 per share; authorized 300,000 shares, issued and outstanding 268,980 shares.	268,980	268,980
	$317,430	$317,430

(10) Related Party Transactions

During the years ended December 31, 2019 and 2018, the Company sold materials to and purchased materials and services from an affiliated corporation controlled by the principal stockholder of the Company. In addition, the Company reimbursed certain costs which the affiliate originally paid. Certain transactions between the Company and the affiliated corporation are not always on terms equivalent to those that prevail in arm's-length transactions. Related party transactions between the Company and this affiliate for the years ended December 31, are summarized as follows:

	2019	2018
Raw material purchases	$1,512,970	$ 1,904,344
Sales of material	$28,181,090	$ 24,682,411
Plant rental expense	$219,781	$ 155,030
Reimbursable costs	$2,693,928	$ 3,333,770

(11) Subsequent Events

COVID-19

In December 2019, a novel strain of coronavirus disease ("COVID-19") was first reported in Wuhan, China. Less than four months later, on March 11, 2020, the World Health Organization declared COVID-19 a pandemic. The extent of COVID-19's effect on the Company's operational and financial performance will depend on future developments, including the duration, spread and intensity of the pandemic, all of which are uncertain and difficult considering the rapidly evolving landscape. As the pandemic continues to evolve into a worldwide health crisis, the disease could have an adverse effect on the Company's activities, results of operations, financial condition, and cash flows.

CARES Act and Paycheck Protection Program

In April 2020, the Company applied for, was approved for and received disbursement of a loan in the amount of approximately $4.6 million from its primary lender pursuant to the Paycheck Protection Program (PPP) administered by the United States Small Business Administration and authorized by the Keeping American Workers Employed and Paid Act, which is part of the Coronavirus Aid, Relief, and Economic Security Act, enacted on March 27, 2020. There can be no assurance that any portion of the loan will be forgiven pursuant to the terms of the PPP and the Company may be responsible for repayment of the entire principal balance in equal monthly installments, plus interest accruing at an annual rate of 1%, over a period ranging from one to five years, as agreed to by the lender.

SUPPLEMENTARY INFORMATION

Schedule I

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Balance Sheet - By Division
December 31, 2019

	Quarry Division	Concrete Division	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 6,083,629	$ 1,727,645	$ 7,811,274
Accounts receivable:			
Trade	2,841,413	7,752,049	10,593,462
Affiliate	15,393,287	-	15,393,287
Inventories	2,930,097	581,029	3,511,126
Advance, interdivision	(3,801,890)	3,801,890	-
Prepaid taxes and expenses	179,375	41,503	220,878
Total current assets	23,625,911	13,904,116	37,530,027
Property, plant and equipment:			
Land	2,634,964	701,522	3,336,486
Quarry stone reserves	3,713,653	2,173,652	5,887,305
Buildings	997,056	888,263	1,885,319
Machinery and equipment	37,299,777	8,050,565	45,350,342
Furniture and fixtures	6,249	86,628	92,877
Automobiles and trucks	2,142,711	9,833,473	11,976,184
Construction-in-progress	-	10,500	10,500
	46,794,410	21,744,603	68,539,013
Accumulated depreciation and depletion	(25,430,372)	(10,042,993)	(35,473,365)
Property, plant and equipment, net	21,364,038	11,701,610	33,065,648
Other assets	-	17,150	17,150
	$ 44,989,949	$ 25,622,876	$ 70,612,825
LIABILITIES AND STOCKHOLDERS' EQUITY			
Current liabilities:			
Accounts payable:			
Trade	$ 2,442,136	$ 1,993,720	$ 4,435,856
Affiliate	-	4,298,134	4,298,134
Current portion of capital lease obligations	-	1,079,107	1,079,107
Accrued expenses and taxes	570,481	326,285	896,766
Total current liabilities	3,012,617	7,697,246	10,709,863
Capital lease obligations, less current portion	-	712,898	712,898
Accrued pension liability	4,238,516	-	4,238,516
	7,251,133	8,410,144	15,661,277
Stockholders' equity:			
Common stock	317,430	-	317,430
Additional paid-in capital	2,052,107	-	2,052,107
Retained earnings	37,789,393	17,212,732	55,002,125
Accumulated other comprehensive loss	(2,420,114)	-	(2,420,114)
	37,738,816	17,212,732	54,951,548
	$ 44,989,949	$ 25,622,876	$ 70,612,825

Schedule II

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Statement of Operations and Retained Earnings - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Eliminations	Total
Sales	$ 69,626,692	$ 44,225,996	$ (8,717,689)	$ 105,134,999
Cost of sales	58,823,877	38,957,862	(8,717,689)	89,064,050
Gross profit from operations	10,802,815	5,268,134	-	16,070,949
Selling, general and administrative expenses	2,558,170	4,912,205	-	7,470,375
Income from operations	8,244,645	355,929	-	8,600,574
Other income, net	7,582,948	286,418	-	7,869,366
Income before income tax	15,827,593	642,347	-	16,469,940
State income tax	-	2,000	-	2,000
Net income	15,827,593	640,347	-	16,467,940
Retained earnings:				
Beginning of year	21,321,453	17,212,732	-	38,534,185
Interdivision transfer	640,347	(640,347)	-	-
End of year	$ 37,789,393	$ 17,212,732	$ -	$ 55,002,125

Schedule III

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Statement of Cash Flows - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Total
Cash flows from operating activities:			
Net income	$ 15,827,593	$ 640,347	$ 16,467,940
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation	4,119,902	2,068,886	6,188,788
Gain on sale of property and equipment	(7,353,135)	(239,820)	(7,592,955)
Bad debt expense	-	22,256	22,256
(Increase) decrease in assets:			
Accounts receivable:			
Trade	485,367	(499,886)	(14,519)
Affiliate	(10,513,710)	-	(10,513,710)
Inventories	54,728	190,960	245,688
Advances, interdivision	(1,780,096)	1,780,096	-
Prepaid taxes and expenses	11,746	1,068	12,814
Increase (decrease) in liabilities:			
Accounts payable:			
Trade	790,558	(1,906,430)	(1,115,872)
Affiliate	-	3,654,786	3,654,786
Accrued expenses and taxes	(170,643)	137,550	(33,093)
Accrued pension liability	45,005	-	45,005
Net cash provided by operating activities	1,517,315	5,849,813	7,367,128
Cash flows from investing activities:			
Purchases of property and equipment	(4,940,781)	(1,429,017)	(6,369,798)
Proceeds from sale of property and equipment	7,859,886	239,820	8,099,706
Net cash provided by (used in) investing activities	2,919,105	(1,189,197)	1,729,908
Cash flows from financing activities:			
Repayment of long-term debt	-	(3,774,808)	(3,774,808)
Repayments of capital lease obligations	-	(1,036,964)	(1,036,964)
Net cash used in financing activities	-	(4,811,772)	(4,811,772)
Net increase (decrease) in cash and cash equivalents	4,436,420	(151,156)	4,285,264
Cash and cash equivalents:			
Beginning of year	1,647,209	1,878,801	3,526,010
End of year	$ 6,083,629	$ 1,727,645	$ 7,811,274
Supplemental disclosure of cash flow information:			
Income taxes paid	$ -	$ 2,000	$ 2,000
Interest paid	$ -	$ 218,062	$ 218,062
Supplemental schedule of noncash transactions:			
Interdivision transfer of equity	$ 640,347	$ (640,347)	$ -

Schedule IV

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Cost of Sales - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Total
Inventories, beginning of year	$ 2,984,825	$ 771,989	$ 3,756,814
Purchases	21,928,244	18,806,279	40,734,523
Manufacturing costs:			
Salaries and wages	8,083,758	7,788,910	15,872,668
Payroll taxes	885,617	788,319	1,673,936
Blasting	1,343,763	-	1,343,763
Diesel fuel	2,858,993	1,913,018	4,772,011
Insurance	1,933,732	1,540,149	3,473,881
Maintenance contract	530,000	-	530,000
Miscellaneous	675,298	933,717	1,609,015
Heating oil	-	205,894	205,894
Electric	1,321,920	372,768	1,694,688
Repairs	7,259,976	2,168,478	9,428,454
Tires	249,339	227,922	477,261
Welding	527,769	-	527,769
Rental of facilities	-	215,880	215,880
Certification and inspection	-	2,838	2,838
Licenses	45,355	308,209	353,564
Depreciation	4,119,902	2,068,886	6,188,788
Welfare and pension funds	1,988,805	1,425,635	3,414,440
Hauling	5,016,678	-	5,016,678
Total manufacturing costs	36,840,905	19,960,623	56,801,528
	61,753,974	39,538,891	101,292,865
Inventories, end of year	2,930,097	581,029	3,511,126
Cost of sales, gross	$ 58,823,877	$ 38,957,862	97,781,739
Interdivisional sales			(8,717,689)
Cost of sales, net			$ 89,064,050

Schedule V

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Selling, General and Administrative Expenses and Other Income - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Total
Selling, general and administrative expenses:			
Officers' salaries	$ 175,020	$ 185,983	$ 361,003
Office salaries and wages	603,165	469,369	1,072,534
Advertising	-	43,249	43,249
Bank fees	-	67,462	67,462
Bad debt expense	-	22,256	22,256
Computer expenses	80,817	124,332	205,149
Consultants' fees	72,807	-	72,807
Contributions	700	8,000	8,700
Dues and subscriptions	1,500	18,954	20,454
Tolls	-	125,554	125,554
Legal and accounting	153,781	2,507,919	2,661,700
Retirement costs	391,995	417,826	809,821
Postage	12,131	11,175	23,306
Sales expense	17,159	63,038	80,197
Stationary and supplies	23,422	94,340	117,762
Taxes:			
Real estate	906,351	596,317	1,502,668
State and local	(4,310)	7,172	2,862
Telephone	123,632	149,259	272,891
	$ 2,558,170	$ 4,912,205	$ 7,470,375
Other income (expense):			
Interest expense	$ -	$ (218,062)	$ (218,062)
Net periodic benefit cost	(45,004)	-	(45,004)
Bank fees	(134,735)	341	(134,394)
Miscellaneous	211,653	60,646	272,299
Rental income	214,212	155,812	370,024
Service charges, net	(16,313)	47,861	31,548
Gain on sale of property and equipment	7,353,135	239,820	7,592,955
	$ 7,582,948	$ 286,418	$ 7,869,366

NON-COLLUSION AFFIDAIT

FOR THE TOWNSHIP OF ABINGTON

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF Montgomery :

I, James D. Morrissey, III, of JDM Materials Company
(Name of Contractor)

in the County of Montgomery and the State of Pennsylvania
of full age, being duly sworn according to law on my oath depose and say that:

I am of the firm of JDM Materials Company
The Bidder making the Proposal for the aforementioned project, and that I executed the said Proposal with full authority so to do; that said Bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the above named project; and that all statements contained in said Proposal and in this affidavit are true and correct and made with the full knowledge that the Township of Abington relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project, undersigned, on behalf of the bidder, has not been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

JDM Materials Company (Name of Bidder)

(Signature & Title)
James D. Morrissey, III, Vice President

Attest:

R. Scott Barcusky, Treasurer
(Print or Type Name & Title)

Sworn to and subscribed before me this 17th day of March 2021

Marie A Bergstrom
Notary Public

My Commission Expires 11/22/2024 20____.

Commonwealth of Pennsylvania - Notary Seal
MARIE A. BERGSTROM , Notary Public
Philadelphia County
My Commission Expires November 22, 2024
Commission Number 1010753

INSTRUCTIONS TO BIDDERS

Article 1 - Definitions

1.1 The term "Owner" means the Township of Abington.

1.2 The term "Bidder" means one who submits a Bid directly to the Owner, as distinct from a Sub-Bidder, who submits a bid to the Bidder.

1.3 The term "Successful Bidder" means the lowest, qualified responsible and responsive Bidder to whom the Owner (on the basis of Owner's Evaluation as hereinafter provided) makes an award.

1.4 The term "Bidding Documents" includes the Notice to Bidders, Instructions to Bidders, and the Bid Proposal (including all addenda issued prior to receipt of bids).

1.5 The term "Work" means the supply of goods and services as set forth in Article 4 of Bid Proposal.

1.6 Terms used in these Instructions to Bidders which are defined in the General Conditions attached hereto have the meanings assigned to them in the General conditions.

Article 2 – Copies of Bidding Documents

2.1 Complete sets of Bidding Documents may, as stated in the Notice to Bidders, be obtained electronically and free of charge on PennBid.

2.2 Complete sets of Bidding documents must be used in preparing Bids; neither Owner nor Public Works Department of Abington Township assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3 Owner in making copies of Bidding Documents available on the above terms does so for the purpose of obtaining bids on the work and does not confer a license or grant for any other use.

Article 3 – Qualifications of Bidders

3.1 To demonstrate qualifications to perform the Work, each bidder must submit with its Bid, written evidence as called for below:

3.1.1 An Experience Record containing a list of five (5) recent projects similar in nature and magnitude presently active or completed by the Bidder.

3.1.2 A Financial Balance Statement listing assets and liabilities and an operating statement for the most recent fiscal year, but no earlier than the fiscal year ending 2019.

3.1.3 An Executed Non-Collusion Affidavit properly completed, signed and sealed by a licensed Notary Public.

3.1.4 Proof of Workers Compensation Insurance.

Article 4 – Examination of Bidding Documents

4.1 It is the responsibility of each Bidder submitting a Bid to:

4.1.1 Examine the Bidding Documents thoroughly.

4.1.2 Consider Federal, State and Local taxes and regulations that may affect cost, progress, performance or furnishing the work.

4.1.3 Study and carefully correlate Bidder's observations with Bidding Documents.

4.1.4 Notify the Department of Public Works of Abington Township through the Director of Public Works of all conflicts, errors, or discrepancies in the Bidding Documents.

4.2 The submission of a Bid will constitute incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents, and that the Bidding Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

Article 5 – Interpretations and Addenda

5.1 All questions about the meaning or intent of the Bidding Documents are to be directed to the Department of Public Works, Abington Township through the Highway Superintendent of Public Works. Interpretation or clarification considered necessary to the department of Public Works of Abington Township in response to such questions will be issued by Addenda, mailed or delivered to all parties recorded by the Public Works Department of Abington Township as having received Bidding Documents. Questions received less than ten (10) days prior to the date of the opening of Bids may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

5.2 Addenda may also be issued to modify the Bidding Documents as deemed advisable by Owner. Each Bidder shall acknowledge any Addenda in writing as part of the Bid Proposal

Article 6 – Bid Security

6.1 Each Bid must be accompanied by Bid Security made payable to Owner in an amount of ten (10%) percent of the Bidder's maximum Bid price and in the form of a certified or bank check or a Bid Bond issued by a surety authorized to conduct business in the Commonwealth of Pennsylvania.

6.2 The Bid Security of the Successful Bidder will be retained until such Bidder has executed the Contract and furnished the required security, whereupon the Bid security will be returned. If the successful Bidder fails to execute and deliver the Contract and furnish the required contract security within ten (10) days of the Notice of Award, the Bid Security will be forfeited. The Bid Security submitted by any Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner for a period of sixty (60) days from the date of bid opening.

Article 7 – Contract Time

7.1 The number of days within which, or the dates by which the Work is to be delivered to the Owner and ready for Owner's acceptance of delivery is set forth in the Bid Proposal.

A. When the Bidder is bidding on Road and other Materials, the length of the Contract shall run one (1) calendar year starting from the date the Owner executes the Contract.

Article 8 – Substitute or "OR Equal" Term

The Contract, if awarded will be on the basis of parts, materials, equipment, labor and services specified in Article IV of the Bid Proposal without consideration of possible substitutes of "Or Equal" terms.

Article 9 – Subcontractors, Suppliers and Others

9.1 Each Bid must be accompanied by a written identification of all Subcontractors and Suppliers which the Bidder intends to utilize.

9.2 The Bidder shall be required to obtain Owner's written consent prior to substituting alternate Subcontractors or Suppliers.

9.3 The Bidder may not Subcontract other portions of the Work without Owner's written consent.

9.4 The Bidder may be required to provide an appropriate reduction in contract price to Owner, where applicable, for substitutions of Subcontractors or Suppliers

9.5 No Bidder shall be required to employ any Subcontractor, Supplier, or other person or organization against whom the Bidder has reasonable objection.

Article 10 – Bid Proposal

10.1 The Bid Proposal is included with the Bidding Documents; additional copies may be obtained electronically and at no cost on PennBid.

10.2 All blanks on the Bid Proposal must be completed in ink or typed.

10.3 Bids by corporations must be executed in the corporate name by the president or vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of corporation must be shown below the signature.

10.4 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

10.5 All names must be typed or printed below the signatures.

10.6 The bid shall contain an acknowledgement of receipt of all Addenda (the number of which must be filled in on the Bid Proposal).

10.7 The address and telephone number for communications regarding the Bid must be shown.

10.8 Bids must be priced on a lump sum basis for the base contract and include a separate price for each part described in the Bid Specifications as provided for in the Bid Proposal.

10.9 The Bid price shall include such amounts as the Bidder deems proper for overhead and profit.

Article 11 – Submission of Bids

11.1 Bids shall be submitted to PennBid at the time and place in the Notice to Bidders.

11.1 Prospective Bidders are expected to submit with their Bid Proposal one copy of the Bid Bond, a Non-Collusion Affidavit, Financial Statement, Experience Record with List of Subcontractors, Suppliers and Others. The Bidding Documents may be retained by the Bidder.

Article 12 – Modifications and Withdrawal of Bids

12.1 Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

12.2 Bids may be withdrawn after bid opening only as set forth in PA Act 4 Pennsylvania Public Contract Bid Withdrawal Law, 72 P.S. § 1601 *et seq.* (Act 4 of 1974), as amended from time to time. Thereafter, the Bidder will be disqualified from further bidding on the Work to be provided under the Bidding Documents or supplying any material/labor or performing any work to any person to whom a contract for this work is awarded.

Article 13 – Opening of Bids

13.1 Bids will be opened and displayed publicly as listed in the Notice to Bidders.

Article 14 – Acceptance of Bids

14.1 All Bids will remain subject to acceptance for sixty (60) days after the day of Bid Opening, but Owner may, in its sole discretion, release any Bid and return the Bid Security prior to that date.

Article 15 – Award of Contract

15.1.1 Owner reserves the right to reject any and all bids, to waive any and all informalities and the right to disregard all nonconforming, non-responsive, unbalanced or unconditional Bids. Also, Owner reserves the right to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. Discrepancies in the multiplication of units of Work and unit of process will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

15-2 In evaluating Bids, Owner will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements and such alternates, unit prices and other data, as may be requested in the Bid Proposal.

15.3 Owner may consider the qualifications and experience of Subcontractors and Supplies proposed for those portions of the Work as to which the identity of the Subcontractors and Suppliers must be submitted.

15.4 Owner may conduct such investigation as Owner deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors and Suppliers to perform and furnish the Work in accordance with the Bidding Documents to Owner's satisfaction within the prescribed time.

15.5 If the contract is to be awarded, it will be awarded to the lowest responsive and responsible Bidder whose evaluation by Owner indicates to Owner that the award still be in the best interests of the Township of Abington.

15.6 If the contract is to be awarded Owner will give the Successful Bidder a Notice of Award within sixty (60) days after the date of the Bid Opening.

Article 16 – Contract Security

16.1 When the Successful Bidder delivers the contract to the Owner, it must be accompanied by the required performance bond. Each Bid Proposal shall be accompanied by a consent of surety from an approved surety company that is authorized to conduct business in the Commonwealth of Pennsylvania, and such letter shall state that the surety bond and any bond that is made a condition of the awarding of this contract and anywhere in this proposal will be provided.

Article 17 – Signing of Contract

17.1 When Owner gives Notice of Award to the Successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Contract. Within Five (5) days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Contract to Owner with the required Performance Bond. Within thirty (30) days thereafter Owner shall deliver one fully signed Counterpart to Successful Bidder.

Article 18 – Sales and Use Taxes

18.1 The Township is exempt from Federal tax and Pennsylvania State, Sales and Use taxes on all goods and services it purchases. Said taxes shall not be included in the Contract price.

Article 19 - Right To Know Law

19.1 The Pennsylvania Right-to-Know-Law provides for the access to public records to legal residents of the United States. If you submit a bid, please be aware that under the Right-to-Know-Law all bidding documents will be subject to disclosure upon request. If you are the successful bidder, documents in your possession which directly relate to the governmental function of Abington Township and are not otherwise exempt under the Right-to-Know-Law may be considered a public record and may be subject to disclosure.

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

BID PROPOSAL

Project Identifications:

Proposal of: JDM Materials Company
(Name)
851 County Line Road, Huntingdon Valley, PA 19006-1198
(Address)

an individual, partnership, corporation registered in the State of Pennsylvania
(delete titles not applicable above) for furnishing all parts, materials, labor and services for the Engineered Retaining Wall System Material Bid, as specified in Article 4 herein for the Township of Abington, Montgomery County, Pennsylvania.

TO: Township of Abington
1176 Old York Road
Abington, PA 19001

Attention: Michael A. Jones, Superintendent
Public Works Department

Article I: Pursuant to, and in compliance with your instructions, Bidders for the furnishing of all parts, material, equipment, labor and services for "ENGINEERED RETAINING WALL SYSTEM MATERIALS BID" had having carefully examined the Bidding Documents comprised of the Notice to Bidders, Instructions to Bidders and Bid Proposal and all other documents bound therewith together with all addenda thereto the materials, equipment, labor, and services necessary or proper or incidental as required by and in strict accordance with the applicable provisions of the Bidding Documents and all addenda issued by the Owner prior to the date of opening of Bids whether received by undersigned or not, for the lump sum price as outlined in the space provided below.

Article II Bidder accepts all terms and conditions of Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bid will remain subject to acceptance for sixty (60) days after the date of the Bid opening. Bidder will sign and submit the Contract with the Bonds and other documents required by the Bidding Documents within ten (10) days after the date of the Owner's Notice of Award.

Article III: In submitting the Bid, Bidder represents that:

A. Bidder has examined copies of all the Bidding Documents and of the following addenda (receipt of all which is hereby acknowledged).

Date	Number
No Addendums	

B. Bidder has familiarized itself with the nature and extent of the Bidding Documents, and all local conditions and laws and regulations that in any manner may affect cost or performance.

C. Bidder has correlated the results of all observations, examinations, investigations, explorations tests, reports and studies with the terms and conditions of the Bidding Documents.

D. Bidder has given the Department of Public Works Highway Superintendent, written notice of all conflicts, errors, or discrepancies that it has discovered in the Bidding Documents.

E. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding; and Bidder has not sought by collusion or otherwise to obtain for itself any advantage over any other Bidder.

ARTICLE IV: The Bidder proposes and agrees to supply to the Township of Abington the following specified items all of which shall be for the prices set forth on township provided BID FORM.

ENGINEERED RETAINING WALL SYSTEM MATERIALS BID

Commissioners of Abington Township
1176 Old York Road
Abington PA 19001

To Whom it May Concern:

The undersigned herewith submits bids for furnishing Engineered Retaining Wall System Materials as specified in this proposal. Quantities may be less or exceed the stated amount at the Township's discretion.

NAME OF VENDOR J.D.M. Materials Company

ADDRESS OF VENDOR 851 County Line Road, Huntingdon Valley, PA 19006-1198

BID ITEMS

41" Base Sections $107.75 unit price per each

41" Riser Sections $107.75 unit price per each

41" Top Sections $105.50 unit price per each

41" Half Sections $54.00 unit price per each

28" Base Sections $105.50 unit price per each

28" Riser Sections $105.50 unit price per each

28" Top Sections $103.50 unit price per each

28" Half Sections $53.00 unit price per each

*Delivery charge to location within Abington Township @ $400.00 per truck load.

Precast Modular Block Retaining Wall

General Specifications:

1. Furnishing materials required for the design and construction of a precast concrete modular block retaining wall with or without geosynthetic reinforcement. Precast modular block retaining wall blocks shall be cast utilizing a wet-cast concrete mix and exhibit a final handling weight in excess of 1,000 pounds (450 kg) per unit.
2. The work shall consist of furnishing materials plus delivery to a site within Abington Township of a precast modular block retaining wall structure in accordance with the requirements of this section and in acceptable conformity with the lines, grades, design and dimensions shown in the project site plans.
3. Bid Items shall include manufacturing and separate delivery fee to work site within Abington Township.
4. All blocks will have a 6 square foot (+/-) textured face and include bases, risers, top landscape blocks as well a half block totaling 3 square foot (+/-) textured face.

Materials:

A. All units shall be wet cast precast modular retaining wall units conforming with ASTM C1776.
B. All units for the project shall be obtained from the same manufacturer. The manufacturer shall be licensed and authorized to produce the retaining wall units by the precast modular block system patent holder/licensor and shall document compliance with the published quality control standards of the proprietary precast modular block system licensor for the previous three (3) years or the total time the manufacturer has been licensed, whichever is less.
C. Concrete used in the production of the precast modular block units shall be first-purpose, fresh concrete. It shall not consist of returned, reconstituted, surplus or waste concrete. It shall be an original production mix meeting the requirements of ASTM C94 and exhibit the properties as shown in the following table.

Concrete Mix Properties

Freeze Thaw Exposure Class[1]	Minimum 28-Day Compressive Strength[2]	Maximum Water Cement Ratio	Nominal Maximum Aggregate Size	Aggregate Class Designation[3]	Air Content[4]
Moderate	4,000 psi (27.6 MPa)	0.45	1 inch (25 mm)	3M	4.5% +/- 1.5%
Severe	4,000 psi (27.6 MPa)	0.45	1 inch (25 mm)	3S	6.0% +/- 1.5%
Very Severe	4,500 psi (30.0 MPa)	0.40	1 inch (25 mm)	4S	6.0% +/- 1.5%
Maximum Water-Soluble Chloride Ion (Cl^-) Content in Concrete, Percent by Weight of Cement[5,6]					0.15
Maximum Chloride as Cl^- Concentration in Mixing Water, Parts Per Million					1000
Maximum Percentage of Total Cementitious Materials By Weight [7,9] (Very Severe Exposure Class Only):					
Fly Ash or Other Pozzolans Conforming to ASTM C618					25
Slag Conforming to ASTM C989					50
Silica Fume Conforming to ASTM C1240					10
Total of Fly Ash or Other Pozzolans, Slag, and Silica Fume[8]					50
Total of Fly Ash or Other Pozzolans and Silica Fume[8]					35
Alkali-Aggregate Reactivity Mitigation per ACI 201					
Slump (Conventional Concrete) per ASTM C143[10]				5 inches +/- 1½ inches (125 mm +/- 40 mm)	
Slump Flow (Self-Consolidating Concrete) per ASTM C1611				18 inches – 32 inches (450 mm – 800 mm)	

[1]Exposure class is as described in ACI 318. "Moderate" describes concrete that is exposed to freezing and thawing cycles and occasional exposure to moisture. "Severe" describes concrete that is exposed to freezing and thawing cycles and in continuous contact with moisture. "Very Severe" describes concrete that is exposed to freezing and thawing cycles and in continuous contact with moisture and exposed to deicing chemicals. Exposure class should be specified by owner/purchaser prior to order placement.

[2]Test method ASTM C39.

[3]Defined in ASTM C33 Table 3 *Limits for Deleterious Substances and Physical Property Requirements of Coarse Aggregates for Concrete.*

[4]Test method ASTM C231.

[5]Test method ASTM C1218 at age between 28 and 42 days.

[6]Where used in high sulfate environments or where alkali-silica reactivity is an issue, water soluble chloride shall be limited to no more than trace amounts (from impurities in concrete-making components, not intended constituents.)

[7]The total cementitious material also includes ASTM C150, C595, C845, C1157 cement. The maximum percentages shall include:

(a) Fly ash or other pozzolans in type IP, blended cement, ASTM C595, or ASTM C1157.
(b) Slag used in the manufacture of an IS blended cement, ASTM C595, or ASTM C1157.
(c) Silica fume, ASTM C1240, present in a blended cement.

[8]Fly ash or other pozzolans and silica fume shall constitute no more than 25 and 10 percent, respectively, of the total weight of the cementitious materials.

[9]Prescriptive limits shown may be waived for concrete mixes that demonstrate excellent freeze/thaw durability in a detailed and current testing program.

[10]Slump may be increased by a high-range water-reducing admixture.

D. Each concrete block shall be cast in a single continuous pour without cold joints. With the exception of half-block units, corner units and other special application units, the precast modular block units shall conform to the nominal dimensions listed in the table below and be produced to the dimensional tolerances shown.

Block Type	Dimension	Nominal Value	Tolerance
28" (710 mm) Block	Height	18" (457 mm)	+/- 3/16" (5 mm)
	Length	46-1/8" (1172 mm)	+/- 1/2" (13 mm)
	Width*	28" (710 mm)	+/- 1/2" (13 mm)
41" (1030 mm) Block	Height	18" (457 mm)	+/- 3/16" (5 mm)
	Length	46-1/8" (1172 mm)	+/- 1/2" (13 mm)
	Width*	40-1/2" (1030 mm)	+/- 1/2" (13 mm)
60" (1520 mm) Block	Height	18" (457 mm)	+/- 3/16" (5 mm)
	Length	46-1/8" (1172 mm)	+/- 1/2" (13 mm)
	Width*	60" (1520 mm)	+/- 1/2" (13 mm)

* Block tolerance measurements shall exclude variable face texture

E. Individual block units shall have a nominal height of 18 inches (457 mm).

F. With the exception of half-block units, corner units and other special application units, the precast modular block units shall have two (2), circular dome shear knobs that are 10 inches (254 mm), 7.5 inches (190 mm), or 6.75 inches (171 mm) in diameter and 4 inches (102 mm) or 2 inches (51 mm) in height. The shear knobs shall fully index into a continuous semi-cylindrical shear channel in the bottom of the block course above. ThePeak interlock shear between any two (2) vertically stacked precast modular block units, with 10 inch (254 mm) diameter shear knobs, measured in accordance with ASTM D6916 shall exceed 6,500 lb/ft (95 kN/m) at a minimum normal load of 500 lb/ft (7kN/m). as well as an ultimate peak interface shear capacity in excess of 11,000 lb/ft (160 kN/m). The peak interlock shear between any two (2) vertically stacked precast modular block units, with 7.5 inch (190 mm) or 6.75 inch (171 mm) diameter shear knobs, measured in accordance with ASTM D6916 shall exceed 1,850 lb/ft (27 kN/m) at a minimum normal load of 500 lb/ft (7kN/m) as well as an ultimate peak interface shear capacity in excess of 10,000 lb/ft (146 kN/m).Test specimen blocks tested under ASTM D6916 shall be actual, full-scale production blocks of known compressive strength. The interface shear capacity reported shall be corrected for a 4,000 psi (27.6 MPa) concrete compressive strength. Regardless of precast modular block configuration, interface shear testing shall be completed without the inclusion of unit core infill aggregate.

G. The 28" (710 mm) and 41" (1030 mm) precast modular block units shall be cast with a 13" (330 mm) wide, continuous vertical core slot that will permit the insertion of a 12" (305 mm) inch wide strip of geogrid reinforcement to pass completely through the block. When installed in this manner, the geogrid reinforcement shall form a non-normal load dependent, posltive connection between the block unit and the reinforcement strip. The use of steel for the purposes of creating the geogrid to block connection is not acceptable.

H. Without field cutting or special modification, the precast modular block units shall be capable of achieving a minimum radius of 14 ft 6 in (4.42 m).

I. The precast modular block units shall be manufactured with an integrally cast shear knobs that establishes a standard horizontal set-back for subsequent block courses. The precast modular block system shall be available in the four (4) standard horizontal set-back facing batter options listed below:

Horizontal Set-Back/Blk. Course	Max. Facing Batter
3/8" (10 mm)	1.2°

1-5/8" (41 mm)	5.2°
9-3/8" (238 mm)	27.5°
16-5/8" (422 mm)	42.7°

The precast modular block units shall be furnished with the required shear knobs that provide the facing batter required in the construction shop drawings.

J. The precast modular block unit face texture shall be selected by the owner from the available range of textures available from the precast modular block manufacturer. Each textured block facing unit shall be a minimum of 5.76 square feet (0.54 square meters) with a unique texture pattern that repeats with a maximum frequency of once in any 15 square feet (1.4 square meters) of wall face.

K. The block color shall be selected by the owner from the available range of colors available from the precast modular block manufacturer.

L. All precast modular block units shall be sound and free of cracks or other defects that would interfere with the proper installation of the unit, impair the strength or performance of the constructed wall. PMB units to be used in exposed wall construction shall not exhibit chips or cracks in the exposed face or faces of the unit that are not otherwise permitted. Chips smaller than 1.5" (38 mm) in its largest dimension and cracks not wider than 0.012" (0.3 mm) and not longer than 25% of the nominal height of the PMB unit shall be permitted. PMB units with bug holes in the exposed architectural face smaller than 0.75" (19 mm) in its largest dimension shall be permitted. Bug holes, water marks, and color variation on non-architectural faces are acceptable. PMB units that exhibit cracks that are continuous through any solid element of the PMB unit shall not be incorporated in the work regardless of the width or length of the crack.

M. Preapproved Manufacturers.
Manufacturers of Redi-Rock Retaining Wall Systems as licensed by Redi-Rock International, LLC, 05481 US 31 South, Charlevoix, MI 49720 USA; telephone (866) 222-8400; website www.redi-rock.com.

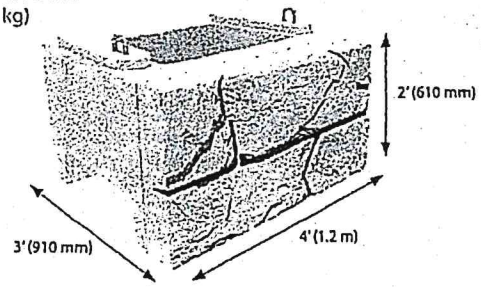
N. Substitutions. Technical information demonstrating conformance with the requirements of this specification for an alternative precast modular block retaining wall system must be submitted for preapproval at least 14 calendar days prior to the bid date. Acceptable alternative PMB retaining wall systems, otherwise found to be in conformance with this specification, shall be approved in writing by the owner 7 days prior to the bid date. The Owner's Representative reserves the right to provide no response to submissions made out of the time requirements of this section or to submissions of block retaining wall systems that are determined to be unacceptable to the owner.

O. Value Engineering Alternatives. The owner may evaluate and accept systems that meet the requirements of this specification

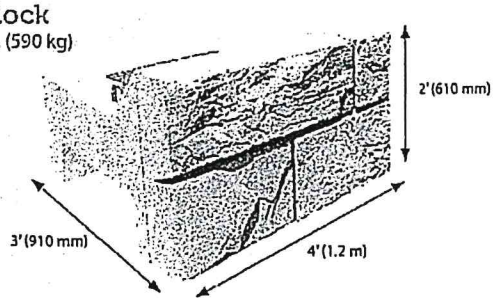
Example - ONLY
Verti-Block Units OR Equal

Verti-Block is available in a range of shapes to accommodate all your landscape design needs

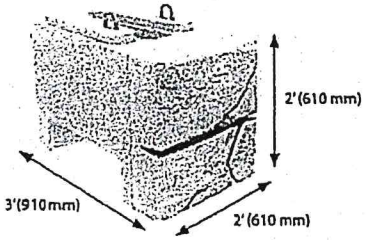
Standard Block
1,755 lbs. (790 kg)



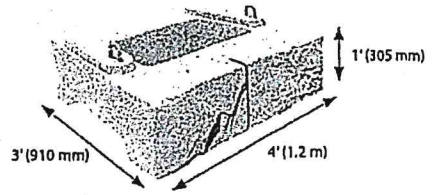
Top Block
1,308 lbs. (590 kg)



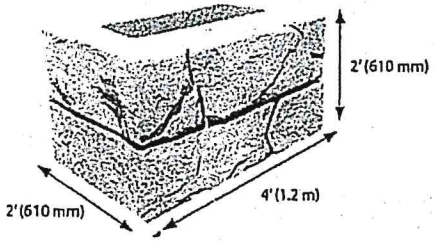
Half Block
1,066 lbs. (480 kg)



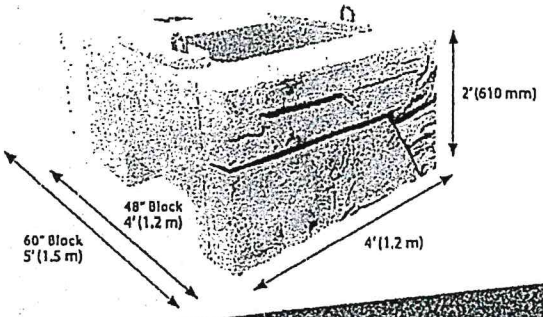
Half Step Block
973 lbs. (440 kg)



Corner Block
1,596 lbs. (720 kg)



Mass Extender
48" Block 2,674 lbs. (1,210 kg)
60" Block 3,509 lbs. (1,590 kg)



Verti-Block Units

Recognized worldwide for outstanding aesthetics and a patented system that produces top-quality construction materials, Verti-Block continues to help contractors, developers, and property owners with smart precast solutions.

M&W Precast is your local, licensed Verti-Block manufacturer. Please contact us for a quote or additional information on your next retaining wall project.

 Example - ONLY

Redi-Rock 41" (1030 mm) Retaining Blocks or equal

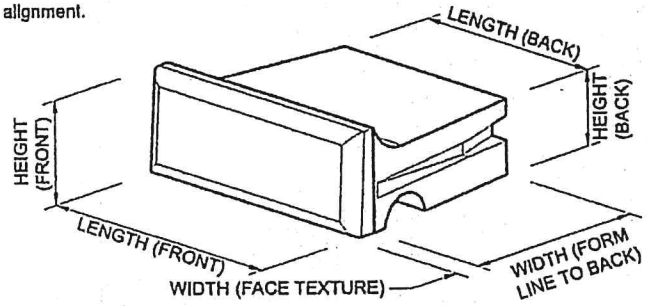
DESIGN PROPERTIES

HORIZONTAL SETBACK / WALL FACE BATTER OPTIONS		BLOCK TO BLOCK INTERFACE SHEAR [13]
10 inch (254 mm) KNOB	1 5/8 inch (41 mm) PER BLOCK COURSE (5.2° BATTER)	V = 6,061 + N tan 44° ≤ 11,276 lb/ft (88.4 + N tan 44° ≤ 164.5 kN/m)
7 1/2 inch (190 mm) KNOB	3/8 inch (10 mm) PER BLOCK COURSE (1.2° BATTER)	V = 1,178 + N tan 54° ≤ 10,970 lb/ft (17.2 + N tan 54° ≤ 160.1 kN/m)
6 3/4 inch (171 mm) KNOB	NO SETBACK (NO BATTER) [12]	V = 1,178 + N tan 54° ≤ 10,970 lb/ft (17.2 + N tan 54° ≤ 160.1 kN/m)

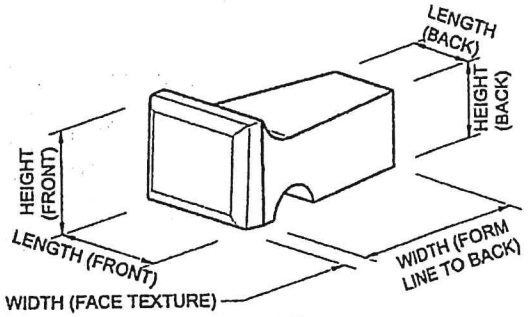
INFILLED UNIT WEIGHT FOR WALL STABILITY CALCULATIONS [14]	
LIMESTONE / COBBLESTONE BLOCKS	130 lb/ft^3 (2082 kg/m^3)
LEDGESTONE BLOCKS	126 lb/ft^3 (2018 kg/m^3)

MINIMUM CONSTRUCTION RADIUS [15]	
CONCAVE CURVE	14 ft 6 in (4.42 m)
CONVEX CURVE	14 ft 6 in (4.42 m)

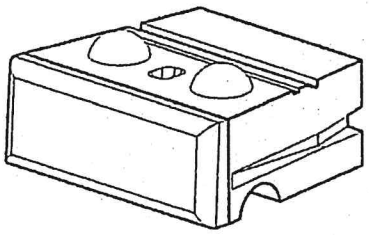
[12] Special consideration should be given to the design of vertical retaining walls subject to active lateral earth pressure.
[13] Values based on full scale testing performed in October 2011. Copies of the full test reports are available at www.redi-rock.com.
[14] The infilled unit weights shown here are based on an assumed concrete unit weight of 143 lb/ft^3 (2291 kg/m^3) and an assumed soil unit weight of 100 lb/ft^3 (1602 kg/m^3). They are reference values. Several factors can cause the unit weights of both concrete and infill soil to vary. The designer should use sound engineering judgement when assigning an infilled unit weight value for analysis.
[15] The minimum construction radius stated is applicable to both concave and convex curved retaining wall sections. Increases to this minimum radius are required to account for wall batter. Special consideration should be given to block selection, facing batter, and wall height when selecting the minimum radius for the final wall alignment.



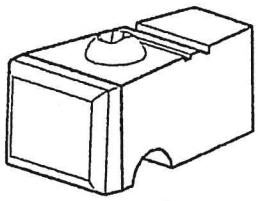
TOP



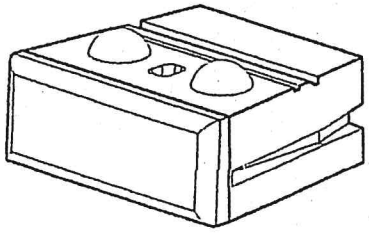
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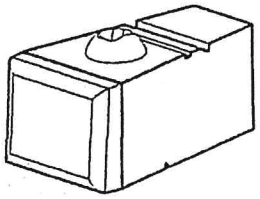
MIDDLE



HALF MIDDLE



BOTTOM



HALF BOTTOM

Revised 032315

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A: ACE American Insurance Company — 22667
INSURED J.D.M. Materials Company 851 County Line Road Huntingdon Valley, PA 19006	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** W20372744 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? No (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WLR C50803363	04/30/2020	04/01/2021	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This Voids and Replaces Previously Issued Certificate Dated 03/17/2021 WITH ID: W20367668.

(WORKERS' COMPENSATION COVERAGE IS NOT PROVIDED IN THE FOLLOWING MONOPOLISTIC STATES - OH, ND, WY AND WA. BY LAW, COVERAGE MUST BE PURCHASED THROUGH THE APPLICABLE STATE FUND)

CERTIFICATE HOLDER

Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

SR ID: 20861073 BATCH: 2024689

851 County Line Road
Huntingdon Valley, PA 19006-1198
www.JDM-INC.com

JDM
MATERIALS COMPANY

215.357.5505
Fax 215.357.6979

ABINGTON TOWNSHIP "ENGINEERED RETAINING WALL SYSTEM MATERIALS BID"

LIST OF PROPOSED SUBCONTRACTORS & PROPOSED SUPPLIERS

SUBCONTRACTORS

CHS Hauling
851 County Line Road
Huntingdon Valley, PA 19006-1198
Deliveries

Township of Abington

2021 Engineered Retaining Wall System Materials Bid Tabulation

Bid Opening: Wednesday, March 31, 2021 at 10:00 AM via PennBid

Bidder Name & Address	Bid Complete	Deviations/Substitutions	Bid Items	
JDM Materials Company	Yes	No	41" Base Sections: *$107.75*	28" Base Sections: *$105.50*
851 County Line Road			41" Riser Sections: *$107.75*	28" Riser Sections: *$105.50*
Huntingdon Valley, PA 19006			41" Top Sections: *$105.50*	28" Top Sections: *$103.50*
James D. Morrissey, III, VP			41" Half Sections: *$54.00*	28" Half Sections: *$53.00*
			**Delivery Charge per truck load: *$400.00*	

Bidder Name & Address	Bid Complete	Deviations/Substitutions	Bid Items

Bidder Name & Address	Bid Complete	Deviations/Substitutions	Bid Items

Bidder Name & Address	Bid Complete	Deviations/Substitutions	Bid Items

COMMISSIONERS OF THE TOWNSHIP OF ABINGTON
C/o Richard J. Manfredi
Township Manager
1176 Old York Road
Abington, Pennsylvania 19001

To Whom It May Concern:

We hereby submit F.O.B., Township of Abington, Department of Public Works, 1176 Old York Road, Abington, Pennsylvania, 19001 for furnishing the following in strict accordance with the attached specifications:

TOTAL BID $39,270.00

EXCLUDE Federal Tax and Pennsylvania Tax

Delivery on or before 3/31/21

Enclosed is a Bid Bond in the amount equal to 10% of the Bid $3,927.00

I understand that if our proposal is accepted by the Township, we will provide the Township with a Performance Bond for the full amount of the Bid, satisfactory to the Township Solicitor, to guarantee delivery of the storm sewer inlets and manhole structures bid, in accordance with the attached specifications.

Commonwealth Precast Inc.
Firm Name

694 Forman Rd.
Address

Souderton, PA 18964

By Timothy Smith
Signature

215-721-6005
Telephone Number

COMMONWEALTH PRECAST, INC.
694 FORMAN ROAD
SOUDERTON, PA 18964

March 26, 2021

Township of Abington

1176 Old York Road

Abington, PA 19001

Attn: Michael A. Jones, Highway Superintendent

Mr. Jones:

I give Elizabeth Smith, Secretary and Treasurer of Commonwealth Precast, Inc., authority to execute and sign all documents pertaining to the 2020 Storm Sewer Inlets and Manhole Structures Bid.

Truly yours,

Timothy W. Smith

President, Commonwealth Precast, Inc.

694 Forman Rd, Souderton, PA 18964

Attest:

EXPERIENCE RECORD

Complete the following experience record and attach same to the PROPOSAL covering work performed or contracts held, (whichever applies) during the past five (5) years.

Date Started	Date Finished	Amount of Contract	Name of Client	Name of Project
4/6/19	1/16/20	$193,924.62	Wolverine	Stone Hill
11/15/19	1/14/21	$157,923.04	B&J Excav.	Lochiel Farms
5/16/19	9/10/20	$96,660.34	B&J Excav.	Flat Rock Tract
11/30/17	11/8/19	$178,457.00	T&T	Courts @ Brynwood
11/2/18	3/21/19	$102,595.28	T.S. Hess	Rittenhouse Tract
3/5/20	8/27/20	$89,715.88	Allan Myers	615 Egypt Rd.
3/1/20	3/31/21	$64,040.00	Abington Twp.	2020 Roads

(We are) (I am) presently working on the following projects:

Watts Services	Arrowhead Elementary
Wolverine Const.	Reserve @ Emerson Farm
Wolverine Const.	Fonthill Court
Allan Myers	Yardley Preserve
T.S. Hess's	Grove Valley Farm
B&J Excavating	Northgate

Have you ever defaulted on a project? Yes_____ No ✓

If yes, give the name of that contract was held with, name of bonding company and circumstances:

_____

_____

_____

Commonwealth Precast Inc.
Contractor

Date: 3/26/21 By Timothy Smith

NOTE: This experience record must be submitted with the proposal, and failure to submit this, will be considered justification for rejection of the Bidder's proposal.

FINANCIAL STATEMENT OF BIDDER

NOTE: This affidavit must be executed and submitted with the Bid. The data furnished are for the information of the OWNER and will not be made public.

State of PA :

: SS

County of Montgomery :

Elizabeth Smith, being duly sworn according to law, deposes and says that the following is a true statement of (his) (their) (its) financial condition at the end of the month preceding the date of (his) (their) (its) proposal to the Owner, attached hereto:

As of 2/28/21	
checking -	$ 131,292.28
money market -	$ 273,974.85
outstanding loans/mortgages -	$ 0.00

BIDDER

Date: 3/26/21 By: Elizabeth Smith

Sworn to and subscribed before me this 29th day of MARCH, 2021

Commonwealth of Pennsylvania - Notary Seal
KATHRYN MUSSELMAN - Notary Public
Montgomery County
My Commission Expires Mar 13, 2023
Commission Number 1345620

Kathryn Musselman
Notary Public

NOTE: This financial statement must be submitted with the proposal and failure to submit will be considered justification for rejection of the Bidders Proposal.

NON-COLLUSION AFFIDAIT

FOR THE TOWNSHIP OF ABINGTON

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF MONTGOMERY :

I, ELIZABETH SMITH, of COMMONWEALTH PRECAST
(Name of Contractor)

in the County of MONTGOMERY and the State of PA
of full age, being duly sworn according to law on my oath depose and say that:

I am of the firm of COMMONWEALTH PRECAST
The Bidder making the Proposal for the aforementioned project, and that I executed the said Proposal with full authority so to do; that said Bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the above named project; and that all statements contained in said Proposal and in this affidavit are true and correct and made with the full knowledge that the Township of Abington relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project, undersigned, on behalf of the bidder, has not been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

Commonwealth Precast, Inc. (Name of Bidder)

Elizabeth Smith Sec/Treas
(Signature & Title)

Attest:

Tony Hug

Elizabeth Smith Sec/Treas.
(Print or Type Name & Title)

Sworn to and subscribed before me this 29TH day of MARCH 2021

Kathryn Musselman
Notary Public

My Commission Expires MARCH 13, 2023.

Commonwealth of Pennsylvania - Notary Seal
KATHRYN MUSSELMAN - Notary Public
Montgomery County
My Commission Expires Mar 13, 2023
Commission Number 1345620

INSTRUCTIONS TO BIDDERS

Article 1 – Definitions

1.1 The term "Owner" means the Township of Abington.

1.2 The term "Bidder" means one who submits a Bid directly to the Owner, as distinct from a Sub-Bidder, who submits a bid to the Bidder.

1.3 Highway Aid Funds (Liquid Fuel Taxes) are not being used in whole or in part to fund this contract. Accordingly, no asphalt (or similar material) price adjustment, including, without limitation those provisions set forth in the Pennsylvania Department of Transportations Publication 408 and Publication 9, will have any applicability to this contract. No asphalt price adjustment, or price adjustment for similar materials, will be allowed under this contract.

Timothy Smith
Contractor's Signature

1.4 The term "Successful Bidder" means the lowest, qualified responsible and responsive Bidder to whom the Owner (on the basis of Owner's Evaluation as hereinafter provided) makes an award.

1.5 The term "Bidding Documents" includes the Notice to Bidders, Instructions to Bidders, and the Bid Proposal (including all addenda issued prior to receipt of bids).

1.6 The term "Work" means the supply of goods and services as set forth in Article 4 of Bid Proposal.

1.7 Terms used in these Instructions to Bidders which are defined in the General Conditions attached hereto have the meanings assigned to them in the General conditions.

Article 2 – Copies of Bidding Documents

2.1 Complete sets of Bidding Documents may, as stated in the Notice to Bidders, be obtained electronically and free of charge on PennBid.

2.2 Complete sets of Bidding documents must be used in preparing Bids; neither Owner nor Public Works Department of Abington Township assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3 Owner in making copies of Bidding Documents available on the above terms does so for the purpose of obtaining bids on the work and does not confer a license or grant for any other use.

Article 3 – Qualifications of Bidders

3.1 To demonstrate qualifications to perform the Work, each bidder must submit with its Bid, written evidence as called for below:

3.1.1 An Experience Record containing a list of five (5) recent projects similar in nature and magnitude presently active or completed by the Bidder.

3.1.2 A Financial Balance Statement listing assets and liabilities and an operating statement for the most recent fiscal year, but no earlier than the fiscal year ending 2019.

3.1.3 An Executed Non-Collusion Affidavit properly completed, signed and sealed by a licensed Notary Public.

3.1.4 Proof of Workers Compensation Insurance.

Article 4 – Examination of Bidding Documents

4.1 It is the responsibility of each Bidder submitting a Bid to:

4.1.1 Examine the Bidding Documents thoroughly.

4.1.2 Consider Federal, State and Local taxes and regulations that may affect cost, progress, performance or furnishing the work.

4.1.3 Study and carefully correlate Bidder's observations with Bidding Documents.

4.1.4 Notify the Department of Public Works of Abington Township through the Highway Superintendent of Public Works of all conflicts, errors, or discrepancies in the Bidding Documents.

4.2 The submission of a Bid will constitute incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents, and that the Bidding Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

Article 5 – Interpretations and Addenda

5.1 All questions about the meaning or intent of the Bidding Documents are to be directed to the Department of Public Works, Abington Township through the Highway Superintendent of Public Works. Interpretation or clarification considered necessary to the department of Public Works of Abington Township in response to such questions will be issued by Addenda, mailed or delivered to all parties recorded by the Public Works Department of Abington Township as having received.

5.2 Bidding Documents. Questions received less than ten (10) days prior to the date of the opening of Bids may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

5.3 Addenda may also be issued to modify the Bidding Documents as deemed advisable by Owner. Each Bidder shall acknowledge any Addenda in writing as part of the Bid Proposal.

Article 6 – Bid Security

6.1 Each Bid must be accompanied by Bid Security made payable to Owner in an amount of ten (10%) percent of the Bidder's maximum Bid price and in the form of a certified or bank check or a Bid Bond issued by a surety authorized to conduct business in the Commonwealth of Pennsylvania.

6.2 The Bid Security of the Successful Bidder will be retained until such Bidder has executed the Contract and furnished the required security, whereupon the Bid security will be returned. If the successful Bidder fails to execute and deliver the Contract and furnish the required contract security within ten (10) days of the Notice of Award, the Bid Security will be forfeited. The Bid Security submitted by any Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner for a period of sixty (60) days from the date of bid opening.

Article 7 – Contract Time

7.1 The number of days within which, or the dates by which the Work is to be delivered to the Owner and ready for Owner's acceptance of delivery is set forth in the Bid Proposal.

A. When the Bidder is bidding on Road and other Materials, the length of the Contract shall run one (1) calendar year starting from the date the Owner executes the Contract.

Article 8 – Substitute or "OR Equal" Term

The Contract, if awarded will be on the basis of parts, materials, equipment, labor and services specified in Article IV of the Bid Proposal without consideration of possible substitutes of "Or Equal" terms.

Article 9 – Subcontractors, Suppliers and Others

9.1 Each Bid must be accompanied by a written identification of all Subcontractors and Suppliers which the Bidder intends to utilize.

9.2 The Bidder shall be required to obtain owners written consent prior to substituting alternate Subcontractors or Suppliers.

9.3 The Bidder may not Subcontract other portions of the Work without Owner's written consent.

9.4 The Bidder may be required to provide an appropriate reduction in contract price to Owner, where applicable, for substitutions or Subcontractors or Suppliers

9.5 No Bidder shall be required to employ any Subcontractor, Supplier, or Other person or organization against whom the Bidder has reasonable objection.

Article 10 – Bid Proposal

10.1 The Bid Proposal is included with the Bidding Documents; additional copies may be obtained electronically and at no cost on PennBid.

10.2 All blanks on the Bid Proposal must be completed in ink or typed.

10.3 Bids by corporations must be executed in the corporate name by the president or vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of corporation must be shown below the signature.

10.4 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

10.5 All names must be typed or printed below the signatures

10.6 The bid shall contain an acknowledgement of receipt of all Addenda (the number of which must be filled in on the Bid Proposal).

10.7 The address and telephone number for communications regarding the Bid must be shown.

10.8 Bids must be priced on a lump sum basis for the base contract and include a separate price for each part described in the Bid Specifications as provided for in the Bid Proposal.

10.9 The Bid price shall include such amounts as the Bidder deems proper for overhead and profit.

Article 11 – Submission of Bids

11.1 Bids shall be submitted to PennBid at the time and place in the Notice to Bidders.

11.2 Prospective Bidders are expected to submit with their Bid Proposal one copy of the Bid Bond, a Non-Collusion Affidavit, Financial Statement, Experience Record with List of Subcontractors, Suppliers and Others. The Bidding Documents may be retained by the Bidder.

Article 12 – Modifications and Withdrawal of Bids

12.1 Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

12.2 Bids may be withdrawn after bid opening only as set forth in PA Act 4 Pennsylvania Public Contract Bid Withdrawal Law, 72 P.S. § 1601 *et seq*. (Act 4 of 1974), as amended from time to time. Thereafter, the Bidder will be disqualified from further bidding on the Work to be provided under the Bidding Documents or supplying any material/labor or performing any work to any person to whom a contract for this work is awarded.

Article 13 – Opening of Bids

13.1 Bids will be opened and displayed publicly as listed in the Notice to Bidders.

Article 14 – Acceptance of Bids

14.1 All Bids will remain subject to acceptance for sixty (60) days after the day of Bid Opening, but Owner may, in its sole discretion, release any Bid and return the Bid Security prior to that date.

Article 15 – Award of Contract

15.1.1 Owner reserves the right to reject any and all bids, to waive any and all informalities, and the right to disregard all nonconforming, non-responsive, unbalanced or unconditional Bids. Also, Owner reserves the right to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. Discrepancies in the multiplication of units of Work and unit of process will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

15-2 In evaluating Bids, Owner will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements and such alternates, unit prices and other data, as may be requested in the Bid Proposal.

15.3 Owner may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work as to which the identity of the Subcontractors and Suppliers must be submitted.

15.4 Owner may conduct such investigation as Owner deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors and Suppliers to perform and furnish the Work in accordance with the Bidding Documents to Owners satisfaction within the prescribed time.

15.5 If the contract is to be awarded, it will be awarded to the lowest responsive and responsible Bidder whose evaluation by Owner indicates to Owner that the award still be in the best interests of the Township of Abington.

15.6 If the contract is to be awarded Owner will give the Successful Bidder a Notice of Award within sixty (60) days after the date of the Bid Opening.

Articles 16 – Contract Security

16.1 When the Successful Bidder delivers the contract to the Owner, it must be accompanied by the required performance bond. Each Bid Proposal shall be accompanied by a consent of surety from an approved surety company that is licensed to conduct business in the Commonwealth of Pennsylvania; and such letter shall state that the surety bond and any bond that is made a condition of the awarding of this contract and anywhere in this proposal will be provided.

Article 17 – Signing of Contract

17.1 When Owner gives Notice of Award to the Successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Contract. Within five (5) days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Contract to Owner with the required Performance Bond. Within thirty (30) days thereafter Owner shall deliver one fully signed Counterpart to Successful Bidder.

Article 18 – Sales and Use Taxes

18.1 The Township is exempt from Federal tax and Pennsylvania State, Sales and Use taxes on all goods and services it purchases. Said taxes shall not be included in the Contract price.

Article 19 - Right To Know Law

19.1 The Pennsylvania Right-to-Know-Law provides for the access to public records to legal residents of the United States. If you submit a bid, please be aware that under the Right-to-Know-Law all bidding documents will be subject to disclosure upon request. If you are the successful bidder, documents in your possession which directly relate to the governmental function of Abington Township and are not otherwise exempt under the Right-to-Know-Law may be considered a public record and may be subject to disclosure.

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

BID PROPOSAL

Project Identifications: 2021 Storm Sewer Inlets and Manholes Structures

Proposal of: Commonwealth Precast, Inc.
(Name)
694 Forman Rd, Souderton, PA 18964
(Address)

an individual, partnership, corporation registered in the State of Pennsylvania (delete titles not applicable above) for furnishing all parts, materials, labor and services for the Township of Abington, as specified in Article 4 herein for the Township of Abington, Montgomery County, Pennsylvania.

TO: Township of Abington
1176 Old York Road
Abington, PA 19001

Attention: Michael A. Jones, Highway Superintendent
Public Works Highway Department

Article I: Pursuant to, and in compliance with your instructions, Bidders for the furnishing of all parts, material, equipment, labor and services for "2021 STORM SEWER INLETS AND MANHOLE STRUCTURES" had having carefully examined the Bidding Documents comprised of the Notice to Bidders, Instructions to Bidders and Bid Proposal and all other documents bound therewith together with all addenda thereto the materials, equipment, labor, and services necessary or proper or incidental as required by and in strict accordance with the applicable provisions of the Bidding Documents and all addenda issued by the Owner prior to the date of opening of Bids whether received by undersigned or not, for the lump sum price as outlined in the space provided below.

Article II Bidder accepts all terms and conditions of Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bid will remain subject to acceptance for sixty (60) days after the day of the Bid opening. Bidder will sign and submit the Contract with the Bonds and other documents required by the Bidding Documents within ten (10) days after the date of the Owner's Notice of Award.

Article III: In submitting the Bid, Bidder represents that:

A. Bidder has examined copies of all the Bidding Documents and of the following addenda (receipt of all which is hereby acknowledged).

Date	Number
N/A	

B. Bidder has familiarized itself with the nature and extent of the Bidding Documents, and all local conditions and laws and regulations that in any manner may affect cost or performance.

C. Bidder has correlated the results of all observations, examinations, investigations, explorations tests, reports and studies with the terms and conditions of the Bidding Documents.

D. Bidder has given the Department of Public Works Director, written notice of all conflicts, errors, or discrepancies that it has discovered in the Bidding Documents.

E. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding; and Bidder has not sought by collusion or otherwise to obtain for itself any advantage over any other Bidder.

ARTICLE IV: The Bidder proposes and agrees to supply to the Township of Abington the following specified items all of which shall be for the prices set forth on township provided BID FORM.

Bid for Storm Sewer Inlets and Manhole Structures

Township of Abington
1176 Old York Road
Abington, PA 19001

To Whom it May Concern:

The undersigned herewith submits bids for furnishing Storm Sewer Inlets and Manhole Structures as specified in the proposal. Amounts of Storm Sewer Inlets and Manhole Structures listed are approximate. Quantities may be less or exceed the stated amount at the Township's discretion.

VENDOR NAME: Commonwealth Precast, Inc.

VENDOR ADDRESS: 694 Forman Rd, Souderton , PA 18964

Township of Abington
2021 Storm Sewer Inlet and Manhole Structures Bid
List of Materials for Bid
Quantity: Approximately 50 Storm Sewer Inlets
Quantity: Approximately 5-10 Manhole Structures

TITLE	Unit Price Per Item
2 X 2 X 24" KNOCKOUT BOX	$ 304.00
2 X 2 FRAME	$ 86.00
2 X 2 BIKE-SAFE GRATE	$ 180.00
2 X 4 X 30" KNOCKOUT BOX	$ 370.00
4' TYPE 'M' TOP (8") W/ FISH LOGO	$ 180.00
4' TYPE 'C' TOP (6" REVEAL) W/ FISH LOGO	$ 230.00
H20 4' BIKE-SAFE GRATE	$ 340.00
48" DIA. STORM MANHOLE	$ 492.00
26" DIA. STORM MANHOLE FRAME	$ 200.00
26" DIA. STORM MANHOLE COVER	$ 182.00

Commonwealth Precast, Inc.

694 Forman Road
Souderton, PA 18964

Quote

Date	Estimate #
3/26/2021	20210217

Name / Address
Abington Township 1176 Old York Road Abington PA 19001

Customer Contact	Customer Fax	Terms	Plans:	Job Name:
John Patti	215-884-0301	Net 30		2021 Storm Inlets and MHs

Qty	Item	Description	Unit Price	Total
1	YD	2 x 2 x 24" Knockout Box	304.00	304.00
1	Frames	2 x 2 Frame	86.00	86.00
1	Grate	2 x 2 Bike-Safe Grate	180.00	180.00
1	INL	2 x 4 x 30" Knockout Box	370.00	370.00
1	M Top	4' Type 'M' Top (No Grate) w/ Fish Logo	180.00	180.00
1	C Top L/P	4' Type 'C' Top (No Grate) 6" Reveal w/ Fish Logo	230.00	230.00
1	Bike-Safe Grate	H20 4' Bike- Safe Grate	340.00	340.00
1	MH	48" Dia. Storm Manhole	492.00	492.00
1	F&C	26" Dia. Storm Manhole Frame & Cover	382.00	382.00

Prepared by Tim Smith

Subtotal	$2,564.00
Sales Tax (6.0%)	$0.00
Total	$2,564.00

Prices quoted herein are valid for 30 days from date of quote. Prices are based on approval of Commonwealth Precast, Inc. submittals.

Phone #	Fax #	E-mail
215-721-6005	215-721-6035	commonwealthprecast@gmail.com

Commonwealth Precast, Inc.

694 Forman Road
Souderton, PA 18964

Quote

Date	Estimate #
3/26/2021	20210218

Name / Address
Abington Township 1176 Old York Road Abington PA 19001

Customer Contact	Customer Fax	Terms	Plans:	Job Name:
John Patti	215-884-0301	Net 30		2021 Storm inlets and MHs

Qty	Item	Description	Unit Price	Total
20	Inlets	2 x 4 x 30 Inlet w/ 'M' Top and Bike-Safe Grate	890.00	17,800.00
30	YD	2 x 2 x 24" Knockout Box w/ Frame & Bike-Safe Grate	570.00	17,100.00
5	Manhole	48" Dia. Storm Manhole w/ F&C	874.00	4,370.00

Prepared by Tim Smith

Subtotal	$39,270.00
Sales Tax (6.0%)	$0.00
Total	$39,270.00

Prices quoted herein are valid for 30 days from date of quote. Prices are based on approval of Commonwealth Precast, Inc. submittals.

Phone #	Fax #	E-mail
215-721-6005	215-721-6035	commonwealthprecast@gmail.com

Township of Abington

2021 Storm Sewer Inlets and Manhole Structures Bid Tabulation

Bid Opening: Wednesday, March 31, 2021 at 10:00 AM via PennBid

Bidder Name & Address	Bid Complete	Deviations/Substitutions	Bid Items	Unit Price
Commonwealth Precast, Inc.	Yes	No	2 X 2 X 24" KNOCKOUT BOX	$304.00
694 Forman Road			2 X 2 FRAME	$86.00
Souderton, PA 18964			2 X 2 BIKE-SAFE GRATE	$180.00
Timothy Smith			2 X 4 X 30" KNOCKOUT BOX	$370.00
			4' TYPE 'M' TOP (8") W/ FISH LOGO	$180.00
			4' TYPE 'C' TOP (6" REVEAL) W/ FISH LOGO	$230.00
			H20 4' BIKE-SAFE GRATE	$340.00
			48" DIA. STORM MANHOLE	$492.00
			26" DIA. STORM MANHOLE FRAME	$200.00
			26" DIA. STORM MANHOLE COVER	$182.00
Bidder Name & Address	**Bid Complete**	**Deviations/Substitutions**	**Bid Items**	**Unit Price**
Bidder Name & Address	**Bid Complete**	**Deviations/Substitutions**	**Bid Items**	**Unit Price**
Bidder Name & Address	**Bid Complete**	**Deviations/Substitutions**	**Bid Items**	**Unit Price**

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

BID PROPOSAL

Project Identifications:

Proposal of: JDM MATERIALS COMPANY
(Name)
851 COUNTY LINE ROAD, HUNTINGDON VALLEY, PA 19006
(Address)

an individual, partnership, corporation registered in the State of PENNSYLVANIA (delete titles not applicable above) for furnishing all parts, materials, labor and services for the READY MIX CONCRETE, as specified in Article 4 herein for the Township of Abington, Montgomery County, Pennsylvania.

TO: Township of Abington
1176 Old York Road
Abington, PA 19001

Attention: Michael A. Jones, Superintendent
Public Works Department

Article I: Pursuant to, and in compliance with your instructions, Bidders for the furnishing of all parts, material, equipment, labor and services for "2021 READY MIX CONCRETE" had having carefully examined the Bidding Documents comprised of the Notice to Bidders, Instructions to Bidders and Bid Proposal and all other documents bound therewith together with all addenda thereto the materials, equipment, labor, and services necessary or proper or incidental as required by and in strict accordance with the applicable provisions of the Bidding Documents and all addenda issued by the Owner prior to the date of opening of Bids whether received by undersigned or not, for the lump sum price as outlined in the space provided below.

Article II Bidder accepts all terms and conditions of Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bid will remain subject to acceptance for sixty (60) days after the date of the Bid opening. Bidder will sign and submit the Contract with the Bonds and other documents required by the Bidding Documents within ten (10) days after the date of the Owner's Notice of Award.

COMMISSIONERS OF THE TOWNSHIP OF ABINGTON
C/o Richard J. Manfredi,
Township Manager
1176 Old York Road
Abington, Pennsylvania, 19001

To Whom It May Concern:

We hereby submit fob Township of Abington, Department of Public Works, Maintenance Garage, Dead-end of Florey Lane, Roslyn Pennsylvania, 19001 for furnishing the following in strict accordance with the attached specifications:

TOTAL BID $16947.50

EXCLUDE Federal Tax and Pennsylvania Tax

Delivery on or before As Requested

Enclosed is a Bid Bond in the amount equal to 10% of the Bid 10%

I understand that if our proposal is accepted by the Township, we will provide the Township with a Performance Bond for the full amount of the Bid, satisfactory to the Township Solicitor, to guarantee delivery of the ready mix concrete bid, in accordance with the attached specifications.

JDM Materials Company
Firm Name Div. of Eureka Stone Quarry

851 County Line Rd.
Address

Huntingdon Valley, PA 19006

By: [signature]
Signature Frank Cucchiara

215-357-5505
Telephone Number

BID FOR READY MIX CONCRETE

Commissioners of Abington Township
1176 Old York Road
Abington PA 19001

To Whom it May Concern:

The undersigned herewith submits bids for furnishing Ready Mix Concrete specified in this proposal. Amounts of Ready Mix Concrete listed are approximate. Quantities may be less or exceed the stated amount at the Township's discretion. The vendor's plant for material to be picked up shall be within a fifteen (15) mile radius of the Abington Public Works Yard.

NAME OF VENDOR JDM MATERIALS COMPANY

ADDRESS OF VENDOR 851 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA 19006

Approximately 200 cubic yards of 3,500 lb. air entrained concrete delivered to various locations in Abington Township:

1-5 Cubic Yards @ 86.50 Cost per Cubic yard *plus* Delivery Charge @ 250.00 = TOTAL $ 2547.50

6-10 Cubic Yards @ 86.50 Cost per Cubic yard *plus* Delivery Charge @ 250.00 = TOTAL $ 4710.00

TOTAL $ 7257.50

Approximately 60 yards of 3,500 lb. air entrained concrete picked up at vendor's plant by Abington Township trucks @ 161.50 per cubic yard.

TOTAL $ 9690.00

TOTAL BID $ 16947.50

EXPERIENCE RECORD

Complete the following experience record and attach same to the PROPOSAL covering work performed or contracts held, (whichever applies) during the past five (5) years.

Date Started	Date Finished	Amount of Contract	Name of Client	Name of Project

(We are) (I am) presently working on the following projects:

N/A

Have you ever defaulted on a project? Yes_____ No X

If yes, give the name of that contract was held with, name of bonding company and circumstances:

JDM MATERIALS COMPANY

Contractor

Date: March 23, 2021

By _____

NOTE: This experience record must be submitted with the proposal, and failure to submit this, will be considered justification for rejection of the Bidder's proposal.

FINANCIAL STATEMENT OF BIDDER

NOTE: This affidavit must be executed and submitted with the Bid. The data furnished are for the information of the OWNER and will not be made public.

State of PENNSYLVANIA :

: SS

County of Philadelphia :

ANTHONY ROCKEY, being duly sworn according to law, deposes and says that the following is a true statement of (his) (their) (its) financial condition at the end of the month preceding the date of (his) (their) (its) proposal to the Owner, attached hereto:

A FINANCIAL STATEMENT IS BEING SUBMITTED WITH EUREKA STONE QUARRY ASPHALT BID

BIDDER JDM MATERIALS COMPANY

Date: 3.23.2021

By: Anthony Rockey
ANTHONY ROCKEY - CREDIT MANAGER

Sworn to and subscribed before me this 23rd day of March, 2021

Ann Marie Baldassarre
Notary Public

NOTE: This financial statement must be submitted with the proposal and failure to submit will be considered justification for rejection of the Bidders Proposal.

Commonwealth of Pennsylvania - Notary Seal
ANN MARIE BALDASSARRE, Notary Public
Philadelphia County
My Commission Expires November 25, 2022
Commission Number 1005908

NON-COLLUSION AFFIDAIT

FOR THE TOWNSHIP OF ABINGTON

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF Philadelphia :

I, FRANK CUCCHIARA, of JDM MATERIALS COMPANY
(Name of ~~Contractor~~) SUPPLIER

in the County of Montgomery and the State of PENNSYLVANIA
of full age, being duly sworn according to law on my oath depose and say that:

I am of the firm of JDM MATERIALS COMPANY
The Bidder making the Proposal for the aforementioned project, and that I executed the said Proposal with full authority so to do; that said Bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the above named project; and that all statements contained in said Proposal and in this affidavit are true and correct and made with the full knowledge that the Township of Abington relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project, undersigned, on behalf of the bidder, has not been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

JDM MATERIALS COMPANY (Name of Bidder)

SALES DIR
(Signature & Title)
FRANK CUCCHIARA

Attest:

ANTHONY ROCKEY CREDIT MANAGER
(Print or Type Name & Title)

Sworn to and subscribed before me this 23rd day of March 20 21

Ann Marie Baldassarre
Notary Public

My Commission Expires November 25 20 22.

Commonwealth of Pennsylvania - Notary S
ANN MARIE BALDASSARRE, Notary Public
Philadelphia County
My Commission Expires November 25, 2022
Commission Number 1005908

Article III: In submitting the Bid, Bidder represents that:

A. Bidder has examined copies of all the Bidding Documents and of the following addenda (receipt of all which is hereby acknowledged).

Date	Number

B. Bidder has familiarized itself with the nature and extent of the Bidding Documents, and all local conditions and laws and regulations that in any manner may affect cost or performance.

C. Bidder has correlated the results of all observations, examinations, investigations, explorations tests, reports and studies with the terms and conditions of the Bidding Documents.

D. Bidder has given the Department of Public Works Director, written notice of all conflicts, errors, or discrepancies that it has discovered in the Bidding Documents.

E. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding; and Bidder has not sought by collusion or otherwise to obtain for itself any advantage over any other Bidder.

ARTICLE IV: The Bidder proposes and agrees to supply to the Township of Abington the following specified items all of which shall be for the prices set forth on Township provided Bid Form.

851 County Line Road
Huntingdon Valley, PA 19006
www.JDM-INC.com

215-357-5505
FAX 215-357-6979
sales@jdm-inc.com

JDM MATERIALS COMPANY

QUOTE# FCC20-786

Sales Department

COST OF ADDITIVES

CORROSION INHIBITOR	$8.00 PER GALLON	SYNTHETIC ¾" FIBER	+ $8.00 PER LB.
PUMP MIX (IF NECESSARY)	+ $3.00 CY	1% RETARDER	+ $1.00 CY
1% CALCIUM CHLORIDE	+ $2.50 C	SUPER PLASTICIZER / PLANT SUPER PLASTICIZER / JOB	+ $6.50 CY + $7.50 CY
2% CALCIUM CHLORIDE	+ $5.00 CY	½" STONE	+ $6.50 CY
3% CALCIUM CHLORIDE	+ $7.50 CY	EXTRA 50LBS CEMENT	+ $5.00 CY
1% NON-CHLORIDE ACCELERATOR	+ $4.00 CY	EXTRA 100LBS CEMENT	+ $10.00 CY
2% NON-CHLORIDE ACCELERATOR	+$8.00 CY	RIVER GRAVEL	+ $45.00 CY
3% NON-CHLORIDE ACCELERATOR	+ $12.00 CY	TRUCK WASHOUT FOR DYE	+ $100.00 PER TRUCK

WINTER CONCRETE

DURING THE PERIOD OF NOVEMBER 1st THRU APRIL 15TH, THERE IS AN ADDITIONAL CHARGE OF $5.00 PER CUBIC YARD FOR CONCRETE. HOWEVER THIS CHARGE WILL APPLY PRIOR TO NOVEMBER 1st. OR AFTER APRIL 15th IF TEMPERATURE WARRANTS.

SATURDAY CHARGES

IN ADDITION TO THE COST OF THE CONCRETE AND DELIVERY CHARGE, ALL SATURDAY DELIVERIES BETWEEN THE HOURS OF 7:00 AM AND 12:00 NOON WILL BE CHARGED AN ADDITIONAL $200.00 PER TRUCK LOAD REGARDLESS OF CUBIC YARDS ORDERED.

CUSTOMER, ACCEPTED BY: _____
DATE: _____

851 County Line Road
Huntingdon Valley, PA 19006
www.JDM-INC.com

215-357-5505
FAX 215-357-6979
sales@jdm-inc.com

QUOTE# FCC20-786
Sales Department

EXCESSIVE TRUCK TIME

CUSTOMER IS ALLOTED (7) MINUTES PER YARD TO UNLOAD. EXCESSIVE TRUCK TIME WILL BE CHARGED AT THE RATE OF $125.00 PER HOUR AND BILLED TO THE NEAREST QUARTER (¼) HOUR. THIS WILL BE STRICTLY ADHERED TO.

CANCELLATION CHARGE

THERE IS A CANCELLATION CHARGE FOR ANY LOAD OF CONCRETE THAT IS CANCELLED ON A SATURDAY MORNING.

ALL LOADS MUST BE RELEASED FOR DELIVERY ON FRIDAY AFTERNOON NO LATER THAN 2:00 PM. WHEN AN ACCOUNT CUSTOMER CANCELS THE NEXT MORNING, THEIR ACCOUNT WILL BE CHARGED $250.00 PER LOAD OF CONCRETE, REGARDLESS OF LOAD SIZE. FOR EXAMPLE, IF A CUSTOMER ORDERS 28 CUBIC YARDS, RELEASES ON FRIDAY AFTERNOON AND THEN CANCELS ON SATURDAY MORNING, THERE ACCOUNT WILL BE CHARGED $750.00.

PREMIUM CHARGES FOR WEEKDAYS

DELIVERIES REQUESTED BETWEEN 3:30PM AND 4:30PM WILL BE CHARGED AN ADDITIONAL $200.00 PER TRUCK LOAD REGARDLESS OF CUBIC YARDS ORDERED.

FOR WEEKDAY DELIVERIES PRIOR TO 7:00AM OR AFTER 3:30PM PLEASE INQUIRE ABOUT OUR PREMIUM RATES FOR PLANT AND DRIVERS ALSO, PLEASE CONTACT OUR SALES DEPARTMENT FOR WEEKEND PREMIUM RATES

CAUTION: ***Ready mix concrete contains cement, which has been shown to cause irritation to sensitive people. You should limit prolonged exposure and wash hands after coming in contact with concrete or cement.***

CUSTOMER, ACCEPTED BY: _____
DATE: _____

851 County Line Road
Huntingdon Valley, PA 19006
www.JDM-INC.com

215-357-5505
FAX 215-357-6979
sales@jdm-inc.com

JDM MATERIALS COMPANY

QUOTE# FCC20-786

GENERAL TERMS AND CONDITIONS

CONTINGENCIES: We will not be responsible for failure to make delivery when prevented by strikes, including labor troubles, accident or necessary repairs to machinery, fire, flood, adverse weather conditions, inability to obtain transportation, or in the event of inability to obtain, at reasonable costs, electric power, or operating materials or machinery; or by reason of any other contingencies beyond our control.

DELIVERIES: Delivery instructions must be given within a reasonable time before deliveries are to be made. Arrangements for pours exceeding 100 cu. yds.. Must be made at least one day in advance. All deliveries will be made to the best of our ability and dispatch, but no claims will be allowed because of delays.

DELIVERY CONDITIONS: The purchaser agrees to provide suitable roadways or approaches to points of delivery other than paved streets. We reserve the right to stop deliveries if the roadways or approaches are unsatisfactory to us.

In the event purchaser orders delivery beyond curb line, we will not assume liability for damage to sidewalks, driveways or other property and purchaser hereby agrees to indemnify and hold J.D.M. MATERIALS CO. harmless against all liability, loss and expense incurred as a result of such deliveries.

DAMAGE TO TRUCKS AND EQUIPMENT: Purchaser agrees to pay any and all costs of repairs, necessitated by damage to our trucks and/or equipment resulting from any cause whatever during the process of delivery on the work-site, other than negligence on the part of J.D.M. MATERIALS CO. employee or mechanical failure of J.D.M. MATERIALS CO. equipment.

STRENGTH: When the compressive strength of the concrete is to be guaranteed by J.D.M. MATERIALS CO. the properties shall be set by J.D.M. MATERIALS CO. and shall be equal to or greater than that guaranteed. Unless otherwise specified, guaranteed strength concrete is to have an average slump of not over 6" when tested in accordance with the standards of the A.S.T.M.. Where the purchaser requests concrete of greater slump, the additional cement required to maintain the specified strength and/or water cement ratio will be charged for.

CHILLED WATER OR ADDING ICE: Unless stated otherwise in this quotation, J.D.M. MATERIALS CO. will not be responsible for using chilled water or adding ice to the mix.

VOLUME: Concrete prices and quantities are based upon the wet volume at the time of discharge from the deliver truck.

TEMPERATURE DISCLAIMER: This quote does not provide or include methods of dealing with temperature extremes. Temperature control of concrete is the contractor's responsibility. Use of ice, chilled water of liquid nitrogen is an extra cost item over and above quoted prices.

PLANT HOURS: 7:00 AM to 3:30 PM. All deliveries before and after hours and Saturdays, Sundays and Holidays will be charged at prevailing overtime charges. Legal Holidays are those which Banks recognize.

TERMS: On approved credit 30 days net cash. A service charge of 1.50% per month will be levied on any account balance past due. If at any time the financial responsibility of the customer becomes unsatisfactory to us, cash payment or sufficient security may be required. These terms are the essence of this quotation and of any contract for deliveries made hereunder.

CUSTOMER, ACCEPTED BY: _____

DATE: _____

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/19/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com
INSURED Eureka Stone Quarry, Inc. 800 Lower State Road Chalfont, PA 18914	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: ACE American Insurance Company — 22667 INSURER B: XL Specialty Insurance Company — 37885 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** W20378642 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			HDO G71080079	04/30/2020	04/01/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 500,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			ISA H09094039	04/30/2020	04/01/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			US00074867LI20A	05/01/2020	04/01/2021	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: No If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WLR C50803363	04/30/2020	04/01/2021	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

(WORKERS' COMPENSATION COVERAGE IS NOT PROVIDED IN THE FOLLOWING MONOPOLISTIC STATES - OH, ND, WY AND WA. BY LAW, COVERAGE MUST BE PURCHASED THROUGH THE APPLICABLE STATE FUND)

CERTIFICATE HOLDER

Township of Abington
1176 Old York Road
Abington, PA 19001

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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SR ID: 20866645 BATCH: 2026247

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/19/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com
INSURED Contractors Hauling Service, Inc. 851 County Line Road Huntingdon Valley, PA 19006	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: ACE American Insurance Company — 22667 INSURER B: XL Specialty Insurance Company — 37885 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** W20378643 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			HDO G71080079	04/30/2020	04/01/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 500,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			ISA H09094039	04/30/2020	04/01/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			US00074867LI20A	05/01/2020	04/01/2021	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N No (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WLR C50803363	04/30/2020	04/01/2021	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

(WORKERS' COMPENSATION COVERAGE IS NOT PROVIDED IN THE FOLLOWING MONOPOLISTIC STATES - OH, ND, WY AND WA. BY LAW, COVERAGE MUST BE PURCHASED THROUGH THE APPLICABLE STATE FUND)

CERTIFICATE HOLDER

Township of Abington
1176 Old York Road
Abington, PA 19001

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Abington Township Department Of Public Works
Ready Mix Concrete Bid
Bid Opening: 3/31/2021 10:00 AM via PennBid

BIDDER	1-5 Cu. Yards Delivered	6-10 Cu. Yards Delivered		Delivery Fee		60 Yards Picked-Up
JDM Materials Company	**$86.50**	**$86.50**		**$250.00**		**$161.50**
851 County Line Road						
Huntingdon Valley, PA 19006						
Frank Cucchiara						
Delaware Valley Concrete Co.	**$330.00**	**$314.00**		**included**		**$106.00**
248 E. County Line Road						
Hatboro, PA 19040						
INCOMPLETE BID - BID DISQUALIFIED						

COMMISSIONERS OF THE TOWNSHIP OF ABINGTON
C/o Richard J. Manfredi,
Township Manager
1176 Old York Road
Abington, Pennsylvania, 19001

To Whom It May Concern:

We hereby submit f.o.b., Township of Abington, Department of Public Works, Maintenance Garage, Dead-end of Florey Lane, Roslyn Pennsylvania, 19001 for furnishing the following in strict accordance with the attached specifications:

TOTAL BID 914,420.00

EXCLUDE Federal Tax and Pennsylvania Tax

Delivery on or before MARCH 31, 2021

Enclosed is a Bid Bond in the amount equal to 10% of the Bid YES

I understand that if our proposal is accepted by the Township, we will provide the Township with a Performance Bond for the full amount of the Bid, satisfactory to the Township Solicitor, to guarantee delivery of the superpave bid, in accordance with the attached specifications.

Eureka Stone Quarry, Inc.
Firm Name

P.O. Box 249
Address

Chalfont, PA 18914

By _____
Signature Alice Meehan, Vice President

215-822-0593
Telephone Number

GENERAL CONDITIONS

I. Addendum

The Township of Abington, reserves the right to correct, change, add or delete from the Bidding Documents by written addendum. Hereinafter, the Township of Abington shall be referred to as the "Township" or "Owner".

II. Assignment

Manufacturer or Bidder to whom an award is made shall not sublet, transfer, or assign the contract or any portion thereof to any person, firms or corporations without the prior written consent of the Township.

III. Award

Award of any contract hereunder may be made within (60) sixty days following the opening of the bids, and the Bidder agrees that his bid will remain open and subject to acceptance for a period of sixty (60) days after opening.

Part "I", Part "II", and Part "III" will be awarded separately.

In the event two or more responsive and responsible Bidders submit Bid Proposals that are in the exact same amount, the Township will utilize a coin flip to resolve the tie between or among the identical bids. In such event the Township will notify the affected Bidders forty-eight (48) hours prior to the coin flip to permit the Bidders to be present, if they so choose, to witness the coin flip. In addition, the coin flip shall be open to the public. The result of the coin flip shall be final and the award made to the Bidder chosen by the coin flip.

IV. Explanation of Bidding Documents

Any explanation or interpretation of the Bidding Documents by the Township of Abington shall be binding only if in the form of a written addendum. Oral or other explanations or interpretations made prior to the opening of the proposal shall not be binding and should not be relied upon by any Bidder.

V. Exceptions

A. Any deviation from the requirements of the Bidding Documents shall be itemized and fully set forth in a letter of exception attached to the proposal by the bidder and submitted with the proposal.

B. Itemization of exceptions shall whenever possible, be identified with the Section and Subsection to which they relate and set forth in the same sequence.

C. Unless exceptions taken by the Bidder are itemized in the above described method, the material or equipment to be furnished shall meet the requirements of the Bidding Documents in all detail.

VI. Guarantee or Warranties

Bidder is to set forth all guarantees or warranties to be received.

VII. Inquiries

Inquiries may be directed in writing to: Michael A. Jones, Superintendent
Public Works Highway Department
Abington Township
1176 Old York Road
Abington PA 19001

VIII. Law & Ordinances

Successful Bidder shall comply with all laws, ordinances, rules or regulations of any governmental body, agency or commission having jurisdiction in the matter and obtain all necessary permits.

IX. Patented Device

Successful Bidder shall defend and hold harmless the Township against any and all suits and assume all liability for any and all claims made against the Township or any of its officers or agents for the use of any patented device, process or article forming a part of the specified matter furnished under the contract.

X. Proposal

A. Each proposal shall be made on the proposed form attached hereto and same shall be fully completed.

B. Each proposal shall be submitted electronically via PennBid.

C. The facility from which the bidder proposes to make deliveries of material under this contract must be located within 17 statute miles, measured in a straight line, from the township's Public Works facility located at 2201 Florey Lane in the Roslyn section of Abington Township.

Contractor's Signature
Alice Meehan, Vice President

D. Proposal price to remain in effect subject to no increase during the time which an award is made.

E. Township reserves the right to extend the time for receipt and/or opening of proposals.

F. To reserve any consideration by the Township all bid proposals must be received for their opening electronically via PennBid by no later than 9:00 AM Eastern Standard Time.

G. Proposals will be opened by the Township on MARCH 31, 2021.

XI. Proposal Rejection

Township reserves the right to waive any informalities, to reject any or all Bids for any reason, as well as the right to award the contract as may appear in the best interest of the Township.

XII Payment

Payment shall be made on the basis of sixty (60) days after delivery and inspection of the product and/or sixty (60) days after each individual invoice for the product is received, whichever may apply.

V. Delivery

Delivery shall be made within a sixty (60) day time frame from receipt of order.

EXPERIENCE RECORD

Complete the following experience record and attach same to the PROPOSAL covering work performed or contracts held, (whichever applies) during the past five (5) years.

Date Started	Date Finished	Amount of Contract	Name of Client	Name of Project
2/2020	2/2021	$800,000.00	Bucks County Consortium	Road Materials
2/2029	2/2021	$461,330.75	Upper Moreland Twp	Road Materials
2/2020	2/2021	$885,600.00	Abington Twp	Super Pave Bid
3/2020	3/2021	$20,000.00	Solebury Twp.	Super Pave Bid
5/2020	12/2020	$57,000.00	Middletown Twp	Road Materials

(We are) (I am) presently working on the following projects:

10/2018 - PennDOT - SR 202 Section 61N	$4,500,000.00
11/2018 - PennDOT - SR 84 Section 450	$26,800,000.00
9/2019 - PennDOT - SR 309 Sec PM1	$10,555,724.98
10/2019 - PennDOT - SR 202 Section 65S	$5,297,877.10
12/2020 - PennDOT - SR 2038 Section M04	$2,500,000.00

Have you ever defaulted on a project? Yes_____ No X

If yes, give the name of that contract was held with, name of bonding company and circumstances:

Eureka Stone Quarry, Inc.
Contractor

Date: March 18, 2021
By _____
Alice Meehan, Vice President

NOTE: This experience record must be submitted with the proposal, and failure to submit this, will be considered justification for rejection of the Bidder's proposal.

FINANCIAL STATEMENT OF BIDDER

NOTE: This affidavit must be executed and submitted with the Bid. The data furnished are for the information of the OWNER and will not be made public.

State of Pennsylvania :

: SS

County of Philadelphia :

Alice Meehan, being duly sworn according to law, deposes and says that the following is a true statement of (his) (their) (its) financial condition at the end of the month preceding the date of (his) (their) (its) proposal to the Owner, attached hereto:

BIDDER Eureka Stone Quarry, Inc.

Date: March 18, 2021 By:

Alice Meehan, Vice President

Sworn to and subscribed before me this 18th day of March, 20 21

Marie A Bergstrom

Notary Public

NOTE: This financial statement must be submitted with the proposal and failure to submit will be considered justification for rejection of the Bidders Proposal.

Commonwealth of Pennsylvania - Notary Seal
MARIE A. BERGSTROM, Notary Public
Philadelphia County
My Commission Expires November 22, 2024
Commission Number 1010753

NON-COLLUSION AFFIDAIT

FOR THE TOWNSHIP OF ABINGTON

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF Philadelphia :

I, Alice Meehan, of Eureka Stone Quarry, Inc.
(Name of Contractor)

in the County of Bucks and the State of Pennsylvania
of full age, being duly sworn according to law on my oath depose and say that:

I am Vice President of the firm
Eureka Stone Quarry, Inc.,
the Bidder making the Proposal for the aforementioned project, and that I executed the said Proposal with full authority so to do; that said Bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the above named project; and that all statements contained in said Proposal and in this affidavit are true and correct and made with the full knowledge that the Township of Abington relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project, undersigned, on behalf of the bidder, has not been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

Eureka Stone Quarry, Inc. (Name of Bidder)

(Signature & Title) Alice Meehan, Vice President

Attest:

R. Scott Barcusky, Treasurer
(Print or Type Name & Title)

Sworn to and subscribed before me this 18th day of March 20 21

Marie A Bergstrom
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MARIE A. BERGSTROM , Notary Public
Philadelphia County
My Commission Expires November 22, 2024
Commission Number 1010753

My Commission Expires November 22 20 24

INSTRUCTIONS TO BIDDERS

Article 1 – Definitions

1.1 The term "Owner" means the Township of Abington.

1.2 The term "Bidder" means one who submits a Bid directly to the Owner, as distinct from a Sub-Bidder, who submits a bid to the Bidder.

1.3 Highway Aid Funds (Liquid Fuel Taxes) are not being used in whole or in part to fund this contract. Accordingly, no asphalt (or similar material) price adjustment, including, without limitation those provisions set forth in the Pennsylvania Department of Transportations Publication 408 and Publication 9, will have any applicability to this contract. No asphalt price adjustment, or price adjustment for similar materials, will be allowed under this contract.

Contractor's Signature Alice Meehan, Vice President

1.4 The term "Successful Bidder" means the lowest, qualified responsible and responsive Bidder to whom the Owner (on the basis of Owner's Evaluation as hereinafter provided) makes an award.

1.5 The term "Bidding Documents" includes the Notice to Bidders, Instructions to Bidders, and the Bid Proposal (including all addenda issued prior to receipt of bids).

1.6 The term "Work" means the supply of goods and services as set forth in Article 4 of Bid Proposal.

1.7 Terms used in these Instructions to Bidders which are defined in the General Conditions attached hereto have the meanings assigned to them in the General conditions.

Article 2 – Copies of Bidding Documents

2.1 Complete sets of Bidding Documents may, as stated in the Notice to Bidders, be obtained electronically and free of charge on PennBid.

2.2 Complete sets of Bidding documents must be used in preparing Bids; neither Owner nor Public Works Department of Abington Township assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3 Owner in making copies of Bidding Documents available on the above terms does so for the purpose of obtaining bids on the work and does not confer a license or grant for any other use.

Article 3 – Qualifications of Bidders

3.1 To demonstrate qualifications to perform the Work, each bidder must submit with its Bid, written evidence as called for below:

3.1.1 An Experience Record containing a list of five (5) recent projects similar in nature and magnitude presently active or completed by the Bidder.

3.1.2 A Financial Balance Statement listing assets and liabilities and an operating statement for the most recent fiscal year, but no earlier than the fiscal year ending 2019.

3.1.3 An Executed Non-Collusion Affidavit properly completed, signed and sealed by a licensed Notary Public.

3.1.4 Proof of Workers Compensation Insurance.

Article 4 – Examination of Bidding Documents

4.1 It is the responsibility of each Bidder submitting a Bid to:

4.1.1 Examine the Bidding Documents thoroughly.

4.1.2 Consider Federal, State and Local taxes and regulations that may affect cost, progress, performance or furnishing the work.

4.1.3 Study and carefully correlate Bidder's observations with Bidding Documents.

4.1.4 Notify the Department of Public Works of Abington Township through the Highway Superintendent of Public Works of all conflicts, errors, or discrepancies in the Bidding Documents.

4.2 The submission of a Bid will constitute incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents, and that the Bidding Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/19/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

ODUCER
.llis Towers Watson Northeast, Inc.
'o 26 Century Blvd
O. Box 305191
shville, TN 372305191 USA

CONTACT NAME: Willis Towers Watson Certificate Center
PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378
E-MAIL ADDRESS: certificates@willis.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: ACE American Insurance Company	22667
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

SURED
reka Stone Quarry, Inc.
0 Lower State Road
alfont, PA 18914

OVERAGES CERTIFICATE NUMBER: W20392492 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

R	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☒ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [No] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WLR C50803363	04/30/2020	04/01/2021	E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

CRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

'RKERS' COMPENSATION COVERAGE IS NOT PROVIDED IN THE FOLLOWING MONOPOLISTIC STATES - OH, ND, WY AND WA. BY LAW, ERAGE MUST BE PURCHASED THROUGH THE APPLICABLE STATE FUND)

RTIFICATE HOLDER

dence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Financial Statements
with Supplementary Information

December 31, 2019 and 2018

Kreischer Miller

PEOPLE | IDEAS | SOLUTIONS

EUREKA STONE QUARRY, INC. AND SUBSIDIARY
December 31, 2019 and 2018

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Independent Auditors' Report

The Board of Directors and Stockholders
Eureka Stone Quarry, Inc. and Subsidiary
Philadelphia, Pennsylvania

We have audited the accompanying consolidated financial statements of Eureka Stone Quarry, Inc. and Subsidiary which comprise the consolidated balance sheets as of December 31, 2019 and 2018, and the related consolidated statements of operations and comprehensive income, changes in stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Eureka Stone Quarry, Inc. and Subsidiary as of December 31, 2019 and 2018, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2 to the financial statements, Eureka Stone Quarry, Inc. and Subsidiary adopted Financial Accounting Standards Board *Accounting Standards Codification* 606, *Revenue from Contracts with Customers* and Accounting Standards Update 2017-07, *Compensation - Retirement Benefits*. Our opinion is not modified with respect to this matter.

Other Matter

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information in Schedules I through V is presented for purpose of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Kreischer Miller

Horsham, Pennsylvania
June 12, 2020

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Balance Sheets
December 31, 2019 and 2018

ASSETS	2019	2018
Current assets:		
Cash and cash equivalents	$ 7,811,274	$ 3,526,010
Accounts receivable:		
Trade	10,593,462	10,601,199
Affiliate	15,393,287	4,879,577
Inventories	3,511,126	3,756,814
Prepaid taxes and expenses	220,878	233,692
Total current assets	37,530,027	22,997,292
Property, plant and equipment:		
Land	3,336,486	3,471,104
Quarry stone reserves	5,887,305	5,887,305
Buildings	1,885,319	1,773,119
Machinery and equipment	45,350,342	38,707,196
Furniture and fixtures	92,877	92,877
Automobiles and trucks	11,976,184	11,516,039
Construction-in-progress	10,500	1,228,327
	68,539,013	62,675,967
Accumulated depreciation and depletion	(35,473,365)	(29,284,577)
	33,065,648	33,391,390
Other assets	17,150	17,150
	$ 70,612,825	$ 56,405,832
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current liabilities:		
Accounts payable:		
Trade	$ 4,435,856	$ 5,551,728
Affiliate	4,298,134	643,348
Current maturities of long-term debt	-	1,988,638
Current portion of capital lease obligations	1,079,107	1,036,964
Accrued expenses and taxes	896,766	929,859
Total current liabilities	10,709,863	10,150,537
Long-term debt, less current maturities	-	1,786,170
Capital lease obligations, less current portion	712,898	1,792,005
Accrued pension liability	4,238,516	3,823,741
	15,661,277	17,552,453
Stockholders' equity:		
Common stock	317,430	317,430
Additional paid-in capital	2,052,107	2,052,107
Retained earnings	55,002,125	38,534,185
Accumulated other comprehensive loss	(2,420,114)	(2,050,343)
	54,951,548	38,853,379
	$ 70,612,825	$ 56,405,832

See accompanying notes to consolidated financial statements.

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Statements of Operations and Comprehensive Income
Years Ended December 31, 2019 and 2018

	2019	2018
Sales	$ 105,134,999	$ 85,109,895
Cost of sales	89,064,050	76,730,586
Gross profit from operations	16,070,949	8,379,309
Selling, general and administrative expenses	7,470,375	10,867,804
Profit (loss) from operations	8,600,574	(2,488,495)
Other income (expense):		
Other income	539,477	520,998
Gain on sale of property and equipment	7,592,955	2,524,415
Net periodic benefit cost	(45,004)	17,072
Interest expense	(218,062)	(73,153)
Income before income tax	16,469,940	500,837
State income tax	2,000	2,000
Net income	16,467,940	498,837
Other comprehensive income (loss):		
Net gain (loss) on pension plan assets	(449,852)	21,592
Gain from curtailment	-	327,151
Amortization of pension plan prior service cost	(38,021)	(38,022)
Amortization of pension plan net loss	118,102	136,250
	(369,771)	446,971
Comprehensive income	$ 16,098,169	$ 945,808

See accompanying notes to consolidated financial statements.

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Statements of Changes in Stockholders' Equity
Years Ended December 31, 2019 and 2018

	Common Stock	Additional Paid-In Capital
Balance January 1, 2018	$ 317,430	$ 2,052,107
Net income	-	-
Other comprehensive income	-	-
Distribution to stockholders	-	-
Balance December 31, 2018	317,430	2,052,107
Net income	-	-
Other comprehensive loss	-	-
Balance December 31, 2019	$ 317,430	$ 2,052,107

See accompanying notes to consolidated financial statements.

Retained Earnings	Accumulated Other Comprehensive Loss	Total
$ 41,965,374	$ (2,497,314)	$ 41,837,597
498,837	-	498,837
-	446,971	446,971
(3,930,026)	-	(3,930,026)
38,534,185	(2,050,343)	38,853,379
16,467,940	-	16,467,940
-	(369,771)	(369,771)
$ 55,002,125	$ (2,420,114)	$ 54,951,548

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Consolidated Statements of Cash Flows
Years Ended December 31, 2019 and 2018

	2019	2018
Cash flows from operating activities:		
Net income	$ 16,467,940	$ 498,837
Adjustments to reconcile net income to net cash provided by (used in) operating activities:		
Depreciation	6,188,788	5,669,094
Gain on sale of property and equipment	(7,592,955)	(2,524,415)
Bad debt expense	22,256	67,776
(Increase) decrease in assets:		
Accounts receivable:		
Trade	(14,519)	(2,576,630)
Affiliate	(10,513,710)	(4,868,137)
Inventories	245,688	(213,567)
Prepaid taxes and expenses	12,814	6,981
Increase (decrease) in liabilities:		
Accounts payable		
Trade	(1,115,872)	2,308,387
Affiliate	3,654,786	601,821
Accrued expenses and taxes	(33,093)	(705,181)
Accrued pension liability	45,005	115,547
Net cash provided by (used in) operating activities	7,367,128	(1,619,487)
Cash flows from investing activities:		
Purchases of property and equipment	(6,369,798)	(4,884,889)
Proceeds from sale of property and equipment	8,099,706	2,610,592
Net cash provided by (used in) investing activities	1,729,908	(2,274,297)
Cash flows from financing activities:		
Distributions to stockholders	-	(3,930,026)
Proceeds from long-term debt	-	5,965,913
Repayment of long-term debt	(3,774,808)	(2,191,105)
Repayments of capital lease obligations	(1,036,964)	(364,041)
Net cash used in financing activities	(4,811,772)	(519,259)
Net increase (decrease) in cash and cash equivalents	4,285,264	(4,413,043)
Cash and cash equivalents:		
Beginning of year	3,526,010	7,939,053
End of year	$ 7,811,274	$ 3,526,010
Supplemental disclosure of cash flow information:		
Income taxes paid	$ 2,000	$ 2,000
Interest paid	$ 218,062	$ 73,153
Supplemental disclosure of noncash investing and financing activities:		
Purchase of equipment with capital leases	$ -	$ 3,193,010

See accompanying notes to consolidated financial statements.

(1) Nature of Business

Eureka Stone Quarry, Inc. and Subsidiary (the Company) is a supplier of building materials, incorporated on January 24, 1955, under the by-laws of the Commonwealth of Pennsylvania. The Company mines sand and stone and manufactures concrete and asphalt paving materials. The Company sells primarily to general contractors and state and local governments throughout Pennsylvania and New Jersey.

(2) Summary of Significant Accounting Policies

Adopted Accounting Pronouncements

Retirement Benefits

In March 2017, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2017-07, *Compensation - Retirement Benefits*, which requires an employer who offers defined benefit and postretirement benefit plans to report the service cost component of the net periodic benefit cost in the same line item or items as other compensation cost arising from services rendered by employees during the period. The other components of net periodic benefit costs are required to be presented on a retrospective basis in the income statement separately from the service cost component and outside a subtotal of income from operations. ASU 2017-07 is effective for periods beginning after December 15, 2018. The Company adopted this pronouncement in the accompanying consolidated financial statements, and has retrospectively applied the pronouncement in the 2018 consolidated statement of operations and comprehensive loss. As a result, the Company's 2018 loss from operations was increased by $17,072.

Revenue Recognition

In May 2014, FASB issued ASU 2014-09, *Revenue from Contracts with Customers* (Topic 606), which updates the accounting guidance on revenue recognition. This standard is intended to provide a more robust framework for addressing revenue issues, improve comparability of revenue recognition practices, and improve disclosure requirements. The standard is effective for the Company's 2019 financial statements.

Effective January 1, 2019, the Company adopted FASB *Accounting Standards Codification* (ASC) 606 using the modified retrospective method. As a result, the Company applied ASC 606 only to contracts that were not completed as of December 31, 2018. There was no adjustment to opening retained earnings at January 1, 2019.

Continued...

(2) Summary of Significant Accounting Policies, Continued

Principles of Consolidation

The consolidated financial statements include the financial statements of Eureka Stone Quarry, Inc. and its wholly-owned subsidiary, Contractor's Hauling Service, Inc. All significant intercompany balances and transactions have been eliminated in consolidation.

Revenue and Cost Recognition

The Company primarily sells crushed stone products that are picked up by or shipped to the customer directly from the quarry. The Company recognizes revenue at the point in time when control of the product is transferred to the customer, typically when the customer picks up the aggregate, or the aggregate is shipped. Revenues include sales of materials and services to customers, net of discounts or allowances, if any, and include freight and delivery costs billed to customers. Taxes assessed by a governmental authority that are both imposed on and concurrent with a specific revenue-producing transaction, that are collected by the Company from a customer, are excluded from revenue. Payment is typically due at point of sale or 30 days from the transaction date. The Company has elected to account for shipping and handling activities as fulfillment costs. There are no significant costs associated with obtaining customer contracts.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand; cash in banks and certain highly liquid investments with initial maturities of three months or less at the time of purchase.

Accounts Receivable, Trade

Accounts receivable arise in the normal course of business and are recorded based on revenue earned. Accounts are charged to the allowance for bad debts as they are deemed uncollectible based on a periodic review of the accounts. The Company performs ongoing credit evaluations of its customers and generally does not require collateral. The Company considers accounts receivable to be fully collectible; accordingly, no allowance for doubtful accounts is provided. The Company does not have any significant financing components as payment is received at or shortly after billing.

Inventories

Inventories, consisting primarily of processed sand and stone, are valued at the lower of cost or net realizable value, with cost determined by the first-in, first-out method.

Continued...

(2) Summary of Significant Accounting Policies, Continued

Property, Plant and Equipment

Property, plant and equipment are recorded at cost. Expenditures for maintenance and repairs are charged against operations. Renewals and betterments that materially extend the life of the assets are capitalized. All assets which are fully depreciated have been removed from the accounts.

Depreciation of property, plant and equipment is computed using the straight-line and accelerated methods over the estimated useful lives of the various classes of assets, as follows:

	Years
Buildings	25-40
Trucks	3-8
Machinery and equipment	8
Passenger automobiles	3
Furniture and fixtures	3-5

Depreciation expense for the years ended December 31, 2019 and 2018 was $6,188,788 and $5,669,094, respectively.

Reclamation Costs

Reclamation costs are the costs that will be incurred by the Company to close the quarry after quarrying operations have ended. Because of the length of time that the quarries are expected to be in operation and based on current legal requirements and the current mining plan, management believes that the amount to be incurred at a future time is not material in relation to the consolidated financial statements as a whole.

Income Taxes

The Company has elected to be treated as a small business corporation (S corporation) for both federal and state income tax purposes. Accordingly, the Company is not a taxable entity and elements of income and expense flow through and are taxed to the stockholders on an individual basis. Therefore, the provision for corporate income taxes has been limited to a surtax on income imposed by the State of New Jersey.

Continued...

(2) Summary of Significant Accounting Policies, Continued

Income Taxes, Continued

FASB *Accounting Standards Codification* (ASC) 740, *Income Taxes,* is the authoritative pronouncement on accounting for and reporting income tax liabilities and expense. FASB ASC 740 prescribes a more-likely-than-not recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken. In addition, FASB ASC 740 provides guidance on derecognition, classification and disclosure. The Company is subject to routine tax examinations by federal and state tax authorities, but is no longer subject to tax examinations for tax years before 2016. Management has evaluated the Company's tax positions and concluded that the Company has taken no uncertain tax positions that require adjustment to the financial statements to comply with the provisions of this guidance. It is difficult to predict the final timing and resolution of any particular uncertain tax position. Based on the Company's assessment of many factors, including past experience and judgments about future events, the Company does not currently anticipate significant changes in its uncertain tax positions over the next twelve months.

Comprehensive Income

Accounting principles generally require that recognized revenue, expense, gains and losses be included in net income. Certain changes in assets and liabilities, such as certain amounts recognized related to defined benefit pension and postretirement benefit plans (net actuarial gains and losses), are reported as a direct adjustment to the equity section of the consolidated balance sheets. Such items, along with net income or loss, are considered components of comprehensive income.

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Concentrations of Credit Risk

Financial instruments that potentially subject the Company to concentrations of credit risk are primarily cash and cash equivalents and accounts receivable.

Continued...

(2) Summary of Significant Accounting Policies, Continued

Concentrations of Credit Risk, Continued

Cash and cash equivalents are maintained in various financial institutions and, at times, balances may exceed federally insured limits. The Company has never experienced any losses related to these balances.

Accounts receivable are dispersed among the Company's many customers. The Company performs ongoing credit evaluations of its customers' account performance and financial condition and does not generally require collateral.

Recent Accounting Pronouncement

Leases

In February 2016, the FASB issued ASU 2016-02, *Leases* (Topic 842) and subsequently issued related ASUs. ASU 2016-02 improves transparency and comparability among companies by requiring recognition of lease assets and lease liabilities on the balance sheet, except for leases with lease terms of 12 months or less. Lease assets represent the right to use the underlying asset for the lease term, and lease liabilities represent the liability to make lease payments. Companies are also required to disclose key information about leasing arrangements. ASU 2016-02 is effective for annual periods beginning after December 15, 2021, with early application permitted. The Company is currently evaluating the impact of the provisions of the ASU.

Subsequent Events

The Company has performed an evaluation of subsequent events through June 12, 2020, which is the date the consolidated financial statements were available to be issued.

(3) Fair Value Measurements

The Company follows FASB ASC 820, *Fair Value Measurements and Disclosures*, which establishes a framework for measuring fair value in accounting principles generally accepted in the United States of America, and expands disclosure about fair value measurements. The standard requires that assets and liabilities carried at fair value be classified and disclosed in one of the following three categories:

Level 1: Quoted market prices in active markets for identical assets or liabilities.

Level 2: Observable market-based inputs or unobservable inputs that are corroborated by market data.

Level 3: Unobservable inputs that are not corroborated by market data.

Continued...

(3) Fair Value Measurements, Continued

The asset fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

For the years ended December 31, 2019 and 2018, the application of valuation techniques applied to similar assets and liabilities has been consistent.

(4) Long-Term Debt

In November 2018, the Company entered into a term loan agreement with a bank for $5,965,913, which was used to pay the settlement of a pension partial withdrawal liability (Note 6). The loan bore interest at a fixed rate of 4.24% and was payable in monthly principal installments of $165,720 plus interest. The term loan was repaid in full during 2019.

(5) Obligations under Capital Leases

The Company leases equipment under leases that expire at various dates through September 2021, which are classified as capital leases for financial reporting purposes. An asset is recorded at the lower of the present value of the future minimum lease payments or the fair value of the assets. The lease obligation is collateralized by the underlying equipment.

The following is a summary of property and equipment held under the capital leases at December 31, 2019 and 2018:

	2019	2018
Equipment	$ 3,545,902	$ 3,545,902
Accumulated depreciation	(664,866)	(221,622)
	$ 2,881,036	$ 3,324,280

Continued...

(5) Obligations under Capital Leases, Continued

Future minimum lease payments under the capital leases as of December 31, 2019 are as follows:

Year Ending December 31,	Amount
2020	$1,131,084
2021	723,401
Total mimum lease payments	1,854,485
Amount representing interest	(62,480)
Present value of net minimum lease payments	$1,792,005

(6) Employee Benefit Plans

Pension Plan

The Company, in conjunction with a related entity, participates in a noncontributory defined benefit plan covering all nonunion employees. The plan's benefit is based upon years of service, and monthly and average monthly earnings (as defined). The Company's policy is to fund the plan annually in accordance with statutory and regulatory guidelines.

Effective January 1, 2012, management elected to freeze entry into the plan, while employees in the plan at that date continued to accrue additional benefits at reduced rates. Effective December 31, 2018, all future benefit accruals were frozen, and as a result, the projected benefit obligation was reduced to the accumulated benefit obligation and a curtailment gain of $327,151 was recognized in other comprehensive income for the year ended December 31, 2018.

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Obligation and Funded Status

The following table sets forth the funded status of the plan as of December 31, 2019 and 2018 and other plan activity for the years then ended.

	2019	2018
Obligation and funded status at end of years:		
Fair value of plan assets	$19,475,951	$17,041,728
Projected benefit obligation	26,145,300	23,067,200
Funded status	$ (6,669,349)	$ (6,025,472)
Accumulated benefit obligation	$26,145,300	$23,067,200
Employers' contributions	$ 185,874	$ 250,929
Benefits paid	$ (1,044,717)	$ (1,015,222)

The Company recognized the following on its financial statements based on management's allocation of its participation in the plan:

	2019	2018
Amounts recognized on the balance sheets consist of:		
Accrued pension liability	$ 4,238,516	$3,823,741
Amounts recognized in accumulated other comprehensive loss consist of:		
Unrecognized net loss	$ 2,732,601	$2,400,852
Unrecognized prior service cost	(312,487)	(350,509)
Total recognized in accumulated other comprehensive loss	$ 2,420,114	$2,050,343

Continued...

(6) **Employee Benefit Plans, Continued**

Pension Plan, Continued

Obligation and Funded Status, Continued

Net periodic benefit cost	$ 45,004	$ 201,755
Other changes in plan assets and benefit obligations recognized in other comprehensive income (loss):		
Net gain	(449,852)	21,592
Gain from curtailment	-	327,151
Amortization of prior service cost	(38,021)	(38,022)
Amortization of net loss	118,102	136,250
Total other changes in plan assets and benefit obligations recognized in other comprehensive income	(369,771)	446,971
Total recognized in net periodic benefit cost and other comprehensive income	$ 414,775	$ (245,216)

The estimated net loss that will be amortized from accumulated other comprehensive loss into net periodic benefit cost in 2020 is $142,450.

Assumptions:

	2019	2018
Weighted-average assumptions used to determine benefit obligations at end of year:		
Discount rate	3.06%	4.10%
Rate of compensation increase	n/a	3.50%
Weighted-average assumptions used to determine net periodic benefit costs for the year:		
Discount rate	4.10%	3.48%
Expected long-term rate of return on plan assets	6.00%	6.00%
Rate of compensation increase	n/a	3.50%

The expected long-term rate of return on plan assets reflects the average rate of earnings expected on the funds invested or to be invested to provide for the benefits included in the projected benefit obligation. The selected rate considers the historical and expected future investment trends of the present and expected assets in the plan.

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Plan Assets

Plan assets are invested in shares of registered investment companies and a cash account at December 31, 2019 and 2018. Investments are valued by the fund trustee based on quoted market prices and are considered to be a level 1 investment in accordance with the fair value measurements hierarchy.

	December 31, 2019			
	Total	Level 1	Level 2	Level 3
Registered investment companies	$18,857,921	$18,857,921	$ -	$ -

	December 31, 2018			
	Total	Level 1	Level 2	Level 3
Registered investment companies	$16,776,447	$16,776,447	$ -	$ -

The plan's weighted-average asset allocations, by asset category, are as follows at December 31:

	2019	2018
Debt securities	34 %	37 %
Equity securities	62 %	62 %
Cash and equivalent funds	4 %	1 %
	100 %	100 %

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Plan Assets, Continued

The objective of the portfolio is to provide a total return commensurate with the portfolio's risk while complying with all applicable trust, fiduciary and due diligence requirements that experienced investment professionals would be expected to follow, and to comply with all applicable federal, state and local laws, rules and regulations. The target asset allocations for the plan's asset categories are expected to fall within the following percentage ranges:

Debt securities	25% to 50%
Equity securities	45% to 70%
Cash and equivalent funds	0% to 10%

Cash Flows

The Company made no contributions to the Plan in 2019. The Company contributed $86,208 to the plan in 2018.

The following benefit payments, which reflect expected future service, as appropriate, are expected to be paid by the plan:

Year Ending December 31,	Amount
2020	$1,167,000
2021	$1,185,700
2022	$1,202,200
2023	$1,230,800
2024	$1,277,000
2025-2029	$6,595,000

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Multi-Employer Pension Plans

The Company contributes to multi-employer defined benefit pension plans under the terms of collective-bargaining agreements that cover its union-represented employees. The risks of participating in the multiemployer plans are different from single-employer plans in the following aspects: (a) Assets contributed to the multi-employer plan by one employer may be used to provide benefits to employees of other participating employers. (b) If a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers.

If the Company chooses to stop participating in the multi-employer plans, the Company may be required to pay those plans an amount based on the underfunded status of the plan, referred to as a withdrawal liability. The Company's participation in the plans for the annual periods ended December 31, 2019, is outlined in the table below. The 'EIN/Pension Plan Number' column provides the Employee Identification Number (EIN) and the three-digit plan number, if applicable. Unless otherwise noted, the most recent Pension Protection Act (PPA) zone status available in 2019 and 2018 is for the plan's year end at December 31, 2018 and December 31, 2017. The zone status is based on information that the Company received from the plan and is certified by the plan's actuary. Among other factors, plans in the red zone are generally less than 65% funded, plans in the yellow zone are less than 80% funded, and plans in the green zone are at least 80% funded. The 'FIP/RP Status Pending/Implemented' column indicates plans for which a financial improvement plan (FIP) or a rehabilitation plan (RP) is either pending or has been implemented. The last column lists the expiration date of the collective-bargaining agreement to which the plan is subject. There have been no significant changes, other than volume, that affect the comparability of 2019 and 2018 contributions.

Pension Fund	EIN/Pension Plan Number	Certified Pension Protection Act Zone Status as of December 31, 2019	2018	FIP/RB Status Pending/ Implemented	Contributions 2019	2018	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement
Laborers' Local 57 Industrial Pension Plan of Philadelphia, PA	23-1627410	Green - 7/1/2019	Green - 7/1/2018	No	$ 292,450	$ 256,404	No	6/30/2020
Laborers Local Union No. 158 Pension Fund	23-6580323	Green - 1/1/2019	Green - 1/1/2018	No	$ 321,500	$ 351,318	No	4/30/2025

Continued...

(6) Employee Benefit Plans, Continued

Pension Plan, Continued

Multi-Employer Pension Plans, Continued

Pension Fund	EIN/Pension Plan Number	Certified Pension Protection Act Zone Status as of December 31, 2019	2018	FIP/RB Status Pending/ Implemented	Contributions 2019	2018	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement
Teamsters Pension Trust Fund of Philadelphia & Vicinity	23-1511735	Yellow - 1/1/2019	Yellow - 1/1/2018	Implemented	$ 57,476	$ 51,898	No	4/30/2022
Central Pennsylvania Teamsters Defined Benefit Plan	23-6262789	Green - 1/1/2019	Green - 1/1/2018	No	$ 4,262	$ 10,749	No	4/30/2022
LIUNA National (Industrial) Pension Fund	52-6074345	Yellow - 1/1/2019	Yellow - 1/1/2018	Implemented	$ 25,331	$ 22,253	No	3/31/2021
Central Pension Fund of the IUOE and Participating Employers	36-6052390	Green - 2/1/2019	Green - 2/1/2018	No	$ 62,387	$ 71,421	No	7/24/2024

During 2017 and 2018, the Company received two partial withdrawal liability assessments from the Teamsters Pension Trust Fund of Philadelphia and Vicinity (Pension Fund) based upon an alleged 70 percent decline of its annual contribution base during the three year periods 2012 to 2014 and 2013 to 2015. The Company submitted to the Pension Fund a request for review based on the application of the labor dispute exemption under ERISA. Upon review, and after making required periodic payments during 2017 and 2018, the Company agreed to a final settlement of the assessments of $5,965,913, which was paid to the Pension Fund in November 2018. The settlement amount was funded by a term loan (Note 4) and was included in selling, general and administrative expenses in the accompanying consolidated statements of operations and comprehensive income for year ended December 31, 2018.

401(k) Plan

The Company, in conjunction with a related party, sponsors a defined contribution 401(k) plan covering all full-time employees of the Company, except for employees whose employment is governed by a collective bargaining agreement. Participants may contribute up to the maximum percentage allowed by law. The Company may make a discretionary matching contribution as well as contribute additional profit sharing amounts as determined by the Board of Directors.

(7) Collective Bargaining Agreements

The Company is subject to the terms of various union agreements. These union agreements mandate wage rates, working hours, working conditions and other related policies and procedures for covered employees. The agreements expire at various times through July 2024.

(8) Contingent Liabilities

The Company is involved in various legal proceedings and litigation arising in the ordinary course of business. In the opinion of management, the outcome of such proceedings and litigation will not have a material adverse effect on the Company's financial position.

(9) Common Stock

Common stock consists of the following as of December 31:

	2019	2018
Class A common, voting, par value $1 per share; authorized 100,000 shares, issued and outstanding 48,450 shares.	$ 48,450	$ 48,450
Class B common, non-voting, par value $1 per share; authorized 300,000 shares, issued and outstanding 268,980 shares.	268,980	268,980
	$317,430	$317,430

(10) Related Party Transactions

During the years ended December 31, 2019 and 2018, the Company sold materials to and purchased materials and services from an affiliated corporation controlled by the principal stockholder of the Company. In addition, the Company reimbursed certain costs which the affiliate originally paid. Certain transactions between the Company and the affiliated corporation are not always on terms equivalent to those that prevail in arm's-length transactions. Related party transactions between the Company and this affiliate for the years ended December 31, are summarized as follows:

	2019	2018
Raw material purchases	$1,512,970	$ 1,904,344
Sales of material	$28,181,090	$ 24,682,411
Plant rental expense	$219,781	$ 155,030
Reimbursable costs	$2,693,928	$ 3,333,770

(11) Subsequent Events

COVID-19

In December 2019, a novel strain of coronavirus disease ("COVID-19") was first reported in Wuhan, China. Less than four months later, on March 11, 2020, the World Health Organization declared COVID-19 a pandemic. The extent of COVID-19's effect on the Company's operational and financial performance will depend on future developments, including the duration, spread and intensity of the pandemic, all of which are uncertain and difficult considering the rapidly evolving landscape. As the pandemic continues to evolve into a worldwide health crisis, the disease could have an adverse effect on the Company's activities, results of operations, financial condition, and cash flows.

CARES Act and Paycheck Protection Program

In April 2020, the Company applied for, was approved for and received disbursement of a loan in the amount of approximately $4.6 million from its primary lender pursuant to the Paycheck Protection Program (PPP) administered by the United States Small Business Administration and authorized by the Keeping American Workers Employed and Paid Act, which is part of the Coronavirus Aid, Relief, and Economic Security Act, enacted on March 27, 2020. There can be no assurance that any portion of the loan will be forgiven pursuant to the terms of the PPP and the Company may be responsible for repayment of the entire principal balance in equal monthly installments, plus interest accruing at an annual rate of 1%, over a period ranging from one to five years, as agreed to by the lender.

SUPPLEMENTARY INFORMATION

Schedule I

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Balance Sheet - By Division
December 31, 2019

	Quarry Division	Concrete Division	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 6,083,629	$ 1,727,645	$ 7,811,274
Accounts receivable:			
Trade	2,841,413	7,752,049	10,593,462
Affiliate	15,393,287	-	15,393,287
Inventories	2,930,097	581,029	3,511,126
Advance, interdivision	(3,801,890)	3,801,890	-
Prepaid taxes and expenses	179,375	41,503	220,878
Total current assets	23,625,911	13,904,116	37,530,027
Property, plant and equipment:			
Land	2,634,964	701,522	3,336,486
Quarry stone reserves	3,713,653	2,173,652	5,887,305
Buildings	997,056	888,263	1,885,319
Machinery and equipment	37,299,777	8,050,565	45,350,342
Furniture and fixtures	6,249	86,628	92,877
Automobiles and trucks	2,142,711	9,833,473	11,976,184
Construction-in-progress	-	10,500	10,500
	46,794,410	21,744,603	68,539,013
Accumulated depreciation and depletion	(25,430,372)	(10,042,993)	(35,473,365)
Property, plant and equipment, net	21,364,038	11,701,610	33,065,648
Other assets	-	17,150	17,150
	$ 44,989,949	$ 25,622,876	$ 70,612,825
LIABILITIES AND STOCKHOLDERS' EQUITY			
Current liabilities:			
Accounts payable:			
Trade	$ 2,442,136	$ 1,993,720	$ 4,435,856
Affiliate	-	4,298,134	4,298,134
Current portion of capital lease obligations	-	1,079,107	1,079,107
Accrued expenses and taxes	570,481	326,285	896,766
Total current liabilities	3,012,617	7,697,246	10,709,863
Capital lease obligations, less current portion	-	712,898	712,898
Accrued pension liability	4,238,516	-	4,238,516
	7,251,133	8,410,144	15,661,277
Stockholders' equity:			
Common stock	317,430	-	317,430
Additional paid-in capital	2,052,107	-	2,052,107
Retained earnings	37,789,393	17,212,732	55,002,125
Accumulated other comprehensive loss	(2,420,114)	-	(2,420,114)
	37,738,816	17,212,732	54,951,548
	$ 44,989,949	$ 25,622,876	$ 70,612,825

Schedule II

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Statement of Operations and Retained Earnings - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Eliminations	Total
Sales	$ 69,626,692	$ 44,225,996	$ (8,717,689)	$ 105,134,999
Cost of sales	58,823,877	38,957,862	(8,717,689)	89,064,050
Gross profit from operations	10,802,815	5,268,134	-	16,070,949
Selling, general and administrative expenses	2,558,170	4,912,205	-	7,470,375
Income from operations	8,244,645	355,929	-	8,600,574
Other income, net	7,582,948	286,418	-	7,869,366
Income before income tax	15,827,593	642,347	-	16,469,940
State income tax	-	2,000	-	2,000
Net income	15,827,593	640,347	-	16,467,940
Retained earnings: Beginning of year	21,321,453	17,212,732	-	38,534,185
Interdivision transfer	640,347	(640,347)	-	-
End of year	$ 37,789,393	$ 17,212,732	$ -	$ 55,002,125

Schedule III

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Statement of Cash Flows - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Total
Cash flows from operating activities:			
Net income	$ 15,827,593	$ 640,347	$ 16,467,940
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation	4,119,902	2,068,886	6,188,788
Gain on sale of property and equipment	(7,353,135)	(239,820)	(7,592,955)
Bad debt expense	-	22,256	22,256
(Increase) decrease in assets:			
Accounts receivable:			
Trade	485,367	(499,886)	(14,519)
Affiliate	(10,513,710)	-	(10,513,710)
Inventories	54,728	190,960	245,688
Advances, interdivision	(1,780,096)	1,780,096	-
Prepaid taxes and expenses	11,746	1,068	12,814
Increase (decrease) in liabilities:			
Accounts payable:			
Trade	790,558	(1,906,430)	(1,115,872)
Affiliate	-	3,654,786	3,654,786
Accrued expenses and taxes	(170,643)	137,550	(33,093)
Accrued pension liability	45,005	-	45,005
Net cash provided by operating activities	1,517,315	5,849,813	7,367,128
Cash flows from investing activities:			
Purchases of property and equipment	(4,940,781)	(1,429,017)	(6,369,798)
Proceeds from sale of property and equipment	7,859,886	239,820	8,099,706
Net cash provided by (used in) investing activities	2,919,105	(1,189,197)	1,729,908
Cash flows from financing activities:			
Repayment of long-term debt	-	(3,774,808)	(3,774,808)
Repayments of capital lease obligations	-	(1,036,964)	(1,036,964)
Net cash used in financing activities	-	(4,811,772)	(4,811,772)
Net increase (decrease) in cash and cash equivalents	4,436,420	(151,156)	4,285,264
Cash and cash equivalents:			
Beginning of year	1,647,209	1,878,801	3,526,010
End of year	$ 6,083,629	$ 1,727,645	$ 7,811,274
Supplemental disclosure of cash flow information:			
Income taxes paid	$ -	$ 2,000	$ 2,000
Interest paid	$ -	$ 218,062	$ 218,062
Supplemental schedule of noncash transactions:			
Interdivision transfer of equity	$ 640,347	$ (640,347)	$ -

Schedule IV

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Cost of Sales - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Total
Inventories, beginning of year	$ 2,984,825	$ 771,989	$ 3,756,814
Purchases	21,928,244	18,806,279	40,734,523
Manufacturing costs:			
Salaries and wages	8,083,758	7,788,910	15,872,668
Payroll taxes	885,617	788,319	1,673,936
Blasting	1,343,763	-	1,343,763
Diesel fuel	2,858,993	1,913,018	4,772,011
Insurance	1,933,732	1,540,149	3,473,881
Maintenance contract	530,000	-	530,000
Miscellaneous	675,298	933,717	1,609,015
Heating oil	-	205,894	205,894
Electric	1,321,920	372,768	1,694,688
Repairs	7,259,976	2,168,478	9,428,454
Tires	249,339	227,922	477,261
Welding	527,769	-	527,769
Rental of facilities	-	215,880	215,880
Certification and inspection	-	2,838	2,838
Licenses	45,355	308,209	353,564
Depreciation	4,119,902	2,068,886	6,188,788
Welfare and pension funds	1,988,805	1,425,635	3,414,440
Hauling	5,016,678	-	5,016,678
Total manufacturing costs	36,840,905	19,960,623	56,801,528
	61,753,974	39,538,891	101,292,865
Inventories, end of year	2,930,097	581,029	3,511,126
Cost of sales, gross	$ 58,823,877	$ 38,957,862	97,781,739
Interdivisional sales			(8,717,689)
Cost of sales, net			$ 89,064,050

Schedule V

EUREKA STONE QUARRY, INC. AND SUBSIDIARY

Supplementary Information
Consolidating Selling, General and Administrative Expenses and Other Income - By Division
Year Ended December 31, 2019

	Quarry Division	Concrete Division	Total
Selling, general and administrative expenses:			
Officers' salaries	$ 175,020	$ 185,983	$ 361,003
Office salaries and wages	603,165	469,369	1,072,534
Advertising	-	43,249	43,249
Bank fees	-	67,462	67,462
Bad debt expense	-	22,256	22,256
Computer expenses	80,817	124,332	205,149
Consultants' fees	72,807	-	72,807
Contributions	700	8,000	8,700
Dues and subscriptions	1,500	18,954	20,454
Tolls	-	125,554	125,554
Legal and accounting	153,781	2,507,919	2,661,700
Retirement costs	391,995	417,826	809,821
Postage	12,131	11,175	23,306
Sales expense	17,159	63,038	80,197
Stationary and supplies	23,422	94,340	117,762
Taxes:			
Real estate	906,351	596,317	1,502,668
State and local	(4,310)	7,172	2,862
Telephone	123,632	149,259	272,891
	$ 2,558,170	$ 4,912,205	$ 7,470,375
Other income (expense):			
Interest expense	$ -	$ (218,062)	$ (218,062)
Net periodic benefit cost	(45,004)	-	(45,004)
Bank fees	(134,735)	341	(134,394)
Miscellaneous	211,653	60,646	272,299
Rental income	214,212	155,812	370,024
Service charges, net	(16,313)	47,861	31,548
Gain on sale of property and equipment	7,353,135	239,820	7,592,955
	$ 7,582,948	$ 286,418	$ 7,869,366

150

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/19/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : ACE American Insurance Company	22667
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Eureka Stone Quarry, Inc.
300 Lower State Road
Chalfont, PA 18914

COVERAGES CERTIFICATE NUMBER: W20392492 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

ISR TR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [No] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WLR C50803363	04/30/2020	04/01/2021	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

ESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

WORKERS' COMPENSATION COVERAGE IS NOT PROVIDED IN THE FOLLOWING MONOPOLISTIC STATES - OH, ND, WY AND WA. BY LAW, OVERAGE MUST BE PURCHASED THROUGH THE APPLICABLE STATE FUND)

ERTIFICATE HOLDER

vidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Article 5 – Interpretations and Addenda

5.1 All questions about the meaning or intent of the Bidding Documents are to be directed to the Department of Public Works, Abington Township through the Highway Superintendent of Public Works. Interpretation or clarification considered necessary to the department of Public Works of Abington Township in response to such questions will be issued by Addenda, mailed or delivered to all parties recorded by the Public Works Department of Abington Township as having received Bidding Documents. Questions received less than ten (10) days prior to the date of the opening of Bids may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

5.2 Addenda may also be issued to modify the Bidding Documents as deemed advisable by Owner. Each Bidder shall acknowledge any Addenda in writing as part of the Bid Proposal.

Article 6 – Bid Security

6.1 Each Bid must be accompanied by Bid Security made payable to Owner in an amount of ten (10%) percent of the Bidder's maximum Bid price and in the form of a certified or bank check or a Bid Bond issued by a surety authorized to conduct business in the Commonwealth of Pennsylvania.

6.2 The Bid Security of the Successful Bidder will be retained until such Bidder has executed the Contract and furnished the required security, whereupon the Bid security will be returned. If the successful Bidder fails to execute and deliver the Contract and furnish the required contract security within ten (10) days of the Notice of Award, the Bid Security of the Bidder's The Bid Security submitted by any Bidder who Owner believes to have a reasonable chance of receiving the award may be retained by Owner for a period of sixty (60) days from the date of bid opening.

Article 7 – Contract Time

7.1 The number of days within which, or the dates by which the Work is to be delivered to the Owner and ready for Owner's acceptance of delivery, is set forth in the Bid Proposal.

A. When the Bidder is bidding on Road and other Materials, the length of the Contract shall run one (1) calendar year starting from the date the Owner executes the Contract.

Article 8 – Substitute or "OR Equal" Term

The Contract, if awarded will be on the basis of parts, materials, equipment, labor and services specified in Article IV of the Bid Proposal without consideration of possible substitutes of "Or Equal" terms.

Article 9 – Subcontractors, Suppliers and Others

9.1 Each Bid must be accompanied by a written identification of all Subcontractors and Suppliers.

9.2 The Bidder shall be required to obtain Owner's written consent prior to substituting alternate Subcontractors or Suppliers.

9.3 The Bidder may not Subcontract other portions of the Work without Owner's written consent.

9.4 The Bidder may be required to provide an appropriate reduction in contract price to Owner, where applicable, for substitutions of Subcontractors or Suppliers.

9.5 No Bidder shall be required to employ any Subcontractor, Supplier, or Other person or organization against whom the Bidder has reasonable objection.

Article 10 – Bid Proposal

10.1 The Bid Proposal is included with the Bidding Documents; additional copies may be obtained electronically and at no cost on PennBid.

10.2 All blanks on the Bid Proposal must be completed in ink or typed.

10.3 Bids by corporations must be executed in the corporate name by the president or vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of corporation must be shown below the signature.

10.4 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

10.5 All names must be typed or printed below the signatures.

10.6 The bid shall contain an acknowledgement of receipt of all Addenda (the number of which must be filled in on the Bid Proposal).

10.7 The address and telephone number for communications regarding the Bid must be shown.

10.8 Bids must be priced on a lump sum basis for the base contract and include a separate price for each part described in the Bid Specifications as provided for in the Bid Proposal. Bid for Part "I", Part "II" and Part "III" will be awarded separately.

10.9 The Bid price shall include such amounts as the Bidder deems proper for overhead and profit.

Article 11 – Submission of Bids

11 Bids shall be submitted electronically via PennBid.

11.1 Prospective Bidders are expected to submit with their Bid Proposal one copy of the Bid Bond, a Non-Collusion Affidavit, Financial Statement, Experience Record with List of Subcontractors, Suppliers and Others. The Bidding Documents may be retained by the Bidder.

Article 12 – Modifications and Withdrawal of Bids

12.1 Bids may be modified or withdrawn electronically at any time prior to the opening of Bids.

12.2 Bids may be withdrawn after bid opening only as set forth in PA Act 4 Pennsylvania Public Contract Bid Withdrawal Law, 72 P.S. § 1601 *et seq.* (Act 4 of 1974), as amended from time to time. Thereafter, the Bidder will be disqualified from further bidding on the Work to be provided under the Bidding Documents or supplying any material/labor or performing any work to any person to whom a contract for this work is awarded.

Article 13 – Opening of Bids

13.1 Bids will be opened and displayed publicly on PennBid as listed in the Notice to Bidders.

Article 14 – Acceptance of Bids

14.1 All Bids will remain subject to acceptance for sixty (60) days after the day of Bid Opening, but Owner may, in its sole discretion, release any Bid and return the Bid Security prior to that date.

Article 15 – Award of Contract

15.1 Owner reserves the right to reject any and all bids, to waive any and all informalities, and the right to disregard all nonconforming, non-responsive, unbalanced or unconditional Bids. Also, Owner reserves the right to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. Discrepancies in the multiplication of units of Work and unit of process will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

15.2 In evaluating Bids, Owner will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements and such alternates, unit prices and other data, as may be requested in the Bid Proposal.

15.3 Owner may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work as to which the identity of the Subcontractors and Suppliers must be submitted.

15.4 Owner may conduct such investigation as Owner deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors and Suppliers to perform and furnish the Work in accordance with the Bidding Documents to Owner's satisfaction within the prescribed time.

15.5 If the contract is to be awarded, it will be awarded to the lowest responsive and responsible Bidder whose evaluation by Owner indicates to Owner that the award still be in the best interests of the Township of Abington.

15.6 If the contract is to be awarded Owner will give the Successful Bidder a Notice of Award within sixty (60) days after the date of the Bid Opening.

15.7 Bids for Part "I", Part "II", and Part "III" will be awarded separately.

Articles 16 – Contract Security

16.1 When the Successful Bidder delivers the contract to the Owner, it must be accompanied by the required performance bond. Each Bid Proposal shall be accompanied by a consent of surety from an approved surety company that is licensed to conduct business in the Commonwealth of Pennsylvania; and such letter shall state that the surety bond and any bond that is made a condition of the awarding of this contract and anywhere in this proposal will be provided.

Article 17 – Signing of Contract

17.1 When Owner gives Notice of Award to the Successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Contract. Within five (5) days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Contract to Owner with the required Performance Bond. Within thirty (30) days thereafter Owner shall deliver one fully signed Counterpart to Successful Bidder.

Article 18 – Sales and Use Taxes

18.1 The Township is exempt from Federal tax and Pennsylvania State, Sales and Use taxes on all goods and services it purchases. Said taxes shall not be included in the Contract price.

Article 19 - Right to Know Law

19.1 The Pennsylvania Right-to-Know-Law provides for the access to public records to legal residents of the United States. If you submit a bid, please be aware that under the Right-to-Know-Law all bidding documents will be subject to disclosure upon request. If you are the successful bidder, documents in your possession which directly relate to the governmental function of Abington Township and are not otherwise exempt under the Right-to-Know-Law may be considered a public record and may be subject to disclosure.

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

BID PROPOSAL

Project Identifications:

Proposal of:

Eureka Stone Quarry, Inc.
(Name)

P.O. Box 249, Chalfont, PA 18914
(Address)

an individual, partnership, corporation registered in the State of Pennsylvania (delete titles not applicable above) for furnishing all parts, materials, labor and services for the Superpave Materials - 2021, as specified in Article 4 herein for the Township of Abington, Montgomery County, Pennsylvania.

TO: Township of Abington
1176 Old York Road
Abington, PA 19001

Attention: Michael A. Jones, Highway Superintendent
Public Works Department

Article I: Pursuant to, and in compliance with your instructions, Bidders for the furnishing of all parts, material, equipment, labor and services for "SUPER PAVE MATERIAL" had having carefully examined the Bidding Documents comprised of the Notice to Bidders, Instructions to Bidders and Bid Proposal and all other documents bound therewith together with all addenda thereto the materials, equipment, labor, and services necessary or proper or incidental as required by and in strict accordance with the applicable provisions of the Bidding Documents and all addenda issued by the Owner prior to the date of opening of Bids whether received by undersigned or not, for the lump sum price as outlined in the space provided below.

Article II Bidder accepts all terms and conditions of Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bid will remain subject to acceptance for sixty (60) days after the day of the Bid opening. Bidder will sign and submit the Contract with the Bonds and other documents required by the Bidding Documents within ten (10) days after the date of the Owners Notice of Award.

Article III: In submitting the Bid, Bidder represents that:

A. Bidder has examined copies of all the Bidding Documents and of the following addenda (receipt of all which is hereby acknowledged).

Date	Number
NONE	NONE

B. Bidder has familiarized itself with the nature and extent of the Bidding Documents, and all local conditions and laws and regulations that in any manner may affect cost or performance.

C. Bidder has correlated the results of all observations, examinations, investigations, explorations tests, reports and studies with the terms and conditions of the Bidding Documents.

D. Bidder has given the Department of Public Works Highway Superintendent, written notice of all conflicts, errors, or discrepancies that it has discovered in the Bidding Documents.

E. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding; and Bidder has not sought by collusion or otherwise to obtain for itself any advantage over any other Bidder.

ARTICLE IV: The Bidder proposes and agrees to supply to the Township of Abington the following specified items all of which shall be for the prices set forth on Township provided Bid Forms.

BID FORM FOR SUPERPAVE MATERIAL

COMMISSIONERS OF ABINGTON TOWNSHIP
1176 Old York Road
Abington PA 19001

The undersigned herewith submits bids for furnishing Superpave Materials. All quantities are approximate. Quantities may be less or exceed the stated amounts at the Township's discretion.

Vendor: Eureka Stone Quarry, Inc.

Vendor Address: P.O. Box 249, Chalfont, PA 18914

Signature of Bidder: _____
Alice Meehan, Vice President

PART I: SUPERPAVE ASPHALT MIXTURE DESIGN SPECIFICATIONS: Delivered to Abington Township and deposited in Paver hopper.

Superpave Asphalt Mixture Design, 9.5 mm, PG 64 – 22, Wearing Course, 0.0 to 0.3 million ESAL's, SRL H, $ 55.95 Per Ton

Approximate Tons: 15,000 Tons

PART II SUPERPAVE ASPHALT MIXTURE DESIGN SPECIFICATIONS: Picked up at Vendor's Plant by Township trucks

Superpave Asphalt Mixture Design, 9.5 mm, PG 64 – 22,
Wearing Course, 0.0 to 0.3 million ESAL's, SRL H, $ 50.95 Per Ton

Approximate Tons: 600 Tons

PART III SUPERPAVE ASPHALT MIXTURE DESIGN SPECIFICATIONS:

Superpave Asphalt Mixture Design, 25.0 mm, PG 64 – 22,
Base Course, 0.0 to 0.3 million ESAL's, SRL H $ 42.45 Per Ton

Approximate Tons: 500 Tons Picked Up

Superpave Asphalt Mixture Design, 19.0 mm, PG 64 - 22,
Binder Course, 0.0 to 0.3 million ESAL's, SRL H $ 46.75 Per Ton

Approximate Tons: 500 Tons Picked Up

SPECIFICATIONS FOR SUPERPAVE MATERIALS

This composition of the Superpave Mix Designs with PG Binders.

Source of Aggregates: Eureka Stone Quarry, Inc.

Location of Plant: CHALFONT PA

Successful Bidder will be required to accept milled and/or broken blacktop removed in preparation of streets scheduled to be paved. This material will be transported by Abington Township only in the event that the Township deems no need for the material. Milled and/or broken blacktop will be hauled by Abington Township either prior, during or after paving.

Once material is delivered it is the responsibility of the successful Bidder to dispose of the material in a manner as deemed appropriate by all Local, State and Federal laws and guidelines.

NOTICE TO BIDDERS

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY PENNSYLVANIA

SEALED BIDS FOR "SUPERPAVE MATERIALS" ARE BEING ACCEPTED ELECTRONICALLY VIA PENNBID BY THE TOWNSHIP OF ABINGTON, DEPARTMENT OF PUBLIC WORKS BY 9:00 A.M., WEDNESDAY, MARCH 31, 2021. BIDS WILL BE OPENED AND DISPLAYED PUBLICLY ON PENNBID AT 10:00AM ON WEDNESDAY, MARCH 31, 2021.

SUPER PAVE MATERIAL

BIDS must show price for materials and/or equipment delivered to the Township Building, 1176 Old York Road.

THE TOWNSHIP reserves the right to reject any and all bids. A performance bond will be required from the successful bidder.

Bidding Documents including instructions to Bidders and Bid Proposals are available at no cost on PennBid.

Very truly yours,

Richard J. Manfredi
Township Manager

{01253603;v2}

3/24/2021 12:40:08 PM 163

COMMISSIONERS OF THE TOWNSHIP OF ABINGTON
C/o Richard J. Manfredi,
Township Manager
1176 Old York Road
Abington, Pennsylvania, 19001

To Whom It May Concern:

We hereby submit f.o.b., Township of Abington, Department of Public Works, Maintenance Garage, Dead-end of Florey Lane, Roslyn Pennsylvania, 19001 for furnishing the following in strict accordance with the attached specifications:

TOTAL BID $955,805.00

EXCLUDE Federal Tax and Pennsylvania Tax

Delivery on or before 3+/- from date of order

Enclosed is a Bid Bond in the amount equal to 10% of the Bid total $955,805.00

I understand that if our proposal is accepted by the Township, we will provide the Township with a Performance Bond for the full amount of the Bid, satisfactory to the Township Solicitor, to guarantee delivery of the superpave bid, in accordance with the attached specifications.

Glasgow, Inc.
Firm Name

104 Willow Grove Ave, PO Box 1089
Glenside, PA 19038
Address

By _____
Signature

Bruce B. Rambo, President

(215) 884-8800
Telephone Number

AbingtonTwp_BID PACKET 2021.pdf 2

GENERAL CONDITIONS

I. Addendum

The Township of Abington, reserves the right to correct, change, add or delete from the Bidding Documents by written addendum. Hereinafter, the Township of Abington shall be referred to as the "Township" or "Owner".

II. Assignment

Manufacturer or Bidder to whom an award is made shall not sublet, transfer, or assign the contract or any portion thereof to any person, firms or corporations without the prior written consent of the Township.

III. Award

Award of any contract hereunder may be made within (60) sixty days following the opening of the bids, and the Bidder agrees that his bid will remain open and subject to acceptance for a period of sixty (60) days after opening.

Part "I", Part "II", and Part "III" will be awarded separately.

In the event two or more responsive and responsible Bidders submit Bid Proposals that are in the exact same amount, the Township will utilize a coin flip to resolve the tie between or among the identical bids. In such event the Township will notify the affected Bidders forty-eight (48) hours prior to the coin flip to permit the Bidders to be present, if they so choose, to witness the coin flip. In addition, the coin flip shall be open to the public. The result of the coin flip shall be final and the award made to the Bidder chosen by the coin flip.

IV. Explanation of Bidding Documents

Any explanation or interpretation of the Bidding Documents by the Township of Abington shall be binding only if in the form of a written addendum. Oral or other explanations or interpretations made prior to the opening of the proposal shall not be binding and should not be relied upon by any Bidder.

V. Exceptions

A. Any deviation from the requirements of the Bidding Documents shall be itemized and fully set forth in a letter of exception attached to the proposal by the bidder and submitted with the proposal.

B. Itemization of exceptions shall whenever possible, be identified with the Section and Subsection to which they relate and set forth in the same sequence.

C. Unless exceptions taken by the Bidder are itemized in the above described method, the material or equipment to be furnished shall meet the requirements of the Bidding Documents in all detail.

VI. Guarantee or Warranties

Bidder is to set forth all guarantees or warranties to be received.

VII. Inquiries

Inquiries may be directed in writing to: Michael A. Jones, Superintendent
Public Works Highway Department
Abington Township
1176 Old York Road
Abington PA 19001

VIII. Law & Ordinances

Successful Bidder shall comply with all laws, ordinances, rules or regulations of any governmental body, agency or commission having jurisdiction in the matter and obtain all necessary permits.

IX. Patented Device

Successful Bidder shall defend and hold harmless the Township against any and all suits and assume all liability for any and all claims made against the Township or any of its officers or agents for the use of any patented device, process or article forming a part of the specified matter furnished under the contract.

X. Proposal

A. Each proposal shall be made on the proposed form attached hereto and same shall be fully completed.

B. Each proposal shall be submitted electronically via PennBid.

C. The facility from which the bidder proposes to make deliveries of material under this contract must be located within 17 statute miles, measured in a straight line, from the township's Public Works facility located at 2201 Florey Lane in the Roslyn section of Abington Township.

Contractor's Signature
Bruce B. Rambo, President

D. Proposal price to remain in effect subject to no increase during the time which an award is made.

E. Township reserves the right to extend the time for receipt and/or opening of proposals.

F. To reserve any consideration by the Township all bid proposals must be received for their opening electronically via PennBid by no later than 9:00 AM Eastern Standard Time.

G. Proposals will be opened by the Township on MARCH 31, 2021.

XI. Proposal Rejection

Township reserves the right to waive any informalities, to reject any or all Bids for any reason, as well as the right to award the contract as may appear in the best interest of the Township.

XII Payment

Payment shall be made on the basis of sixty (60) days after delivery and inspection of the product and/or sixty (60) days after each individual invoice for the product is received, whichever may apply.

V. Delivery

Delivery shall be made within a sixty (60) day time frame from receipt of order.

{01253603;v2}

CHUBB

Surety
202B Halls Mill Road, PO Box 1650
Whitehouse Station, NJ 08889-1650

O +908.903.3485
F +908.903.3656

Federal Insurance Company

AIA Document A310™ - 2010 Bid Bond

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR
(Name, legal status and address):
Glasgow, Inc.
P.O. Box 1089
Glenside, PA 19038-1089

OWNER
(Name, legal status and address):
Abington Township
1176 Old York Road
Abington, PA 19001

BOND AMOUNT 10% Ten Percent of Amount Bid

SURETY
(Name, legal status and principal place of business):
Federal Insurance Company
202B Halls Mill Rd., PO Box 1650
Whitehouse Station, NJ 08889-1650

PROJECT
(Name, location or address, and Project number, if any)
2021 Superpave Materials, Abington Township, Montgomery County, PA

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 31st day of March, 2021

Glasgow, Inc.

By: _____

(Witness) RACHEL R. MCCOOL
SECRETARY

(Principal) BRUCE B. RAMBO
PRESIDENT

(Title)

(Corporate Seal)

Federal Insurance Company

By: _____

(Witness) Pablo Rios, Jr.

(Attorney-in-Fact) Wendy Lee Wadkins

FEDERAL INSURANCE COMPANY · INDIANA · (Corporate Seal)

Printed in cooperation with the American Institute of Architects (AIA) by Chubb. The language in this document conforms to the language used in AIA Document A310™ - 2010.

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY,** an Indiana corporation, **VIGILANT INSURANCE COMPANY,** a New York corporation, **PACIFIC INDEMNITY COMPANY,** a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Wendy Lee Wadkins

Surety Bond Number: Bid Bond
Obligee: Abington Township

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **1st** day of **November, 2019.**

Dawn M. Chloros, Assistant Secretary

Stephen M. Haney, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this **1st** day of **November, 2019,** before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

KATHERINE J. ADELAAR
NOTARY PUBLIC OF NEW JERSEY
No. 2316585
Commission Expires July 16, 2024

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this March 31, 2021.

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

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EXPERIENCE RECORD

Complete the following experience record and attach same to the PROPOSAL covering work performed or contracts held, (whichever applies) during the past five (5) years.

Date Started	Date Finished	Amount of Contract	Name of Client	Name of Project
Please see attached sheet Schedule A				

(We are) (~~Xxx~~) presently working on the following projects:

Please see attached sheet Schedule B				

Have you ever defaulted on a project? Yes_____ No ✓

If yes, give the name of that contract was held with, name of bonding company and circumstances:

Glasgow, Inc.
Contractor

Date: March 31, 2021
By _____
Bruce B. Rambo, President

NOTE: This experience record must be submitted with the proposal, and failure to submit this, will be considered justification for rejection of the Bidder's proposal.

FINANCIAL STATEMENT OF BIDDER

NOTE: This affidavit must be executed and submitted with the Bid. The data furnished are for the information of the OWNER and will not be made public.

State of Pennsylvania :

: SS

County of Montgomery :

Glasgow, Inc., being duly sworn according to law, deposes and says that the following is a true statement of ~~(his) (their)~~ (its) financial condition at the end of the month preceding the date of ~~(his) (their)~~ (its) proposal to the Owner, attached hereto:

**Please see attached sheet* Schedule C*

BIDDER

Date: March 31, 2021 By:

Bruce B. Rambo, President

Sworn to and subscribed before me this 31st day of March, 20 21

Notary Public

NOTE: This financial statement must be submitted with the proposal and failure to submit will be considered justification for rejection of the Bidders Proposal.

Commonwealth of Pennsylvania - Notary Seal
Renata T. Nandial, Notary Public
Montgomery County
My commission expires April 6, 2024
Commission number 1297432

GLASGOW, INC.
HEAVY & HIGHWAY CONTRACTOR
MATERIALS PRODUCER

SCHEDULE A

MAJOR COMPLETED CONTRACTS

JOB	CONTRACTED PARTY	PROJECT LOCATION	CLASS OF WORK	CONTRACT AMOUNT	COMPLETION DATE
2146719	PA Turnpike Commission	I-276/I-95 Section D10, I-276 Milepost 355.6 to Milepost 356.8 and I-95 Milepost 40.4 to Milepost 42.4	Roadway Reconstruction	$9,838,471.46	Oct 2019
2176751	PennDOT Engineering District 6-0	Various Roads, Montgomery County	Street Paving	$4,581,098.33	Oct 2017
2176752	Plymouth Township	Various Roads, Plymouth Township, Montgomery Co.	2017 Road Program, Milling & Paving	$325,352.99	May 2017
2176753	Springfield Township	Various Roads, Springfield Township, Montgomery County	2017 Road Program, Milling & Paving	$549,849.90	Sep 2017
2176754	Hatfield Township	Various Roads, Hatfield Township, Montgomery County	2017 Road Program, Milling & Paving	$433,982.72	Sep 2017
2176755	Concord Township	Various Roads, Concord Township, Delaware County	2017 Road Program, Milling & Paving	$861,693.60	Aug 2017
2176756	Upper Uwchlan Township	Various Roads, Upper Uwchlan Township, Chester County	2017 Road Program, Milling & Paving	$382,300.02	Oct 2017
2176757	Municipality of Norristown, Mont. Co.	2017 Road Program Phase 1/ Priority I	Milling & Paving Project	$741,854.25	Nov 2017
2186759	West Goshen Township, Chester Co.	Various Roadways	Milling & Paving, Pavement Repair	$674,999.53	Jul 2018
2186761	Hatfield Township, Montgomery Co.	2018 Paving Township Roads	Milling & Paving	$514,920.00	Aug 2018
2186762	Plymouth Township, Montgomery Co.	Various Roadways	Milling & Paving	$265,590.00	Aug 2018
2186763	Tredyffrin Township, Montgomery Co.	Superpave Street Resurfacing 2018TT-PW01	Milling & Paving	$865,625.43	Sep 2018
2186764	Newtown Township, Delaware Co.	Various Roadways	Milling & Paving	$1,016,767.78	Sep 2018
2186765	Westtown Township, Chester Co.	2018 Maintenance Program (Re-bid)	Milling & Paving	$803,350.20	Nov 2018
2186766	Upper Uwchlan Township, Chester Co.	2018 Road Milling & Paving Proposal	Milling & Paving	$402,992.90	Oct 2018
2186767	Municipality of Norristown, Montgomery County	Various Roadways	Milling & Paving and ADA Ramp Installation	$1,866,160.00	Oct 2017
2186768	Upper Merion Township, Montgomery	2018 Road Resurfacing Program	Milling & Paving	$844,181.00	Nov 2018
2196769	Professional Construction Contractors Inc	U. Merion Twp., Mont. Co., Covered Bridge Road	Covered Bridge Road Resufacing	$16,863.00	May 2019
2196770	Easttown Township, Chester County	2019 General Fund Paving	Milling & Paving	$391,090.00	Apr 2019
2196771	Tredyffrin Township, Chester County	Superpave 2019TT-PW01	Milling & Paving	$1,035,828.09	Aug 2019
2196772	Nether Providence Township, Delaware County	2019 Road Program	Milling & Paving	$575,570.00	May 2019
2196773	Arcadia University, Cheltenham Twp., Mont. Co.	2019 Milling and Paving Project	Milling & Paving	$127,200.00	Jun 2019
2196774	Upper Dublin Township, Montgomery County	2019 Mill and Overlay Project	Milling & Paving	$546,261.56	May 2019
2196775	Easttown Township, Chester County	Liquid Fuels Paving 2019	Milling & Paving	$186,746.85	Jun 2019
2196776	Worcester Township, Chester County	2019 Roadway Improvement Program	Milling & Paving	$765,252.50	Aug 2019
2196777	Norristown Municipality, Montgomery County	2019 Road Milling & Paving Phase 3	Milling & Paving	$572,202.50	Oct 2019
2196778	West Whiteland Township, Chester County	Roadwork Project 2019-11	Milling & Paving	$308,752.90	Jun 2019
2196779	Lower Gwynedd Township, Montgomery County	2019 Milling and Paving Program	Milling & Paving	$395,129.40	Aug 2019
2196780	Plymouth Township, Montgomery County	Highway Material and Street Paving	Milling & Paving	$305,639.74	Aug 2019
2196781	Swarthmore Borough, Delaware County	2019 Road Program	Milling & Paving	$99,953.40	Jun 2019
2196782	Marple Township, Delaware County	2019 Road Program	Milling & Paving	$1,321,338.24	Sep 2019
2196783	Springfield Township, Delaware County	2019 Road Program	Milling & Paving	$851,475.20	Sep 2019
2196784	Radnor Township, Delaware County	2019 Superpave Street Resurfacing	Milling & Paving	$800,966.45	Aug 2019
2196785	Willistown Township, Chester County	2019 Road Resurfacing Program	Milling & Paving	$287,107.31	Aug 2019
2196786	Stuart Creek Farms HOA, Montgomery County	Stuart Creek Farms HOA	Milling & Paving	$27,560.00	Sep 2019
2196787	Upper Uwchlan Township, Chester County	2019 Road Milling & Paving	Milling & Paving	$414,364.50	Sep 2019
2196788	Upper Merion Township, Montgomery County	2019 Road Program	Milling & Paving	$590,274.00	Oct 2019
2196789	JPC Group	East Park Resevoir	Paving	$914,636.83	Dec 2019
2206791	Plymouth Township, Montgomery County	Street Paving Milling and Overlay Project	Milling and Paving	$291,301.25	Jun 2020
2206792	Thornbury Township, Delaware County	2020 Road Program	Milling and Paving	$262,556.30	May 2020
2206793	Newtown Township, Delaware County	2020 Road Program	Township Mill & Pave	$4,159,187.97	Sep 2020
2206795	Neither Providence Township, Delaware County	2020 Road Program	Milling and Paving	$463,599.38	Sep 2020
2206796	Springfield Township, Montgomery County	2020 Highway Resufacing Project	Milling and Paving	$362,789.91	Aug 2020
2206797	West Norriton Township, Montgomery County	Brandon Road and Juniata Road Mill & Overlay	Mill & Overlay	$123,480.00	Sep 2020
2206798	Pottstown Borough, Montgomery County	2020 Street Overlay Paving Project	Mill & Overlay	$807,729.72	Oct 2020

Updated 3/4/2021

GLASGOW, INC.
HEAVY & HIGHWAY CONTRACTOR
MATERIALS PRODUCER

SCHEDULE B

STATUS OF CONTRACTS ON HAND

Job No.	Owner	Project Location	Project Description	Adj. Contract Amt	Billings to Date	Bal. to be Completed	Est. End Date
2206790	PennDOT	SR 95, Section MB4	ECMS No. 107709, I-95 Bridge Repairs	$1,332,113.75	$0.00	$1,332,113.75	Dec 2023
2206794	Buckley & Company Inc.	SR 95, Section BR2	ECMS No. 79904, I-95 Betsy Ross Ramps	$982,203.86	$135,804.54	$846,399.32	Sep 2023
			TOTAL:	$2,314,317.61	$135,804.54	$2,178,513.07	

Updated 3/4/2021

GLASGOW, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEET - NOVEMBER 30, 2019

ASSETS

CURRENT ASSETS:		
CASH AND MARKETABLE SECURITIES	$	69,719,858
MORTGAGE RECEIVABLE		874,529
ACCOUNTS RECEIVABLE:		
CONTRACT BILLINGS AND OTHER TRADE ACCOUNTS		15,715,799
CONTRACT RETAINAGE		0
INVENTORIES, PRINCIPALLY QUARRIED STONE		8,992,167
PREPAID INCOME TAXES		0
PREPAID EXPENSES AND OTHER CURRENT ASSETS		1,445,552
TOTAL CURRENT ASSETS		**96,747,905**
PROPERTY, PLANT AND EQUIPMENT AT COST		137,367,450
LESS ACCUMULATED DEPRECIATION AND DEPLETION		105,562,575
NET		**31,804,875**
INVESTMENT IN UNIMPROVED LAND		589,689
CASH SURRENDER VALUE - OFFICER'S LIFE INSURANCE		1,107,537
MORTGAGE RECEIVABLE		600,000
OTHER ASSETS		0
TOTAL OTHER ASSETS		**2,297,226**
TOTAL ASSETS	**$**	**130,850,006**

LIABILITIES

CURRENT LIABILITIES:		
LONG TERM DEBT - CURRENT PORTION	$	978,060
ACCOUNTS PAYABLE		4,475,362
ACCRUED LIABILITIES:		
INCOME TAXES		1,849,495
OTHER		1,042,802
TOTAL CURRENT LIABILITIES		**8,345,719**
LONG-TERM LIABILITIES:		
LONG TERM DEBT		70,560
DEFERRED INCOME TAX LIABILITY		1,159,000
ACCRUED PENSION LIABILITY		3,803,977
TOTAL LIABILITIES		**13,379,256**

STOCKHOLDERS' EQUITY

CAPITAL STOCK:	
COMMON, PAR $100, AUTHORIZED AND ISSUED 400 SHARES	40,000
ADDITIONAL PAID-IN CAPITAL	11,297,872
RETAINED EARNINGS	121,149,794
TREASURY STOCK	(12,744,730)
UNREALIZED GAIN/LOSS ON INVESTMENTS	6,489,813
COMPREHENSIVE PENSION ADJUSTMENT	(8,761,999)
TOTAL STOCKHOLDERS' EQUITY	**117,470,750**
TOTAL LIABILITIES & STOCKHOLDERS' EQUITY	**$ 130,850,006**

Schedule C

NON-COLLUSION AFFIDAIT

FOR THE TOWNSHIP OF ABINGTON

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF Montgomery :

I, Bruce B. Rambo, of **Glasgow, Inc.**
(Name of Contractor)

in the County of Montgomery and the State of Pennsylvania
of full age, being duly sworn according to law on my oath depose and say that:

I am **Bruce B. Rambo, President** of the firm
Glasgow, Inc.,
the Bidder making the Proposal for the aforementioned project, and that I executed the said Proposal with full authority so to do; that said Bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the above named project; and that all statements contained in said Proposal and in this affidavit are true and correct and made with the full knowledge that the Township of Abington relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project, undersigned, on behalf of the bidder, has not been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

Glasgow, Inc. (Name of Bidder)

(Signature & Title) **Bruce B. Rambo, President**

Attest:

Rachel R. McCool, Secretary
(Print or Type Name & Title)

Sworn to and subscribed before me this 31st day of March 20 21

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Renata T. Nandlal, Notary Public
Montgomery County
My commission expires April 6, 2024
Commission number 1297432

My Commission Expires _____ 20____.

{01253603;v2}

INSTRUCTIONS TO BIDDERS

Article 1 – Definitions

1.1 The term "Owner" means the Township of Abington.

1.2 The term "Bidder" means one who submits a Bid directly to the Owner, as distinct from a Sub-Bidder, who submits a bid to the Bidder.

1.3 Highway Aid Funds (Liquid Fuel Taxes) are not being used in whole or in part to fund this contract. Accordingly, no asphalt (or similar material) price adjustment, including, without limitation those provisions set forth in the Pennsylvania Department of Transportations Publication 408 and Publication 9, will have any applicability to this contract. No asphalt price adjustment, or price adjustment for similar materials, will be allowed under this contract.

Contractor's Signature
Bruce B. Rambo, President

1.4 The term "Successful Bidder" means the lowest, qualified responsible and responsive Bidder to whom the Owner (on the basis of Owner's Evaluation as hereinafter provided) makes an award.

1.5 The term "Bidding Documents" includes the Notice to Bidders, Instructions to Bidders, and the Bid Proposal (including all addenda issued prior to receipt of bids).

1.6 The term "Work" means the supply of goods and services as set forth in Article 4 of Bid Proposal.

1.7 Terms used in these Instructions to Bidders which are defined in the General Conditions attached hereto have the meanings assigned to them in the General conditions.

Article 2 – Copies of Bidding Documents

2.1 Complete sets of Bidding Documents may, as stated in the Notice to Bidders, be obtained electronically and free of charge on PennBid.

2.2 Complete sets of Bidding documents must be used in preparing Bids; neither Owner nor Public Works Department of Abington Township assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3 Owner in making copies of Bidding Documents available on the above terms does so for the purpose of obtaining bids on the work and does not confer a license or grant for any other use.

Article 3 – Qualifications of Bidders

3.1 To demonstrate qualifications to perform the Work, each bidder must submit with its Bid, written evidence as called for below:

3.1.1 An Experience Record containing a list of five (5) recent projects similar in nature and magnitude presently active or completed by the Bidder.

3.1.2 A Financial Balance Statement listing assets and liabilities and an operating statement for the most recent fiscal year, but no earlier than the fiscal year ending 2019.

3.1.3 An Executed Non-Collusion Affidavit properly completed, signed and sealed by a licensed Notary Public.

3.1.4 Proof of Workers Compensation Insurance.

Article 4 – Examination of Bidding Documents

4.1 It is the responsibility of each Bidder submitting a Bid to:

4.1.1 Examine the Bidding Documents thoroughly.

4.1.2 Consider Federal, State and Local taxes and regulations that may affect cost, progress, performance or furnishing the work.

4.1.3 Study and carefully correlate Bidder's observations with Bidding Documents.

4.1.4 Notify the Department of Public Works of Abington Township through the Highway Superintendent of Public Works of all conflicts, errors, or discrepancies in the Bidding Documents.

4.2 The submission of a Bid will constitute incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents, and that the Bidding Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

Article 5 – Interpretations and Addenda

5.1 All questions about the meaning or intent of the Bidding Documents are to be directed to the Department of Public Works, Abington Township through the Highway Superintendent of Public Works. Interpretation or clarification considered necessary to the department of Public Works of Abington Township in response to such questions will be issued by Addenda, mailed or delivered to all parties recorded by the Public Works Department of Abington Township as having received Bidding Documents. Questions received less than ten (10) days prior to the date of the opening of Bids may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

5.2 Addenda may also be issued to modify the Bidding Documents as deemed advisable by Owner. Each Bidder shall acknowledge any Addenda in writing as part of the Bid Proposal.

Article 6 – Bid Security

6.1 Each Bid must be accompanied by Bid Security made payable to Owner in an amount of ten (10%) percent of the Bidder's maximum Bid price and in the form of a certified or bank check or a Bid Bond issued by a surety authorized to conduct business in the Commonwealth of Pennsylvania.

6.2 The Bid Security of the Successful Bidder will be retained until such Bidder has executed the Contract and furnished the required security, whereupon the Bid security will be returned. If the successful Bidder fails to execute and deliver the Contract and furnish the required contract security within ten (10) days of the Notice of Award, the Bid Security of the Bidder's The Bid Security submitted by any Bidder who Owner believes to have a reasonable chance of receiving the award may be retained by Owner for a period of sixty (60) days from the date of bid opening.

Article 7 – Contract Time

7.1 The number of days within which, or the dates by which the Work is to be delivered to the Owner and ready for Owner's acceptance of delivery, is set forth in the Bid Proposal.

A. When the Bidder is bidding on Road and other Materials, the length of the Contract shall run one (1) calendar year starting from the date the Owner executes the Contract.

Article 8 – Substitute or "OR Equal" Term

The Contract, if awarded will be on the basis of parts, materials, equipment, labor and services specified in Article IV of the Bid Proposal without consideration of possible substitutes of "Or Equal" terms.

Article 9 – Subcontractors, Suppliers and Others

9.1 Each Bid must be accompanied by a written identification of all Subcontractors and Suppliers.

9.2 The Bidder shall be required to obtain Owner's written consent prior to substituting alternate Subcontractors or Suppliers.

9.3 The Bidder may not Subcontract other portions of the Work without Owner's written consent.

9.4 The Bidder may be required to provide an appropriate reduction in contract price to Owner, where applicable, for substitutions of Subcontractors or Suppliers.

9.5 No Bidder shall be required to employ any Subcontractor, Supplier, or Other person or organization against whom the Bidder has reasonable objection.

Article 10 – Bid Proposal

10.1 The Bid Proposal is included with the Bidding Documents; additional copies may be obtained electronically and at no cost on PennBid.

10.2 All blanks on the Bid Proposal must be completed in ink or typed.

10.3 Bids by corporations must be executed in the corporate name by the president or vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of corporation must be shown below the signature.

10.4 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

10.5 All names must be typed or printed below the signatures.

10.6 The bid shall contain an acknowledgement of receipt of all Addenda (the number of which must be filled in on the Bid Proposal).

10.7 The address and telephone number for communications regarding the Bid must be shown.

10.8 Bids must be priced on a lump sum basis for the base contract and include a separate price for each part described in the Bid Specifications as provided for in the Bid Proposal. Bid for Part "I", Part "II" and Part "III" will be awarded separately.

10.9 The Bid price shall include such amounts as the Bidder deems proper for overhead and profit.

Article 11 – Submission of Bids

11 Bids shall be submitted electronically via PennBid.

11.1 Prospective Bidders are expected to submit with their Bid Proposal one copy of the Bid Bond, a Non-Collusion Affidavit, Financial Statement, Experience Record with List of Subcontractors, Suppliers and Others. The Bidding Documents may be retained by the Bidder.

Article 12 – Modifications and Withdrawal of Bids

12.1 Bids may be modified or withdrawn electronically at any time prior to the opening of Bids.

12.2 Bids may be withdrawn after bid opening only as set forth in PA Act 4 Pennsylvania Public Contract Bid Withdrawal Law, 72 P.S. § 1601 *et seq.* (Act 4 of 1974), as amended from time to time. Thereafter, the Bidder will be disqualified from further bidding on the Work to be provided under the Bidding Documents or supplying any material/labor or performing any work to any person to whom a contract for this work is awarded.

Article 13 – Opening of Bids

13.1 Bids will be opened and displayed publicly on PennBid as listed in the Notice to Bidders.

Article 14 – Acceptance of Bids

14.1 All Bids will remain subject to acceptance for sixty (60) days after the day of Bid Opening, but Owner may, in its sole discretion, release any Bid and return the Bid Security prior to that date.

Article 15 – Award of Contract

15.1 Owner reserves the right to reject any and all bids, to waive any and all informalities, and the right to disregard all nonconforming, non-responsive, unbalanced or unconditional Bids. Also, Owner reserves the right to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. Discrepancies in the multiplication of units of Work and unit of process will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

15.2 In evaluating Bids, Owner will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements and such alternates, unit prices and other data, as may be requested in the Bid Proposal.

15.3 Owner may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work as to which the identity of the Subcontractors and Suppliers must be submitted.

15.4 Owner may conduct such investigation as Owner deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors and Suppliers to perform and furnish the Work in accordance with the Bidding Documents to Owner's satisfaction within the prescribed time.

15.5 If the contract is to be awarded, it will be awarded to the lowest responsive and responsible Bidder whose evaluation by Owner indicates to Owner that the award still be in the best interests of the Township of Abington.

15.6 If the contract is to be awarded Owner will give the Successful Bidder a Notice of Award within sixty (60) days after the date of the Bid Opening.

15.7 Bids for Part "I", Part "II", and Part "III" will be awarded separately.

Articles 16 – Contract Security

16.1 When the Successful Bidder delivers the contract to the Owner, it must be accompanied by the required performance bond. Each Bid Proposal shall be accompanied by a consent of surety from an approved surety company that is licensed to conduct business in the Commonwealth of Pennsylvania; and such letter shall state that the surety bond and any bond that is made a condition of the awarding of this contract and anywhere in this proposal will be provided.

Article 17 – Signing of Contract

17.1 When Owner gives Notice of Award to the Successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Contract. Within five (5) days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Contract to Owner with the required Performance Bond. Within thirty (30) days thereafter Owner shall deliver one fully signed Counterpart to Successful Bidder.

Article 18 – Sales and Use Taxes

18.1 The Township is exempt from Federal tax and Pennsylvania State, Sales and Use taxes on all goods and services it purchases. Said taxes shall not be included in the Contract price.

Article 19 - Right to Know Law

19.1 The Pennsylvania Right-to-Know-Law provides for the access to public records to legal residents of the United States. If you submit a bid, please be aware that under the Right-to-Know-Law all bidding documents will be subject to disclosure upon request. If you are the successful bidder, documents in your possession which directly relate to the governmental function of Abington Township and are not otherwise exempt under the Right-to-Know-Law may be considered a public record and may be subject to disclosure.

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

BID PROPOSAL

Project Identifications:

Proposal of:

Glasgow, Inc.

(Name)

104 Willow Grove Avenue PO Box 1089, Glenside, PA 19038

(Address)

an individual, partnership, corporation registered in the State of Pennsylvania (delete titles not applicable above) for furnishing all parts, materials, labor and services for the Superpave Materials Bid, as specified in Article 4 herein for the Township of Abington, Montgomery County, Pennsylvania.

TO: Township of Abington
1176 Old York Road
Abington, PA 19001

Attention: Michael A. Jones, Highway Superintendent
Public Works Department

Article I: Pursuant to, and in compliance with your instructions, Bidders for the furnishing of all parts, material, equipment, labor and services for "SUPER PAVE MATERIAL" had having carefully examined the Bidding Documents comprised of the Notice to Bidders, Instructions to Bidders and Bid Proposal and all other documents bound therewith together with all addenda thereto the materials, equipment, labor, and services necessary or proper or incidental as required by and in strict accordance with the applicable provisions of the Bidding Documents and all addenda issued by the Owner prior to the date of opening of Bids whether received by undersigned or not, for the lump sum price as outlined in the space provided below.

Article II Bidder accepts all terms and conditions of Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bid will remain subject to acceptance for sixty (60) days after the day of the Bid opening. Bidder will sign and submit the Contract with the Bonds and other documents required by the Bidding Documents within ten (10) days after the date of the Owners Notice of Award.

Article III: In submitting the Bid, Bidder represents that:

A. Bidder has examined copies of all the Bidding Documents and of the following addenda (receipt of all which is hereby acknowledged).

Date	Number
_____	_____
_____	_____
_____	_____

B. Bidder has familiarized itself with the nature and extent of the Bidding Documents, and all local conditions and laws and regulations that in any manner may affect cost or performance.

C. Bidder has correlated the results of all observations, examinations, investigations, explorations tests, reports and studies with the terms and conditions of the Bidding Documents.

D. Bidder has given the Department of Public Works Highway Superintendent, written notice of all conflicts, errors, or discrepancies that it has discovered in the Bidding Documents.

E. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding; and Bidder has not sought by collusion or otherwise to obtain for itself any advantage over any other Bidder.

ARTICLE IV: The Bidder proposes and agrees to supply to the Township of Abington the following specified items all of which shall be for the prices set forth on Township provided Bid Forms.

BID FORM FOR SUPERPAVE MATERIAL

COMMISSIONERS OF ABINGTON TOWNSHIP
1176 Old York Road
Abington PA 19001

The undersigned herewith submits bids for furnishing Superpave Materials. All quantities are approximate. Quantities may be less or exceed the stated amounts at the Township's discretion.

Vendor: Glasgow, Inc.

Vendor Address: 104 Willow Grove Avenue PO Box 1089, Glenside, PA 19038

Signature of Bidder: Bruce B. Rambo, President

PART I: SUPERPAVE ASPHALT MIXTURE DESIGN SPECIFICATIONS: Delivered to Abington Township and deposited in Paver hopper.

Superpave Asphalt Mixture Design, 9.5 mm, PG 64 – 22, Wearing Course, 0.0 to 0.3 million ESAL's, SRL H, $ 58.80 Per Ton

Approximate Tons: 15,000 Tons

PART II SUPERPAVE ASPHALT MIXTURE DESIGN SPECIFICATIONS: Picked up at Vendor's Plant by Township trucks

Superpave Asphalt Mixture Design, 9.5 mm, PG 64 – 22, Wearing Course, 0.0 to 0.3 million ESAL's, SRL H, $\$__49.80__$ **Per Ton**

Approximate Tons: 600 Tons



PART III SUPERPAVE ASPHALT MIXTURE DESIGN SPECIFICATIONS:

Superpave Asphalt Mixture Design, 25.0 mm, PG 64 – 22, Base Course, 0.0 to 0.3 million ESAL's, SRL H $\$__41.90__$ **Per Ton**

Approximate Tons: 500 Tons Picked Up

Superpave Asphalt Mixture Design, 19.0 mm, PG 64 - 22, Binder Course, 0.0 to 0.3 million ESAL's, SRL H $\$__45.95__$ **Per Ton**

Approximate Tons: 500 Tons Picked Up

$20,950.00
$22,975.00
$43,925

SPECIFICATIONS FOR SUPERPAVE MATERIALS

This composition of the Superpave Mix Designs with PG Binders.

Source of Aggregates: McCoy Quarry

Location of Plant: Church & Flint Hill Roads, King of Prussia, PA

Successful Bidder will be required to accept milled and/or broken blacktop removed in preparation of streets scheduled to be paved. This material will be transported by Abington Township only in the event that the Township deems no need for the material. Milled and/or broken blacktop will be hauled by Abington Township either prior, during or after paving.

Once material is delivered it is the responsibility of the successful Bidder to dispose of the material in a manner as deemed appropriate by all Local, State and Federal laws and guidelines.

Abington Township Department Of Public Works
Super Pave Material
Bid Opening 3/31/2021 via PennBid

BID ITEMS	PART 1 DELIVERED 15,000 TONS Wearing 9.5M.M.		PART 2 PICKED UP 600 TONS Wearing 9.5M.M.		PART 3 PICKED UP 500 TONS Base 25M.M.	PART 3 PICKED UP 500 TONS Binder 19.0 M.M.
BIDDER						
Eureka Stone Quarry, Inc.	$55.95		$50.95		$42.45	$46.75
PO Box 249						
Chalfont, PA 18914						
Total Bid: $914,420.00						
Glasgow, Inc.	$58.80		$49.80		$41.90	$45.95
PO Box 1089						
Glenside, PA 19038						
Total Bid: $955,805.00						

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	PW-02-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
Public Works		Yes ☑ No ☐
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

2015 ARLE Grant Mt. Carmel Avenue and North Hills Avenue Intersection Improvements Change Order Approval and Final Payment Approval

EXECUTIVE SUMMARY:

The need for this change order is due to a conflict with underground utilities. Township Traffic Signal Maintenance crews working on-site witnessed the conflict and the need for the change. Underground electrical lines had to be rerouted due to the conflict increasing the original length of the proposed trench and the proposed type of trench. The type of trench had to be changed to a "Type 3" trench that required a modification to a more costly type of fill, additional conduit and additional pavement markings upon completion. The change order prepared by McMahon Associates, Inc. illustrates the base contract amount of $208,274.90 plus the change order amount of $5,512.10 adjusting the contract total to $213,787.00. McMahon Associates, Inc. reviewed the costs associated with the change order and recommends acceptance by the township.

The final payment due to Kuharchik Construction, Inc. including the change order amount is $21,378.70.

PREVIOUS BOARD ACTIONS:

Resolution 16-026 adopted by the Board of Commissioners August 11, 2016 designating Wayne C. Luker, President of the Board of Commissioners and Michael LeFevre, Township Manager, as the officials authorized and directed to sign the 2015 ARLE project funding agreement on the township's behalf.

Resolution 18-031 adopted by the Board of Commissioners August 9, 2018 authorizing and directing the township manager to submit an application for Traffic Signal Approval to PennDot and sign the application on behalf of the township.

February 14, 2019, Board of Commissioners awarded the construction contract bid to Kuharchik Construction, Inc. in the amount of $208,274.90.

RECOMMENDED BOARD ACTIONS:

Motion to ratify the Change Order No. 1 prepared by McMahon Associates, Inc. for the 2015 ARLE Grant Intersection Improvements of Mt. Carmel Avenue and North Hills Avenue in the amount of $5,512.10 and approve final payment to Kuharchik Construction, Inc. in the amount of $21,378.70.

TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
P. 215.283.9444
mcmahonassociates.com

March 15, 2021

Mr. Richard Manfredi
Abington Township
1176 Old York Road
Abington, PA 19001

RE: **Change Order Request #1**
Mount Carmel Avenue (SR 2027) and North Hills Avenue
Abington Township, Montgomery County, PA
McMahon Project No. 811393.3C

Dear Mr. Manfredi:

As requested, McMahon has reviewed Change Order #1, in the amount of $5,512.10 for the Mount Carmel Avenue (SR 2027) and North Hills Avenue Project. This change order is for modifications to quantities for conduit, trenching, and pavement markings as determined in the field during construction.

Base Contract Amount			$208,274.90
Change Order #1	Quantity	Unit Cost	
2” Conduit	89 LF	$2.90	$258.10
3” Conduit	192 LF	$3.10	$595.20
Trench and Backfill, Type I	-20 LF	$14.80	-$296.00
Trench and Backfill, Type II	125 LF	$71.00	$8,875.00
Trench and Backfill, Type III	-50 LF	$71.00	-$3,550.00
4” Yellow Thermoplastic Paint	-90 LF	$0.95	-85.50
6” White Thermoplastic Paint	-33 LF	$4.60	-$151.80
24” White Thermoplastic Paint	-46 LF	$11.50	-$529.00
Thermoplastic “ONLY” Legend	1 EACH	$288.00	$288.00
Thermoplastic “Right Arrow” Legend	1 EACH	$230.00	$230.00
Thermoplastic “Yield Lines”	1 LF	$57.50	$57.50
Pavement Marking Removal	78 SF	$2.30	$179.40
		Change Order #1 Total	**$5,512.10**
Adjusted Contract Total			**$213,787.00**

McMahon Associates, Inc. has reviewed the costs associated with the change order and recommends acceptance by the Township. The final project invoice has been included with this letter.

Please feel free to contact me at (215) 283-9444 if you require additional information.

Sincerely,

Anton Kuhner, P.E.
Senior Project Manager

AKK/smd
Attachment

cc: Ashley McIlvaine, Abington Township
Monica Embrey, Abington Township

I:\eng\811393\Correspondence\Construction\Change Orders\2021_03_15 Change Order 01.doc

Application and Certificate for Payment

TO (OWNER):	Abington Township 1176 York Road Abington, pa 19001	**PROJECT:**	Montg Co Mt SR 2027 & N Hills Abington Mt. Carmel and North Hills	**APPLICATION NO:**	5 (3687)
				PERIOD TO:	16-Mar-20
FROM (CONT):	Kuharchik Construction, Inc. 420 Schooley Avenue Exeter, PA 18643	**VIA ENGINEER:**	McMahon Associates, Inc. 425 Commerce Drive Fort Washington, PA 19034	**PROJECT NO:**	811393.3B
CONTRACT FOR:	Intersection Improvement Project			**CONTRACT DATE:**	March-19

Distribution To: Owner, Architect, Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

	ADDITIONS	DEDUCTIONS
Change orders approved in previous months by Owner		
Change orders approved in current month by Owner		
	ADDITIONS	DEDUCTIONS
Overruns/Underruns	$5,512.10	
Net Change by Change Orders	**$5,512.10**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

M. JONES

CONTRACTOR: KUHARCHIK CONSTRUCTION, INC

By: Patricia Fink *Date:* 3/16/20

Application is made for Payment, as shown below, in connection with the contract.

Continuation Sheet is attached.

1	**ORIGINAL CONTRACT SUM**	s/b 208,247.90	$208,274.90
2	**Net Change by Change Orders**	should this change	$5,512.10
3	**CONTRACT SUM TO DATE**	based on above?	$213,787.00
4	**TOTAL COMPLETE & STORED TO DATE** (Column G)		$213,787.00
5	**RETAINAGE:**		
	a. 10% of Completed Work (Column D&E)		$0.00
	b. 0% of Stored Material (Column F)		$0.00
	Total Retainage (Line 5a+5b) or Column I		$0.00
6	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)		$213,787.00
7	**LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 Prior Certificate)**	192,408.50	$192,408.30
8	**CURRENT PAYMENT DUE**	21,378.50	**$21,378.70**
9	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)		$0.00

State of: Pennsylvania *County of:* Luzerne

Subscribed and Sworn to before me this 16th *day of* March, 2020

Notary Public: [signature]

My Commission expires: 1/10/23

ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for)

ARCHITECT:

By: _____ *Date:* _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment are without prejudice to any rights of the Owner or Contractor under this contract.

Commonwealth of Pennsylvania - Notary Seal
JEAN TALAMELLI - Notary Public
Luzerne County
My Commission Expires Jan 10, 2023
Commission Number 1229356

KUHARCHIK CONSTRUCTION, INC.

Owner/Contractor:
Abington Township
1176 York Road
Abington, pa 19001
ABI01

420 SCHOOLEY AVENUE EXETER, PA 18643
APPLICATION FOR PAYMENT
APPLICATION NUMBER 005
PERIOD 01/30/20 THRU 03/16/20
INVOICE NUMBER 36875

Montg Co Mt SR 2027 & N Hills Abington
McMahon Proj# 811393.3B
Intersection Improvement Project
Mt. Carmel and North Hills

ITEM NO.	DESCRIPTION OF WORK	UNIT	ORIGINAL QUANTITY	UNIT PRICE	SCHEDULED VALUE	*** QUANTITIES *** PREVIOUS APPLICATION	THIS PERIOD	TO DATE	*** AMOUNT *** PREVIOUS APPLICATION	THIS PERIOD	MATERIALS PRESENTLY STORED	TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE (IF VARIABLE RATE)
0608-0001	Mobilization	LS	1.00	$17,100.00	$17,100.00	1.00		1.00	$17,100.00		$0.00	$17,100.00	100.00%	$0.00	$0.00
0901-0001	MPT	LS	1.00	$14,000.00	$14,000.00	1.00		1.00	$14,000.00		$0.00	$14,000.00	100.00%	$0.00	$0.00
4910-2012	15 Foot Barcket Arm, Painted Black (Ma	EA	2.00	$1,388.00	$2,776.00	2.00		2.00	$2,776.00		$0.00	$2,776.00	100.00%	$0.00	$0.00
4910-2828	LED (250 Watt High Pressure Sodium E	EA	2.00	$510.00	$1,020.00	2.00		2.00	$1,020.00		$0.00	$1,020.00	100.00%	$0.00	$0.00
4910-4116	AWG 8 Underground Cable, Copper, 1 (	LF	450.00	$0.60	$270.00	450.00		450.00	$270.00		$0.00	$270.00	100.00%	$0.00	$0.00
0935-0001	Post Mounted Signs, Type F	SF	5.00	$182.40	$912.00	5.00		5.00	$912.00		$0.00	$912.00	100.00%	$0.00	$0.00
4936-0200	Structure Mounted Flat Sheet Aluminur	SF	43.00	$21.00	$903.00	43.00		43.00	$903.00		$0.00	$903.00	100.00%	$0.00	$0.00
4951-0125	Traffic Signal Support, 25' Mast Arm, P	EA	1.00	$8,825.00	$8,825.00	1.00		1.00	$8,825.00		$0.00	$8,825.00	100.00%	$0.00	$0.00
4951-2125	Traffic Signal Support, 25' Mast Arm w/	EA	2.00	$9,820.00	$19,640.00	2.00		2.00	$19,640.00		$0.00	$19,640.00	100.00%	$0.00	$0.00
4951-0135	Traffic Signal Support, 35' Mast Arm, P	EA	1.00	$12,300.00	$12,300.00	1.00		1.00	$12,300.00		$0.00	$12,300.00	100.00%	$0.00	$0.00
4951-4014	Traffic Signal Support, 14' Pedestal, Pa	EA	2.00	$850.00	$1,700.00	2.00		2.00	$1,700.00		$0.00	$1,700.00	100.00%	$0.00	$0.00
4951-4022	Pedestrian Stub Pole, Type B, Painted I	EA	6.00	$275.00	$1,650.00	6.00		6.00	$1,650.00		$0.00	$1,650.00	100.00%	$0.00	$0.00
4952-1000	Time Clock, GPS (Material Only)	EA	1.00	$390.00	$390.00	1.00		1.00	$390.00		$0.00	$390.00	100.00%	$0.00	$0.00
4952-1030	NEMA TS2; Type 1 Controller Assy, Typ	EA	1.00	$14,000.00	$14,000.00	1.00		1.00	$14,000.00		$0.00	$14,000.00	100.00%	$0.00	$0.00
0954-0012	2 Inch Conduit (PVC)	LF	699.00	$2.90	$2,027.10	699.00		699.00	$2,027.10		$0.00	$2,027.10	100.00%	$0.00	$0.00
0954-0013	3 Inch Conduit (PVC)	LF	722.00	$3.10	$2,238.20	722.00		722.00	$2,238.20		$0.00	$2,238.20	100.00%	$0.00	$0.00
0954-0151	Trench and Backfill, Type I	LF	0.00	$14.80	$0.00	0.00		0.00	$0.00		$0.00	$0.00	#DIV/0!	$0.00	$0.00
0954-0152	Trench and Backfill, Type II	LF	275.00	$71.00	$19,525.00	275.00		275.00	$19,525.00		$0.00	$19,525.00	100.00%	$0.00	$0.00
0954-0153	Trench and Backfill, Type III	LF	130.00	$71.00	$9,230.00	130.00		130.00	$9,230.00		$0.00	$9,230.00	100.00%	$0.00	$0.00
4954-0201	Signal Cable, 14 AWG, 3 Conductor (Ma	LF	800.00	$0.45	$360.00	800.00		800.00	$360.00		$0.00	$360.00	100.00%	$0.00	$0.00
4954-0202	Signal Cable, 14 AWG, 5 Conductor (Ma	LF	1,500.00	$0.60	$900.00	1500.00		1500.00	$900.00		$0.00	$900.00	100.00%	$0.00	$0.00
4954-0203	Signal Cable, 14 AWG, 7 Conductor (Ma	LF	1,200.00	$0.85	$1,020.00	1200.00		1200.00	$1,020.00		$0.00	$1,020.00	100.00%	$0.00	$0.00
0954-0302	Junction Box, JB-27	EA	2.00	$690.00	$1,380.00	2.00		2.00	$1,380.00		$0.00	$1,380.00	100.00%	$0.00	$0.00
4954-0600	Uninterruptible Power Supply (UPS) (M	EA	1.00	$2,800.00	$2,800.00	1.00		1.00	$2,800.00		$0.00	$2,800.00	100.00%	$0.00	$0.00
4955-3208	Vehicular Signal Head, Three 12" Secti	EA	13.00	$550.00	$7,150.00	13.00		13.00	$7,150.00		$0.00	$7,150.00	100.00%	$0.00	$0.00
4955-3722	LED Countdown Pedestrian Signal Hea	EA	8.00	$355.00	$2,840.00	8.00		8.00	$2,840.00		$0.00	$2,840.00	100.00%	$0.00	$0.00
4956-0500	Pedestrian Push Button (Material Only)	EA	8.00	$180.00	$1,440.00	8.00		8.00	$1,440.00		$0.00	$1,440.00	100.00%	$0.00	$0.00
4956-0700	Video Detector (Material Only)	EA	2.00	$4,150.00	$8,300.00	2.00		2.00	$8,300.00		$0.00	$8,300.00	100.00%	$0.00	$0.00
4956-0771	Radar Detection System, Dilemma Zon	EA	1.00	$12,850.00	$12,850.00	1.00		1.00	$12,850.00		$0.00	$12,850.00	100.00%	$0.00	$0.00
4956-0801	Optical Preemption System (Material O	EA	1.00	$5,360.00	$5,360.00	1.00		1.00	$5,360.00		$0.00	$5,360.00	100.00%	$0.00	$0.00
0960-0001	4" White Hot Thermoplastic Pavement Ma	LF	380.00	$0.95	$361.00	380.00		380.00	$361.00		$0.00	$361.00	100.00%	$0.00	$0.00
0960-0002	4" Yellow Hot Thermoplastic Pavement M	LF	510.00	$0.95	$484.50	510.00		510.00	$484.50		$0.00	$484.50	100.00%	$0.00	$0.00
0960-0005	6" White Hot Thermoplastic Pavement Ma	LF	426.00	$4.60	$1,959.60	426.00		426.00	$1,959.60		$0.00	$1,959.60	100.00%	$0.00	$0.00
0960-0021	24" White Hot Thermoplastic Pavement M	LF	95.00	$11.50	$1,092.50	95.00		95.00	$1,092.50		$0.00	$1,092.50	100.00%	$0.00	$0.00
0960-0101	White Hot Thermoplastic Legend, "ONLY"	EA	2.00	$288.00	$576.00	2.00		2.00	$576.00		$0.00	$576.00	100.00%	$0.00	$0.00
0960-0222	White Hot Thermoplastic Legend, "RIGHT	EA	2.00	$230.00	$460.00	2.00		2.00	$460.00		$0.00	$460.00	100.00%	$0.00	$0.00
0960-0255	White Hot Thermoplastic Legend, "Yield L	LF	10.00	$57.50	$575.00	10.00		10.00	$575.00		$0.00	$575.00	100.00%	$0.00	$0.00
0963-0001	Pavement Marking Removal	SF	627.00	$2.30	$1,442.10	627.00		627.00	$1,442.10		$0.00	$1,442.10	100.00%	$0.00	$0.00
9000-0001	Junction Box, 17"x30"	EA	3.00	$1,210.00	$3,630.00	3.00		3.00	$3,630.00		$0.00	$3,630.00	100.00%	$0.00	$0.00

KUHARCHIK CONSTRUCTION, INC.

Owner/Contractor:
Abington Township
1176 York Road
Abington, pa 19001
ABI01

420 SCHOOLEY AVENUE EXETER, PA 18643
APPLICATION FOR PAYMENT
APPLICATION NUMBER 005
PERIOD 01/30/20 THRU 03/16/20
INVOICE NUMBER 36875

Montg Co Mt SR 2027 & N Hills Abington
McMahon Proj# 811393.3B
Intersection Improvement Project
Mt. Carmel and North Hills

ITEM NO.	DESCRIPTION OF WORK	UNIT	ORIGINAL QUANTITY	UNIT PRICE	SCHEDULED VALUE	*** QUANTITIES *** PREVIOUS APPLICATION	THIS PERIOD	TO DATE	*** AMOUNT *** PREVIOUS APPLICATION	THIS PERIOD	MATERIALS PRESENTLY STORED	TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE (IF VARIABLE RATE)
9000-0002	Traffic Signal Support, 25' Mast Arm, Four	EA	1.00	$3,500.00	$3,500.00	1.00		1.00	$3,500.00		$0.00	$3,500.00	100.00%	$0.00	$0.00
9000-0003	Traffic Signal Support, 25' Mast Arm, w/Lu	EA	2.00	$4,000.00	$8,000.00	2.00		2.00	$8,000.00		$0.00	$8,000.00	100.00%	$0.00	$0.00
9000-0004	Traffic Signal Support, 35' Mast, Foundati	EA	1.00	$3,500.00	$3,500.00	1.00		1.00	$3,500.00		$0.00	$3,500.00	100.00%	$0.00	$0.00
9000-0005	Traffic Signal Support, 14' Pedestal, Foun	EA	2.00	$2,500.00	$5,000.00	2.00		2.00	$5,000.00		$0.00	$5,000.00	100.00%	$0.00	$0.00
9000-0006	Pedestrian Stub Pole, Type B, Foundation	EA	6.00	$1,300.00	$7,800.00	6.00		6.00	$7,800.00		$0.00	$7,800.00	100.00%	$0.00	$0.00
9000-0007	NEAM TS2; Type 1 Controller Assembly w	EA	1.00	$2,500.00	$2,500.00	1.00		1.00	$2,500.00		$0.00	$2,500.00	100.00%	$0.00	$0.00
			-	-	$213,787.00	-	-	-	$213,787.00	$0.00	$0.00	$213,787.00	100.00%	$0.00	$0.00

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	LU-01-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Belmont Avenue

EXECUTIVE SUMMARY:

Applicant, Kyle J. Dougherty is proposing a lot consolidation of lands located on Belmont Avenue at Artman Street and Westmont Avenue to create a conforming residential building lot for future development.

PREVIOUS BOARD ACTIONS:

04-08-21 - The Committee of the Whole approved to move the item forward to the Land Use Committee Meeting on May 5, 2021 for further review and then to be forwarded to the regular Board of Commissioners meeting on May 13, 2021.

05.05.21 - The Land Use Committee approved the agenda item to move to the full Board for approval on May 13, 2021.

RECOMMENDED BOARD ACTIONS:

Motion to approve the minor subdivision application by Kyle Dougherty for the Belmont Avenue Lot Line Consolidation located on Belmont Avenue at Artman Street and Westmont Avenue.

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: BELMONT AVENUE LOT LINE CONSOLIDATION

APPLICANT NAME: KYLE DOUGHERTY

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: SD-20-01
Received By: A. Montgomery
File Date: 9/9/2020

Date Complete: 9/16/2020
90 Day Date: Waived
Ward No. 15

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Kyle Dougherty
Name

3028 Raymond Avenue, Abington, PA 19001
Address

215-767-1527
Phone Fax

kyledoc5@gmail.com
Email Address

Property Owners Information (if different than applicant)

Same
Name

Address

Phone Fax

Email Address

Architect/ Planner

Name

Address

Phone Fax

Email Address

Engineer/ Surveyor

Charles E. Shoemaker, Inc. c/o Gary Tilford, PLS
Name

1007 Edge Hill Road, Abington PA 19001
Address

Engineer/ Surveyor Cont'd

215-887-2165 — Phone
215-576-7791 — Fax
gtilford@ceshoemaker.com — Email Address

Attorney

Thomas Bowman, Esquire — Name
1156 Easton Road, Roslyn, PA 19001 — Address
215-886-7489 — Phone
Fax
tbowman1999@aol.com — Email Address

II. PROJECT INFORMATION

Application Type:

- [✔] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Land Develop.
- [ ] Prelim. Major Land Develop.
- [ ] Final Major Land Develop.
- [ ] Preliminary Major SD & LD
- [ ] Final Major SD & LD

Full street address of the property: Belmont Avenue, TPN: 30-00-03664-00-5 & 30-00-03660-00-9

Tax Parcel No.: See above County Deed Book No.: 6183 Page No.: 00336

Description of Proposed Work: Consolidation of two undersized parcels to create one single-family building lot

Total Tract Acreage: 0.2984 Ac. Project Acreage: 0.2984 Ac.

Zoning District: R4 Existing Number of Lots: Two Proposed Number of Lots: One

Existing Sewer Flows: Zero Proposed Sewer Flows: 265 gal/day (1 EDU)

Proposed Land Use:

- [✔] Single Family Detached
- [ ] Single Family Attached
- [ ] Single Family Semi-Detached
- [ ] Multi-Family
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other (Describe):

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes ○ No ◉
- Are there known variances/any zoning relief necessary for this project?* Yes ○ No ◉
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ○ No ◉
- Has this plan been heard by the Zoning Hearing Board? Yes ○ No ◉

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

_____ _____

Applicant signature Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**
Sec. 146-11.A.(4)	PROPERTY IDENTIFICATION PLAN
Sec. 146-11.B.(3)	EXISTING FEATURES PLAN
Sec. 156-11.B.(7)	EXISTING FEATURES PLAN
Sec. 146-11.F.a.	STORMWATER MANAGEMENT PLAN
Sec. 146-11.L.	ARCHITECTUAL PLAN
Sec. 146-24.4.A.	STREET PAVEMENT WIDENING
Sec. 146-27.1.	SIDEWALK AND CURB

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [x] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50'and not exceed a sheet size of 24"x 36"
- [x] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [ ] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- [x] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
- [x] (2) copies of Sewage Facilities Planning Module Applications
- [x] Letter of Water availability from AQUA PA
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- [x] One (1) Digital copy of all submitted documents
- [x] Application Fee: Check made payable to the Township of Abington
- [x] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Kyle Daughton — Signature of Applicant

9/3/2020 — Date

Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☑ Application Fee Amount: $ 300.00 Check No.: # 106

☑ Review Escrow Fee Amount: $ 2,500.00 Check No.: # 107

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

PLANNING PROCESS EXTENSION AGREEMENT

FOR

Kyle J. Daugherty - Lot Line Consolidation

PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: Kyle Daugherty
Applicant

Date: 9/3/2020

Received: Nancy McMenamin
Township

Date: 9/16/2020

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: Kyle Daughtry
Applicant

Date: 9/3/2020

Boucher & James, Inc.
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306
Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

October 19, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

SUBJECT: BELMONT AVENUE LOT LINE CONSOLIDATION
MINOR SUBDIVISION/ LOT LINE CONSOLIDATION PLAN REVIEW NO. 1
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026025R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Minor Subdivision/ Lot Line Consolidation Application for the Belmont Avenue Lot Line Consolidation. The submitted information consists of the following items:

- Township of Abington SD/LD Review Application #SD20-01
- Township of Abington Planning Process Extension Agreement
- Township of Abington Escrow Agreement for Professional Review Fees for Subdivision/Land Development Applications
- Cover letter, dated August 28, 2020, prepared by Charles E. Shoemaker, Inc.
- Requested Waivers letter, dated August 28, 2020, prepared by Charles E. Shoemaker, Inc
- Sanitary Sewer Availability letter, dated August 27, 2020, prepared by Township of Abington Wastewater Department,
- Minor Subdivision/Lot Line Consolidation Plan (Sheet 1 of 1) prepared by Charles E. Shoemaker, Inc., dated August 17, 2020.

BACKGROUND INFORMATION

The Owner/Applicant, Kyle Dougherty, is proposing a lot consolidation of lands located on Belmont Avenue in Abington, PA to create a conforming residential building lot for future development. No building or construction is proposed at this time.

The existing lots (Tax Parcel Numbers 30-00-03664-00-5 and 30-00-03660-00-9) are located on Belmont Avenue, west of the intersection with Westmont Avenue, within the R4 High Density Residential Zoning District. The two parcels are vacant, grassed lots with large mature evergreen trees along the frontage. The total lot area post consolidation will be 13,000 square feet.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 602 and Figure 6.1, the minimum lot area is 7,500 square feet. The existing lot areas are less than the required and are existing non-conformities. The proposed lot consolidation creates a total net lot area of 13,000 square feet and removes the existing non-conformity.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. In accordance with Section 146-10.B.(5), the submission type as set forth in Section 146-9.D shall be indicated on the plan.

3. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. Waivers are requested from Sections 146-11.A.(4) and 146-11.B.3. The Plan shows immediately adjacent property owner information but should be revised to include the area, in acres or square feet, of the immediately adjacent properties and the properties across the street.

4. In accordance with Section 146.11.A.(10), the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site must be shown on the plans. The Plans must be revised in accordance with this Section.

5. In accordance with Section 146-11.B.(7), existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. A waiver is requested from Section 146-11.B.(7). An aerial photograph delineating the project site and showing existing features within 400-feet of the project site shall be provided with the requested waiver.

6. A waiver is requested from Section 146-11.F.(1) to not be required to include stormwater calculations, drainage area plans, and facility designs. No construction is proposed with this Lot Consolidation Plan. No development is proposed with this submission and the request indicates that stormwater management is deferred until a building permit application is submitted.

   The waiver section shall be corrected in the Requested Waivers letter and reference Section 146-11.F.(1).

7. In accordance with Sections 146-11.K and 146-35.B.(1), an approved Sewage Facilities

Planning Module, where applicable, must be provided to the Township.

8. A waiver is requested from Section 146-11.L to not be required to provide architectural plans. No development is proposed with this submission.

9. In accordance with Section 146-11.M.(1),(b), a letter certifying the availability of a central water supply system from the appropriate utility must be provided, if applicable.

10. The Applicant is requesting a waiver from Section 146-24.D.(4)(A) to not be required to widen Belmont Avenue to a 30-foot wide cartway. The request indicates that additional right-of-way (5-feet wide) is offered for dedication. No development is proposed with this submission.

    The waiver section shall be corrected in the Requested Waivers letter and reference Section 146-24.D.(4)(A).

11. Waivers are requested from Sections 146-27 and 146-27.1 to not be required to install concrete sidewalk and curb along Belmont Avenue street frontage. No development is proposed with this submission. If waivers are approved the required note in Section 146-12.E.(6) must be provided on the plan.

12. In accordance with Section 146-32.A, monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves and as otherwise required. Monuments shall be indicated on all plans. A certified copy of this referenced information shall be given to the Township Engineer. Permanent reference monuments of concrete or durable stone 20 inches by four inches by four inches with forty-five-degree beveled edges shall be set by the subdivider/land developer or builder. The Plan must be revised to show a proposed monument where the proposed ultimate right-of way line ties into the legal right-of way line (northwest corner).

MISCELLANEOUS COMMENTS

13. A list of requested waivers shall be provided on the plan.

14. The Abington Township Application number (SD-20-01) must be added to the Plan.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Lot Consolidation Plan.

If you should have any questions regarding the above, please call me.

Sincerely,

Melissa E. Prugar, P.E.
Municipal Engineer

MEP/mes/clg

cc: Amy Riddle Montgomery, Director of Engineering – Abington Township
Shaun Littlefield, Interim Officer, Zoning– Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Kyle Dougherty – Applicant/ Property Owner
Gary A. Tilford, RLA, Charles E. Shoemaker, Inc. – Applicant's Registered Surveyor
Michael Narcowich, Montgomery County Planning Commission
Maryellen Saylor, P.E. – Boucher & James, Inc.

S:\2020\2026025R\Documents\Correspondence\Review Letters\Rev.2020.10.19_Lot Line Consolidation Plan_Review.No.1.docx

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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

MONTGOMERY COUNTY
PLANNING COMMISSION

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 23, 2020
Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #20-0184-001
Plan Name: Kyle Dougherty Lot Line Consolidation
(1 lot comprising 0.30 acres)
Situate: Belmont Avenue at Artman Street and Westmont Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced minor subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 22, 2020. We forward this letter as a report of our review.

BACKGROUND

Kyle J. Dougherty, the applicant, proposes to combine two lots into one 0.30 acre lot through a (reverse) subdivision. The properties are located in the R4 High Density Residential District. The proposal would combine two nonconforming lots and create a lot that conforms to minimum lot size.

The plan states that it is served by public sewer and water; however, the applicant included a letter from the township's wastewater department stating that there is no existing sanitary sewer service main along Belmont Avenue adjacent to the properties, and that sanitary sewer service is available west of the parcels along Belmont Avenue and into lands owned by the township. The applicant has submitted a minor plan, dated August 17, 2020.

COMPREHENSIVE PLAN COMPLIANCE

The plan is consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*. This plan designates the project area as "Suburban Residential." The proposal is also consistent with the Abington Comprehensive Plan (2007).

RECOMMENDATION

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

REVIEW COMMENTS

UTILITIES

A. We recommend the applicant clarify the situation with public sewer service. Is the property served?

TRANSPORTATION

A. Sidewalk. The applicant has requested a waiver from the requirement to construct a sidewalk. We recommend that either the applicant provide sidewalk, or the township and applicant consider whether a waiver might be granted, and In lieu of sidewalk, the applicant should improve the condition of the nearest portion of the existing path to the adjacent Roslyn Park (see image below).



CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for residential development.

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

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

seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0184-001) on any plans submitted for final recording.

Sincerely,

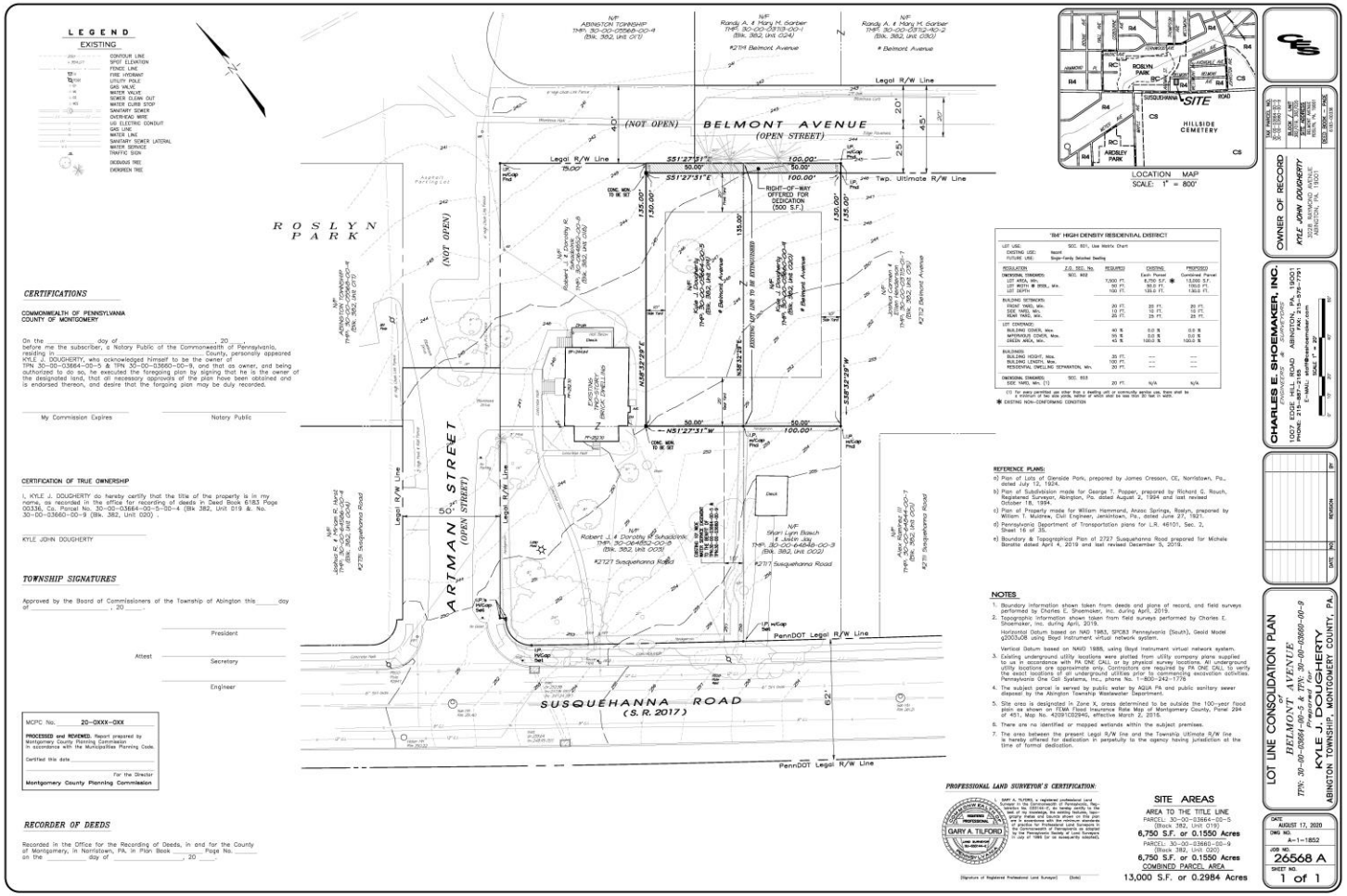
Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Kyle J. Dougherty, Applicant
Gary Tilford, P.L.S., Charles E. Shoemaker, Inc.; Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Amy Montgomery, P.E., Director of Engineering and Code, Abington Township
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: A: Plan
B: Aerial Photo

ATTACHMENTS A & B

Plan –Kyle Dougherty Lot Line Consolidation



Aerial Photo –Kyle Dougherty Lot Line Consolidation



Kyle Dougherty Lot Line Subdivision
MCPC #200184001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 - (f) 610.278.3941
www.montcopa.org/planning
Aerial photography provided by NearMap.

FAX: (215) 576-7791 PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

August 28, 2020
Revised: November 5, 2020

Amy Montgomery
Director of Engineering & Code
Abington Township
1176 Old York Road
Abington, PA 19001

RE: REQUESTED WAIVERS
Kyle J. Dougherty Application
Lot Line Consolidation Plan
Belmont Avenue, Roslyn, PA

Dear Ms. Montgomery:

On behalf of Kyle J. Dougherty, we are requesting consideration of the following waivers in connection with the proposed minor subdivision plan to consolidate two parcels. The proposed subdivision is intended to create one zoning compliant single-family residential building parcel. No public improvements are proposed. Belmont Avenue comes to a dead end at Roslyn Park. The roadway fronting the site has a paved cartway width of twenty feet with no curb or sidewalk. The Applicant wishes to maintain the current conditions and request waiver of pavement widening, curb and sidewalk.

WAIVER LIST:

1. **Section 146-11.A.(4)**
IDENTIFICATION PLAN: From the requirement to include all tax parcel numbers, owner's names, lot acreage surrounding site within 400 feet.

2. **Section 146-11.B.(3)**
EXISTING FEATURES PLAN: From the requirement to include all property lines and names of owners within 400 feet.

3. **Section 146-11.B.(7)**
EXISTING FEATURES PLAN: From the requirement to show all underground and above ground public and private utilities within 400 feet of the site.

4. **Section 146-11.F.(1)**
STORMWATER MANAGEMENT PLAN: From the requirement to include stormwater calculations, drainage area plans, and facility designs. No construction is proposed with this lot consolidation plan. Stormwater management is deferred until a building permit application is presented.

FAX: (215) 576-7791 PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

5. Section 146-11.L.
ARCHITECTUAL PLANS: From the requirement to provide architectural plans.

6. Section 146-24.D.(4)(A)
RIGHT-OF-WAY AND PAVING WIDTH: From the requirement to provide a street cartway width of 30 feet. Additional right-of-way is offered for dedication.

7. Section 146-27.1. & 6.
SIDEWALKS AND CURBS: From the requirement to install concrete sidewalk and curb along Belmont Avenue street frontage.

Please consider our request when reviewing the Minor Land Development Plan.

Sincerely,

Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Kyle J. Dougherty, Applicant (via email)
Thomas Bowman, Esquire, (via email)
CES File #26568A

WASTEWATER DEPARTMENT

George Wrigley, Director

August 27, 2020

Mr. Kyle J. Dougherty
Belmont Avenue
Roslyn, PA 19001

RE: Vacant parcels adjacent to 2712 Belmont Ave.: Sanitary Sewer Availability

Dear Mr. Dougherty:

The Township of Abington Wastewater Utilities Department has considered your request for verification of sanitary sewer service availability for the parcel No. 30003664005 and No. 30003660009 along Belmonte Avenue in Roslyn, PA. There is no exiting sanitary sewer main line along Belmont Avenue adjacent to the properties. Sanitary sewer service is available west of the parcels along Belmonte Avenue and into lands owned by Abington Township. Further information regarding the proposed land development will need to be submitted with respect to sewer service design.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George R. Wrigley, Director

Abington Wastewater Utilities Department

pc: Ms. Amy Montgomery, PE., Abington Director of Engineering & Code Enforcement

DocuSign Envelope ID: 5E4379CA-2186-4B89-8258-49BAEE9F92B2

PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

Application Number N/A Date November 18, 2020

Name Subdivision Application for the Belmont Avenue Lot Line Consolidation

Address Belmont Avenue at Artman Street and Westmont Avenue, Abington, PA

Overview:

The Owner/Applicant, Kyle J. Dougherty, is proposing a lot consolidation of lands located on Belmont Avenue at Artman Street and Westmont Avenue in Abington, PA to create a conforming residential building lot for future development.

Waivers requested by the applicant are as follows:
Section 146.11.A. (4) – Property Identification Plan
Section 146.11.B. (3) – Existing Features Plan
Section 146.11.B. (7) – Existing Features Plan
Section 146.11 F. a. – Stormwater Management Plan
Section 146.11.L. – Architectural Plan
Section 146.24.D.4.A. – Right-of-Way and Paving Width
Section 146.27.1. – Sidewalks and Curbs

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions:

Ms. Gauthier made a MOTION, seconded by Mr. Russell to recommend approval of the subdivision application for the Belmont Avenue Lot Line Consolidation located on Belmont Avenue at Artman Street and Westmont Avenue, Abington, PA., subject to review comments as listed in Boucher & James, Inc. review letter dated October 19, 2020 including adding zoning classification to the plan; consult with Fire Marshal about location of the fire hydrants and/or sprinklers needed for future construction of new home; and approval of waivers requested by the applicant as listed.

Recommendations:

The Planning Commission recommends approval of the SD for the Belmont Avenue Lot Line Consolidation at Artman Street and Westmont Avenue.

[X] APPROVED [ ] DENIED VOTE 8 OF 0

DocuSigned by:
BY: _____ DATE: 12/1/2020
B31CE06C53954D8...
Lucy Strackhouse, Chair

DocuSigned by:
BY: _____ DATE: 12/1/2020
476AEA96497443E...
Dale Russell, Vice-Chair

FAX: (215) 576-7791

PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

1007 EDGE HILL ROAD

ABINGTON, PENNSYLVANIA 19001

April 6, 2021

Shaun Littlefield, Interim Zoning Officer
Abington Township
1176 Old York Road
Abington, PA 19001

Via email

RE: REVISED WAIVER LIST
Kyle J. Dougherty Application
Final Minor Subdivision Plan
Belmont Avenue, Roslyn, PA

Dear Ms. Montgomery:

On behalf of Kyle J. Dougherty, we are requesting consideration of the following waivers in connection with the proposed minor subdivision plan to consolidate two parcels. The proposed subdivision is intended to create one zoning compliant single-family residential building parcel. No public improvements are proposed. Belmont Avenue comes to a dead end at Roslyn Park. The roadway fronting the site has a paved cartway width of twenty feet with no curb or sidewalk. The Applicant wishes to maintain the current conditions and request waiver of pavement widening, curb and sidewalk.

WAIVER LIST:

1. **Section 146-11.A.(4) & Section 146-11.B.(3)**
IDENTIFICATION & EXISTING FEATURES PLAN: From the requirement to include all tax parcel numbers, owner's names, lot acreage surrounding site within 400 feet.

2. **Section 146-11.B.(7)**
EXISTING FEATURES PLAN: From the requirement to include all property lines, names of owners, underground and above ground utilities within 400 feet of the site. An aerial photo plan has been provided showing existing features within 400 feet of the project site.

3. **Section 146-24.D.(1)**
RIGHT-OF-WAY AND PAVING WIDTH: From the requirement to provide A minimum right-of-way width of fifty feet (50') and a minimum cartway width of thirty feet (30'). Additional right-of-way is offered for dedication.

4. **Section 146-27 & 146-27.1**
SIDEWALKS AND CURBS: From the requirement to install concrete sidewalk and curb along Belmont Avenue street frontage.

FAX: (215) 576-7791 PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

Please consider our request when reviewing the Final Minor Land Development Plan.

Sincerely,

Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Kyle J. Dougherty - Applicant/Owner (email)
Khaled R. Hassan, P.E., Pennoni Associates (email)
Terry Castorina, Abington Township Executive Assistant (email)
CES File #26568A

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

April 5, 2021

ABINT13015

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: SD-20-01 – Belmont Avenue
Final Minor Subdivision Plan Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the "Final Minor Subdivision Plan" dated August 17, 2020, and last revised December 4, 2020, and an "Aerial Photography Exhibit" dated December 4, 2020, as prepared by Charles E. Shoemaker, Inc. located at 1007 Edge Hill Road in Abington, PA for the above referenced project.

Under this Application, the Applicant is proposing to consolidate two (2) existing lots (non-conforming in terms of area), parcel no.'s 30-00-03664-00-5 and 30-00-03660-00-9, each with an area of 6,750 SF, into one (1) new lot for a proposed total area of 13,000 SF (or approximately 0.2984 acres). The existing lots currently consist of grassed vacant land. No development of a building is proposed under this application with the exception of a sanitary sewer lateral that will be capped. As part of this project, the applicant is proposing to offer approximately 500 SF of right-of-way for dedication to the Township.

The project is located within the R4-High Density Residential Zoning District. The site is bounded by Belmont Avenue (Forty-five (45) foot R/W), and residential properties in the remaining directions. The roadway cartway of Belmont Avenue slightly narrows from twenty (20) feet wide to average approximately nineteen (19) feet wide along the front of both parcels and the roadway dead ends near the middle of existing parcel no. 30-00-03664-00-5. An approximately 3' to 3.5' wide bituminous walk in the northwesterly direction leads to the unopened portion of Artman Street (fifty (50) feet R/W) located in Roslyn Park which is zoned in the RC-Recreational District. Beyond the residential properties to the east is Westmont Avenue and to the south is Susquehanna Road (SR 2017).

Since this project has undergone one (1) prior review by Boucher & James Inc. (B&J) dated October 19, 2020, this review of the resubmission package is to assist the Township with the response comments provided by the applicant's engineer, and an overall site review. Under this review we will ensure B&J's comments from the prior review have been addressed and we will share any comments that the applicant will need to comply with for compliance with the Township Codes and general engineering practice.

WAIVERS REQUESTED

The Applicant has provided an updated Waivers request letter dated December 4, 2020 with this submission for the following waivers that were requested at the regularly scheduled Planning Commission meeting held on November 18, 2020:

1. **§146-11.A.(4) & §146-11.B.(3)** – Property Identification & Existing Features – A waiver from the requirement to include all tax parcel numbers, owner's names, and lot acreage surrounding the site and within 400 feet.

2. **§146-11.B.(7) –** Existing Features – A waiver from the requirement to include all property lines, names of owners, underground and above ground utilities within 400 feet. An aerial photo plan has been provided showing existing features within 400 feet of the project site.

3. **§146-24.D.(4)(A) –** Right-of-way and Paving Width – A waiver from the requirement to provide a street cartway width of thirty (30) feet. Additional right-of-way is offered for dedication.

   The Applicant's waiver request from this Section refers to Cul-de-sac streets which is not applicable in this situation. The Applicant shall correct the section reference to waiver note no. 3 under the Waivers list on Sheet 1 of the Plans to reference §146-24.D.(1) which refers to the roadway width requirements for the street type. The Applicant is required to submit a revised waivers request letter to the Township correcting the waiver section to §146-24.D.(1) for Board of Commissioners approval.

4. **§146-27 & 146-27.1** – Sidewalks and Curbs and Sidewalk and Curb Escrow Requirement – A waiver from the requirement to install concrete sidewalk and curb along Belmont Avenue street frontage. In addition, a waiver from the requirement, when determined by the Board of Commissioners when installation of curb and sidewalks are not required for a lot or parcel of ground undergoing subdivision or land development approval, for the applicant or developer to not post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time.

This project received a recommendation for Final Minor Subdivision Plan from the Planning Commission at their regularly scheduled meeting on November 18, 2020.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Final Minor Subdivision Plan	1 of 2	08/07/20	12/04/20
Aerial Photography Exhibit	2 of 2	12/04/20	---

10/19/2020 Review Response Comments

In general, the applicant's engineer had addressed or will comply with B&J's October 19, 2020 review comments, except as follows (listed below using the same response comment numbering scheme):

ADDITIONAL PENNONI SALDO COMMENTS

1. Per § 146-11.A.(7) - Specific requirements - Property identification plans shall contain an indication that the elevations are based upon sanitary sewer datum of the Township of Abington. Applicant shall provide a note on Sheet 1 to reference the elevations based upon the sanitary sewer datum.

ADDITIONAL PENNONI GENERAL COMMENTS

2. The Note 4 on Sheet 1 states that "the subject parcel is served by public water by Aqua-PA and public sanitary sewer disposal by the Abington Township Wastewater Department." The site currently does not have public water or sanitary service that will service this lot since it is a vacant lot. We recommend that this note be re-written to indicate that any future public water service proposed for the subject parcel will be serviced by Aqua-PA, and any future sanitary sewer service proposed will be provided by the Abington Township Wastewater Department.

3. The Applicant shall submit a description of the Consolidated lot and the area of dedication to the Township for review and approval. The description of the area of dedication shall also be accompanied with an exhibit on an 8.5x11 inch sheet showing the area to be dedicated with the bearings and distances.

4. The certification for the Township Engineer signature and seal line shall be provided additional space by providing further separation from the Township Secretary signature line. This will provide space for the seal without overwriting text between signature lines.

5. The Applicant shall submit an updated waiver request letter based on our comment in the above waiver #3 requested in writing to the Township Manager.

6. Per correspondence with the Township Fire Marshal on April 5, 2021, there are no further fire related comments for this project.

SEWER COMMENTS

7. Sanitary sewer construction details in accordance with the Abington Wastewater Utilities shall be provided on the plans for review and approval.

8. The Sewage Facilities Planning Module Exemption Mailer application has been submitted to PaDEP. A response from the DEP is pending based on this submission.

We received the following documents/reviews/approvals:

- SD/LD Application (September 16, 2020)
- Planning Process Extension Agreement (September 16, 2020)
- MCPC Review (October 23, 2020)
- Waivers Request Letter (December 4, 2020)
- AQUA Will Serve Letter (December 23, 2020)
- Act 537 Sewage Exemption Post Card Application (December 30, 2020)
- Sewer Comments (via email from George Wrigley on April 2, 2021)

We have not received the following documents/reviews/approvals:

- Descriptions and exhibits for the lot consolidation and R/W dedication
- R/W Deed of Dedication Agreement

SUMMARY

We recommend Final Minor Subdivision Plan approval contingent the Applicant addresses the above comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
George R. Wrigley, Director of Wastewater Utilities
John Rohrer, Fire Marshall
Michael P. Clarke, Rudolph Clarke, LLC, Township Solicitor
Kyle Dougherty, Applicant/Property Owner
Gary Tilford, PLS, Charles E. Shoemaker, Inc., Applicant's Engineer

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

April 26, 2021

ABINT13015

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: SD-20-01 - Belmont Avenue
Metes and Bounds Description Review

Dear Mr. Manfredi:

We have completed a review of the following descriptions and corresponding exhibit for the above referenced project, prepared by Charles E. Shoemaker, Inc., located at 1007 Edge Hill Road, Abington, PA 19001. We offer the following comments for your consideration:

Description(s)

- Description of "Combined Parcels Belmont Avenue" dated April 12, 2021
- Description of "Right-of-way to be Offered for Dedication to Abington Township" dated April 12, 2021

Exhibit(s)

- Exhibit of "Final Minor Subdivision Plan" dated August 17, 2020, last revised December 4, 2020

Based on our review, the above referenced descriptions and exhibit have no inaccuracies and the bearings and distances indicated closed within an acceptable error of closure; therefore, **we recommend that the attached descriptions and exhibit be accepted for recording & execution purposes.**

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clarke, Rudolph Clarke, LLC, Township Solicitor
Kyle Dougherty, Applicant/Property Owner
Gary Tilford, PLS, Charles E. Shoemaker, Inc., Applicant's Engineer

FAX: (215) 576-7791

PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

1007 EDGE HILL ROAD

ABINGTON, PENNSYLVANIA 19001

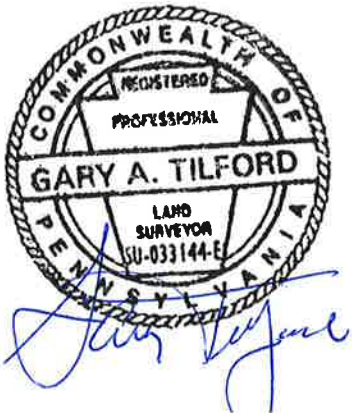
KYLE J. DOUGHERTY SUBDIVISION
COMBINED PARCELS BELMONT AVENUE
TPN: 30-00-03664-00-5 & TPN: 30-00-03660-00-9
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN parcel or tract of land to be joined in common deed designated as Lots 44, 45, 46, 47 Belmont Ave. (formerly River Place) on plan of Glenside Park, dated July 12, 1924, for Henry A. Gilbert by James Cresson, C.E., SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a Minor Subdivision Plan of Belmont Avenue, prepared for Kyle J. Dougherty, dated August 17, 2020 and last revised December 4, 2020 as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Northwesterly proposed right-of-way line of Belmont Avenue (45' wide at this point as widened from its original width of 40' by the addition of 5.00' on the Southerly side), said point being at a distance of five and zero one-hundredths feet (5.00') measured South thirty-eight degrees thirty-two minutes twenty-nine seconds West (S38° 32' 29"W) from the corner of now or formerly Robert J. & Dorothy R. Suhadolnik and legal right-of-way line (40' wide) of Belmont Avenue., said point being at a distance of seventy-five and zero one-hundredths feet (75.00') measured South fifty-one degrees twenty-seven minutes thirty-one seconds East (S51° 27' 31"E) from a corner of the legal right-of-way line of Artman Street (50' wide) and Belmont Avenue (40' wide at this point); THENCE along Belmont Avenue ultimate right-of-way line, South fifty-one degrees twenty-seven minutes thirty-one seconds East (S51° 27' 31"E) one-hundred and zero one-hundredths feet (100.00') to a point a corner of lands now or formerly of Joshua Carmen & Ellen Henderson on the ultimate and legal right-of way line of Belmont Avenue (50' wide at this point); THENCE along lands of Joshua Carmen & Ellen Henderson, South thirty-eight degrees thirty-two minutes twenty-nine seconds West (S38° 32' 29"W) one-hundred thirty and zero one-hundredths feet (130.00') to a point, a corner of lands of now or formerly Shari Lunn Basch & Justin Jay; THENCE along lands now or formerly of Shari Lunn Basch & Justin Jay and lands now or formerly of Robert J. & Dorothy R. Suhadolnik, North fifty-one degrees twenty-seven minutes thirty-one seconds West (N51° 27' 31"W) one-hundred and zero one-hundredths feet (100.00') to a point; THENCE along lands of now or formerly Robert J. & Dorothy R. Suhadolnik, North thirty-eight degrees thirty-two minutes twenty-nine seconds East (N38° 32' 29"E) one-hundred thirty and zero one-hundredths feet (130.00') to point and place of beginning.

BEING COMBINED TPN: 30-00-03664-00-5 & TPN: 30-00-03660-00-9
CONTAINING 13,000 square feet or 0.2984 acres

26568A
A-1-1852
April 12, 2021



FAX: (215) 576-7791

PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

1007 EDGE HILL ROAD

ABINGTON, PENNSYLVANIA 19001

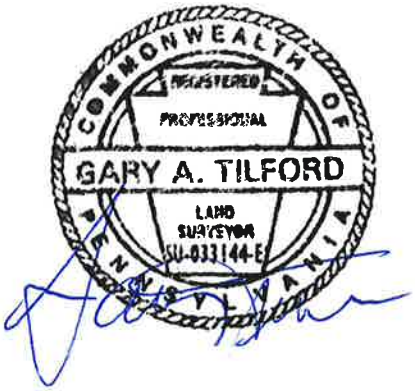
RIGHT OF WAY TO BE OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP
KYLE J. DOUGHERTY SUBDIVSION
BELMONT AVENUE TPN: 30-00-03664-00-5 & TPN: 30-00-03660-00-9
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN parcel or tract of land designated as right of way to be offered for dedication to Abington Township, SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a Plan titled Final Minor Subdivision Plan of Belmont Avenue, depicting Right-of-Way to be offered for dedication to Abington Township by Kyle J. Dougherty, Belmont Avenue, dated August 17, 2020 and last revised December 4, 2020 as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Southerly legal right-of-way line of Belmont Avenue (40' wide at this point) said point being a corner of lands now or formerly Kyle J. Dougherty and now or formerly Robert J. & Dorothy R. Suhadolnik, said point at a distance of seventy-five and zero one-hundredths feet (75.00') measured South fifty-one degrees twenty-seven minutes thirty-one seconds East (S51° 27' 31"E) from an intersection of the Southeasterly legal right-of-way line of Artman Street (50' wide) and the Southerly legal right-of-way line of Belmont Avenue (40' wide at this point); THENCE from point of beginning along Belmont Avenue South fifty-one degrees twenty-seven minutes thirty-one seconds East (S51° 27' 31"E) one hundred and zero one-hundredths feet (100.00') to a point in the bed of Belmont Avenue; Thence across the bed of Belmont Avenue, South thirty-eight degrees thirty-two minutes twenty-nine seconds West (S38° 32' 29"W) five and zero one-hundredths feet (5.00') to a point on the ultimate and legal right-of-way line of Belmont Avenue (50' wide at this point) a corner of now or formerly Joshua Carmen & Ellen Henderson; Thence along the ultimate right-of-way of Belmont Avenue, North fifty-one degrees twenty-seven minutes thirty-one seconds West (N51° 27' 31"W) one hundred and zero one-hundredths feet (100.00') to a point on lands of now or formerly of Robert J. & Dorothy R. Suhadolnik; THENCE along said lands North thirty-eight degrees thirty-two minutes twenty-nine seconds East (N38° 32' 29"E) five and zero one-hundredths feet (5.00') to point on the legal right-of-way line of Belmont Avenue (40' wide at this point) and place of beginning.

BEING right of way to be offered for dedication to the Township of Abington.

CONTAINING 500 square feet or 0.0115 acres.



CES #26568A
A-1-1852
April 12, 2021

LEGEND

EXISTING

250	CONTOUR LINE
+ 359.07	SPOT ELEVATION
FH	FENCE LINE
PE592	FIRE HYDRANT
GV	UTILITY POLE
WV	GAS VALVE
CO	WATER VALVE
WCS	SEWER CLEAN OUT
	WATER CURB STOP
	SANITARY SEWER
E	OVERHEAD WIRE
G	UG ELECTRIC CONDUIT
W	GAS LINE
LAT	WATER LINE
W S	SANITARY SEWER LATERAL
	WATER SERVICE
	TRAFFIC SIGN
	DICIDUOUS TREE
	EVERGREEN TREE

WAIVERS

1. Section 146-11.A.(4) and Section 146-11.B.(3)
   IDENTIFICATION & EXISTING FEATURES PLAN: from the requirement to include all tax parcel numbers, owner's names, lot acreage surrounding site and within 400 feet.
2. Section 146-11.B.(7)
   EXISTING FEATURES PLAN: from the requirement to include all property lines, names of owners, underground and above ground utilities within 400 feet. A aerial photo plan has been provided showing existing features within 400 feet of the project site.
3. Section 146-24.D.(4)(A)
   RIGHT-OF-WAY AND PAVING WIDTH: from the requirement to provide a street cartway width of 30 feet. Additional right-of-way is offered for dedication.
4. Section 146-27 & 146-27.1
   SIDEWALKS AND CURBS: from the requirement to install concrete sidewalk and curb alon Belmont Avenue street frontage.

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared KYLE J. DOUGHERTY, who acknowledged himself to be the owner of TPN 30-00-03664-00-5 & TPN 30-00-03660-00-9, and that as owner, and being authorized to do so, he executed the foregoing plan by signing that he is the owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon, and desire that the forgoing plan may be duly recorded.

My Commission Expires

Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, KYLE J. DOUGHERTY do hereby certify that the title of the property is in my name, as recorded in the office for recording of deeds in Deed Book 6183 Page 00336, Co. Parcel No. 30-00-03664-00-5-00-4 (Blk 382, Unit 019 &. No. 30-00-03660-00-9 (Blk. 382, Unit 020) .

KYLE JOHN DOUGHERTY

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this_____day of _____, 20____.

President

Attest _____
Secretary

Engineer

MCPC No. 20-0184-001

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

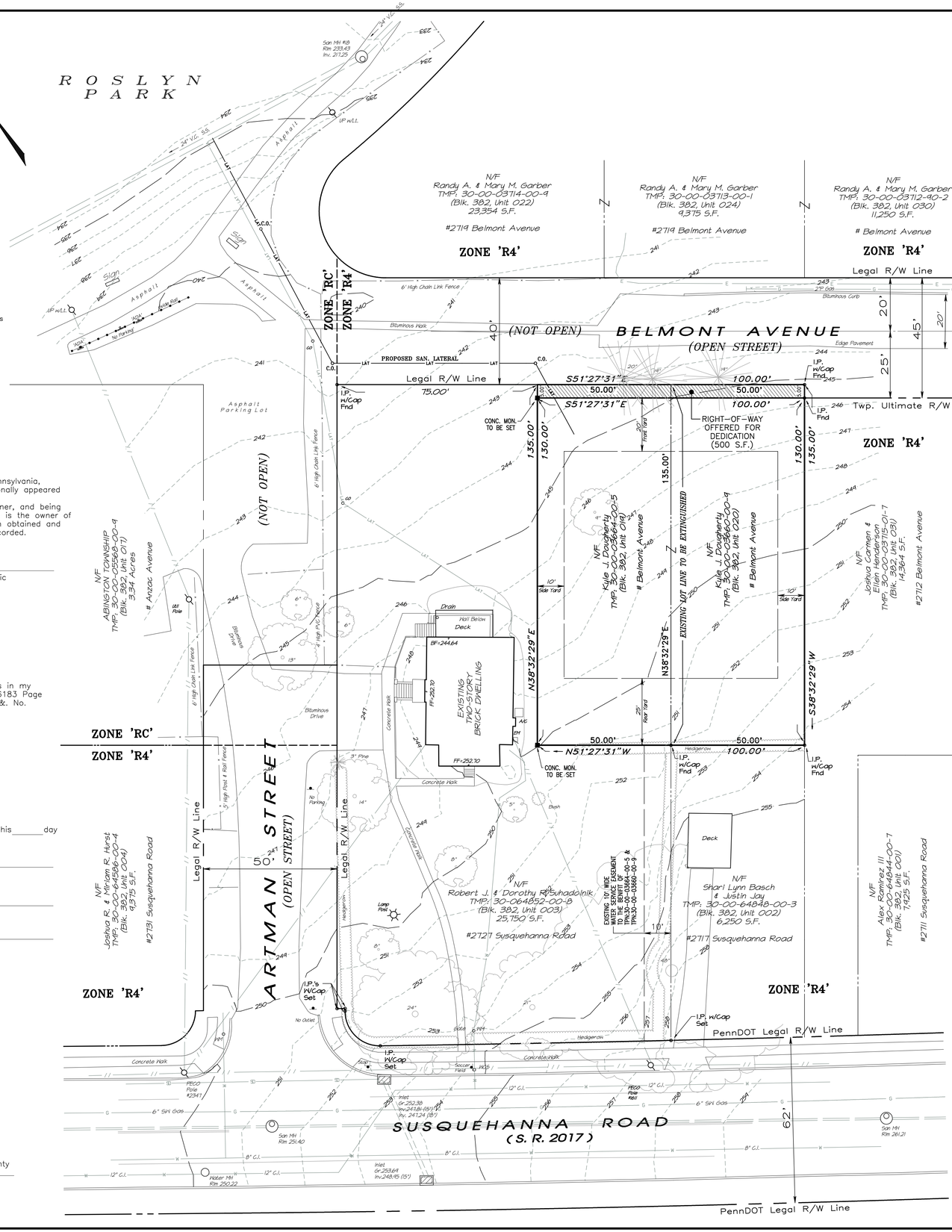
Certified this date _____

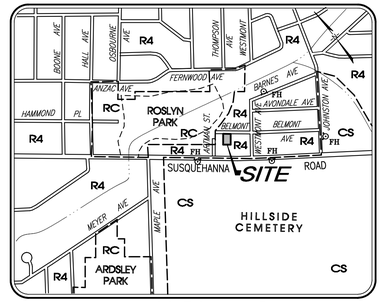
For the Director

Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA. in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.





LOCATION MAP
SCALE: 1" = 800'

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

LOT USE: SEC. 601, Use Matrix Chart
EXISTING USE: Vacant
FUTURE USE: Single-Family Detached Dwelling

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING Each Parcel	PROPOSED Combined Parcel
DIMENSIONAL STANDARDS:	SEC. 602			
LOT AREA, Min.		7,500 FT.	6,750 S.F. ✻	13,000 S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	50.0 FT.	100.0 FT.
LOT DEPTH		100 FT.	135.0 FT.	130.0 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.		20 FT.	20 FT.	20 FT.
SIDE YARD, Min.		10 FT.	10 FT.	10 FT.
REAR YARD, Min.		25 FT.	25 FT.	25 FT.
LOT COVERAGE:				
BUILDING COVER, Max.		40 %	0.0 %	0.0 %
IMPERVIOUS COVER, Max.		55 %	0.0 %	0.0 %
GREEN AREA, Min.		45 %	100.0 %	100.0 %
BUILDINGS:				
BUILDING HEIGHT, Max.		35 FT.	--	--
BUILDING LENGTH, Max.		100 FT.	--	--
RESIDENTIAL DWELLING SEPARATION, Min.		20 FT.	--	--
DIMENSIONAL STANDARDS:	SEC. 603			
SIDE YARD, Min. (1)		20 FT.	N/A	N/A

(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

✻ EXISTING NON-CONFORMING CONDITION

REFERENCE PLANS:

a) Plan of Lots of Glenside Park, prepared by James Cresson, CE, Norristown, Pa., dated July 12, 1924.
b) Plan of Subdivbision made for George T. Popper, prepared by Richard G. Rauch, Registered Surveyor, Abington, Pa. dated August 2, 1994 and last revised October 18, 1994.
c) Plan of Property made for William Hammond, Anzac Springs, Roslyn, prepared by William T. Muldrew, Civil Engineer, Jenkintown, Pa., dated June 27, 1921.
d) Pennsylvania Department of Transportation plans for L.R. 46101, Sec. 2, Sheet 16 of 35.
e) Boundary & Topographical Plan of 2727 Susquehanna Road prepared for Michele Baratta dated April 4, 2019 and last revised December 5, 2019.

NOTES

1. Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during April, 2019.
2. Topographic information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during April, 2019.
   Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Boyd Instrument virtual network system.
   Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
4. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
5. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 294 of 451, Map No. 42091C0294G, effective March 2, 2016.
6. There are no identified or mapped wetlands within the subject premises.
7. The area between the present Legal R/W line and the Township Ultimate R/W line is hereby offered for dedication in perpetuity to the agency having jurisdiction at the time of formal dedication.
8. When the installation of curbs or sidewalks is waived for a particular development plan, "curbs and/or sidewalks may be required by subsequent landowners at their expense, by the direction of the Board of Commissioners."

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. TILFORD — LAND SURVEYOR SU-033144-E

I, GARY A. TILFORD, a registered professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 033144-E, do hereby certify to the best of my knowledge, the existing features, topography metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1996 (or as subsequently adopted).

(Signature of Registered Professional Land Surveyor) (Date)

SITE AREAS

AREA TO THE TITLE LINE
PARCEL: 30-00-03664-00-5
(Block 382, Unit 019)
6,750 S.F. or 0.1550 Acres
PARCEL: 30-00-03660-00-9
(Block 382, Unit 020)
6,750 S.F. or 0.1550 Acres
COMBINED PARCEL AREA
13,000 S.F. or 0.2984 Acres

TAX PARCEL NO. 30-00-03664-00-5 30-00-03660-00-9
BLOCK / UNIT 382/019, 382/020
SITE ADDRESS BELMONT AVENUE ROSLYN, PA. 19001
DEED BOOK - PAGE 6183-00336

OWNER OF RECORD
KYLE JOHN DOUGHERTY
3028 RAYMOND AVENUE
ABINGTON, PA. 19001

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE 1" = 20'
0' 10' 20' 40' 60'

BY	REVISION	NO	DATE
GAT	TWP. ENGINEER REVIEW #1	1	12/04/2020

FINAL MINOR SUBDIVISION PLAN
of
BELMONT AVENUE
TPN: 30-00-03664-00-5 & TPN: 30-00-03660-00-9
Prepared for
KYLE J. DOUGHERTY
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE AUGUST 17, 2020
DWG NO. A-1-1852
JOB NO. 26568 A
SHEET NO. 1 of 2

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	LU-02-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

ABD Investments, Inc.

EXECUTIVE SUMMARY:

The Applicant, ABP Investments, Inc. proposing to consolidate the (3) existing parcels and to subsequently subdivide into (2) new lots for property located at 1051, 1053 and 1057 Easton Road at Tyson Avenue. Property Lot 1 will have an area of 13,098 sq. ft. and will consist of a triplex (existing twin dwelling plus 2 attached apartments). Proposed Lot 2 will have an area of 17,823 sq. ft. and will consist of proposed (4) unit townhouse building.

PREVIOUS BOARD ACTIONS:

04-08-21 - The COTW approved the item be moved to the Regular Business meeting on May 13, 2021.

RECOMMENDED BOARD ACTIONS:

Motion to approve ABP Investments, Inc. for property located at 1051, 1053 and 1057 Easton Road at Tyson Avenue to consolidate the (3) existing parcels and to subsequently subdivide into (2) new lots.

PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

Application Number N/A Date January 23, 2021

Name Land Development Application for Applicant ABD Investments, Inc.

Address 1051, 1053 and 1057 Easton Road at Tyson Avenue, Abington, PA

Overview:

The Applicant, ABD Investments, Inc. is proposing to consolidate the (3) existing parcels and to subsequently subdivide into (2) new lots. Proposed Lot 1 will have an area of 13,098 sq. ft. and will consist of a triplex (existing twin dwelling plus 2 attached apartments). Proposed Lot 2 will have an area of 17,823 sq. ft. and will consist of a proposed (4) unit townhouse building. Driveway access will remain between the existing triplex and proposed townhomes. A parking lot is also proposed in the rear of the property and will be shared by Lots 1 and 2. The proposed land development will also include the construction of stormwater management facilities and storm sewer and the installation of landscaping. Public water and sanitary sewer services will remain.

Waivers requested by the applicant are as follows:

Section 146.11.A.11.B – Property Identification Plan
Section 146.11.B. 7 – Existing Features Plan
Section 146-11.G.1 and 146-11.G.3 – Utility Plan
Section 146-11.J. – Recreational Facilities Plan
Section 146-11.L – Architectural Plan
Section 146-28.B - and to permit driveway less than 24 feet wide as shown on the plan
Section 146-30.A – Irregular Lot Shape – and to permit the proposed shape of Lot 2.
Section 146-33.C – Storm Sewer Protection – and to permit less than 24 inches of cover over storm sewers as shown on the plan.
Section 146-43.C.(3)(a) – Cut and Fill Slopes – and to permit slopes up to 33% due to site limitations for grading

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions:

Recommendations:

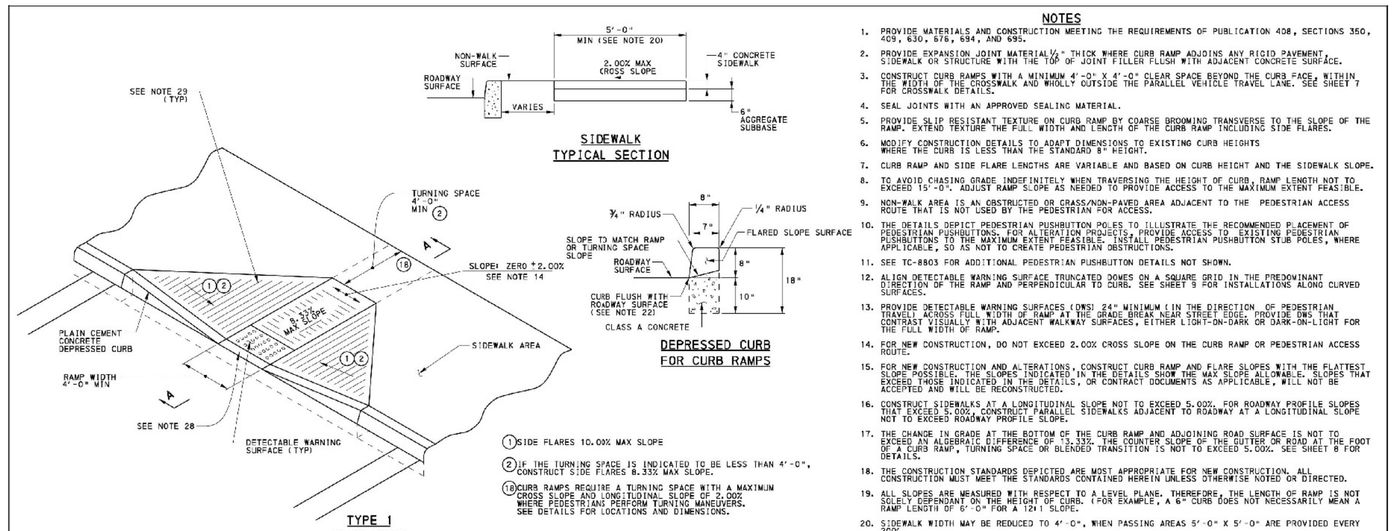
The Planning Commission recommends approval of the Land Development Application LD-20-01, Applicant ABD Investments, Inc. for property located at 1051, 1053 and 1057 Easton Road at Tyson Avenue, Abington, PA to demolish existing one-unit building and to construct proposed four-unit townhouses subject to the applicant complying with the Abington Master Bicycle Plan and coordinate with the Township to determine the appropriate wayfinding signage and installment; subject to the applicant completing any outstanding items as listed in Boucher & James,

Inc.'s review letter dated December 21, 2020, and all waivers requested by the applicant as listed were approved.

[X] APPROVED [ ] DENIED VOTE 9 OF 0

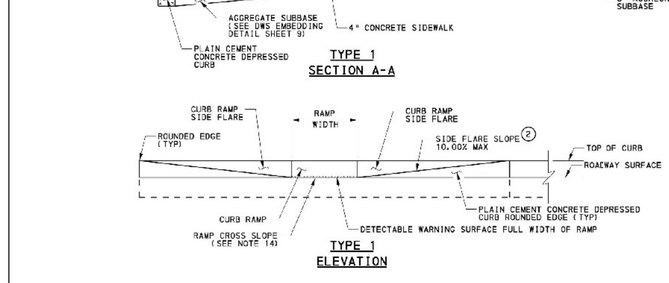
BY:_____ DATE: _____
Lucy Strackhouse, Chair

BY: _____ DATE: _____
Dale Russell, Vice-Chair



NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, 676, 694, AND 696.
2. PROVIDE EXPANSION JOINT MATERIAL ½" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" CLEAR SPACE BEYOND THE CURB RAMP, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 6"-REVEAL.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CREATING GRADE INDENTIFIABLY WIDER TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT REASIBLE.
9. NON-WALK AREA IS AN UNOBSTRUCTED GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS FOR ALTERATION PROJECTS. PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. SEE TC-8605 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. SEE SHEET 5 FOR INSTALLATIONS ALONG CURVED SURFACES.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL BY THE WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE, PROVIDE DWS THAT CONTRASTS VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW ONE WAY SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.32%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%. SEE SHEET 5 FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE BEST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE, THEREFORE, THE LENGTH OF RAMP IS NOT DIRECTLY DEPENDENT ON THE RAMP SLOPE OR CURB HEIGHT. FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 5'-0" FOR A 12:1 SLOPE.
20. SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'.
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE ADJACENT PAVEMENT.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE BACK OF CURB TO ENSURE A SMOOTH TRANSITION AND PROPER DRAINAGE. ELIMINATE THE JOINT BETWEEN DEPRESSED CURB AND ROADWAY, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
23. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. DO NOT CONSTRUCT CHEEK WALLS IN AREAS AT 5% OR FLATTER, DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
25. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SHEET 9 FOR DETAILS.
26. A 4'-0" MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.
27. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
28. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND PAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AT GRADUALLY AS POSSIBLE, DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
29. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY, SEE NOTE 5.



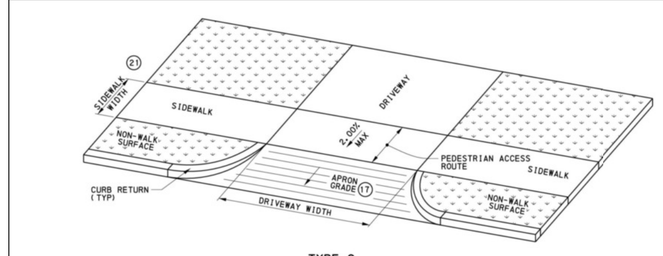
PERCENT SLOPE	EQUIVALENT SLOPE
10.00%	10:1
8.33%	12:1
7.14%	14:1
6.00%	20:1
2.00%	50:1
1.00%	100:1

EQUIVALENT SLOPES

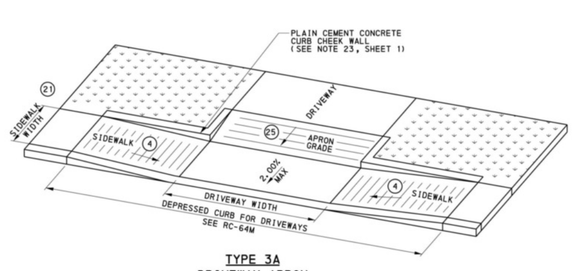
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY

CURB RAMPS AND SIDEWALKS
NEW CONSTRUCTION OR
ALTERATION DETAILS
TYPE 1 CURB RAMPS AND
TYPICAL SECTIONS

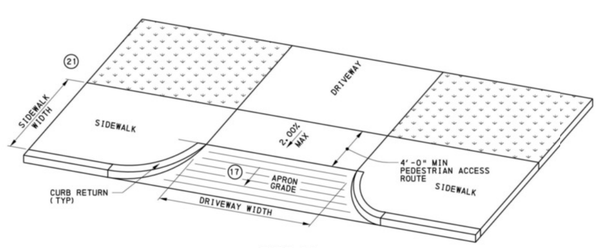
RECOMMENDED JUN.10, 2013 — CHIEF, ENG. DELIVERY SYSTEMS
RECOMMENDED JUN.10, 2013 — ACTING DIR. BUREAU OF PROJECT DELIVERY
SHT 1 OF 14
RC-67M



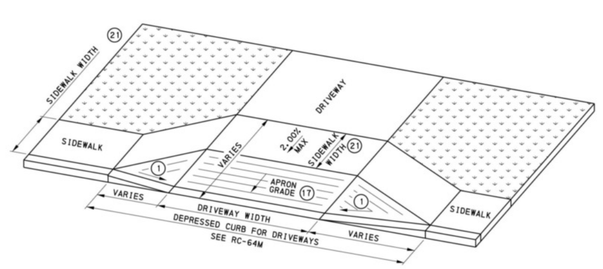
TYPE 2
DRIVEWAY APRON



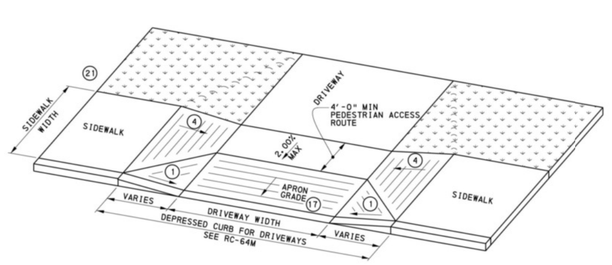
TYPE 3A
DRIVEWAY APRON



TYPE 2A
DRIVEWAY APRON



TYPE 4
DRIVEWAY APRON



TYPE 3
DRIVEWAY APRON

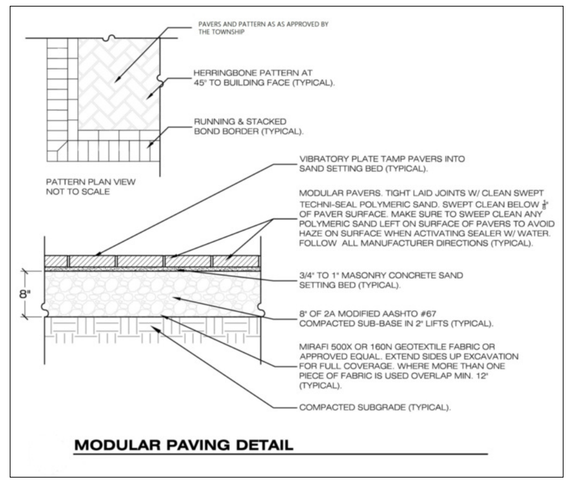
(1) SIDE FLARES 10.00% MAX SLOPE.
(4) 8.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1.
(7) 6.00% MAX CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY.
(21) MINIMUM SIDEWALK WIDTH 5'-0" (SEE NOTE 20, SHEET 1)
(23) 8.00% MAX CHANGE IN GRADE BETWEEN DRIVEWAY SURFACE AND SIDEWALK.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

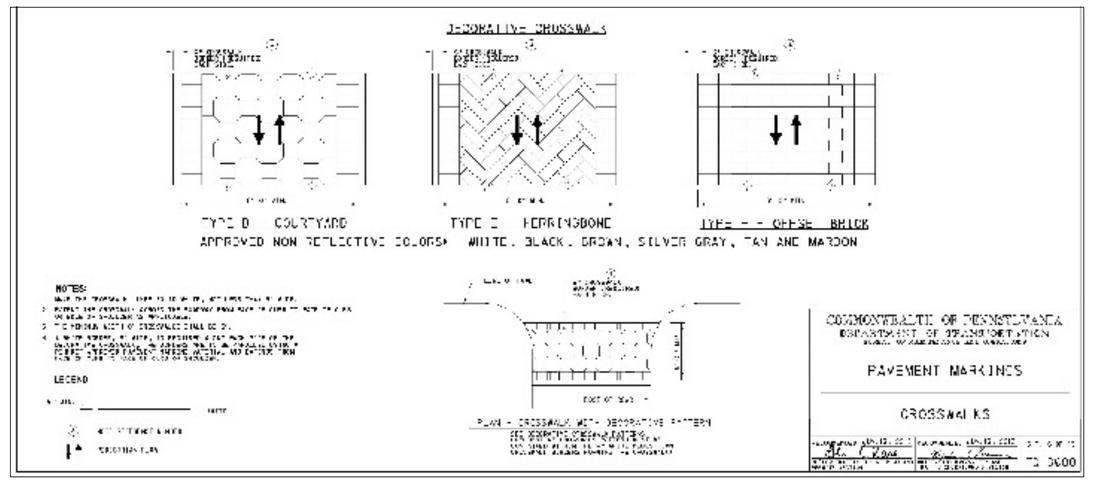
CURB RAMPS AND SIDEWALKS

DRIVEWAY APRONS

RECOMMENDED JUN.10, 2013 — CHIEF, ENG. DELIVERY SYSTEMS
RECOMMENDED JUN.10, 2013 — ACTING DIR. BUREAU OF PROJECT DELIVERY
SHT 12 OF 14
RC-67M



MODULAR PAVING DETAIL


3-DIAGONALLY CROSSWALK
TYPE D COURTYARD
TYPE E HERRINGBONE
TYPE - - - CHASE BRICK
APPROVED NON REFLECTIVE COLORS: WHITE, BLACK, DRAB, SILVER GRAY, TAN AND MAROON
NOTES:
LEGEND
EXIST'G FLAG
EXIST'G MAIL BOX
EXIST'G UTILITY POLE
EXIST'G SIGN
EXIST'G TREE
EXIST'G SHRUB
EXIST'G CONIFER
EXIST'G BUSH
EXIST'G FENCE
EXIST'G CONCRETE
EXIST'G ASPHALT
EXIST'G CURB
EXIST'G GRASS
EXIST'G MULCH
EXIST'G ROCK
EXIST'G WATER
EXIST'G GAS
EXIST'G ELECTRIC
EXIST'G TELEPHONE
EXIST'G CABLE
EXIST'G SANITARY
EXIST'G STORM
EXIST'G INLET
EXIST'G MANHOLE
EXIST'G CLEANOUT
EXIST'G HYDRANT
EXIST'G VALVE
EXIST'G WELL
EXIST'G SPRING
EXIST'G POND
EXIST'G STREAM
EXIST'G WETLAND
EXIST'G FLOODPLAIN
EXIST'G CONTOUR
EXIST'G SPOT ELEVATION
EXIST'G BUILDING
EXIST'G RETAINING WALL
EXIST'G GUIDE RAIL
EXIST'G TRAFFIC SIGNAL
EXIST'G LIGHT
EXIST'G TRANSFORMER
EXIST'G MONUMENT
EXIST'G PROPERTY LINE
EXIST'G RIGHT-OF-WAY
EXIST'G EASEMENT
EXIST'G CENTERLINE
EXIST'G CROSSWALK
EXIST'G STOP BAR
EXIST'G ARROW
EXIST'G LANE LINE
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Boucher & James, Inc.
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INNOVATIVE ENGINEERING

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December 21, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

SUBJECT: 1051, 1053, & 1057 EASTON ROAD – ABP INVESTMENTS, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 3
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 1926016R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our third review of the Preliminary/Final Land Development Plan Application for residential development at 1051, 1053, and 1057 Easton Road. The submitted information was prepared by ProTract Engineering, Inc. and consists of the following items.

- Response letter dated November 9, 2020.
- Post Construction Stormwater Management Report dated January 14, 2020, revised November 2, 2020.
- Preliminary/Final Land Development Plan (8 sheets) dated January 14, 2020, revised November 2, 2020.

BACKGROUND INFORMATION

The Applicant, ABP Investments, Inc., is proposing a residential subdivision and land development located on the eastern side of Easton Road approximately 170 feet south of the intersection with Tyson Road at 1051, 1053, and 1057 Easton Road.

The development area is located within the Main Street Village Center (MS-VC) Zoning District and consists of three (3) existing parcels. Parcel/Unit 19 has an area of 12,839 square feet and consists of a twin dwelling that will remain and a driveway taking access from Easton Road. This driveway access will be removed. Parcel/Unit 9 has an area of 11,526 square feet and consists of two (2) residential apartments that will remain and a driveway taking access from Easton Road. This driveway will remain. Parcel/Unit 36 has an area of 6,556 square feet and consists of a residential dwelling that will be removed. The existing uses are served by public water and sanitary sewer.

The Applicant is proposing to consolidate the three (3) existing parcels and to subsequently subdivide into two (2) new lots.

Proposed Lot 1 will have an area of 13,098 square feet and will consist of a triplex (existing twin dwelling plus 2 attached apartments). Proposed Lot 2 will have an area of 17,823 square feet and will consist of a proposed four (4) unit townhouse building. Driveway access will remain between the existing triplex and proposed townhomes. A parking lot is also proposed in the rear of the property and will be shared by

proposed Lots 1 and 2 and existing Parcel 30-00-14488-00-8 located to the southwest. The proposed land development will also include the construction of stormwater management facilities and storm sewer and the installation of landscaping. Public water and sanitary sewer services will remain.

Based on our review of the above information and our previous letter dated July 27, 2020, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 1006 and Figure 10.20, the maximum build-to line is 25-feet. The existing dwellings are located 31-feet from the Easton Road curbline which exceeds the maximum build-to line and are existing non-conformities. The existing dwelling on Unit 36 will be removed and the existing non-conformity related to this dwelling will be eliminated. The existing triplex will remain; however, the proposed subdivision and land development will not impact the existing non-conformity. ***(Previous Comment 1) No action is required.***

2. The required side yard width for a detached building is 10-feet. The existing garage on Unit 36 is located within the side yard and crosses over the property line, and therefore is an existing non-conformity. The existing garage is proposed to be removed which eliminates the existing non-conformity. ***(Previous Comment 2) No action is required.***

3. In accordance with Section 2310.A, the minimum width of drives and parking aisles shall be 24-feet for two (2) way traffic. The existing width of the driveway taking access from Easton Road is between 20-feet and 22-feet. This is an existing non-conformity that will not be affected by the proposed development. ***(Previous Comment 4) No action is required.***

4. In accordance with Section 2313, a shared access agreement shall be prepared for use of the proposed parking lot by proposed Lots 1 and 2 and existing Parcel 30-00-14488-00-8 located southwest of the development. In addition, it appears access to, from, and through the existing parking area on Parcel 30-00-14488-00-8 will also occur. An agreement supporting access to, from, and through this parking area should also be provided. ***(Previous Comment 5) A proposed access easement crossing the proposed development and existing development to the south is now shown on the plan. The response letter indicates an easement agreement will be executed. A legal description of the access easement should be prepared and submitted and the Land Development Plan (Sheet 1 of 8) should be updated to show the bearings and distances for the access easement.***

5. In accordance with Section 2402.B.2.b, large canopy trees shall be planted at least 15-feet from overhead utilities, including streetlights, and 6-feet from underground utilities. The proposed street trees are located approximately 10-feet and 12-feet from the existing overhead utility lines along Easton Road and approximately 5-feet from proposed Infiltration Beds SB2 and SB3. The proposed street trees must be relocated accordingly. ***(Previous Comment 7) The proposed street trees are now greater than 15-feet from the existing overhead utility lines, however four (4) trees are located less than 6-feet from the existing sanitary sewer lateral, the proposed water services, the proposed storm sewer and/or the Infiltration Bed SB2. The street trees must be relocated accordingly.***

6. In accordance with Section 2504.A, sidewalks shall be constructed of durable, attractive materials like brick, stone, or textured concrete accented with pavers. Proposed sidewalk materials and patterns shall be designed and coordinated to be compatible with those on adjacent properties. The proposed sidewalk detail on Sheet 5 shall be revised to specify "textured concrete." In addition,

the concrete sidewalk must be accented with pavers and the plan must be revised accordingly. ***(Previous Comment 9) The Proposed Sidewalk detail on Sheet 5 must still be revised to show the proposed depth, width, and materials (brick/pavers and concrete) provided for in plan view.***

7. In accordance with Section 2504.F.1.a, a crosswalk must be provided across the access driveway. ***(Previous Comment 10) A crosswalk is now shown across the access driveway. A detail of the proposed crosswalk has been provided on the Detail Plan (Sheet 5 of 8); however, the detail shows three different types of materials and styles for the crosswalk. We recommend that the Township give direction regarding the material type and style which will be acceptable.***

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

8. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), the existing properties with owners and tax parcel numbers within 400-feet of the project site must be shown on the plan. ***(Previous Comment 12) Waivers are requested from Sections 146-11.A.(4) and 146-11.B.(3) to not provide tax parcel information on existing parcels within 400-feet of the project site. Tax parcel information is now provided for adjacent properties.***

9. In accordance with Section 146-11.B.(7), existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. ***(Previous Comment 13) A waiver is requested from Section 146-11.B.(7). An aerial photograph has now been provided.***

10. In accordance with Section 146-11.C.(10), the location and size of all proposed sanitary sewer lines, storm sewer lines and related structures, water mains, fire hydrants, utility lines and on-site sewage disposal facilities must be provided on the plan. ***(Previous Comment 15) The size, type, and length of the proposed storm sewer in the infiltration beds and from Infiltration Bed SB2 to Inlet 5 must be shown on the Utility Plan (Sheet 7 of 8).***

    In addition, there is a text conflict on the Utility Plan (Sheet 7 of 8), the information for Infiltration Bed SB1.

11. Storm sewer profiles and supporting calculations must be provided in accordance with Sections 146-11.F.(4)(a)[5] and 146-11.F.(4)(b). ***(Previous Comment 16) The following comments are related to the storm sewer profiles now provided on Sheet 8 and the submitted storm sewer calculations. The plan, profiles, and calculations must be revised accordingly.***

    a. ***There is a text conflict with the invert of the 15-inch pipe listed at Inlet 2 and the access easement.***

    b. ***The sump elevation of Inlet 3 shown in plan view on Sheet 4 is inconsistent with the sump elevation noted in the profiles on Sheet 8.***

    c. ***There is a text conflict on the Utility Plan (Sheet 7 of 8) between the information for the distribution pipes of Infiltration Bed SB1and the inverts of the distribution pipes listed on Sheet 8 in Infiltration Beds and other labels.***

12. In accordance with Sections 146-11.G.(1) and 146-11.G.(3), the existing and proposed sanitary sewer laterals and water service lines must be located and identified by material and size on the plan. ***(Previous Comment 27) Waivers are requested from Sections 146-11.G.(1) and 146-***

11.G.(3). The location of the existing and proposed water and sanitary sewer services on Lots 1 and 2, and the size and material of the proposed sanitary sewer service are now shown on the plan.

13. A waiver is requested from Section 146-11.J in order to not provide recreational facilities. ***(Previous Comment 20)***

14. A waiver is requested from Section 146-11.L for the submission of complete architectural plans. ***(Previous Comment 21) Floor plans and building elevations were provided with a previous submission.***

15. A Sewage Facilities Planning Module Request for Planning Exemption was provided with this submission. In accordance with Sections 146-11.K, 146-20.B.(2)(a)[1], and 146-35.B.(1), the approved Sewage Facilities Planning Module Exemption must be provided to the Township upon receipt. Additionally, comments received from the Township Wastewater Department dated March 5, 2020 must be addressed to the Department's satisfaction. ***(Previous Comment 22) The response indicates the exemption will be forwarded upon receipt and that the Wastewater Department comments have been addressed concurrently with this submission.***

16. The note in Section 146-12.E.(5) must be provided on the plan. The Applicant shall indicate whether the Montgomery County Department of Roads and Bridges was notified of this project and shall provide any comments received from the Department. ***(Previous Comment 23) A note was added to the plan that indicates a Highway Occupancy Permit from the County Department of Roads and Bridges will be required. A copy of the permit shall be provided upon receipt.***

17. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review. A review will be completed and provided under separate cover once all comments received from the Township and outside agencies have been satisfactorily addressed. ***(Previous Comment 24) The response indicates a cost estimate will be prepared and submitted for review.***

18. In accordance with Section 146-27.E, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. The plan must include detailed ramp design consisting of dimensions, spot elevations, and slopes for each proposed ramp located internal to the project site and along Easton Road. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans. ***(Previous Comment 25) An enlarged detail of the proposed ramps at Easton Road with proposed spot elevations and slopes must still be provided to demonstrate ADA compliance. In addition, ramped access from the proposed handicap ramp to the existing triplex and proposed townhomes shall also be provided and detailed on the plans.***

19. In accordance with Section 146-28.B, entrances, exits, and driveways in a parking lot shall be a minimum of 24-feet wide. The existing driveway proposed to remain has a width between 20-feet and 22-feet. Refer to Comment 4, a waiver is required. ***(Previous Comment 26) A waiver is requested from Section 146-28.B to maintain the existing driveway width.***

20. In accordance with Section 146-28.E and 146-41, the Township Fire Marshal shall review the proposed land development. ***(Previous Comment 27) The response indicates the Fire Marshal comments will be addressed.***

21. In accordance with Section 146-30.A, a ratio depth to width ratio of 2 ½ to 1 is generally accepted. ***(Previous Comment 28) The proposed depth to width ratio of Lot 2 is approximately 4 to 1. A waiver is requested from Section 146-30.A to permit the proposed configuration of Lot 2.***

22. In accordance with Section 146-33.C, storm sewer shall be protected by a minimum 2-feet of cover. It appears the storm sewer collecting and discharge stormwater to Infiltration Bed SB1 has less than 2-feet of cover. Storm sewer profiles per Comment 26 shall be provided and the storm sewer must be revised where necessary. ***(Previous Comment 30) A waiver is requested from Section 146-33.C to permit cover less than 2-feet. Less than 2-feet of cover is provided immediately adjacent to Inlets 1, 3.1, and 5.***

23. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. A waiver from Section 146-43.C.(3)(a) is required to permit the proposed 3 to 1 slopes. ***(Previous Comment 48) A waiver is requested from Section 146-43.C.(3)(a) to permit slopes greater than 15%. Proposed grading is shown at a 3 to 1 slope and erosion control blankets are proposed over these areas. (Previous Comment 33)***

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Wissahickon Watershed. A 1,878 square foot reduction of impervious area and 26,000 square feet of disturbed area are proposed. Therefore, per Table 106.1W the project is exempt from peak rate control. Groundwater recharge, water volume control, and water quality are required.

24. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed construction cost estimate with specific line items must be submitted for review. A review will be completed and provided under separate cover once all comments received from the Township and outside agencies have been satisfactorily addressed. ***(Previous Comment 40) The response letter indicates a construction cost estimate will be provided.***

25. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided. Operation and maintenance notes are provided on the Stormwater Management Plan (Sheet 4). An agreement must also be provided. ***(Previous Comment 41) The response letter indicates an agreement will be executed.***

MISCELLANEOUS COMMENTS

26. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction. ***(Previous Comment 46)***

PLAN REVISION COMMENTS

1. On Sheet 4, the invert elevations listed in Note 5 of the Overflow Inlet Detail (Inlet #5) are inconsistent with the plan view and profile view. Note 5 must be revised accordingly. ***(Previous Comment 3)***

2. On Sheet 4, both inverts in must be specified at Inlet 5 in the plan view. ***(Previous Comment 4). The response letter from the Design Engineer indicates that two inverts are shown for Inlet 5 on Sheet 4, however the plan view on Sheets 3, 4, 6 and 7 as well as the profile view on Sheet 8 of***

Inlet 5, show one invert in with an elevation of 355.50. The Engineer should clarify the response.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.

MES/ss

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Art Herling, APB Investments, Inc. – Applicant/Property Owner
Nicholas T. Rose, PE, ProTract Engineer, Inc. – Applicant's Engineer
Michael Narcowich, Montgomery County Planning Commission

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pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

SENT VIA ELECTRONIC MAIL ONLY

December 9, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Re: Act 537, Application for Exemption
1057 Easton Road Townhouses
DEP Code No. 1-46001-245-E
Abington Township
Montgomery County

Dear Mr. Manfredi:

The Department of Environmental Protection ("DEP") has received the above referenced subdivision plan. This letter confirms DEP's determination that the above referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs. The proposed development is located at 1057 Easton Road in Abington Township, Montgomery County.

This project proposes 4 new townhouse style apartments on a single 0.2-acre lot.

The project will be connected to the Abington Township collection system and will generate an additional 795 gallons of sewage per day ("gpd") for a total of 1,060 gpd to be treated at the Abington Township Wastewater Treatment Facility.

This determination is based upon this property remaining under a single ownership and meeting the H-1 Apartment Building zoning requirements under Abington Township's zoning ordinance per the November 16, 2020, e-mail from Mr. Shaun Littlefield, Interim Zoning Officer.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at http://ehb.courtapps.com or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
Montgomery County Conservation District
Mr. Wrigley – Abington Wastewater Utilities Department
ABH Builders, Inc.
Planning Section
Re 30

March 30, 2020

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Land Development Plan for Tax Block 195, Units 19 & 9, and Tax Block 194, Unit 36
1051, 1053 and 1057 Easton Road - Pro-tract Engineering, Inc
Plan Set Date: Jan 14, 2020
EAC Review Date: March 11, 2020

Dear Chairperson Strackhouse:

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced site plans and offer the following comments.

Site Summary

Zone – MS-VC Main Street Village Center District
Proposed Use – Residential (Townhouse)

This plan involves combining 3 existing lots of various sizes into 2 conforming lots. Removal of the residential structure at 1057 Easton Road and replacing with 4 unit-townhouse structure. Plan also calls for the reconfiguration of parking and driveway access to meet needs of existing 3-unit triplex at 1051-1053 Easton Road and new 4-unit townhouse via shared access in rear. New parking area is for 13 spaces.

Watershed – Wissahickon Creek Watershed, Sandy Run Tributary

Stormwater Features – Proposed underground infiltration bed beneath new 13-space parking area and 2 smaller infiltration beds in front of structures to capture roof top runoff and paved areas via shared trench grate. None include vegetative components. These systems are designed to capture required volume of runoff from site per township stormwater ordinance. Due to reduction of overall impervious cover (reflecting new lot dimensions), development is exempt from stormwater ordinance's peak rate requirements. This needs to be confirmed by Township Engineer.

Site area slopes from east to west (rear to Easton Road). Two large caliper trees (32" and 34") are slated to be removed. Developer has proposed to replace with 4 new shade trees (3-3.5" caliper). Species selected, size and placement should be reviewed and approved by STC.

EAC Comments and Questions:
Abington's Zoning Ordinance, Article X, Section 1000 MS- Intent - Main Street Districts includes a list of "intents" for development occurring in this zone including:

J. Provide a generous amount of landscaping and green areas, and encourage environmental best management practices

With this in mind, the EAC requests that green stormwater infrastructure elements, where appropriate and feasible, be included. The plans currently provide stormwater management features that are primarily gray. The EAC recommends that bio-infiltration or bioretention system be considered for the two infiltration beds shown on the Easton Road frontage. This could be in the form of a raingarden or through use of flow-through planters to intercept and capture a portion of the proposed townhouse's rooftop runoff. The vegetation in flow through planters filters and transpires water and adds an aesthetic component to the property. (See example below)



Figure 1 - Flow-through planter illustration - Philadelphia Water Department Design Guide

https://www.pwdplanreview.org/manual/chapter-4/4.1-bioinfiltration-bioretention

We also recommend that the developer consider pervious paving over a portion of the rear parking lot. Since this area is being reconstructed to add the underground infiltration bed, using pervious pavement material over the parking stall spaces may be a feasible stormwater management practice and would help in capturing and infiltrating runoff from the back of the site. Pervious paving would also help in minimizing icing in the parking lot area for the residents. We understand that these systems do require special maintenance, but the reconstruction of the parking lot provides an opportunity to evaluate the inclusion of this type of paving system.

Thank you for considering our comments and please let us know if any questions.

Respectfully submitted,

Susan Myerov,
Member, Abington Township EAC

cc: Amy Montgomery
Richard Manfredi
EAC Members

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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610-278-3722
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JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

April 2, 2020

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC # 20-0053-001
1051, 1053 and 1057 Easton Road at Tyson Avenue
Tract Size: 0.71 Acres
Density: 9.78 Dwelling Units/Acre (Lot 1), 9.98 Dwelling Units/Acre (Lot 2)
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 25, 2020. We forward this letter as a report of our review.

BACKGROUND

ABP Investments, Inc., the applicant, has submitted a subdivision and land development plan that would combine three properties totaling 0.71 acres into two properties. The applicant would develop four townhome units on proposed Lot 2. The current properties are Tax Block 195, Unit 19 (12,839 s.f.); Block 195, Unit 9 (11,526 s.f.); and Block 194, Unit 36 (6,556 s.f.). The plan designates the new properties as “Lot 1” (13,098 s.f.) and “Lot 2” (17,823 s.f.). The site has an existing triplex (1,696 s.f.). The applicant proposes removing a two-story residential building, a garage, some driveway area (including the driveway immediately south of the triplex) and wall area, and proposes interconnecting the parking area with the adjacent two-story multifamily development. The site is located in the MS-VC Main Street--Village Center District (MS-VC) and is served by public sewer and water. The applicant has submitted a preliminary plan, dated January 14, 2020.

CONSISTENCY WITH COMPREHENSIVE AND OTHER PLANS

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The comprehensive plan shows the subject property as located in the "Community Mixed Use" future land use area. This land use area envisions these areas as community focal points. When a residential use is present as a primary use, the plan recommends that the use be higher-density, and that it act as a transition from nonresidential to lower-density residential uses. Developments should be interconnected and share driveways, have extensive buffering and be compatible with abutting village areas.

The proposed development is not consistent with *Walk Montco*: the Montgomery County Walkability Study. That study recommends that residential sidewalks along major streets have a verge that is five-to-eight-feet wide to promote pedestrian traffic and improve safety; the proposed development would not have a verge between the sidewalk and the street. The study recommends a five foot sidewalk; the applicant proposes a four-foot sidewalk.

The plan would be more consistent with the Abington Master Bicycle Plan if it provided wayfinding signage along Easton Road. The Bicycle Plan designates Easton Road between Mt. Carmel Avenue and Independence Avenue a "Long-Term Priority" bicycle route, and recommends that wayfinding signage ("confirmation signs") be used along the road.

The proposed improvements are generally consistent with the Abington Township Comprehensive Plan Update (2007) and Roslyn Revitalization Plan.

RECOMMENDATION

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

REVIEW COMMENTS

SUBDIVISION AND LAYOUT

A. Lot Shape [§146-30.A.]. The proposed subdivision would create an irregularly shaped lot (proposed Lot 2), with two larger areas connected by a narrow area. The proposed lot line would bifurcate nine of the proposed parking spaces. We recommend drawing the lot line to create a more orderly and logical division of the properties, in part to make future property transactions less complicated.

SIDEWALK AND STREETSCAPE

A. Sidewalk Width. The proposed sidewalk is only four feet wide (please indicate the dimension on the plan, per §146-11.F). Zoning requires an eight-foot (8') minimum width.

B. Decorative Verge. Zoning requires a decorative verge [see §2504.E for requirements] located between said sidewalk and curb in the MS-VC District [§2504.B]. Plantings should be specified, per §146-11.H.

Verge: A strip separating a sidewalk from the curb, and consisting of grass, landscaping, or decorative paving.

Violation: An infraction of any provision or use expressed in this Ordinance for which remedies are set forth by law and within this Ordinance.

Walls, Blank: Building facades lacking doors or windows.

Water Course: Any permanent or intermittent stream, river, brook, creek, or a channel, ditch, or swale, whether natural or man-

Figure 2.8: Verge

Verge

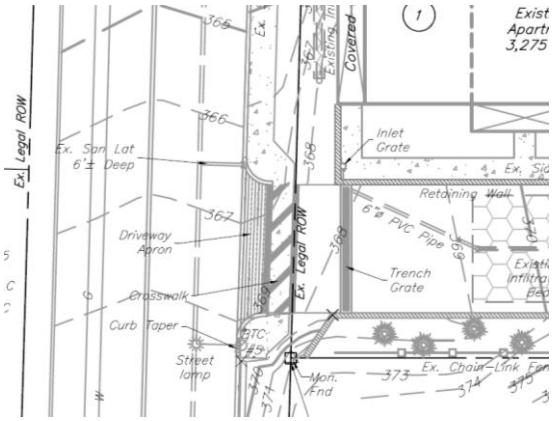


Per Comment B.: Illustration of "Verge", From Abington Zoning Ordinance

C. Street Furniture. Multi-building lots shall provide street furniture in the amount of one bench and waste receptacle for every 100 linear feet of street frontage or access drive [§1007.M].

D. Walkway to Front Doors. We recommend pavement markings be used to delineate a short walkway connecting the Easton Road sidewalk with the sidewalk providing access to the





Per Comment D.: The plan shows an existing, hatched crosswalk in this location but the image does not. Per Comment E.: As with the existing, adjacent multifamily development (pictured), the street sidewalk does not connect to the sidewalk in front of the dwellings.

fronts of the townhomes.

E. Existing Crosswalk. The plan shows an existing crosswalk parallel to the Easton Road sidewalk on the adjacent property with a multifamily residential use. However, the Google Streetview image, below, from October 2019, doesn't show a crosswalk—just a sidewalk.

DESIGN OF BUILDING AND TRASH ENCLOSURE

A. Architectural Renderings. The applicant is required to submit renderings of all sides of the townhomes to illustrate compliance with building design requirements and the need for buffering [§1007.B, H., §146-11.L.].

B. Trash Enclosure. A chain link fence is prohibited as a trash enclosure gate [§2601.N]. The applicant proposes a chain link gate. Also, gates shall be self-closing.

COMMON AREAS

C. Maintenance. It appears that the property will be operated under a condominium form or ownership. What arrangement will be made for the maintenance of the common areas?

D. Stormwater Management Areas. We recommend the applicant provide plan notes indicating how the stormwater management areas near Easton Road will be maintained.

LANDSCAPING AND SCREENING

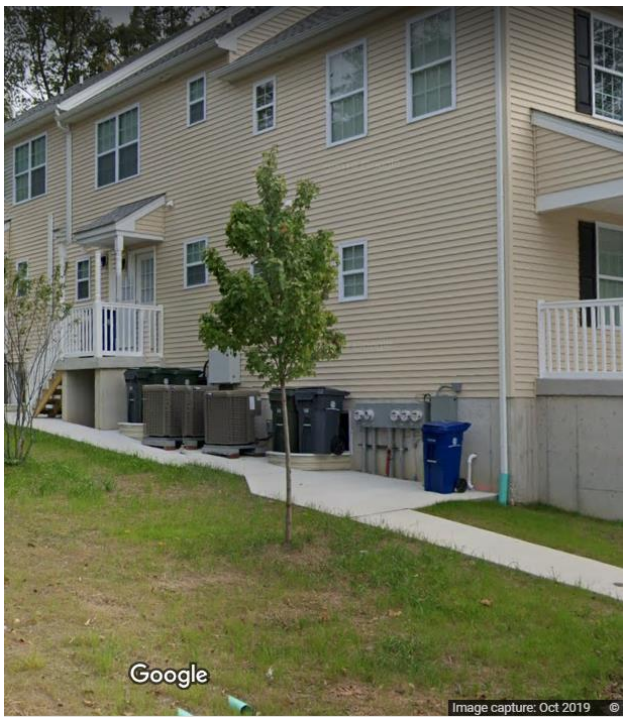
A. Screening. The rear of the proposed units requires a low-intensity screen [§2403.C; Figure 24.7]. As shown in the image on right, the four similar townhomes that were just built on the adjacent tract have utility meters and trash containers that are not screened and are plainly visible from the public right-of-way.

B. Green Parking. Apart from two trees to the east of the proposed parking area, no parking area landscaping has been proposed.

   (1) One planting island with a shade tree is required by zoning [§2402.A.2.a.(1)].

   (2) A parking lot perimeter buffer is required [§2402.A.5].

C. Features within 400 Feet. The applicant has requested a waiver from the



Per Comment A: The rear of the proposed units should be screened so that the view of trash and utility boxes is mitigated. The image shows the adjacent, multifamily residential building (which is not well-

requirement to provide features within 400 feet of the site [§146-11.B]. We feel that the information for the area to the rear of the proposed townhomes is important for understanding how the proposed use would affect the adjacent ones, and vice versa, including the need for screening (this could be an aerial photo with an overlay of the proposed building footprint).

D. Tree Removal. Is the applicant removing trees from the rear of the site? It appears as if there may be a wooded area in that location, based on aerial imagery. The plans do not show this [Vegetation Resource Identification §146-11.B., Landscaping and Shade Tree Plan §146-11.H].

OTHER PLAN INFORMATION

A. Cartway. Cartway dimensions shall be shown [§146-11.A].

B. Building Dimensions. Dimension of all proposed buildings [§146-11.C]. For example, building footprint, such as that shown on the adjacent four-unit apartment building.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for residential development in Roslyn.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #20-0053-001 on plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: ABP Investments Inc. Applicant
Nick T. Rose, P.E., ProTract Engineering, Inc., Applicant's Representative
Amy Montgomery, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Montgomery County Roads & Bridges
Manasa L. Kondreddi, EIT, McCormick Taylor, for Montgomery County Roads & Bridges

Attachments: APPENDIX 1: Aerial Image, Project Site
APPENDIX 2: Applicant's Plan

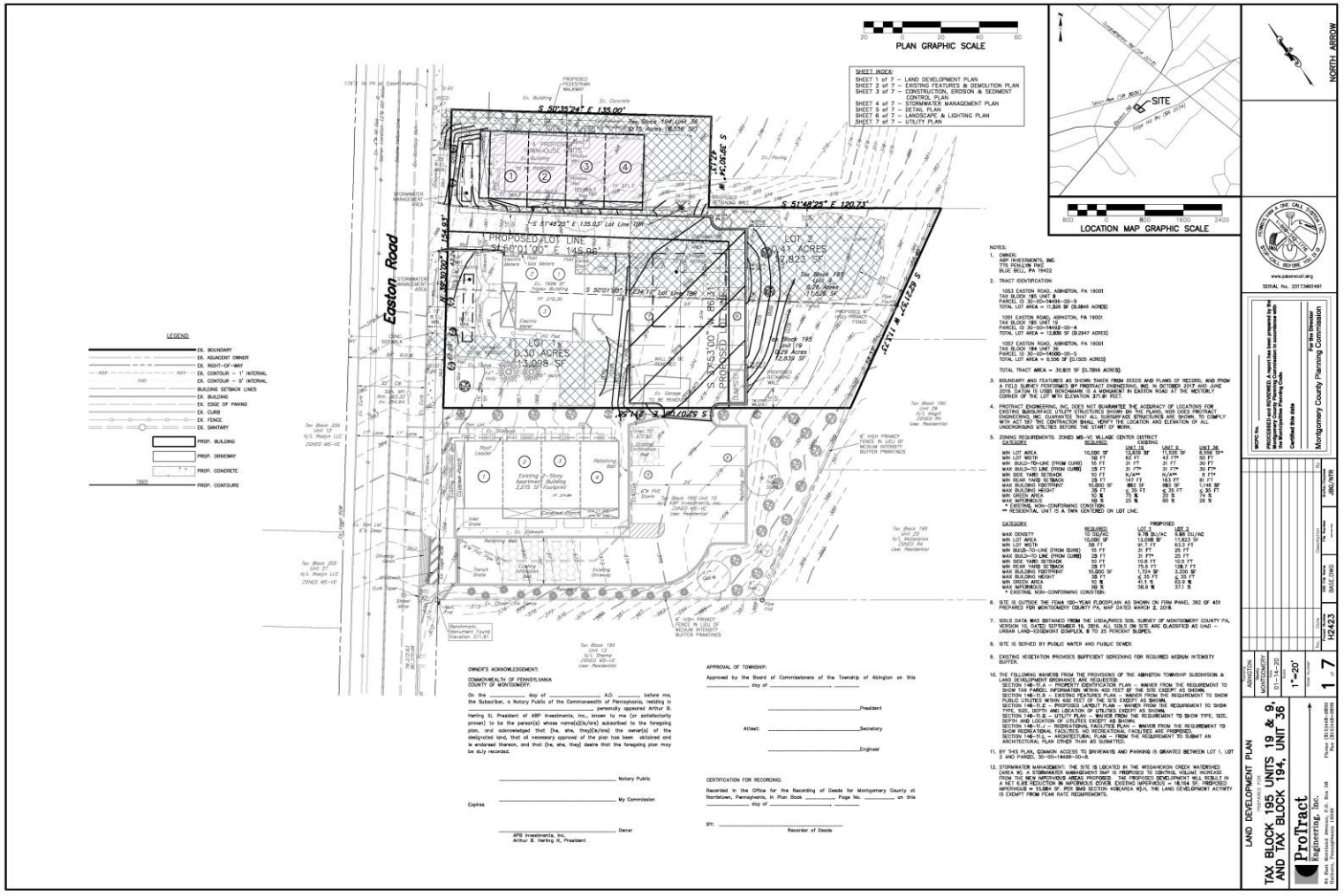
Aerial Image, Project Site



Easton Road Townhomes
MCPC #200053001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 - (f) 610.278.3941
www.montcopa.org/plancom
Year 2017 aerial photography provided by Pictometry

Applicant's Plan



LD 20-01 1051, 1053 & 1057 Easton Road (A Herling)
"LD for Tax Block 195 Unites 19 & 9 & Tax Block 194 Unit 36"
Proposed Development- Self Storage Facility
STC discussion 3-11-2020

Participants:
Owner representative: Arthur Hurling
STC Appointees: Carl Andresen, John Kennedy, Rita Stevens (plus review by Joe Ascenzi and Collin Watson)

The participants reviewed the proposed development at 1051, 1053, and 1057 Easton Road, dated 1/14/20. Mr. Hurling provided an overview, including the removal of an existing building, removal of 2 mature canopy trees, rationalization of entry and exit lanes and parking areas, addition of a new 4-unit townhouse, and restoration of the existing 3-unit home. Our discussion focused on the proposed landscape features detailed on page 6 of the submitted plans.

The STC recommends the following changes to the proposed landscape plan:

Street Trees:

Upright habit: Rather than the proposed 5 Acer Rubrum, (RM) specify trees that have a more upright habitat, thereby preventing conflict with overhead utilities. Select 5 of the same cultivar to provide beauty and continuity of streetscape. Recommended cultivars are:

- Maples:
    - Acer x freemanii 'Armstrong' (Armstrong Freeman's Maple)
    - Acer rubrum 'JFS-KW78' PP 25301 (Armstrong Gold® Maple)
- Hornbeams:
    - Carpinus betulus 'Frans Fontaine' (Frans Fontaine Hornbeam)
    - Carpinus betulus 'JFS-KW1CB' PP 22814(Emerald Avenue® Hornbeam)
    - Carpinus betulus 'Columnaris' (Columnar European Hornbeam)

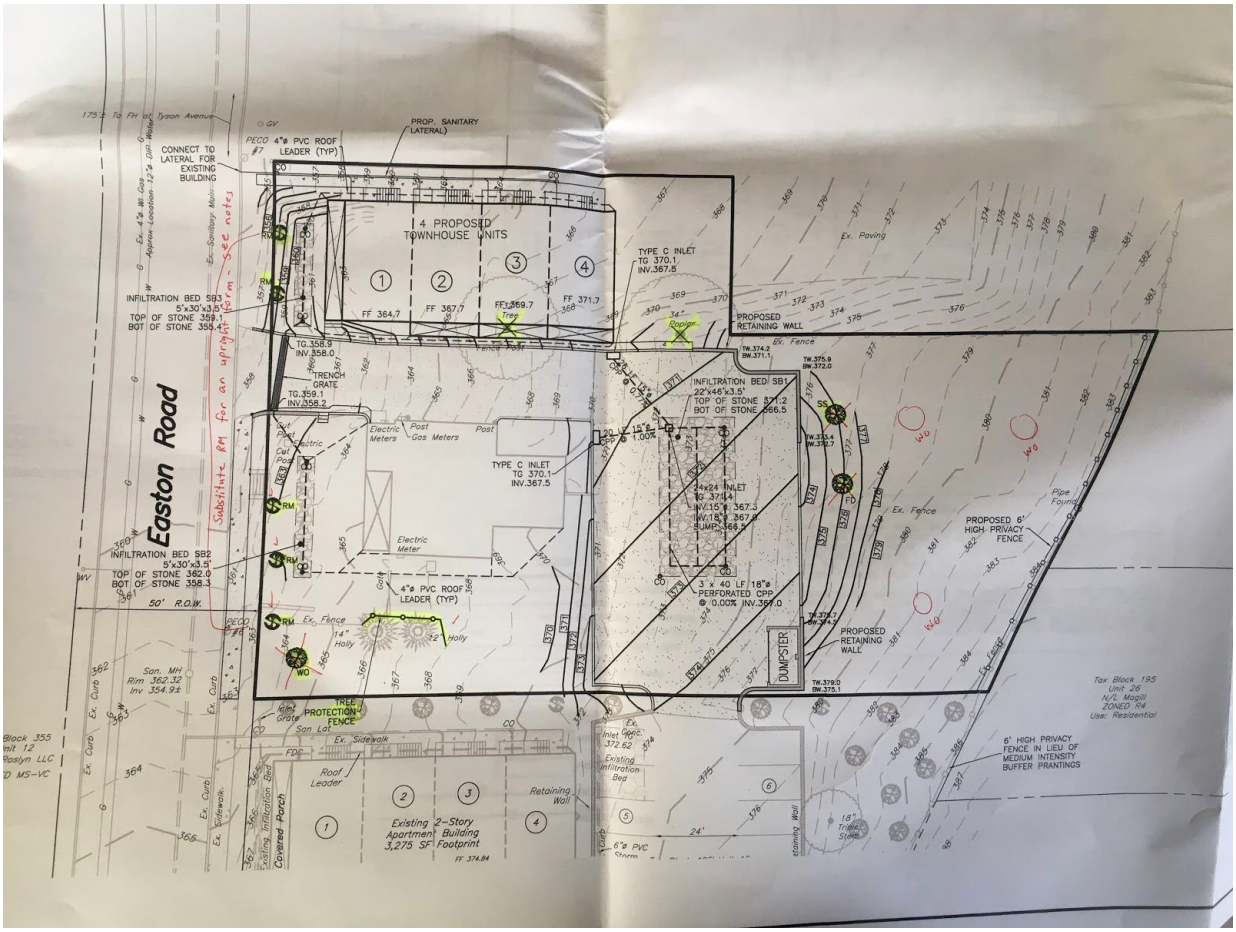
- Oaks:
    - Quercus bicolor 'Bonnie and Mike' (Beacon® Oak)
    - Quercus robur x Q. alba 'Crimschmidt' (Crimson Spire™ Oak)
    - Quercus robur x bicolor ‘Long’ (Regal Prince® oak)

Root barrier along the sidewalk: In order to be effective, the specified 20” biobarrier should be placed at least 18 inches (45 cm) deep, and the top must be above the soil and mulch surface.

Planting pit: Strive for a minimum sized tree pit of 5'x5' or 4'x6' with at least 2 feet of good soil depth. Go wider where possible. If possible, create longer tree pits that would be continuous to plant 2 or 3 street trees within to help drive up more soil volume.

Backyard Trees:
True Canopy Trees: There is plenty of room to establish three (3) true canopy trees in the backyard, and to place them in a manner that complements those in the backyard of the apartment building located at 1433 Easton Road, which was developed in 2019. This will provide a shady respite for residents, as well as enhance stormwater infiltration on the site. The STC recommendation:

- Move the proposed Quercus alba (White Oak, WO) from the front of the lot to the backyard.
- Replace the proposed backyard ornamental trees: eliminate Cornus florida (Flowering Dogwood,FD) and Amelanchier canadensis (Shadowbow Serviceberry, SS) and add two additional Quercus alba (White Oak, WO) to the back yard.
- Arrange the resulting three Quercus in a triangular layout as shown below


Easton Road
4 PROPOSED TOWNHOUSE UNITS
INFILTRATION BED SB3
5'x30'x3.5'
TOP OF STONE 359.1
BOT OF STONE 355.6
INFILTRATION BED SB2
5'x30'x3.5'
TOP OF STONE 362.0
BOT OF STONE 358.3
INFILTRATION BED SB1
22'x46'x3.5'
TOP OF STONE 371.2
BOT OF STONE 366.5
TYPE C INLET
TG 370.1
INV.367.5
TRENCH GRATE
TG.359.1
INV.358.2
TG.358.9
INV.358.0
4x24 INLET
TG 371.4
INV.15"e 367.3
INV.18"e 367.6
SUMP 366.5
3 x 40 LF 18"ø
PERFORATED CPP
@ 0.00% INV.359.0
PROPOSED RETAINING WALL
PROPOSED 6' HIGH PRIVACY FENCE
6' HIGH PRIVACY FENCE IN LIEU OF MEDIUM INTENSITY BUFFER PRANTINGS
DUMPSTER
TREE PROTECTION FENCE
Existing 2-Story Apartment Building 3,275 SF Footprint
Existing Infiltration Bed
Covered Porch
Roof Leader
Retaining Wall
4" PVC ROOF LEADER (TYP)
PROP. SANITARY LATERAL)
CONNECT TO LATERAL FOR EXISTING BUILDING
50' R.O.W.
Ex. Sidewalk
Ex. Curb
Ex. Fence
Ex. Paving
Electric Meters
Gas Meters
Electric Meter
Tax Block 195
Unit 26
N/L Magill
ZONED R4
Use: Residential
Block 355
Unit 12
Rosslyn LLC
D MS-VC
Substitute RM for an upright tree - see notes

WASTEWATER DEPARTMENT

George Wrigley, Director

March 5, 2020

Mr. Arthur Herling
ABH Builders, Inc
775 Penllyn Blue Bell Pike
Blue Bell, PA 19442

RE: Abington: 1057 Easton Road (Parcel # 300014500005) - Sanitary Sewer Review

Dear Mr. Herling:

The Abington Township Wastewater Utilities Department has reviewed the land development plans dated January 14, 2020 prepared by ProTract Engineering, Inc. in regards to the proposed sanitary sewer connections and the projected sanitary sewer generation rates in the existing sanitary collection, conveyance and treatment plant systems. We have the following comments:

Estimated sanitary generation rates:

The criteria for verifying the existing sanitary sewer collection and conveyance systems are based on the water consumption rates for similar "townhouse style" residential buildings throughout Abington Township. The average sanitary generation rate is 265 gallons per day (gpd) per unit. There are four (4), two story residential units proposed for the development and the existing single residence structure is proposed to be demolished. The total additional number of Equivalent Dwelling Units (EDU) for the proposed development is three (3), which equates to a total of 795 gpd (3 X 265 gpd/EDU=795 gpd). The tapping / capacity fee for the additional 3 EDU's at $3,500.00 /EDU totals $10,500.00.

Development plan review:

The following comments are based on the set of development plans consisting of Sheet 1 of 7 thru 7 of 7 dated January 14, 2020.

Sheet 1 of 7 - The Location Map at the top right of the sheet does not appear to indicate the correct location of this project. Please verify and revise as required.

Sheet 7 of 7 - The sanitary sewer laterals for the adjacent 1051 and 1053 Easton Road parcels should be indicated on the plan.

Sheet 7 of 7 - A profile of the proposed common sewer line along the rear of the proposed structures should be prepared and included in the project's plan set for construction purposes. The common sewer pipe should be 6 inch diameter in size and each of the residential unit's sewer pipes should be 4 inch diameter pipe. The common sewer main should connect into the existing

WASTEWATER DEPARTMENT

George Wrigley, Director

6" diameter clay lateral near the curbline utilizing a rubber gasketted type fitting. All sanitary pipe shall be installed in accordance with Township of Abington Details (see enclosed Detail No.'s 2, and 38).

Digital files of the revised sheets should be submitted to be included with the DEP submission.

DEP Planning Module Exemption Mailer:

The DEP mailer form provided was in a non-editable PDF format. Either an editable PDF or WORD digital file should be provided. Since the development plans encompass three (3) parcels, a written narrative should be submitted describing the demolition of the existing 1057 Easton Road home and the replacement with four (4) new single family residences and that the 1051 and 1053 structures will remain. (provide details for their current use and proposed changes if any). NOTE: if the 1051 and 1053 structures would possibly have any change in their use, the DEP submission must be revised to document these changes at this time. The quantity of EDU's and the connection fees may need to be revised.

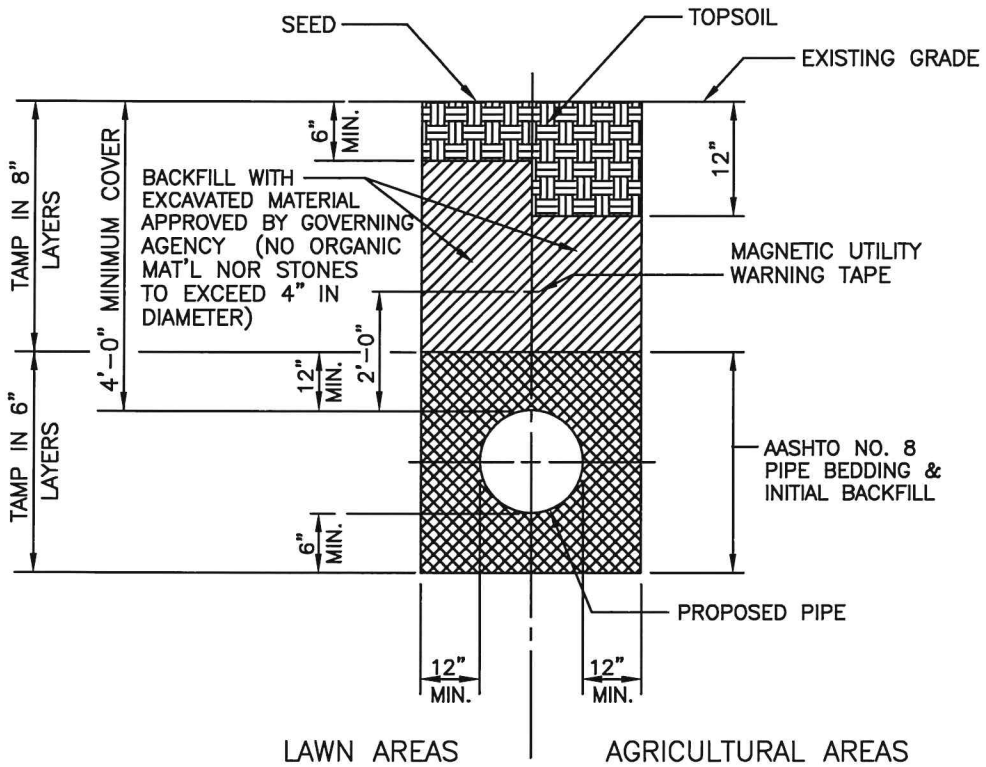
Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abington.org.

Sincerely,

George R. Wrigley, Director
Abington Township Wastewater Utilities Department

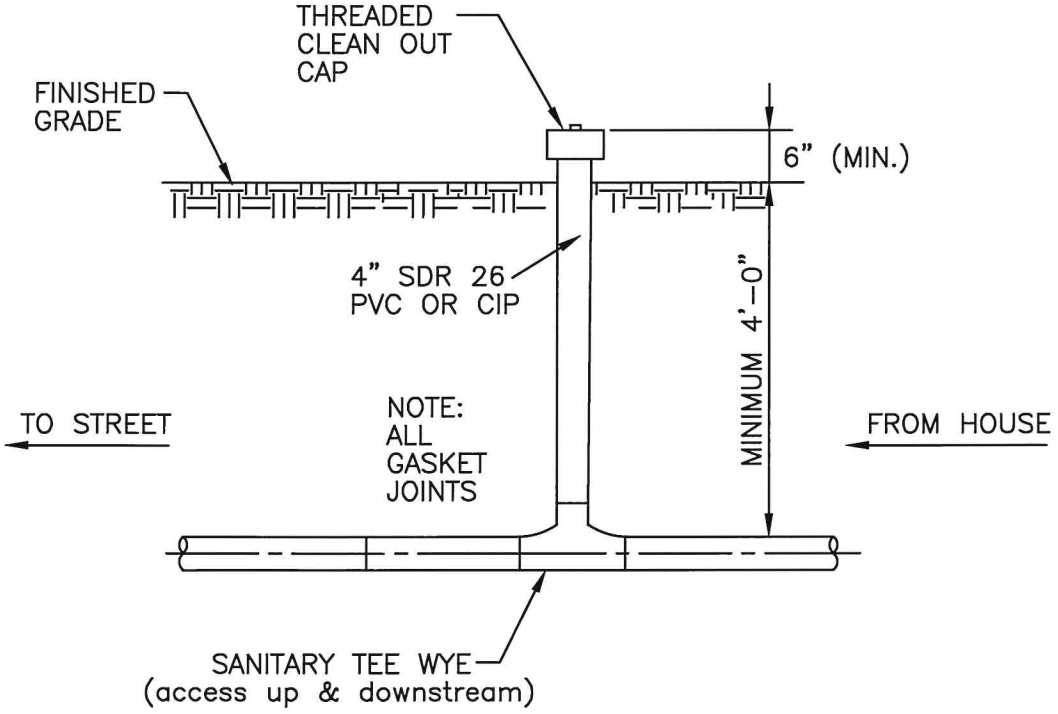
pc: Ms. Amy Montgomery, PE., Abington Township Director of Engineering & Code Enforcement
Mr. Nicholas Rose, PE., Project Manager, ProTract Engineering, Inc.

Enclosures



Township of Abington STANDARD DETAIL - SEWER SYSTEM	
TRENCH RESTORATION LAWN / AGRICULTURAL AREAS	DATE: NOVEMBER 2015
	DETAIL: 2

NOTE:
CAPS TO REMAIN ABOVE GRADE AT ALL TIMES DURING & AFTER INSTALLATION.



Township of Abington

STANDARD DETAIL - SEWER SYSTEM

TYPICAL BUILDING SEWER CLEANOUT ASSEMBLY

DATE: JANUARY 2016

DETAIL: 38

PA ONE CALL SUBSCRIBER LIST:

COMPANY: ABINGTON TOWNSHIP WASTEWATER DEPARTMENT
ADDRESS: 1000 FITZWATERTOWN ROAD
ABINGTON, PA. 19001
CONTACT: GEORGE WRIGLEY
EMAIL: GWRIGLEY@ABINGTON.ORG

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: ROBERT HARVEY
EMAIL: bob_harvey@cable.comcast.com

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: ROBERT HARVEY
EMAIL: bob_harvey@cable.comcast.com

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI
EMAIL: sbpizzi@aquaamerica.com

COMPANY: PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
ADDRESS: 1060 HARDEES DR UNIT H
ABERDEEN, MD. 21001
CONTACT: GEORGE HUSS
EMAIL: george.huss@zayo.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST 12TH FL
PHILADELPHIA, PA. 19107
CONTACT: DAVID MONTVYDAS
EMAIL: dmontvydas@septa.org

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURA.M.LIPPINCOTT@ONE.VERIZON.COM

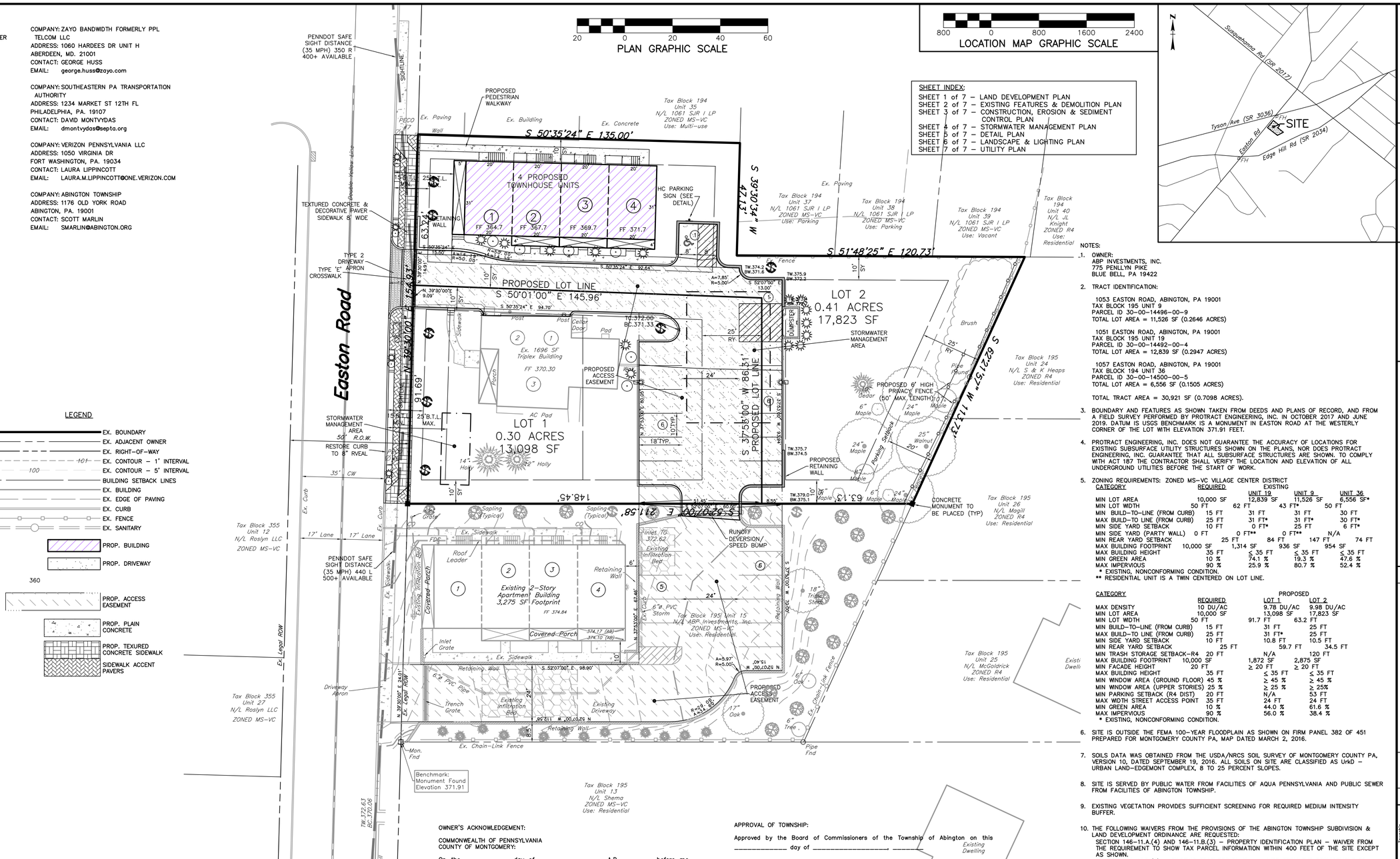
COMPANY: ABINGTON TOWNSHIP
ADDRESS: 1176 OLD YORK ROAD
ABINGTON, PA. 19001
CONTACT: SCOTT MARLIN
EMAIL: SMARLIN@ABINGTON.ORG

PLAN GRAPHIC SCALE
20 0 20 40 60

LOCATION MAP GRAPHIC SCALE
800 0 800 1600 2400

SHEET INDEX:

SHEET 1 of 7 – LAND DEVELOPMENT PLAN
SHEET 2 of 7 – EXISTING FEATURES & DEMOLITION PLAN
SHEET 3 of 7 – CONSTRUCTION, EROSION & SEDIMENT CONTROL PLAN
SHEET 4 of 7 – STORMWATER MANAGEMENT PLAN
SHEET 5 of 7 – DETAIL PLAN
SHEET 6 of 7 – LANDSCAPE & LIGHTING PLAN
SHEET 7 of 7 – UTILITY PLAN



LEGEND
- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. CONTOUR – 1' INTERVAL
- EX. CONTOUR – 5' INTERVAL
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. FENCE
- EX. SANITARY
- PROP. BUILDING
- PROP. DRIVEWAY
- PROP. ACCESS EASEMENT
- PROP. PLAIN CONCRETE
- PROP. TEXURED CONCRETE SIDEWALK
- SIDEWALK ACCENT PAVERS

NOTES:
1. OWNER:
ABP INVESTMENTS, INC.
775 PENLLYN PIKE
BLUE BELL, PA 19422

2. TRACT IDENTIFICATION:

1053 EASTON ROAD, ABINGTON, PA 19001
TAX BLOCK 195 UNIT 9
PARCEL ID 30-00-14496-00-9
TOTAL LOT AREA = 11,526 SF (0.2646 ACRES)

1051 EASTON ROAD, ABINGTON, PA 19001
TAX BLOCK 195 UNIT 19
PARCEL ID 30-00-14492-00-4
TOTAL LOT AREA = 12,839 SF (0.2947 ACRES)

1057 EASTON ROAD, ABINGTON, PA 19001
TAX BLOCK 194 UNIT 36
PARCEL ID 30-00-14500-00-5
TOTAL LOT AREA = 6,556 SF (0.1505 ACRES)

TOTAL TRACT AREA = 30,921 SF (0.7098 ACRES).

3. BOUNDARY AND FEATURES AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN OCTOBER 2017 AND JUNE 2019. DATUM IS USGS BENCHMARK IS A MONUMENT IN EASTON ROAD AT THE WESTERLY CORNER OF THE LOT WITH ELEVATION 371.91 FEET.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING REQUIREMENTS: ZONED MS-VC VILLAGE CENTER DISTRICT

CATEGORY	REQUIRED	EXISTING UNIT 19	EXISTING UNIT 9	EXISTING UNIT 36
MIN LOT AREA	10,000 SF	12,839 SF	11,526 SF	6,556 SF*
MIN LOT WIDTH	50 FT	62 FT	43 FT*	50 FT
MIN BUILD-TO-LINE (FROM CURB)	15 FT	31 FT	31 FT	30 FT
MAX BUILD-TO LINE (FROM CURB)	25 FT	31 FT*	31 FT*	30 FT*
MIN SIDE YARD SETBACK	10 FT	0 FT*	25 FT	6 FT*
MIN SIDE YARD (PARTY WALL)	0 FT	0 FT**	0 FT**	N/A
MIN REAR YARD SETBACK	25 FT	84 FT	147 FT	74 FT
MAX BUILDING FOOTPRINT	10,000 SF	1,314 SF	936 SF	954 SF
MAX BUILDING HEIGHT	35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT
MIN GREEN AREA	10 %	74.1 %	19.3 %	47.6 %
MAX IMPERVIOUS	90 %	25.9 %	80.7 %	52.4 %

* EXISTING, NONCONFORMING CONDITION.
** RESIDENTIAL UNIT IS A TWIN CENTERED ON LOT LINE.

CATEGORY	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MAX DENSITY	10 DU/AC	9.78 DU/AC	9.98 DU/AC
MIN LOT AREA	10,000 SF	13,098 SF	17,823 SF
MIN LOT WIDTH	50 FT	91.7 FT	63.2 FT
MIN BUILD-TO-LINE (FROM CURB)	15 FT	31 FT	25 FT
MAX BUILD-TO LINE (FROM CURB)	25 FT	31 FT*	25 FT
MIN SIDE YARD SETBACK	10 FT	10.8 FT	10.5 FT
MIN REAR YARD SETBACK	25 FT	59.7 FT	34.5 FT
MIN TRASH STORAGE SETBACK-R4	20 FT	N/A	120 FT
MAX BUILDING FOOTPRINT	10,000 SF	1,872 SF	2,875 SF
MIN FACADE HEIGHT	20 FT	≥ 20 FT	≥ 20 FT
MAX BUILDING HEIGHT	35 FT	≤ 35 FT	≤ 35 FT
MIN WINDOW AREA (GROUND FLOOR)	45 %	≥ 45 %	≥ 45 %
MIN WINDOW AREA (UPPER STORIES)	25 %	≥ 25 %	≥ 25%
MIN PARKING SETBACK (R4 DIST)	20 FT	N/A	53 FT
MAX WIDTH STREET ACCESS POINT	35 FT	24 FT	24 FT
MIN GREEN AREA	10 %	44.0 %	61.6 %
MAX IMPERVIOUS	90 %	56.0 %	38.4 %

* EXISTING, NONCONFORMING CONDITION.

6. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 382 OF 451 PREPARED FOR MONTGOMERY COUNTY PA, MAP DATED MARCH 2, 2016.

7. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 10, DATED SEPTEMBER 19, 2016. ALL SOILS ON SITE ARE CLASSIFIED AS UrkD – URBAN LAND-EDGEMONT COMPLEX, 8 TO 25 PERCENT SLOPES.

8. SITE IS SERVED BY PUBLIC WATER FROM FACILITIES OF AQUA PENNSYLVANIA AND PUBLIC SEWER FROM FACILITIES OF ABINGTON TOWNSHIP.

9. EXISTING VEGETATION PROVIDES SUFFICIENT SCREENING FOR REQUIRED MEDIUM INTENSITY BUFFER.

10. THE FOLLOWING WAIVERS FROM THE PROVISIONS OF THE ABINGTON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE ARE REQUESTED:
SECTION 146-11.A.(4) AND 146-11.B.(3) – PROPERTY IDENTIFICATION PLAN – WAIVER FROM THE REQUIREMENT TO SHOW TAX PARCEL INFORMATION WITHIN 400 FEET OF THE SITE EXCEPT AS SHOWN.
SECTION 146-11.B.(7) – EXISTING FEATURES PLAN – WAIVER FROM THE REQUIREMENT TO SHOW PUBLIC UTILITIES WITHIN 400 FEET OF THE SITE EXCEPT AS SHOWN.
SECTION 146-11.G.(1) AND 146-11.G.(3) – UTILITY PLAN – WAIVER FROM THE REQUIREMENT TO SHOW TYPE, SIZE, DEPTH AND LOCATION OF UTILITIES EXCEPT AS SHOWN.
SECTION 146-11.J – RECREATIONAL FACILITIES PLAN – WAIVER FROM THE REQUIREMENT TO SHOW RECREATIONAL FACILITIES. NO RECREATIONAL FACILITIES ARE PROPOSED.
SECTION 146-11.L – ARCHITECTURAL PLAN – FROM THE REQUIREMENT TO SUBMIT AN ARCHITECTURAL PLAN OTHER THAN AS SUBMITTED.
SECTION 146-28.B – TO PERMIT A DRIVEWAY LESS THAN 24 FEET WIDE AS SHOWN.
SECTION 146-30.A – TO PERMIT THE PROPOSED SHAPE OF LOT 2.
SECTION 146-33.C – TO PERMIT LESS THAN 24' COVER STORM SEWERS AS SHOWN. TO MAXIMIZE INTERCEPTED DRAINAGE AREAS WITH DEPTH LIMITATION FOR INFILTRATION.
SECTION 146-43.C.(3)(a) – TO PERMIT SLOPES UP TO 33% DUE TO SITE LIMITATIONS FOR GRADING.

11. BY THIS PLAN, COMMON ACCESS TO DRIVEWAYS AND PARKING IS GRANTED BETWEEN LOT 1, LOT 2 AND BLOCK 195, UNIT 15 (PARCEL 30-00-14488-00-8).

12. STORMWATER MANAGEMENT: THE SITE IS LOCATED IN THE WISSAHICKON CREEK WATERSHED (AREA W). A STORMWATER MANAGEMENT BMP IS PROPOSED TO CONTROL VOLUME INCREASE FROM THE NEW IMPERVIOUS AREAS PROPOSED. THE PROPOSED DEVELOPMENT WILL RESULT IN A NET 7.0% REDUCTION IN IMPERVIOUS COVER. EXISTING IMPERVIOUS = 16,078 SF; PROPOSED IMPERVIOUS = 13,921 SF. PER SMO SECTION 409(AREA W).H, THE LAND DEVELOPMENT ACTIVITY IS EXEMPT FROM PEAK RATE REQUIREMENTS. BY THIS PLAN A BLANKET DRAINAGE EASEMENT IS GRANTED TO PERMIT ACCESS BY ABINGTON TOWNSHIP TO INSPECT AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITIES AND AT NO COST TO THE TOWNSHIP. THE TOWNSHIP WILL MAINTAIN, REPAIR, OR REPLACE THE STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SHOULD THE PROPERTY OWNER FAIL TO DO SO. UPON COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES AND ASSOCIATED STORM SEWER SHOWN ON THE APPROVED PLANS.

13. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY THE ROADS AND BRIDGES DIVISION OF THE MONTGOMERY COUNTY PUBLIC WORKS BEFORE DRIVEWAY ACCESS TO A COUNTY HIGHWAY IS PERMITTED OR CONSTRUCTED.

APPROVAL OF STORMWATER MANAGEMENT SITE PLAN

(Municipal official or designee) _____, on this date _____, has reviewed and hereby certifies that the SWM Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100 of 2016.

OWNER'S ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On the _____ day of _____, A.D. _____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared Arthur B. Herling III, President of ABP Investments, Inc., known to me (or satisfactorily proven) to be the person(s) whose name(s)(is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

_____ Notary Public

Expires _____ My Commission

_____ Owner
APB Investments, Inc.
Arthur B. Herling III, President

APPROVAL OF TOWNSHIP:

Approved by the Board of Commissioners of the Township of Abington on this _____ day of _____, _____

_____ President

Attest: _____ Secretary

_____ Engineer

CERTIFICATION FOR RECORDING:

Recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book _____, Page No. _____, on this _____ day of _____, _____

BY: _____
Recorder of Deeds

NORTH ARROW

ONEAL & ROSE REGISTERED PROFESSIONAL ENGINEER NICHOLAS T ROSE ENGINEER No. 39316-E COMMONWEALTH OF PENNSYLVANIA 12/20/21

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG
www.paonecall.org
SERIAL No. 20173461491

MCPC No. 20-0053-001
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date
For the Director
Montgomery County Planning Commission

No.	Date	Description	File Number	Drafter/Engineer
3	02-26-21	PER REVIEW LETTER COMMENTS		BLH
2	11-02-20	PER REVIEW LETTER COMMENTS		BLH
1	06-15-20	PER REVIEW LETTER COMMENTS		BLH
Project Number	H2423	CAD File Name	BASE.DWG	By: JBG/NTR

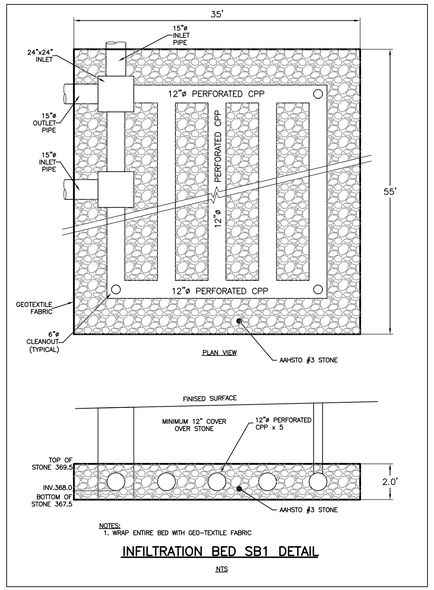
Township ABINGTON
County MONTGOMERY
Date 01-14-20
Scale 1"=20'
Sheet Number 1 of 8

APPLICATION NUMBER LD-20-01

LAND DEVELOPMENT PLAN
PREPARED FOR

TAX BLOCK 195 UNITS 19 & 9, AND TAX BLOCK 194, UNIT 36

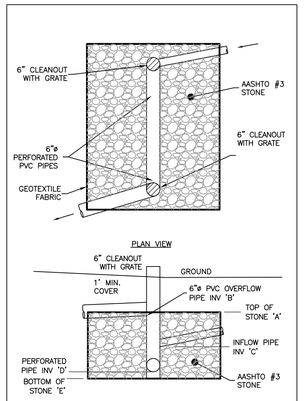
ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)443-9230
Fax (215)443-8238



NOTES:
1. WRAP ENTIRE BED WITH GEO-TEXTILE FABRIC

INFILTRATION BED SB1 DETAIL

NTS



TYPICAL CROSS-SECTION

NOTES:
1. CONNECT ROOF DRAINS TO SEEPAGE BED AS SHOWN.
2. WRAP ENTIRE BED WITH GEO-TEXTILE FABRIC

INFILTRATION BED SB2 DETAIL

NOT TO SCALE

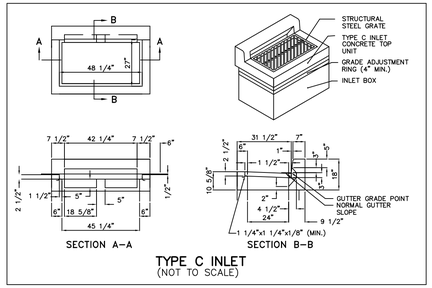
INFILTRATION BED DIMENSIONS		
INFILTRATION BED	SB2	
BED WIDTH x LENGTH x DEPTH	12 x30 x 3.7	
'A' TOP OF STONE	362.0	
OVERFLOW PIPE SIZE	6"Ø	
'B' OVERFLOW INVERT	361.8	
'C' INFLOW INVERT	359±	
'D' DISTRIBUTION PIPE INVERT	358.8	
'E' BOTTOM OF STONE	358.3	

LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- 101 / 101 — EX. CONTOUR – 1' INTERVAL
- 100 — EX. CONTOUR – 5' INTERVAL
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. FENCE
- EX. SANITARY
- PROP. BUILDING
- PROP. DRIVEWAY
- 360 — PROP. CONTOURS
- TEMP. TREE PROTECTION FENCE

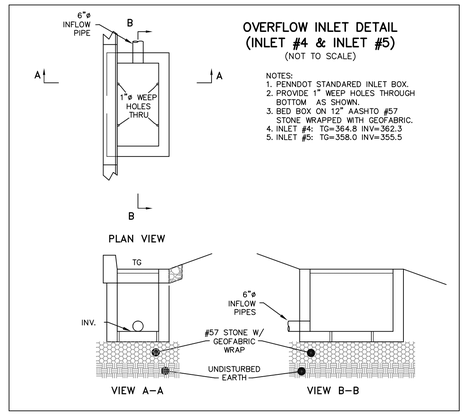
24"x24" INLET DETAIL

NOT TO SCALE



TYPE C INLET

(NOT TO SCALE)



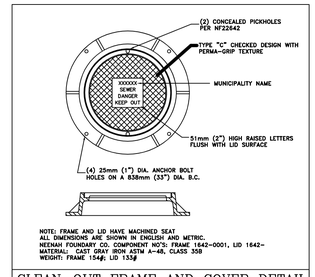
OVERFLOW INLET DETAIL (INLET #4 & INLET #5)

(NOT TO SCALE)

NOTES:
1. PENNDOT STANDARED INLET BOX.
2. PROVIDE 1" WEEP HOLES THROUGH BOTTOM AS SHOWN.
3. BED BOX ON 12" AASHTO #57 STONE WRAPPED WITH GEOFABRIC.
4. INLET #4: TG=364.8 INV=362.3
5. INLET #5: TG=358.0 INV=355.5

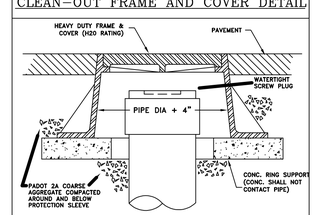
PLAN GRAPHIC SCALE

20 0 20 40 60



NOTE: FRAME AND LID HAVE MACHINED SEAT
ALL DIMENSIONS ARE SHOWN IN ENGLISH AND METRIC.
NEENAH FOUNDARY CO. COMPONENT NO'S: FRAME 1642-0001, LID 1642-
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
WEIGHT: FRAME 154#; LID 133#

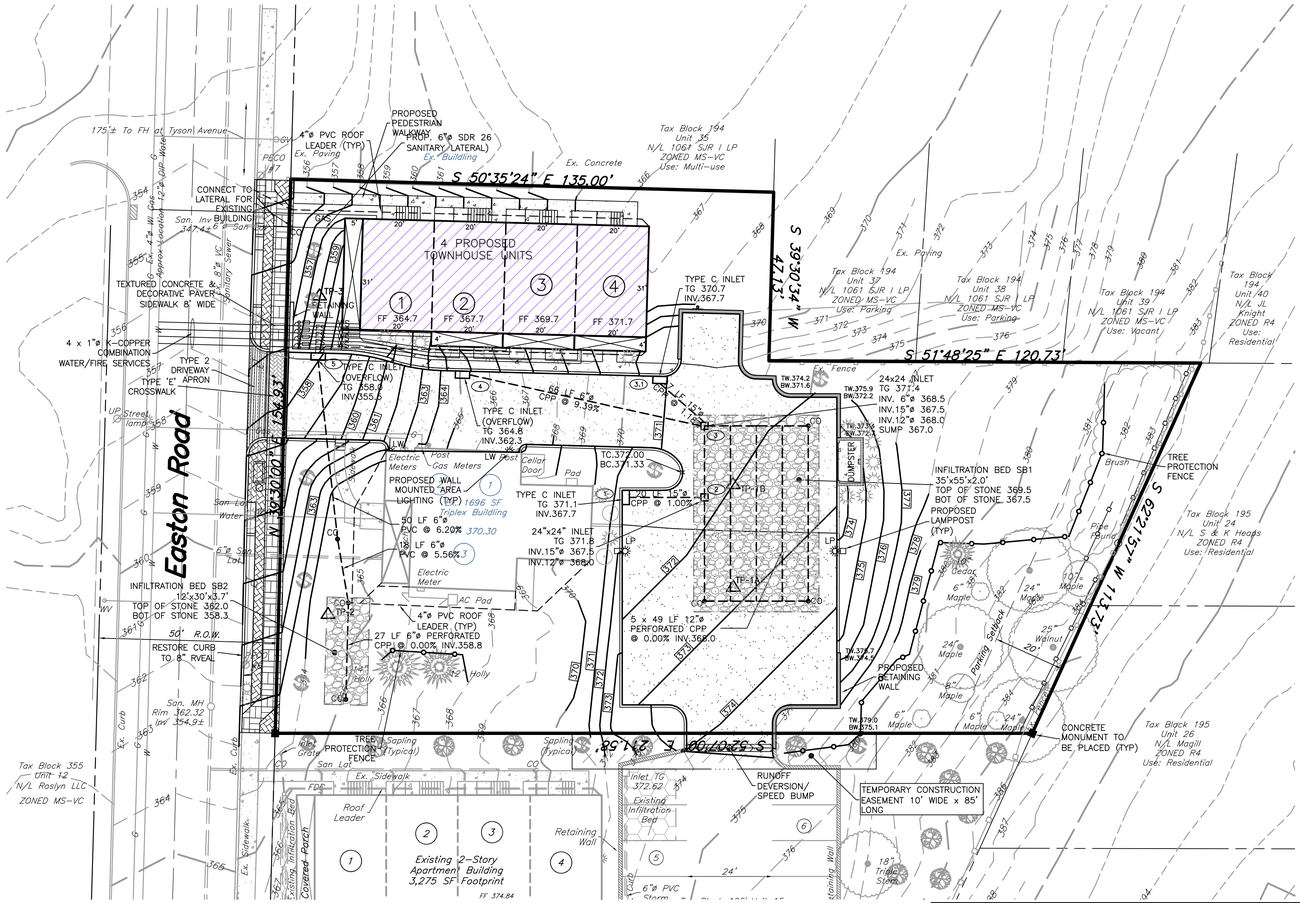
CLEAN-OUT FRAME AND COVER DETAIL

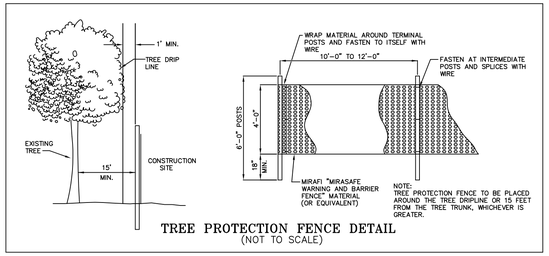


NOTES:
1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976, OR QUINN, OR APPROVED EQUAL
2. CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS, OR LESS THAN 3 FEET FROM A PAVED AREA.

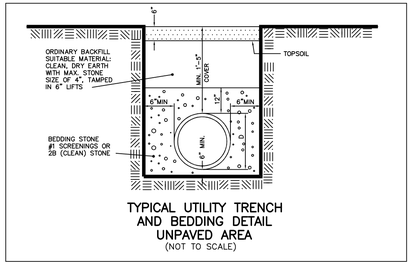
CLEAN-OUT PROTECTION SLEEVE

(FOR USE IN OR NEAR PAVED OR SIDEWALK AREAS)
N.T.S.

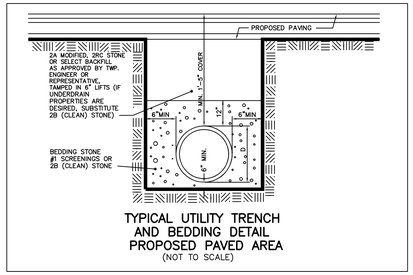

175'± To FH at Tyson Avenue
PECO #7
4"ø PVC ROOF LEADER (TYP)
Ex. Paving
PROPOSED PEDESTRIAN WALKWAY
PROP. 6"ø SDR 26 SANITARY LATERAL)
Ex. Building
Ex. Concrete
S 50°35'24" E 135.00'
Tax Block 194 Unit 35 N/L 1061 SJR I LP ZONED MS-VC Use: Multi-use
CONNECT TO LATERAL FOR EXISTING BUILDING
4 PROPOSED TOWNHOUSE UNITS
TYPE C INLET TG 370.3 INV.367.7
S 39°03'34" W 47.13'
S 51°48'25" E 120.73'
Tax Block 194 Unit 37 N/L 1061 SJR I LP ZONED MS-VC Use: Parking
Tax Block 194 Unit 38 N/L 1061 SJR I LP ZONED MS-VC Use: Parking
Tax Block 194 Unit 39 N/L 1061 SJR I LP ZONED MS-VC Use: Vacant
Tax Block 194 Unit 40 N/L JL Knight ZONED R4 Use: Residential
TEXTURED CONCRETE & DECORATIVE PAVER SIDEWALK 8' WIDE
TYP. 5' RETAINING WALL
4 x 1"ø K-COPPER COMBINATION WATER/FIRE SERVICES
TYPE 2 DRIVEWAY
TYPE 'E' APRON CROSSWALK
TYPE C INLET (OVERFLOW) TG 358.0 INV.355.5
TYPE C INLET (OVERFLOW) TG 364.8 INV.362.3
68 LF 6"ø CPP @ 9.39%
Fence
TW.374.2 BW.371.6
TW.375.9 BW.372.2
24x24 INLET TG 377.4
INV. 6"ø 368.5
INV.15"ø 367.5
INV.12"ø 368.0
SUMP 367.0
TW.373.4 BW.370.2
JUMPER
TP-1B
TP-1A
INFILTRATION BED SB1 35'x55'x2.0' TOP OF STONE 369.5 BOT OF STONE 367.5
PROPOSED LAMPPOST (TYP)
Pine
Pine
Cedar
Maple
Maple
Maple
Maple
Maple
Maple
Maple
Maple
Walnut
Walnut
Parking
Parking
Overhead
Brush
TREE PROTECTION FENCE
Tax Block 195 Unit 24 N/L S & K Heags ZONED R4 Use: Residential
S 62°21'57" W 113.73'
Easton Road
N 43°30'00" E 134.93'
UP Street lamp
Electric Post
Gas Meters
LW
Post
Cellar Door
Pad
PROPOSED WALL MOUNTED AREA LIGHTING (TYP.)
1696 SF Triplex Building
50 LF 6"ø PVC @ 6.20% 370.30
18 LF 6"ø PVC @ 5.56% 370.3
Electric Meter
AC Pad
TC.377.00 BC.371.33
TYPE C INLET TG 371.1 INV.367.7
70 LF 15"ø CPP @ 1.00%
24"x24" INLET TG 371.8 INV.15"ø 367.5 INV.12"ø 368.0
LP
LP
6"ø SWR Lat.
INFILTRATION BED SB2 12'x30'x3.7'
TOP OF STONE 362.0
BOT OF STONE 358.3
50' R.O.W.
RESTORE CURB TO 8" RVEAL
4"ø PVC ROOF LEADER (TYP)
27 LF 6"ø PERFORATED CPP @ 0.00% INV.358.8
5 x 49 LF 12"ø PERFORATED CPP @ 0.00% INV.368.0
TW.377.7 BW.374.5
PROPOSED RETAINING WALL
TW.379.0 BW.375.1
CONCRETE MONUMENT TO BE PLACED (TYP)
Holly
Holly
Sapling (Typical)
Sapling (Typical)
TREE PROTECTION FENCE
San. MH Rim 362.32 Inv 354.92
San. Inv. 347.45
Approx. Water Line
Sanitary Sewer
Ex. Curb
Ex. Sidewalk
Tax Block 355 Unit 12 N/L Roslyn LLC ZONED MS-VC
Tax Block 195 Unit 26 N/L Magill ZONED R4 Use: Residential
Inlet TC 372.62
Existing Infiltration Bed
RUNOFF DEVERSION/ SPEED BUMP
TEMPORARY CONSTRUCTION EASEMENT 10' WIDE x 85' LONG
Roof Leader
Existing 2-Story Apartment Building 3,275 SF Footprint
FF 374.84
Retaining Wall
Covered Porch
Existing Infiltration Bed
Ex. Fence
Ex. Paving
Ex. Curb
Ex. Curb
Ex. Sidewalk
Ex. Sidewalk
Ex. Curb
Ex. Curb
Ex. Curb



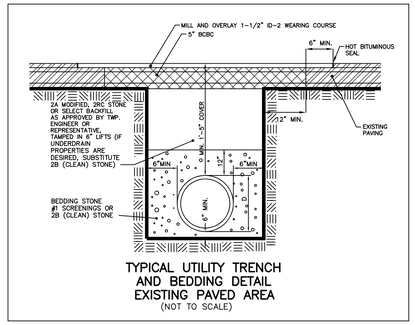
TREE PROTECTION FENCE DETAIL
(NOT TO SCALE)



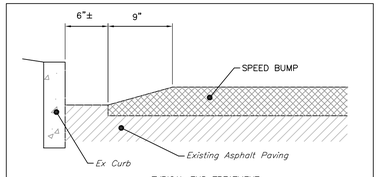
TYPICAL UTILITY TRENCH AND BEDDING DETAIL UNPAVED AREA
(NOT TO SCALE)



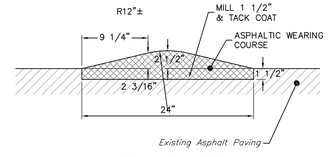
TYPICAL UTILITY TRENCH AND BEDDING DETAIL PROPOSED PAVED AREA
(NOT TO SCALE)



TYPICAL UTILITY TRENCH AND BEDDING DETAIL EXISTING PAVED AREA
(NOT TO SCALE)



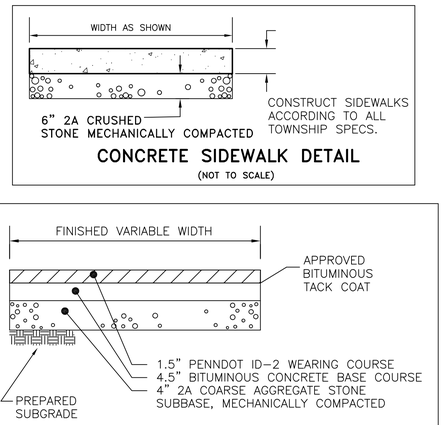
TYPICAL END TREATMENT



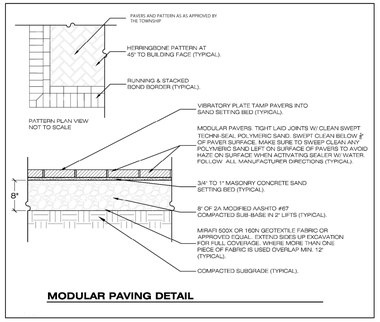
TYPICAL CROSS-SECTION

NOTES:
1. MILL EXISTING WEARING COURSE 1.5" AND TACK COAT BEFORE PLACING SPEED BUMP.
2. SEAL ALL EDGES OF SPEED BUMP USING PG 64-22 ASPHALT SEALANT.
3. FINISHED SPEED BUMP TO BE PAINTED YELLOW WITH AN APPROVED PAVING PAINT.
4. A "SPEED BUMP" SIGN (SIMILAR TO THOSE CURRENTLY IN USE ON COLLEGE DRIVE & CAMPUS DRIVE) SHALL BE INSTALLED AT EACH END OF THE SPEED BUMP, FACING THE APPROACHING TRAVEL LANE.

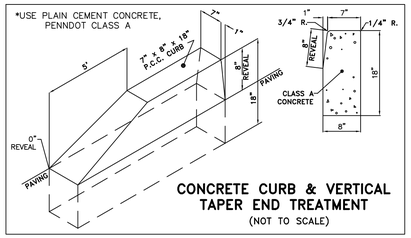
RUNOFF DEVERTER/ SPEED BUMP DETAIL
NTS



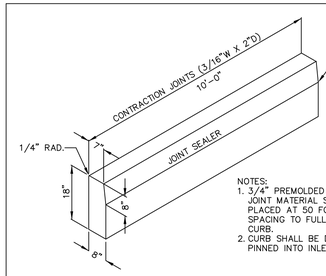
CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)



MODULAR PAVING DETAIL



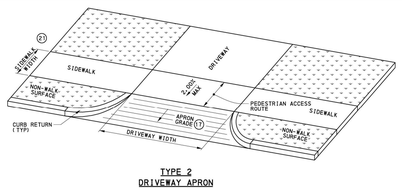
CONCRETE CURB & VERTICAL TAPER END TREATMENT
(NOT TO SCALE)



NOTES:
1. 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 50 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB.
2. CURB SHALL BE DOWEL PINNED INTO INLETS.

PLAIN CEMENT CONCRETE CURB
(NOT TO SCALE)

NON-RESIDENTIAL AND MULTI-RESIDENTIAL DRIVEWAYS AND PARKING AREAS - PAVING SECTION
NOT TO SCALE

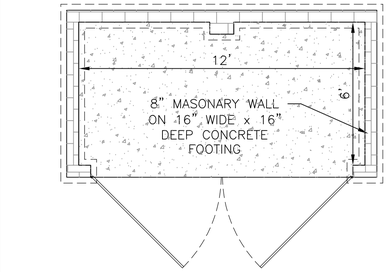


TYPE 2
DRIVEWAY APRON

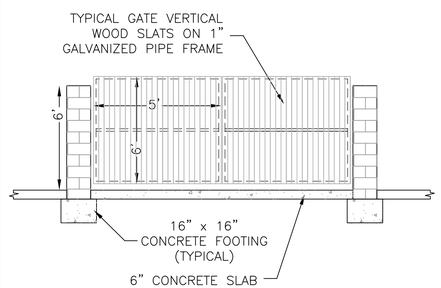
NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT STANDARD DETAIL RC-67M.
2. ALL CONCRETE SHALL BE PENNDOT CLASS A.
3. BASE SHALL BE 4" DEEP CRUSHED STONE (2A MODIFIED) MECHANICALLY TAMPED.
4. DRIVEWAY APRON SHALL 6" THICK BE REINFORCED WITH WWF 6x6 w2.9xw2.9.4. 8.33%
5. MAX. RAMP SLOPE.

17. 8.00% MAX CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY.

21. MINIMUM SIDEWALK WIDTH 5'-0".



PLAN VIEW

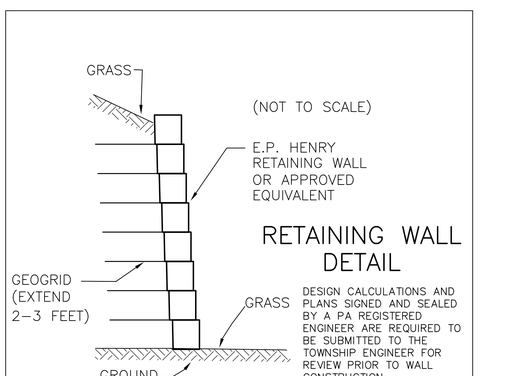


FRONT ELEVATION

NOTES:
1. MASONARY TO BE HARDSCAPING STYLE BLOCK TO MATCH ADJACENT RETAINING WALLS
2. GATES TO BE SELF-CLOSING

DUMPSTER BAY & GATE DETAIL
NTS

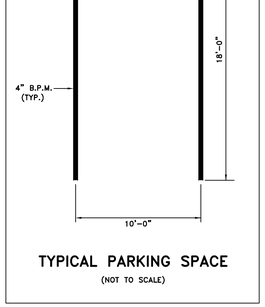




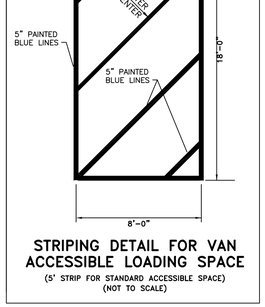
RETAINING WALL DETAIL

DESIGN CALCULATIONS AND PLANS SIGNED AND SEALED BY A PA REGISTERED ENGINEER ARE REQUIRED TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW PRIOR TO WALL CONSTRUCTION

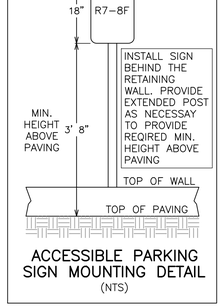
NOTE: SHOP DRAWINGS OF RETAINING WALL WILL BE SUBMITTED PRIOR TO CONSTRUCTION.



TYPICAL PARKING SPACE
(NOT TO SCALE)



STRIPING DETAIL FOR VAN ACCESSIBLE LOADING SPACE
(5' STRIP FOR STANDARD ACCESSIBLE SPACE)
(NOT TO SCALE)



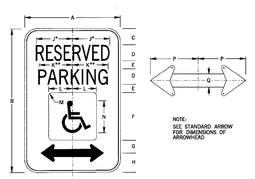
ACCESSIBLE PARKING SIGN MOUNTING DETAIL
(NTS)

R7-8
RESERVED PARKING SIGN

The Reserved Parking Sign (R7-8) is authorized to mark the location of a parking space which is reserved for handicapped persons or severely disabled veterans.

When used the R7-8 sign should generally be installed at the front of each reserved parking stall, except in the case of parallel parking, it should be installed at intervals not exceeding 100' along the side of the stalls. When installed at the front of the parking stalls, the single or double headed arrow may be deleted from the R7-8 sign and the message may be spaced accordingly.

The Reserved Parking Penalties Sign (R7-8F) shall be posted in conjunction with the R7-8 sign. When used, the R7-8F sign shall be placed below the R7-8 sign.



NOTE: SEE STANDARD ARROW FOR DIMENSIONS OF ARROWHEAD

SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	MAN-DOR-DEN	DOR-DOR	BLANK STD.
12" x 18"	2	2C	1	6	1.6	2.4	4.9	4.3	3	0.4	4	3.8	0.8	0.4	0.4	B5-1218

* REDUCE SPACING 50%
** REDUCE SPACING 33%

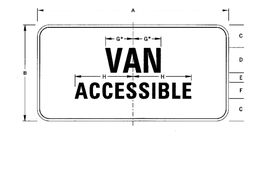
COLOR:
LEGEND, ARROW AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND AND SYMBOL: WHITE (REFLECTORIZED)
SYMBOL BACKGROUND: BLUE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: J. C. Reed
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations
Date: 02-29-12

R7-8P
VAN ACCESSIBLE SIGN

The Van Accessible Sign (R7-8P) may be used as a supplemental sign to indicate that a parking space signed with the Reserved Parking Sign (R7-8) is of sufficient size for use by the disabled to accommodate vans disclosing a handicapped or severely disabled veteran registration plate or placard.

One in every eight reserved parking spaces for the disabled, but not less than one, shall be designated with the R7-8P sign. When used, the R7-8P sign shall be placed immediately below the Reserved Parking Sign (R7-8).



SIGN SIZE A x B	C	D	E	F	G	H	MAN-DOR-DEN	DOR-DOR	BLANK STD.
12" x 6"	1.4	1.60	0.6	1D	2.1	4	0.4	0.4	B5-1206

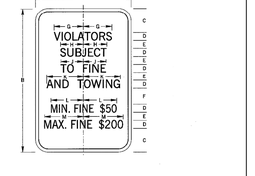
* INCREASE SPACING 50%

COLOR:
LEGEND AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: J. C. Reed
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations
Date: 02-29-12

R7-8F
RESERVED PARKING PENALTIES SIGN

The Reserved Parking Penalties Sign (R7-8F) shall be installed with the Reserved Parking Sign (R7-8). When used, the R7-8F sign shall be placed below the R7-8 Sign. In order to improve visibility of signs installed at the front of reserved stalls, a subordinate height to the bottom of the sign of approximately 3'-6" above the parking stall elevation may be used.



SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	MAN-DOR-DEN	DOR-DOR	BLANK STD.
12" x 18"	3	1C	1	2	3	2.4	2.3	3.6	4	4.6	0.4	0.4	B5-1218

COLOR:
LEGEND AND BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: J. C. Reed
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations
Date: 02-29-12

APPLICATION NUMBER LD-20-01

DETAIL PLAN
PREPARED FOR
TAX BLOCK 195 UNITS 19 & 9, AND TAX BLOCK 194, UNIT 36

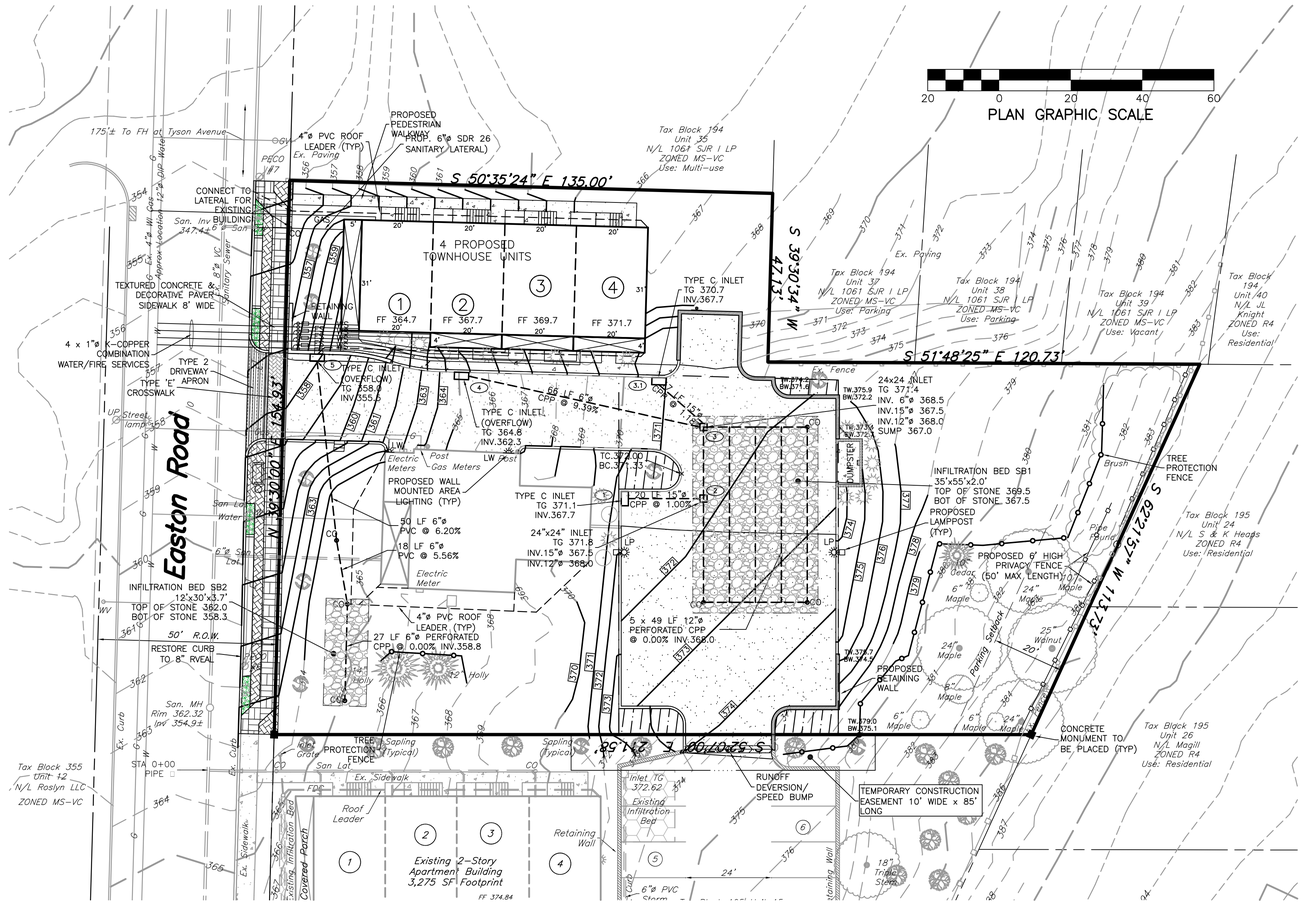
ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

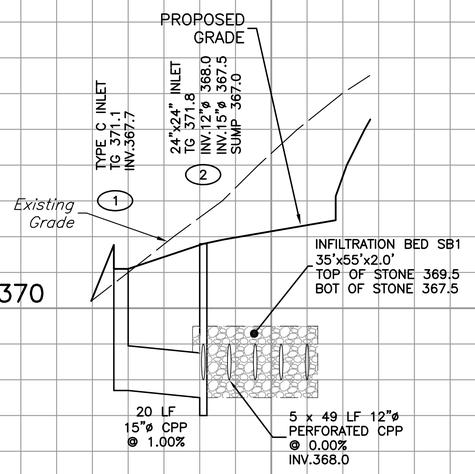
No.	Date	Description	By
3	02-26-21	PER REVIEW LETTER COMMENTS	BLH
2	11-02-20	PER REVIEW LETTER COMMENTS	BLH
1	06-15-20	PER REVIEW LETTER COMMENTS	BLH

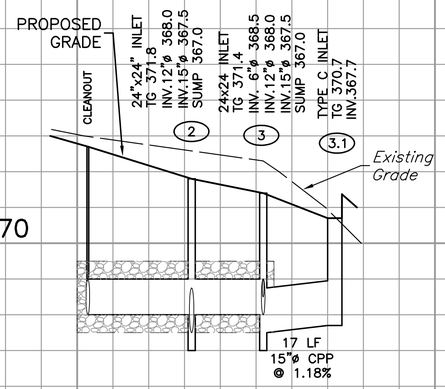
Project Number: H2423
Drafter/Engineer: JBG/NTR
CAD File Name: BASE.DWG
File Number: ---

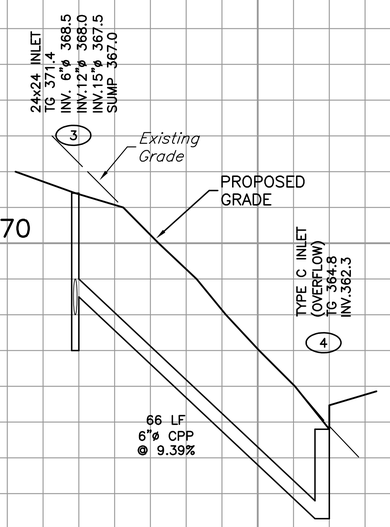
Township: ABINGTON
County: MONTGOMERY
Date: 01-14-20
Scale: AS SHOWN
Sheet Number: 5 of 8

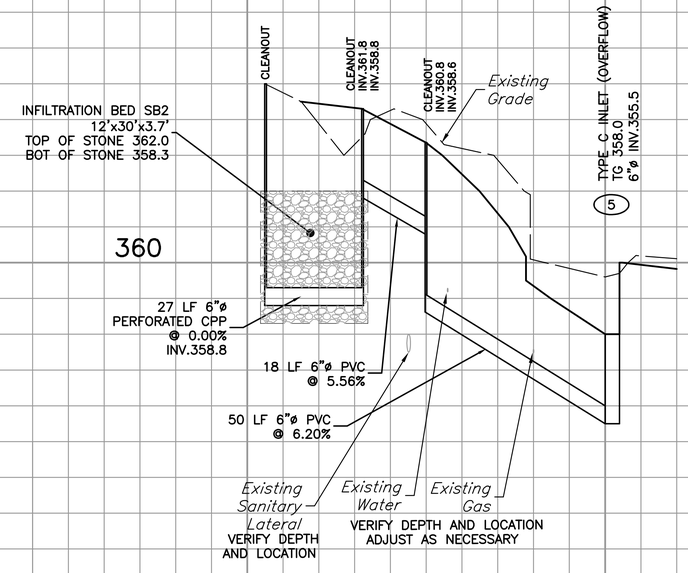
NORTH ARROW


PLAN GRAPHIC SCALE
20 0 20 40 60
Easton Road
N 30°00'00" E 134.93'
S 50°35'24" E 135.00'
S 39°30'34" W 47.17'
S 51°48'25" E 120.73'
S 62°21'57" W 113.73'
S 62°07'00" E 21.52'
4 PROPOSED TOWNHOUSE UNITS
FF 364.7
FF 367.7
FF 369.7
FF 371.7
Existing 2-Story Apartment Building 3,275 SF Footprint
FF 374.84
TYPE C INLET TG 370.7 INV.367.7
TYPE C INLET (OVERFLOW) TG 358.8 INV.355.8
TYPE C INLET (OVERFLOW) TG 364.8 INV.362.3
TYPE C INLET TG 371.1 INV.367.7
24"x24" INLET TG 371.8 INV.15"ø 367.5 INV.12"ø 368.0
24x24 INLET TG 377.4 INV. 6"ø 368.5 INV.15"ø 367.5 INV.12"ø 368.0 SUMP 367.0
INFILTRATION BED SB1 35'x55'x2.0' TOP OF STONE 369.5 BOT OF STONE 367.5
INFILTRATION BED SB2 12'x30'x3.7' TOP OF STONE 362.0 BOT OF STONE 358.3
50 LF 6"ø PVC @ 6.20%
18 LF 6"ø PVC @ 5.56%
70 LF 15"ø CPP @ 1.00%
66 LF 6"ø CPP @ 9.39%
5 x 49 LF 12"ø PERFORATED CPP @ 0.00% INV.368.0
27 LF 6"ø PERFORATED CPP @ 0.00% INV.358.8
4"ø PVC ROOF LEADER (TYP)
PROPOSED PEDESTRIAN WALKWAY
PROP. 6"ø SDR 26 SANITARY LATERAL)
CONNECT TO LATERAL FOR EXISTING BUILDING
TEXTURED CONCRETE & DECORATIVE PAVER SIDEWALK 8' WIDE
RETAINING WALL
4 x 1"ø K-COPPER COMBINATION WATER/FIRE SERVICES
TYPE 2 DRIVEWAY TYPE 'E' APRON CROSSWALK
PROPOSED WALL MOUNTED AREA LIGHTING (TYP)
PROPOSED LAMPPOST (TYP)
PROPOSED RETAINING WALL
PROPOSED 6' HIGH PRIVACY FENCE (50' MAX. LENGTH)
TREE PROTECTION FENCE
CONCRETE MONUMENT TO BE PLACED (TYP)
TEMPORARY CONSTRUCTION EASEMENT 10' WIDE x 85' LONG
RUNOFF DEVERSION/ SPEED BUMP
50' R.O.W.
RESTORE CURB TO 8" RVEAL
Tax Block 355 Unit 12 N/L Roslyn LLC ZONED MS-VC
Tax Block 194 Unit 35 N/L 1061 SJR I LP ZONED MS-VC Use: Multi-use
Tax Block 194 Unit 37 N/L 1061 SJR I LP ZONED MS-VC Use: Parking
Tax Block 194 Unit 38 N/L 1061 SJR I LP ZONED MS-VC Use: Parking
Tax Block 194 Unit 39 N/L 1061 SJR I LP ZONED MS-VC Use: Vacant
Tax Block 194 Unit 40 N/L JL Knight ZONED R4 Use: Residential
Tax Block 195 Unit 24 N/L S & K Heads ZONED R4 Use: Residential
Tax Block 195 Unit 26 N/L Magill ZONED R4 Use: Residential
175'± To FH at Tyson Avenue
STA 0+00
PIPE
Existing Infiltration Bed
Covered Porch
Roof Leader
Retaining Wall
6"ø PVC Storm
18" Tripple Storm
Fence
Brush
Pine
Maple
Walnut
Holly
Sapling (Typical)
Parking
Sidewalk
Ex. Paving
Ex. Sidewalk
Ex. Curb
Inlet TG 372.62
Inlet TG 370.0 INV.367.0
Inlet TG 375.9 INV.372.2
Inlet TG 377.4 INV.372.7
Inlet TG 379.0 INV.375.1
Inlet TG 372.7 INV.368.2
Inlet TG 372.7 INV.368.2
Inlet TG 372.7 INV.368.2









STORM SEWER
PROFILES
SCALES: H 1" = 20'
V 1" =2'

NORTH ARROW

APPLICATION NUMBER LD-20-01

STORM PIPE PROFILE PLAN

PREPARED FOR

TAX BLOCK 195 UNITS 19 & 9,
AND TAX BLOCK 194, UNIT 36

ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

Township: ABINGTON
County: MONTGOMERY
Date: 01-14-20
Scale: AS SHOWN
Sheet Number: 8 of 8

No.	Date	Description	By
3	02-26-21	PER REVIEW LETTER COMMENTS	BLH
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1	06-15-20	PER REVIEW LETTER COMMENTS	BLH

Project Number: H2423
CAD File Name: BASE.DWG
File Number: ---
Drafter/Engineer: JBG/NTR

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	LU-03-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

The Galman Group

EXECUTIVE SUMMARY:

The Galman Group applicant intends to enclose the existing patio located on the rear of the existing building at The Plaza Apartments at property address 1250 Greenwood Avenue, Jenkintown

PREVIOUS BOARD ACTIONS:

The applicant went in front of the Planning Commission on March 23, 2021.
04-08-21 - The Committee of the Whole moved the item to the Land Use Committee on May 5, 2021.
05.05.21 - The Land Use Committee approved the item to move to the full Board for approval on May 13, 2021.

RECOMMENDED BOARD ACTIONS:

Motion to approve the proposed Minor Land Development for The Galman Group at property address 1250 Greenwood Avenue. The applicant intends to enclose the existing patio located on the rear of the existing building at The Plaza Apartments.

Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-02

Project Name: Minor Land Development - The Gilman Group
1250 Greenwood Ave, Jenkintown - Addition

File Date: 1/14/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.				
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: The Plaza Apartments

APPLICANT NAME: Jerry Slipakoff

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD 21-02
Received By: Stacey Littlefield
File Date: 1/14/21

Date Complete: _____
90 Day Date: _____
Ward No. 7

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Jerry Slipakoff - The Galman Group
Name

261 Old York Road, Suite 110, Jenkintown, PA 19046
Address

215 886 2000
Phone

Fax

jslip@galmangroup.com
Email Address

Property Owners Information (if different than applicant)

The Galman Group
Name

261 Old York Road, Suite 110, Jenkintown, PA 19046
Address

215 886 2000
Phone

Fax

jslip@galmangroup.com
Email Address

Architect/ Planner

Brian Mann
Name

323 South York Road, Hatboro ,PA 19040
Address

(215) 442-1780
Phone

Fax

brian@theomniagroup.com
Email Address

Engineer/ Surveyor

Christos Dinoulis -Bohler Engineering
Name

1515 Market Street, Suite 920, Philadelphia, PA 19102
Address

Engineer/ Surveyor Cont'd

267-402-3400
Phone

Fax

cdinoulis@bohlereng.com
Email Address

Attorney

Marc Jonas, Esq.
Name

470 Norristown Road, Suite 302, Blue Bell, PA 19422
Address

(215) 542-9345
Phone

Fax

mjonas@eastburngray.com
Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☑ Minor Land Develop.	☐ Preliminary Major SD & LD
☐ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 1250 Greenwood Ave, Jenkintown, PA 19046

Tax Parcel No.: 30-00-49660-10-9 County Deed Book No.: 5750 Page No.: 01262

Description of Proposed Work: The applicant intends to enclose the existing patio located on the rear of the existing building.

Total Tract Acreage: 11.17 acres Project Acreage: 0.01 acres (479 s.f.)

Zoning District: BC Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: No change Proposed Sewer Flows: No change

Proposed Land Use:

☐ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☑ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☐ Other (Describe):			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes ◯ No ◉
- Are there known variances/any zoning relief necessary for this project?* Yes ◯ No ◉
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ◯ No ◉
- Has this plan been heard by the Zoning Hearing Board? Yes ◯ No ◉

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature

12.17.2020
Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [x] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50'and not exceed a sheet size of 24"x 36"
- [x] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [x] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- [ ] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
- [ ] (2) copies of Sewage Facilities Planning Module Applications
- [ ] Letter of Water availability from AQUA PA
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- [x] One (1) Digital copy of all submitted documents
- [x] Application Fee: Check made payable to the Township of Abington
- [x] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Signature of Applicant — Date: 12.17.2020

Signature of Property Owner (if different than applicant) VP — Date: 12.17.2020

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

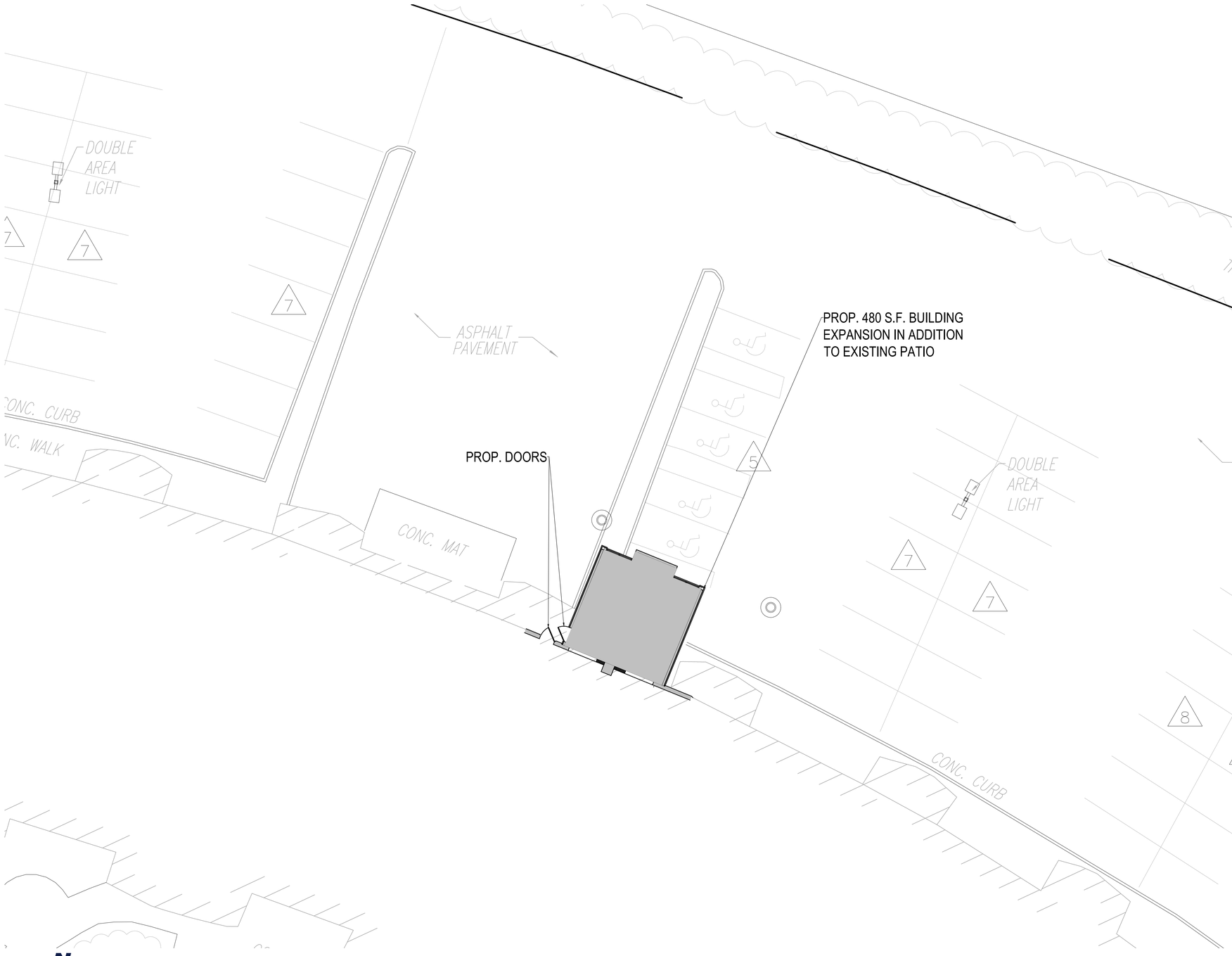
[✓] Application Fee Amount: $ 300.00 Check No.: # 1266488

[✓] Review Escrow Fee Amount: $ 2,500.00 Check No.: # 1266487

DECISION INFORMATION

Approval [ ] Denial [ ] Decision Date: _____

Comments/Conditions:





SITE PLAN GENERAL NOTES

1.) THIS DRAWING REFERENCES A PLAN BY:
a.) CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: GALMAN GROUP"
FILE NO: CP02043
DATED: 05-01-2007

2.) ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.

3.) ALL ACCESSIBLE PARKING STALLS, ACCESSIBLE ROUTES, RAMPS AND ALL OTHER PROVISIONS FOR ADA COMPLIANCE (INTERNALLY TO SITE FEATURES AND FROM SITE FEATURES TO PUBLIC WAYS) SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE ADA REQUIREMENTS AND REGULATIONS. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ADA COMPLIANCE FOR ALL PROPOSED FEATURES DEPICTED ON THESE PLANS. IT IS THE OWNER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN CONTINUED COMPLIANCE WITH THE ADA REGULATIONS PERTAINING TO ON AND OFF SITE FEATURES.

4.) ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

5.) FEATURES TO BE REMOVED ARE NOTED (TBR).

6.) PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

7.) THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.

8.) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

9.) THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.

10.) THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

11.) THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.

12.) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13.) THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.

14.) DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.

15.) THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

16.) THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.

17.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.

18.) THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

19.) ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCED DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

20.) THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.

21.) THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.

22.) ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, INC., ITS SUB CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING, INC. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING, INC. AND ITS SUB CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

23.) NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, INC., NOR THE PRESENCE OF BOHLER ENGINEERING, INC. OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, INC. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

24.) BOHLER ENGINEERING, INC. SHALL REVIEW AND ADVISE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, INC. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

25.) IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

LEGEND
EXISTING/PROPOSED

- TRACT BOUNDARY
- ZONING BOUNDARY
- CONDOMINIUM UNIT LINE
- MONUMENT/IRON PIPE
- EXISTING TREELINE
- PROPOSED TREELINE
- UTILITY POLE
- INLET
- MANHOLE
- WATER VALVE
- AREA LIGHT
- WATER METER
- TRAFFIC LIGHT
- PROPOSED AREA LIGHTS
- PROPOSED SIGN
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED ENDWALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE

LEGEND
EXISTING/PROPOSED

- PROPOSED PAVEMENT MARKINGS (STOP)
- ADA PARKING STALLS
- PARKING SPACE COUNT (11)
- PROPOSED BOLLARD
- PROPOSED CURB
- PROPOSED BUILDING AREA
- PROPOSED RETAINING WALL
- LIMITS OF BASIN AREAS
- PROPOSED RIVERSTONE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIP-RAP
- PROPOSED GREEN AREA

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DRAWN BY: TS
CHECKED BY: CD
DATE: 11/4/2020
CAD I.D.: PP203231-SPP-0

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
GALMAN GROUP

PROPOSED DEVELOPMENT
OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___-___

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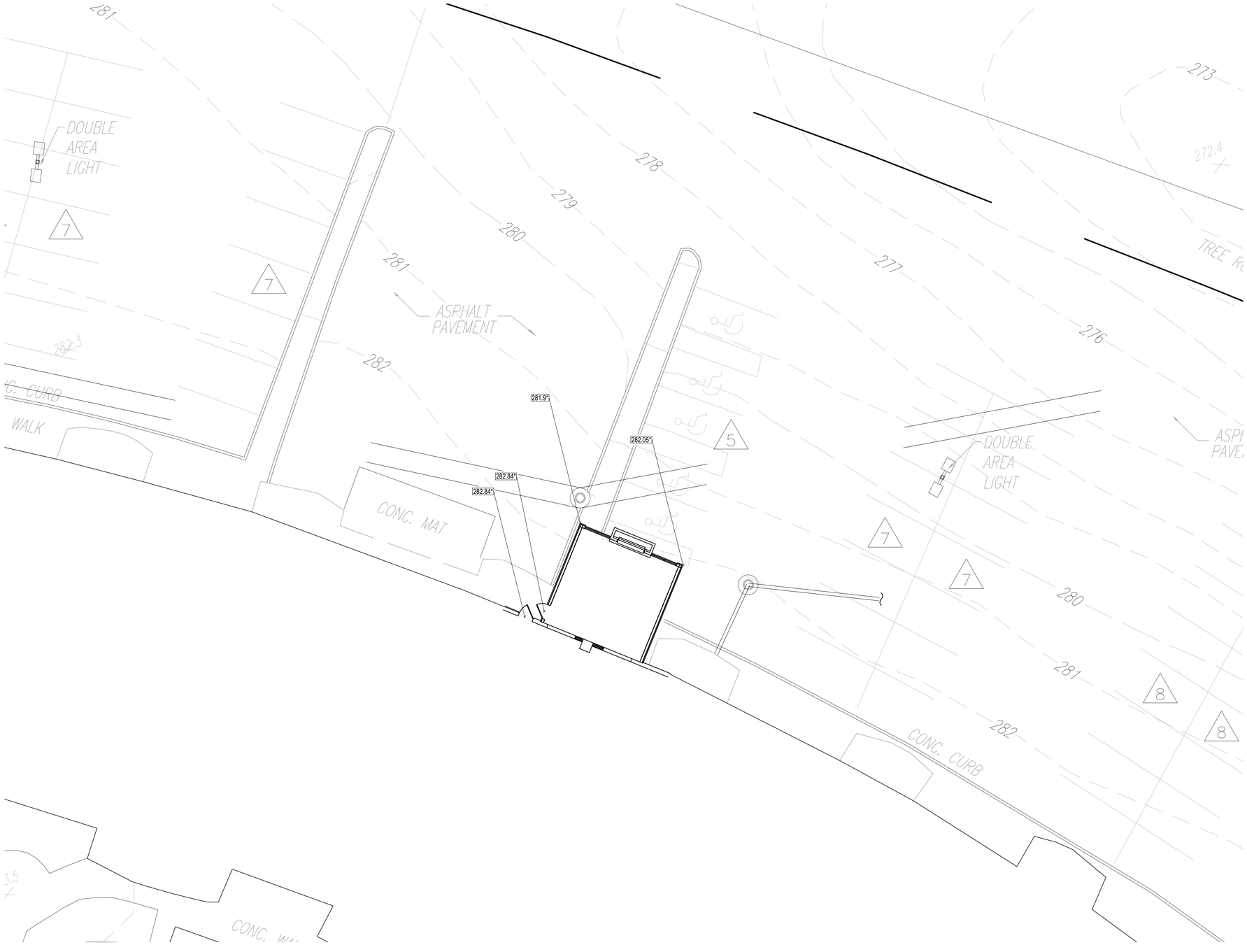
C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-302

ORG. DATE - 11/4/2020

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TS



GRADING & UTILITY NOTES

1.) THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.) ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER.

3.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

4.) DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE NOT TO REMAIN. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5.) THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

6.) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE TOWN UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

7.) WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

8.) ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

9.) ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL), OR WHEN CROSSING, AT 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.) PROVIDE 4.0 FEET OF COVER OVER WATER LINES. A MINIMUM OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND STORM LINES OR WATER LINES. IF THE MINIMUM CLEARANCE CAN NOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.

10.) ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION, AND/OR AS DEFINED IN THE SPECIFICATIONS/DETAILS.

11.) THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 25_11-7-(1). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.

12.) SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS, AND THE RECOMMENDATIONS SET FORTH IN THE REPORT PREPARED AS A RESULT OF THE GEOTECHNICAL INVESTIGATION AND REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

13.) SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCH. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

14.) THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

15.) PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

16.) THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH THE GRADING AND UTILITY PLAN(S). THE SANITARY CLEANOUT TOPS SHALL BE RE-INSTALLED IN THE SAME MANNER AS THE ORIGINAL CLEANOUTS.

17.) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS, 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MINIMUM ON ASPHALT, AND 2.0% MINIMUM IN LANDSCAPED AREAS TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.

18.) PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

19.) REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.

20.) IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE / RECORD PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.

21.) THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING D.E.P., ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

22.) TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). THE CONTRACTOR MUST ENSURE ALL WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. FURTHER THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

LEGEND
EXISTING/PROPOSED

- TRACT BOUNDARY
- ZONING BOUNDARY
- CONDOMINIUM UNIT LINE
- MONUMENT/IRON PIPE
- EXISTING TREELINE
- PROPOSED TREELINE
- UTILITY POLE
- INLET
- MANHOLE
- WATER VALVE
- AREA LIGHT
- WATER METER
- TRAFFIC LIGHT
- PROPOSED AREA LIGHTS
- PROPOSED SIGN
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED ENDWALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE

LEGEND
EXISTING/PROPOSED

- PROPOSED PAVEMENT MARKINGS (STOP)
- ADA PARKING STALLS
- PARKING SPACE COUNT (11)
- PROPOSED BOLLARD
- PROPOSED CURB
- PROPOSED BUILDING AREA
- PROPOSED RETAINING WALL
- LIMITS OF BASIN AREAS
- PROPOSED RIVERSTONE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIP-RAP
- PROPOSED GREEN AREA

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DRAWN BY: TS
CHECKED BY: CD
DATE: 11/4/2020
CAD I.D.: PP203231-SPP-0

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
GALMAN GROUP

PROPOSED DEVELOPMENT
OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___-___

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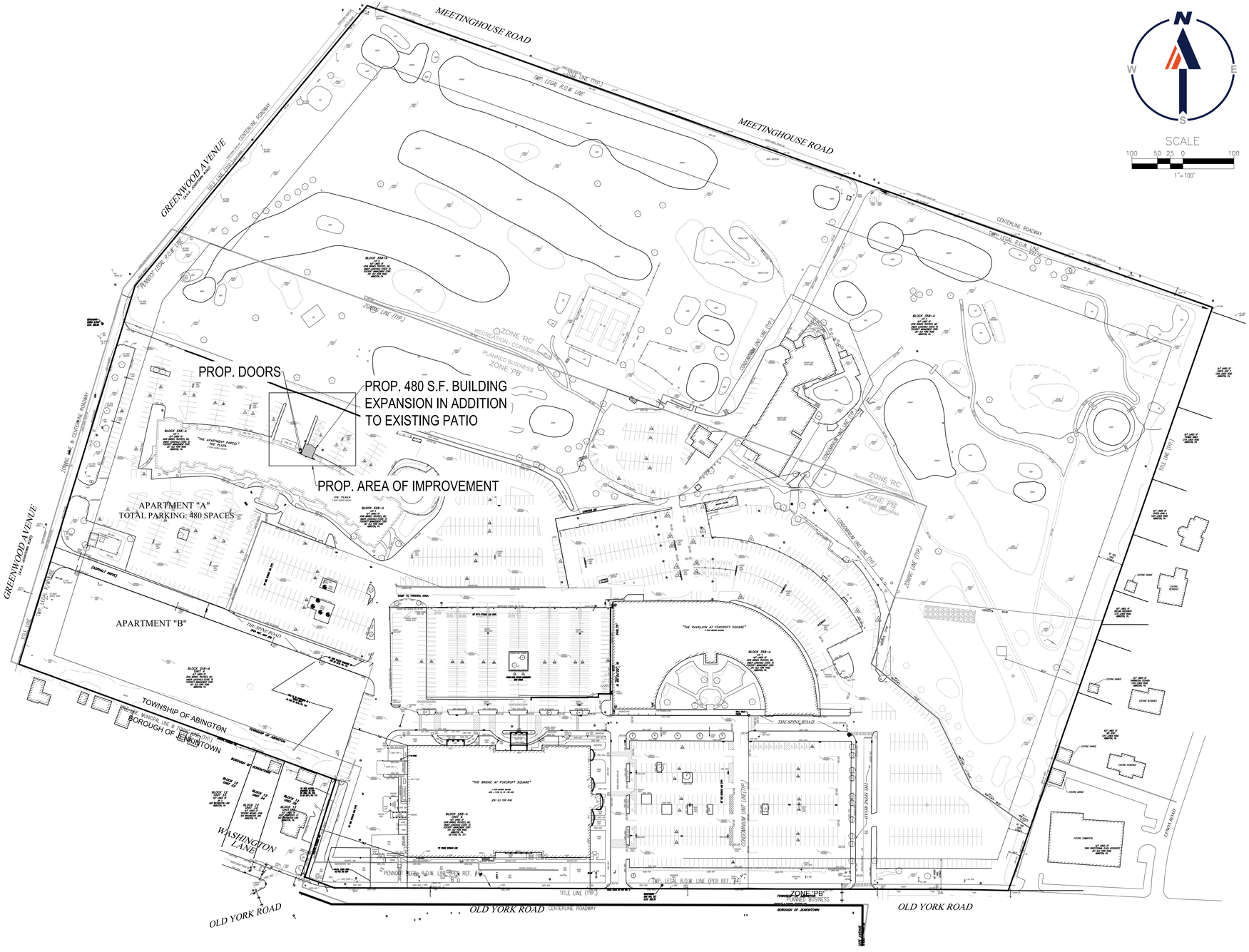
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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05081400

SHEET TITLE:
GRADING & UTILITIES PLAN

SHEET NUMBER:
C-401

ORG. DATE - 11/4/2020

R:\DWP\2023\10\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION FP\PP203231-SPP-0_-_LAYOUT C-401 GRADING & UTIL





SCALE: NTS

GENERAL NOTES

1.) THIS DRAWING REFERENCES:
A.) A PLAN ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
PREPARED FOR: GALMAN GROUP
FILE NO: CP02043
DATED: 04-29-2002
LAST REVISED: 05-01-2007

2.) EQUITABLE OWNER/APPLICANT:
THE GALMAN GROUP
261 OLD YORK ROAD, SUITE 110
JENKINTOWN, PA 19046

3.) ADDRESS:
1250 GREENWOOD AVENUE
JENKINTOWN, PA

4.) ZONING DATA:
ZONED: BC (BUSINESS CENTER)
EXISTING USE: HIGH RISE HOTEL

5.) ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	1 ACRE	11.17 ACRES	11.17 ACRES
MAX. BUILDING COVERAGE:	40%	8.2% (40,181 S.F.)	8.2% (40,181 S.F.)
MAX. IMPERVIOUS COVERAGE:	N/A	87%	87%
MAX. BUILDING HEIGHT:	40'	8 STORIES	8 STORIES
MIN. YARD REQUIREMENTS:			
FRONT:	100'	120'	120'
SIDE:	50'	102'	102'
REAR:	50'	296'	296'
MIN. PARKING SETBACKS:	10'	39'	39'

6.) PARKING REQUIREMENTS:

1 SPACE/DWELLING UNIT + 1 PER EMPLOYEE WORKING ON LARGEST SHIFT

TOTAL EXISTING PARKING = 480 SPACES
TOTAL PROPOSED PARKING = 480 SPACES

LEGEND
EXISTING/PROPOSED

- TRACT BOUNDARY
- ZONING BOUNDARY
- CONDOMINIUM UNIT LINE
- MONUMENT/IRON PIPE
- EXISTING TREELINE
- PROPOSED TREELINE
- UTILITY POLE
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- PROPOSED AREA LIGHTS
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- PROPOSED ENDWALL
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LEGEND
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- PROPOSED PAVEMENT MARKINGS (STOP)
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FOR
GALMAN GROUP

PROPOSED DEVELOPMENT

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ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___ - ___

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

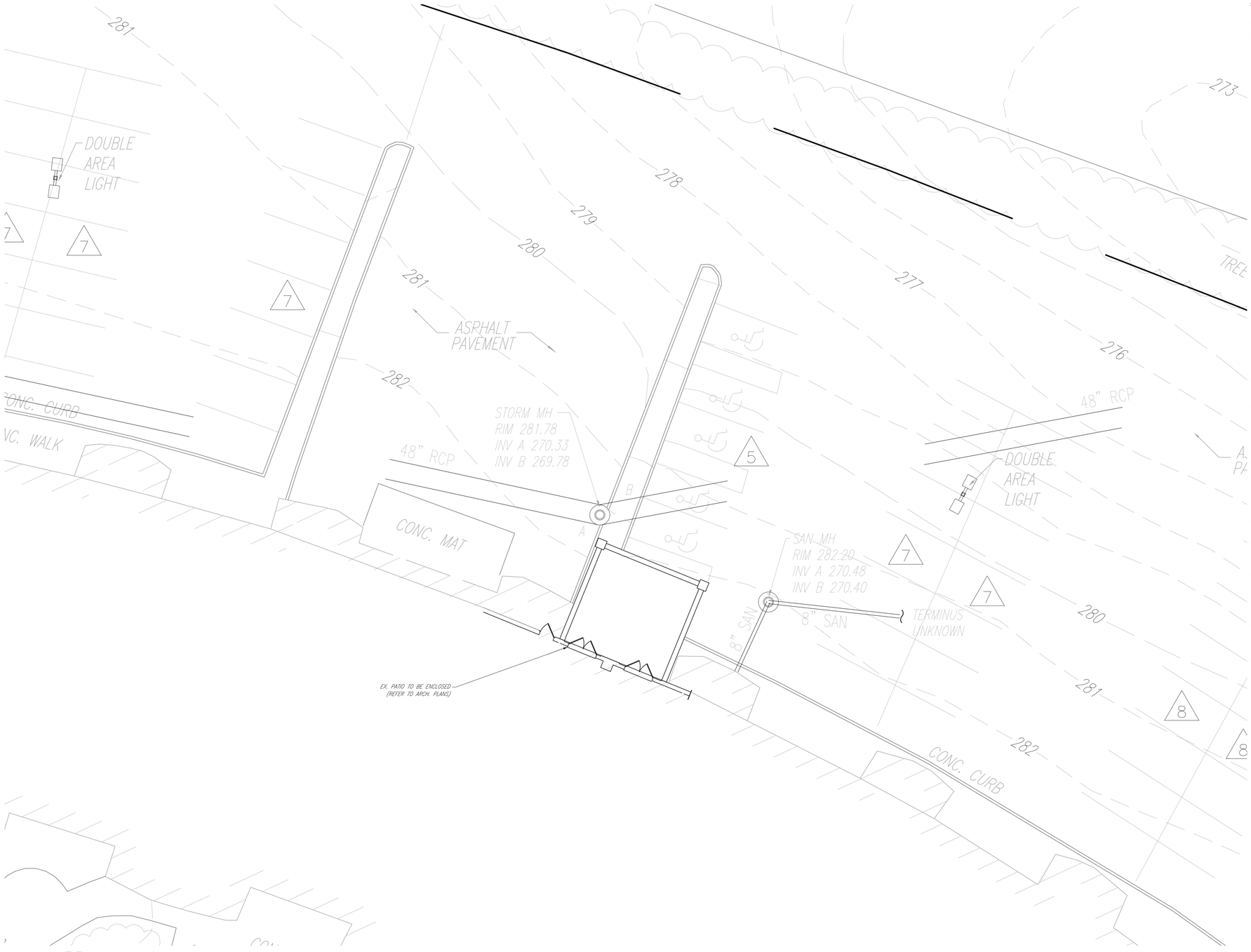
C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:
SITE PLAN OVERALL

SHEET NUMBER:
C-301

ORG. DATE - 11/4/2020

R:\PP\PP203231\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION #\PP203231-SPP-0-----LAYOUT C-301 SITE OVERALL





SCALE

10 5 2.5 0 10

1"=10'

DEMOLITION NOTES

1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
a.) CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
PREPARED FOR: GALMAN GROUP
FILE NO: CP02043
DATED: 05-01-2007

2.) THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.

3.) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.

4.) PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.

B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

5.) THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.

6.) IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.

7.) EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

8.) CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

9.) THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.

10.) DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

11.) USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

12.) THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

13.) THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

14.) THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

15.) DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

16.) DEMOLITION OF THE EXISTING STRUCTURES AND FOUNDATIONS SHOULD INCLUDE FULL REMOVAL OF ALL REMNANT UTILITIES, FOOTINGS, FOUNDATION WALLS, AND SLABS. REMNANT FOUNDATIONS AND SLABS MAY REMAIN IN PLACE TWO FEET BELOW PAVEMENT SUBGRADES AND LANDSCAPED AREAS, PROVIDED THEY ARE ADEQUATELY BROKEN TO PROMOTE POSITIVE DRAINAGE AND THAT THEY WILL NOT INTERFERE WITH FUTURE CONSTRUCTION. THE RESULTING EXCAVATIONS SHOULD BE BACKFILLED WITH STRUCTURAL FILL PLACED IN MAXIMUM NINE INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557). ANY IMPORTED MATERIAL PLACED AS STRUCTURAL FILL OR BACKFILL TO RAISE ELEVATIONS OR RESTORE GRADES SHOULD CONSIST OF CLEAN, RELATIVELY WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES AND FIVE PERCENT TO 20 PERCENT OF MATERIAL FINER THAN A #200 SIEVE. SILTY OR CLAYEY SANDS AND GRAVELS WITH HIGHER PERCENTAGE OF FINES AND WITH A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX LESS THAN 12 MAY BE CONSIDERED SUBJECT TO THE OWNER'S APPROVAL, PROVIDED THAT THE REQUIRED MOISTURE CONTENT AND COMPACTION CONTROLS ARE MET. THE MATERIAL SHOULD BE FREE OF CLAY LUMPS, ORGANICS, AND DELETERIOUS MATERIAL. IMPORTED STRUCTURAL FILL MATERIAL SHOULD BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE.

17.) THE CONTRACTOR IS TO NOTIFY THE TOWNSHIP AND TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

LEGEND

EXISTING

TRACT BOUNDARY	
MONUMENT/IRON PIPE	
EXISTING CONTOUR	123
SPOT ELEVATION	
SIGN	
UTILITY POLE	
INLET	
MANHOLE	
WATER VALVE	WV
AREA LIGHT	
WATER METER	
TRAFFIC LIGHT	
CURBLINE	
CURBLINE TO BE REMOVED	
STRIPING	
STORM SEWER	
GAS LINE	G
WATER LINE	W
ELECTRIC LINE	E
TELEPHONE LINE	
OVERHEAD LINE	
SANITARY LINE	
TREELINE	
SOIL TYPE	ComB

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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www.pa1call.org

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PP180614
DRAWN BY:	TS
CHECKED BY:	CD
DATE:	11/4/2020
CAD I.D.:	PP203231-SPP-0

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
GALMAN GROUP

PROPOSED DEVELOPMENT

OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___ - ___

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

ORG. DATE - 11/4/2020

R:\PP\PP203231\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION #\PP203231-SPP-0-----LAYOUT: C-201 DEMO

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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

MONTGOMERY COUNTY
PLANNING COMMISSION

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 25, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #21-0038-001
Plan Name: The Galman Group – The Plaza Apartments
480 square foot patio expansion on lot of 11.17 acres
Situate: 1250 Greenwood Avenue
Cross Street: Jenkintown Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced patio expansion as you requested on February 8, 2020. We forward this letter as a report of our review.

BACKGROUND

Jerry Slipakoff, the applicant, proposes to expand a patio for the existing Plaza Apartments building by 480 square feet. The property is located in the BC Business Center District: "Foxcroft". The plan is served by public sewer and water. The applicant has submitted a preliminary plan dated December 2, 2020.

COMPREHENSIVE PLAN COMPLIANCE

The plan is consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*. This plan designates the project area as "Community Mixed Use." The proposal is also consistent with the Abington Comprehensive Plan (2007).

RECOMMENDATION

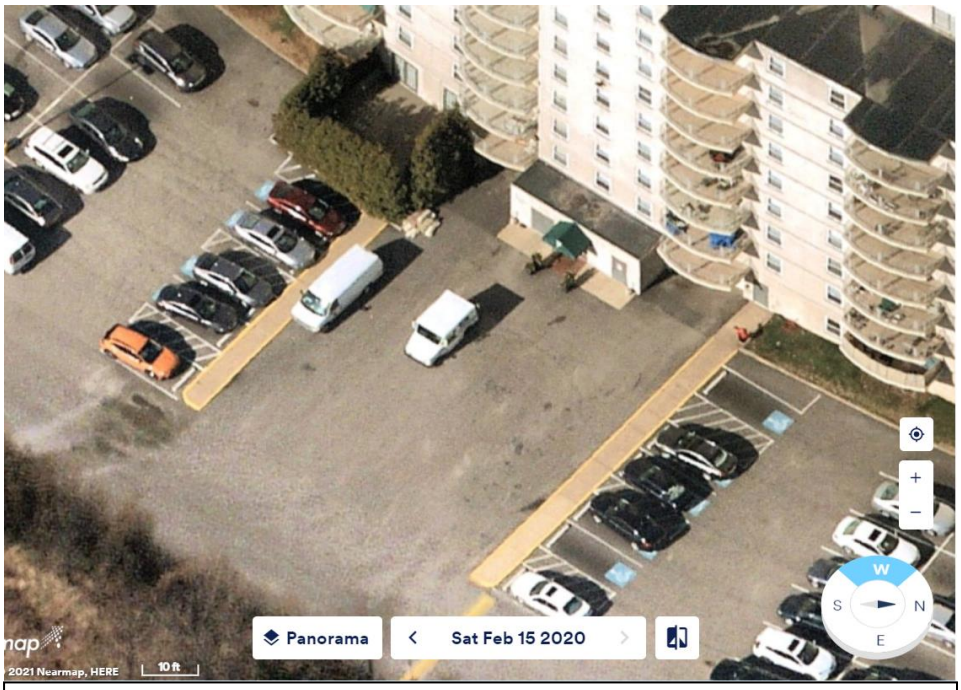
The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

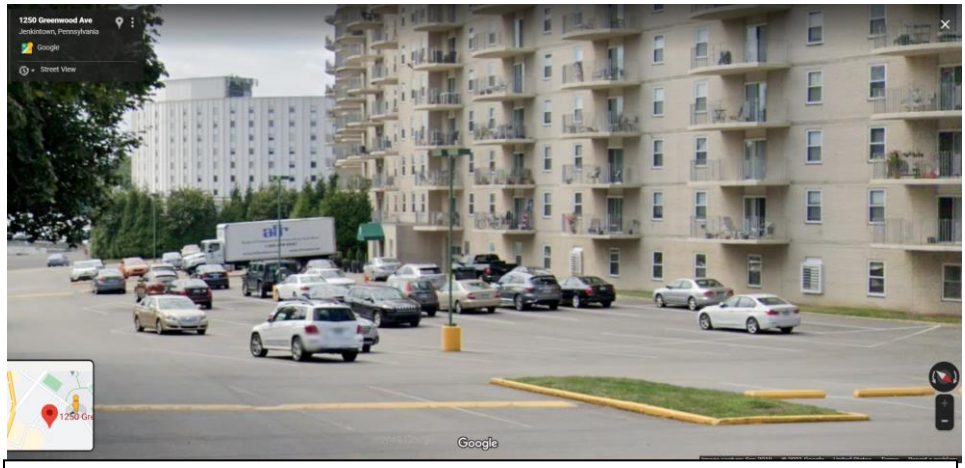
PARKING AND TRANSPORTATION

A. Parking Area

1. Handicapped Parking – Will the existing handicapped loading zone closest to the building be removed (macadam marked with striping)? This should be preserved [§2307. Parking for Individuals with Disbilities].
2. Is there a clear, safe path into the building from the handicapped parking spaces adjacent to the proposed expansion? We ask the applicant to identify such a path. If one does not exist, we



Affected handicapped parking area is pictured on left. Current patio proposed for expansion is shown surrounded by evergreens. Building entrance has green awning.



Extensive parking surrounds the Plaza, but it is difficult to find a shade tree (or other landscaping).

recommend creating one consistent with §2310. Parking Lot and Frontage Development Standards.

3. The parking lot has virtually no greenery (such as, but not limited to, shade trees, planting islands, and planting strips). We recommend retrofitting part of the parking lot as part of this proposed patio expansion [§2402.A. Parking Lot Landscaping].

ONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for residential development.

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

Sincerely,

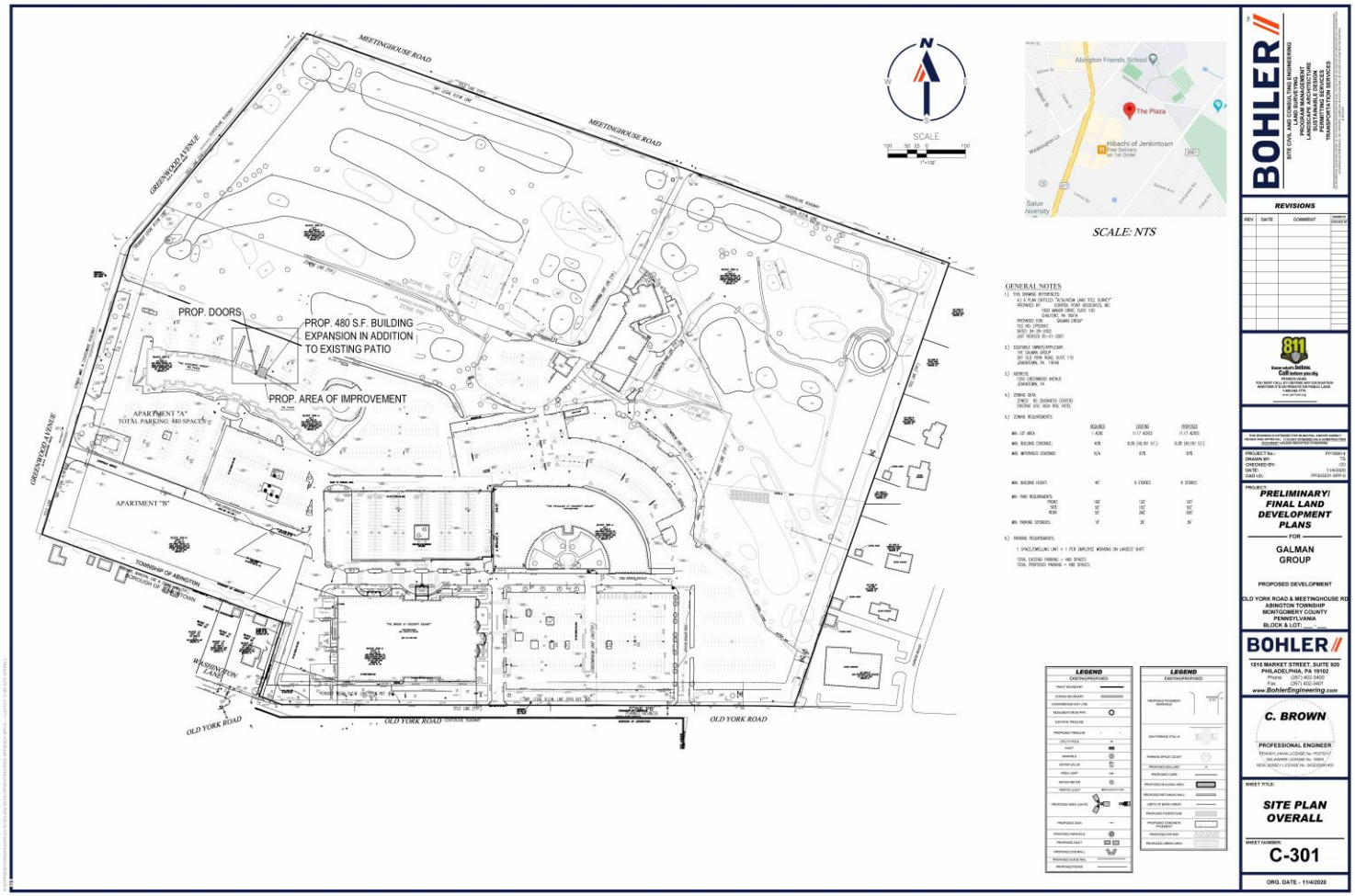
Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Christos Dinoulis, Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni; Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: 1: Plan
2: Aerial Photo

ATTACHMENTS

Attachment 1: Plan –1405 Rothley Avenue Subdivision



Attachment 2: Aerial Image – 1405 Rothley Avenue Subdivision



The Galman Group
The Plaza Apartments
MCPC #210038001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom
Aerial photography provided by NearMap.

Pennoni

3100 Horizon Drive
King of Prussia, PA 19406
T: 610-277-2402

www.pennoni.com

February 19, 2021

ABINT130009

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: LD-21-02 – Plaza Apartments
PARID: 30-00-49660-10-9/ TMID: 30358A 003
Minor Land Development Plan Review

Dear Mr. Manfredi:

We are in receipt of a Minor Land Development application dated January 14, 2021; prepared by Bohler Engineer, Inc. located at 1515 Market Street, Philadelphia, PA. The following documents have been submitted for review as part of the project:

- Preliminary/Final Land Development Plans (Sheets 4 of 4) dated November 4, 2020
- Architectural Plans (Sheets 12 of 12) dated March 5, 2020, Prepared by The Omnia Group

The owner of the property is the Galman Group located at 261 Old York Road in Jenkintown, Pa. This project is located within the BC – Business Center District in accordance with the 2017 Abington Township Zoning Map and is situated on an approximately 11.17 acre tract of land. The property is currently used for a high-rise apartment building. The building is currently serviced by public water and sewer. The Applicant is seeking approval for a Minor Land Development project to enclose an existing 420 sf patio area with an Apartment Social Room Addition that is 21'-10"x21'-00" in area (480 s.f.). The addition is located in the rear of the building. It is our understanding that this building addition will not be serviced by water and sewer.

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance and the Subdivision and Land Development Ordinance (Chapter 146). We offer the following comments for your consideration:

ZONING COMMENTS

1. Per Section 1103. Dimensional Requirements, Figure 11.9,the minimum required parking setback from a building is ten (10) feet. The proposed building additional (patio) is shown to be approximately 3 feet from an existing handicap parking space. The Applicant shall consider removing this handicap parking space to provide the minimum ten (10) foot setback from the building addition. Please Dimension accordingly on the plans. The Applicant shall consider replacing the handicap parking space to be removed or provide calculations showing that the site is still in compliance with the minimum handicap parking requirements.

2. Per Section 1103. Dimensional Requirements, Figure 11.9, the minimum front yard requirement is sixty (60) feet, and the minimum side yard or rear yard is thirty (30) feet abutting other districts. Please confirm and revise the zoning requirements table in General Note #5 on the Site Overall Plan (Sheet C-301). The front yard setback is called out as being one hundred (100) feet and the side a rear yards as being fifty (50) feet.

3. It appears from the architectural plans that lighting will not be proposed on the outside of the building addition. Please confirm if any lighting will be proposed outside as part of the building addition. Any proposed lighting shall comply with the requirements in Section 1106.

SUBDIVISION AND LAND DEVELOPMENT (SALDO) COMMENTS
(CHAPTER 146)

1. Per Section 146-11.A.(3), a complete boundary survey of the property to be developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot. **Since this is a relatively small addition to the existing building and is centrally located within the lot and will have no bearing on building setbacks, the Applicant may consider requesting a waiver from the requirements of this section.**

2. Per Section 146-11.A.(4), tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet. **Since this is a relatively small addition to the existing building and is centrally located within the lot which will have no bearing on the adjacent lots from a zoning standpoint, the Applicant may consider requesting a waiver from the requirements of this section.**

3. Per Section 146-11.A.(7), please provide a note or provide a benchmark on the plans that indicate the elevations are based upon sanitary sewer datum of the Township of Abington.

4. Per Section 146-11.A.(10), the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site. The Site Overall Plan (Sheet C-301) indicates this project being located within the PB Planned Business District. Please revise the overall site plan to reference the BC Business Center District accordingly. Please also indicate any variances associated within this project that were obtained as part of the previously approved apartment building. The zoning requirements indicate that the maximum height of the building allowed is forty feet and the existing building height is referenced as being 8 stories or anywhere from 80-90 feet in height which exceeds the maximum height allowed of forty (40) feet.

5. Per Section 146-11.B.(6), the location, size, ownership and purpose of all rights-of-way and easements located within the property boundaries shall be shown on the plans. The Existing Conditions Plan (Sheet C-201) shows an existing forty-eight (48) inch stormwater pipe within close proximity of the proposed building addition. Please indicate if there is an existing drainage easement associated with this pipe and show on the plans. Typically, permanent structures should not be constructed within a drainage easement;

however, if it is confirmed that this is a private stormwater pipe, maintained by the owner, we would have no issues with construction of the building addition within the easement. The Applicant shall also ensure during construction of the building addition/patio that all the necessary precautions/measures shall be followed to avoid damage to the pipe and the surrounding trench.

6. The Applicant may have to provide temporary E&S measures as part of the construction for this project per Section 146-43.A.(3). A note on the plans will suffice indicating that the Applicant will install the necessary E&S measures at the direction of the Township Engineer based if it is determined that during construction E&S measures will be required.

7. Per Section 146-12.B. thru E., the Applicant will need to provide a Record Plan with the applicable certifications and acknowledgements. We recommend that the Site Overall Plan (Sheet C-301) and the Site Plan (Sheet C-302) be recorded as part of this application.

8. Per Section 146-13.I, Minor Land Development Plans do not require Preliminary Plan Submission. Since this is considered a Minor Land Development Plan submission, the plans in the Title Block can be revised to reference a Final land development plan in the Title Block.

GENERAL COMMENTS

9. A note shall be placed on the plans indicating that this project is located within a Zone X Area of minimal flood hazard per Floodmap 42091C0403G effective March 2, 2016.

10. Since this project is proposing to construct this building addition over existing impervious area, this project will not create any additional surface runoff than what is being anticipated under the existing conditions; therefore, this project will not require any stormwater related improvements or backup stormwater calculations to confirm any changes to the stormwater anticipated from the building addition.

11. This project is under one (1) acre of disturbance and will not require submission of a NPDES permit.

12. We defer to the sanitary sewer authority on any comments relating to the sewer and sewer lateral located within the vicinity of this building addition.

13. We defer to the Township Fire Marshal on any fire related issues as part of this project.

We have received the following documents/reviews:

- LD 12-02 Land Development Application (1/14/2021)

We have not received the following documents/reviews:

- Sewer Review letter
- Fire Marshal Review letter

SUMMARY

We do not recommend Final Minor Land Development application approval until the Applicant has addressed at a minimum the zoning comments. Once the zoning comments have been addressed, we will be in a position to recommend Final Minor Land Development approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
George R. Wrigley, Director of Wastewater Utilities
Michael P. Clark, Rudolph Clarke, LLC, Township Solicitor
Jerry Slipakoff, The Galman Group, Applicant
Michael Roth, Bohler Engineer PA, LLC., Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

February 22, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development: 1250 Greenwood Ave. (Plaza Apartments)
Plan Set Date: November 4, 2020
EAC Review Date: February 22, 2021

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced minor land development plan. As this is an addition to the building in a highly impervious site, we encourage the owners to incorporate a greening component to this area to both enhance the site aesthetics and provide management of a portion of stormwater runoff from the new roof addition. This could be accomplished by directing rooftop runoff through vegetated flow-through planters in combination with the use of decorative rain barrels. The EAC can provide assistance in researching these types of stormwater control measures.

Site Summary
Owner: The Galman Group
Zone – BC – Business Center District
Existing Use – Patio
Proposed Use – 480 S.F. Building Expansion to cover existing patio
Watershed – Tookany Creek

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc:
Planning Commission Members
EAC Members



3/8/2021

In regards to LD proposal The Plaza Apartments- The Galman Group.
The shade tree commission finds no issues with this proposal.

Sincerely,
Collin Watson
Chair

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	LU-04-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Code		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Holy Redeemer Linear Accelerator Building Addition

EXECUTIVE SUMMARY:

The Applicant is proposing to construct a new 1,772 sf building addition which will be for a new Linear Accelerator use. As part of this building addition, approximately 4,150 SF of impervious area will be removed which will consist of pavement, concrete curb, and sidewalk. The remaining impervious area outside of the proposed addition will be converted to grass cover. There will be a net decrease of 2,200 sf of impervious coverage. The application indicates that this project will not be proposing a sewer connection or provide water service.

PREVIOUS BOARD ACTIONS:

On April 8, 2021 the Committee of the Whole made a motion to move the agenda item to the Board of Commissioners Regular meeting on May 13, 2021.

RECOMMENDED BOARD ACTIONS:

Motion to approve the proposed Minor Land Development for Holy Redeemer Health System located at 1648 Huntingdon Pike. The applicant intends to construct a new 1,772 sf building addition which will be

for a new Linear Accelerator use.



3/10/2021

In regards to LD proposal HRH, we are seeing that there will be removals of 9 trees. We don't see any installations. Are there areas on the site, not necessarily in the proposed area, we could install some replacements?

Sincerely,
Collin Watson
Chair

Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-03

Project Name: 1648 Huntingdon Pike Holy Redeemer Hospital Linear Accelerator Addition

File Date: 2/5/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.	1	2/8/21		
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: Holy Redeemer Hospital Linear Accelerator Building Addition

APPLICANT NAME: Holy Redeemer Health System c/o Jack Dempster VP Facilities/Const

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number:_____ Date Complete: _____

Received By:_____ 90 Day Date:_____

File Date: _____ Ward No._____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Holy Redeemer Health System, Jack Dempster
Name

521 Moredon Road, Huntingdon Valley PA 19006
Address

215-938-2022 _____
Phone Fax

jdempster@holyredeemer.com
Email Address

Property Owners Information (if different than applicant)

Holy Redeemer Health System, c/o Jack Dempster VP Facilities & Construction
Name

Corp. Office: 667 Welsh Rd. Huntingdon Valley PA 19006
Address Project Location: 1648 Huntingdon Pike, Meadowbrook, PA 19046

215-938-2022 _____
Phone Fax

jdempster@holyredeemer.com
Email Address

Architect/ Planner

Kahler Slater, Travis Ensey
Name

722 Williamson St. Madison Wisconsin 53203
Address

608-283-6300 _____
Phone Fax

tensey@kahlerslater.com
Email Address

Engineer/ Surveyor

Boles, Smyth Associates Inc. - Tim Boles
Name

2400 Chestnut Street Philadelphia, PA 19103
Address

Engineer/ Surveyor Cont'd	215-561-2644 Phone Fax tfboles@bolessmyth.com Email Address
Attorney	Stradley Ronon Stevens & Young, LLP, Christopher E. Cummings Name 30 Valley Stream Parkway, Malvern, PA 19355-1481 Address 610.640.5812 Phone 610.640.1965 Fax CCummings@STRADLEY.COM Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☑ Minor Land Develop.	☐ Preliminary Major SD & LD
☐ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 1648 Huntingdon Pike

Tax Parcel No.: 300030992001 County Deed Book No.: 5201 Page No.: 01701

Description of Proposed Work: 1,722 SF Building Addition for Linear Accelerator.

Total Tract Acreage: 49.69 Project Acreage: 0.15

Zoning District: CS Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: Unknown Proposed Sewer Flows: No change

Proposed Land Use:

☐ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☐ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☑ Other (Describe): Healthcare			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes (●) No ( )
- Are there known variances/any zoning relief necessary for this project?* Yes ( ) No (●)
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ( ) No (●)
- Has this plan been heard by the Zoning Hearing Board? Yes ( ) No (●)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ Date 1/29/21

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [ ] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50'and not exceed a sheet size of 24"x 36"
- [ ] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [ ] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
  N/A
- [ ] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
  N/A no new sewer connections
- [ ] (2) copies of Sewage Facilities Planning Module Applications
  N/A, No new EDUs
- [ ] Letter of Water availability from AQUA PA
  N/A No new water services required.
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
  N/A
- [x] One (1) Digital copy of all submitted documents
- [ ] Application Fee: Check made payable to the Township of Abington
- [ ] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Signature of Applicant — Date: 1/29/21

Signature of Property Owner (if different than applicant) — Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☐ Application Fee Amount: $_____ Check No.: #_____

☐ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: _____ Date: 1/29/21
Applicant

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: January 29, 2021
Municipality: Abington Township

Proposal Name: Holy Redeemer Hospital Linear Accelerator

Applicant Name: Holy Redeemer Health System
Address: 1648 Huntingdon Pike
City/State/Zip: Meadowbrook, PA 19046
Phone: 215-938-2022
Email: jdempster@holyredeemer.com

Applicant's Representative: Jack Dempster
Address: 521 Moredon Road
City/State/Zip: Huntingdon Valley PA 19006
Business Phone (required): 215-938-2022
Business Email (required): jdempster@holyredeemer.com

Type of Review Requested:

(Check All Appropriate Boxes)

- [x] Land Development Plan
- [ ] Subdivision Plan
- [ ] Residential Lot Line Change
- [ ] Nonresidential Lot Line Change
- [ ] Zoning Ordinance Amendment
- [ ] Zoning Map Amendment
- [ ] Subdivision Ordinance Amendment
- [ ] Curative Amendment
- [ ] Comprehensive / Other Plan
- [ ] Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- ○ Tentative (Sketch)
- ○ Preliminary / Final

Type of Submission:

- ◉ New Proposal
- ○ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: Community Service (CS)
Special Exception Granted ○ Yes ◉ No
Variance Granted ○ Yes ◉ No For

Plan Information:

Tax Parcel Number(s) 30-00-30992-00-1

Location *(address or frontage)*
Nearest Cross Street Holy Redeemer Hosp. Driveway
Total Tract Area 49.69 AC
Total Tract Area Impacted By Development 0.15

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family			☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional	0					1,722
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: 6,400 SF Disturbance 1,722 SF Building Addition 2,200 SF Net Impervious Reduction.

ZONING REGULATIONS - CS COMMUNITY SERVICE

DIMENSION	REQUIRED	EXISTING	PROPOSED
LOT AREA	5 AC	49.69 AC 2,164,555 SF	NA
LOT WIDTH	400 FT	1,676 FT	NA
LOT DEPTH	400 FT	876 FT	NA
FRONT YARD	75 FT	50 FT	50 FT
SIDE YARD	50 FT	59 FT	51 FT
REAR YARD	50 FT	288 FT	288 FT
BUILDING AREA	25% (MAX)	14.53 % 314,568 SF	14.61 % 316,290 SF
IMPERVIOUS COVER	40% (MAX)	42.56 % 921,147 SF	42.45 % 918,947 SF
GREEN AREA	62% (MIN)	57.4 %* 1,243,407 SF	57.5 %* 1,245,607 SF
BUILDING HEIGHT	45 FT (MAX)	VARIES	12'
BUILDING LENGTH	320 FT (MAX)	VARIES	51'
PARKING			
TOTAL SPACES	1,266	1,422	1,416
ACCESSIBLE SPACES	23	70	70
VAN SPACES	3	22	22

* GRAVEL AREAS INCLUDED IN GREEN AREA.

THE ADDITION INCREASES THE BUILDING AREA BY - 1,722 SF (0.08%)
THE IMPROVEMENTS WILL REDUCE IMPERVIOUS COVER BY - 2,200 SF (0.10%)

TOTAL PROPOSED DISTURBED AREA = 6,400 SF

- EXISTING BUILDINGS
- PAVEMENT REMOVAL

SHEET INDEX

C001 - HOSPITAL SITE PLAN (ENTIRE PROPERTY)

C011 - EXISTING SITE & SITE CLEARING PLAN

C021 - PROPOSED SITE PLAN
C022 - SITE SECTIONS
C023 - SITE PHOTOS



NOT FOR CONSTRUCTION

Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital Linear Accelerator Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Hospital Site Plan

Kahler Slater

O'DONNELL & NACCARATO
CONSULTING ENGINEERS

Boles, Smyth Associates Inc.
Consulting Civil Engineers
Philadelphia PA 19103

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Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703
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Sheet No.
C001

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PROJECT CONTROL POINTS				
NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
1	294141.647	2714784.719	233.46	CP1MAG
2	294030.666	2714810.891	239.65	CP2MAG
3	293970.021	2714796.944	240.20	CP3MAG

NOTE: REFERENCE SURVEY CONTROL POINTS PRIOR TO DISTURBANCE.

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- IMPERVIOUS PAVING & CURB TO BE REMOVED

0 10' 20'

IMPERVIOUS REMOVAL = 4,105 SF
REMOVE TREE(1)
REMOVE FOUNDATION DRAIN
LIGHT POLE 2 DISCONNECT SERVICE REMOVE POLE & FOUNDATION
REMOVE CURB & SIDEWALK
REMOVE TREES(3)
SIDEWALK TO REMAIN
SURVEY CONTROL POINT 3
RELOCATED F/O CABLE (BY OTHERS)
REMOVE SIDEWALK
SURVEY CONTROL POINT 2
REMOVE JUNCTION BOX RELOCATED F/O JB (BY OTHERS)
REMOVE CURB & PAVEMENT
REMOVE TREES(4)
REMOVE GATE
SAW CUT CURB & PAV'T
CURB RAMP TO REMAIN
CURB TO REMAIN
REMOVE CURB
SAW CUT PAV'T
RELOCATE SIGN TO TEMP. LOCATION (SIGN 2, NOT ELECTRIFIED)
LIGHT POLE 1 REMOVE & STORE POLE REMOVE FOUNDATION, CONDUIT & WIRING
REMOVE & STORE SIGN 3 (STOP)
INSTALL NEW STOP SIGN
CURB & PAVEMENT TO REMAIN
REMOVE SIGN
SURVEY CONTROL POINT 1
REMOVE POSTS/BOLLARDS (4)
REMOVE GATE
PROTECT JUNCTION BOXES
CURB TO REMAIN
REMOVE CURB
REMOVE & STORE PYLON SIGN (SIGN 1, NOT ELECTRIFIED)
REMOVE CONDUIT & WIRE

EMERGENCY ROOM
EX. Lin. Acc. 1
HOLY REDEEMER HOSPITAL DRIVE
HUNTINGDON PIKE
S07°59'00"W 1676.78'

Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Existing Site &
Site Clearing Plan

104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.767.2500

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Sheet No.
C011

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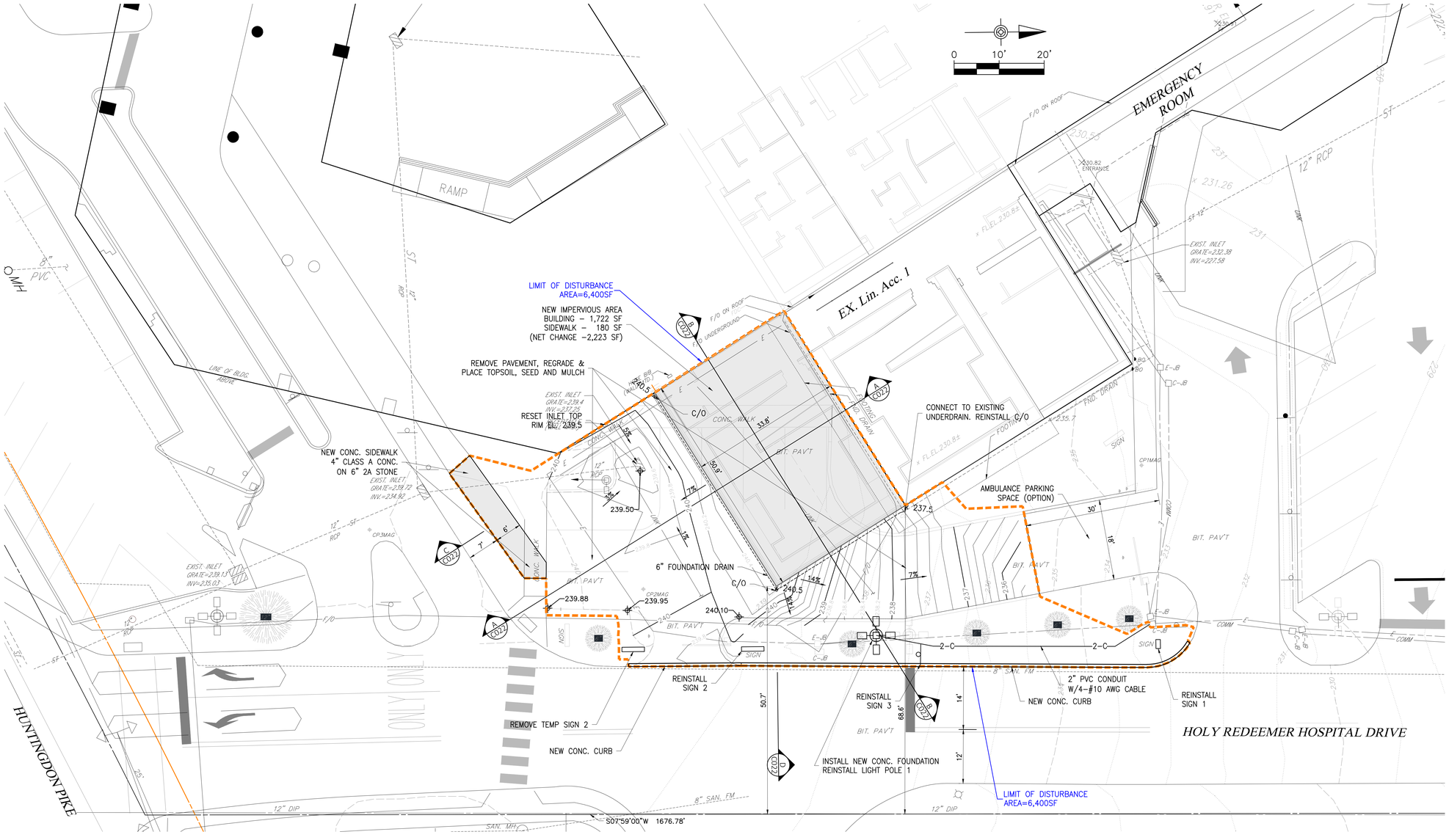
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- PROPOSED BUILDING ADDITION



Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital Linear Accelerator Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Proposed Site Plan

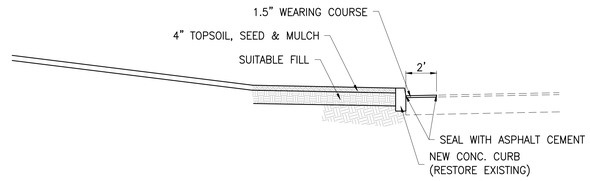
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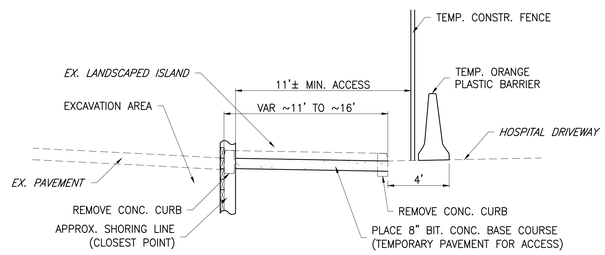
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C021

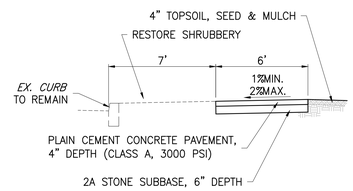
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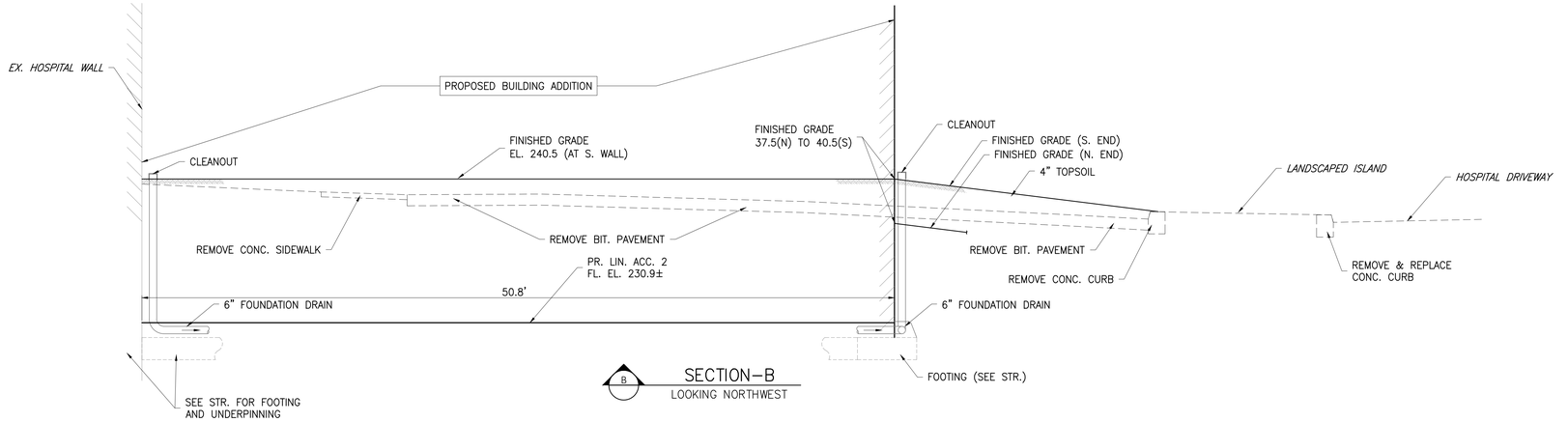
D SECTION – D
RESTORED CONDITION



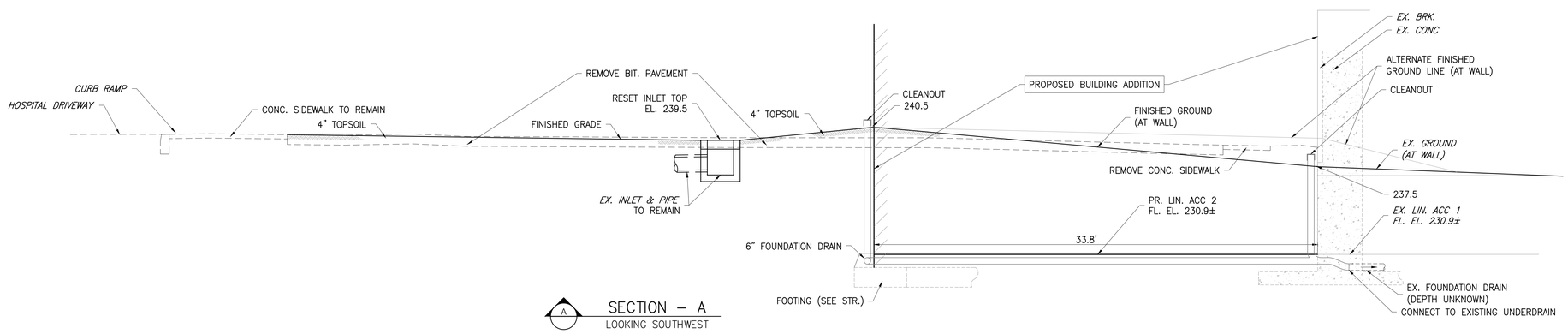
D SECTION – D
INTERIM CONDITION
(FOR ACCESS)



C SECTION – C
TYPICAL SIDEWALK SECTION



B SECTION–B
LOOKING NORTHWEST



A SECTION – A
LOOKING SOUTHWEST

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Revisions

SCOPE DOCUMENTS
Drawing Date
January 29, 2021

Holy Redeemer Hospital Linear Accelerator Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Site Sections

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Sheet No.
C022

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LIGHT POLE 2 (Single)



LIGHT POLE 1 (Quad)



JUNCTION BOX 1 & 2



JUNCTION BOX 3 & 4



SIGN 1



SIGN 2



SIGN 3

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Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Site Photos

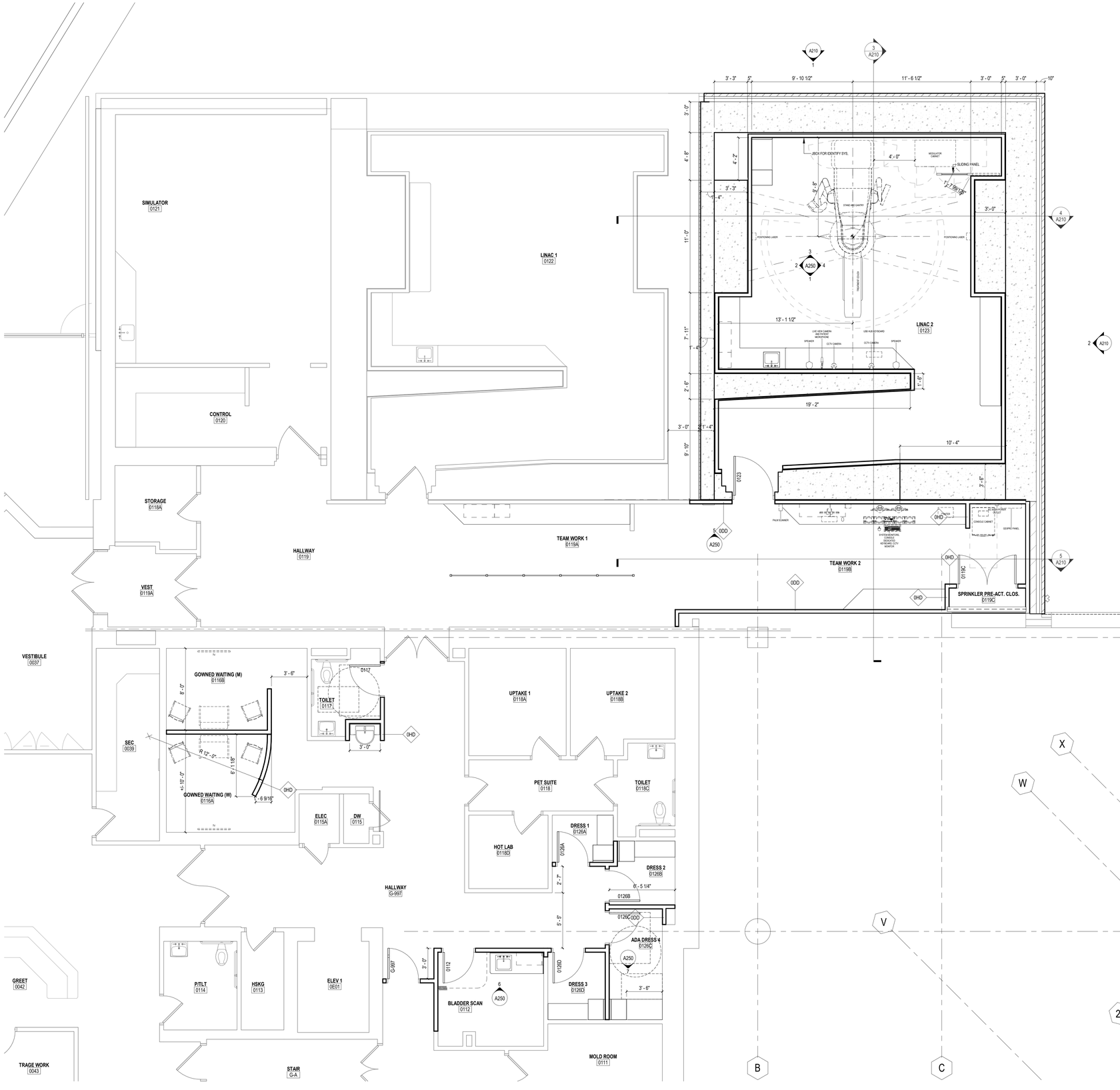
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Sheet No.
C023

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Revisions

50% Progress Set

SCOPE DOCUMENTS

Drawing Date
1/15/2021

HRH - Linear Accelerator Addition

1648 Huntington Pike
Meadowbrook, PA 19046

Project No.
219145.00

Holy Redeemer
000123

Sheet Title
FLOOR PLAN - GROUND FLOOR

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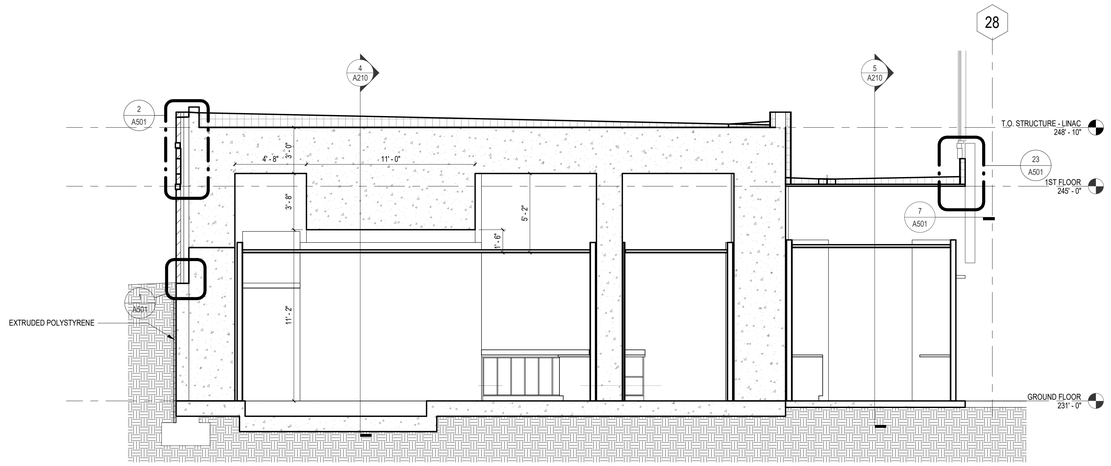
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Telephone 804.767.2500

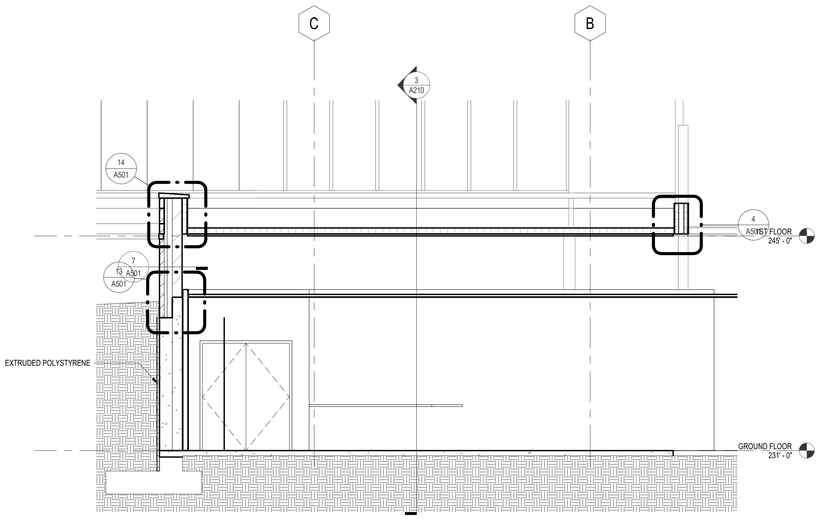
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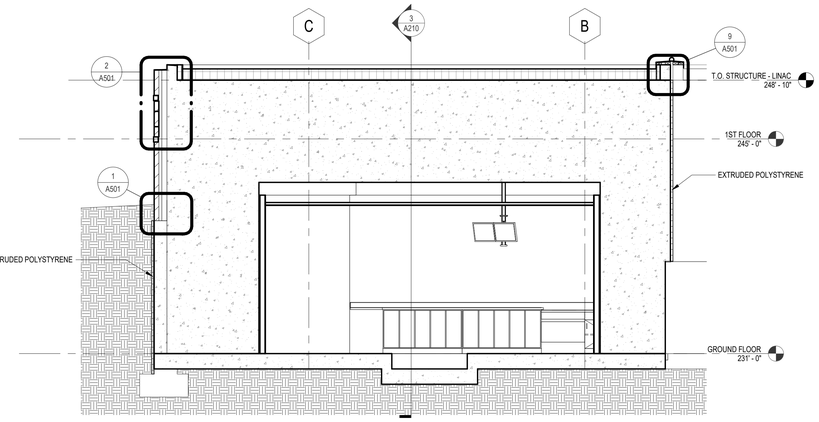
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

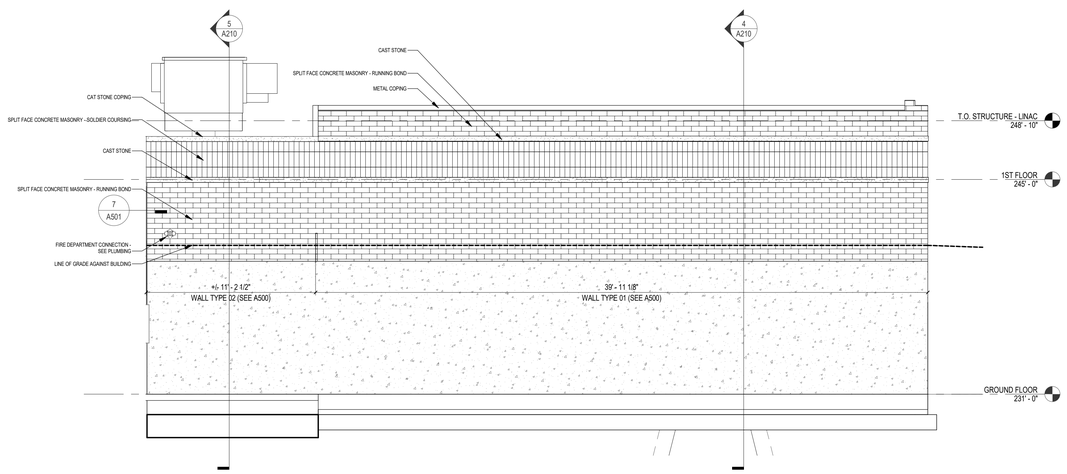
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A100

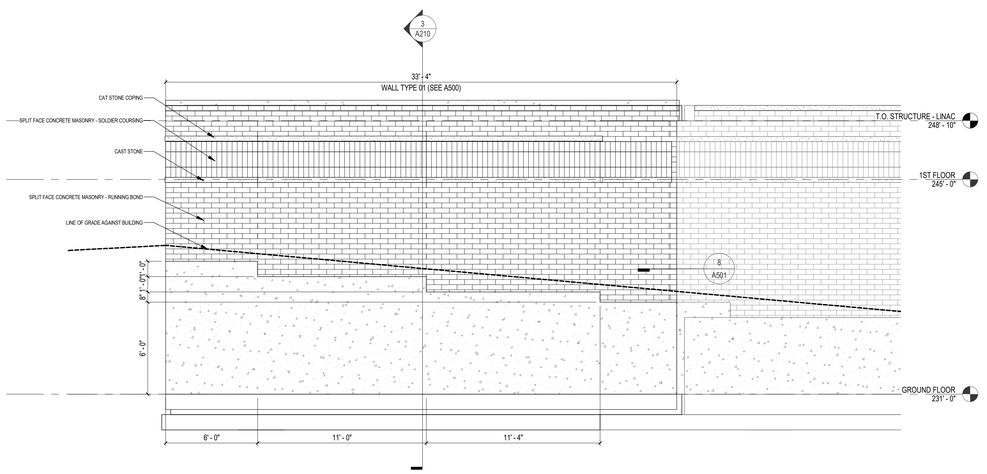
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Kahler Slater

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

Boles, Smyth Associates Inc.
Consulting Civil Engineers
Philadelphia PA 19103

TLC ENGINEERING SOLUTIONS

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NOT FOR CONSTRUCTION

Revisions

50% Progress Set

SCOPE DOCUMENTS

Drawing Date
1/15/2021

HRH - Linear Accelerator Addition

1648 Huntington Pike
Meadowbrook, PA 19046

Project No.
219145.00

Holy Redeemer
000123

Sheet Title
EXTERIOR ELEVATIONS AND SECTIONS

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104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.767.2500

111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

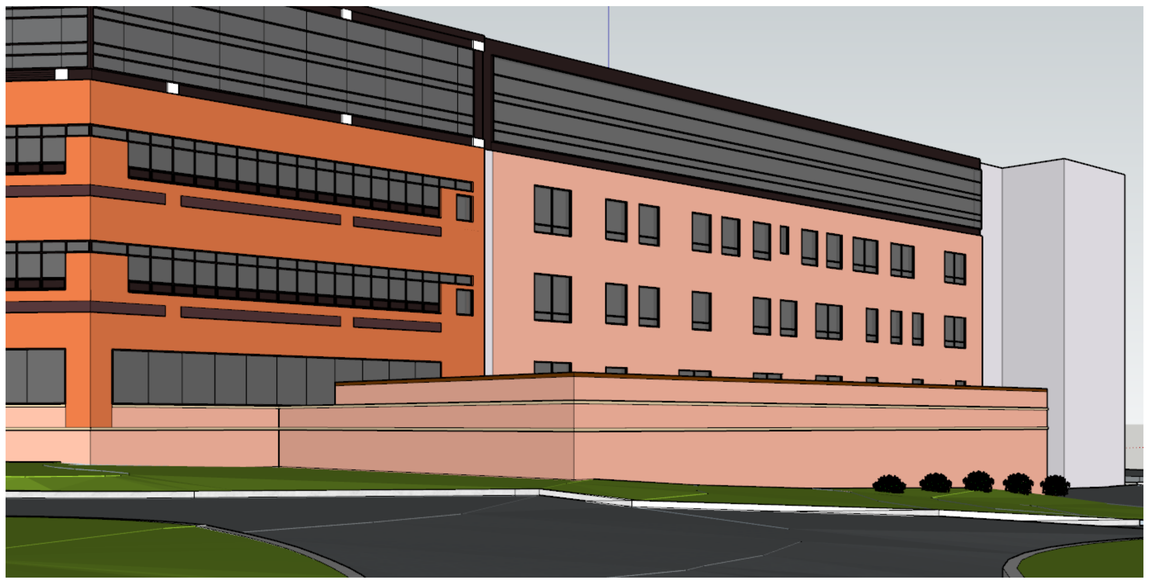
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.
A210

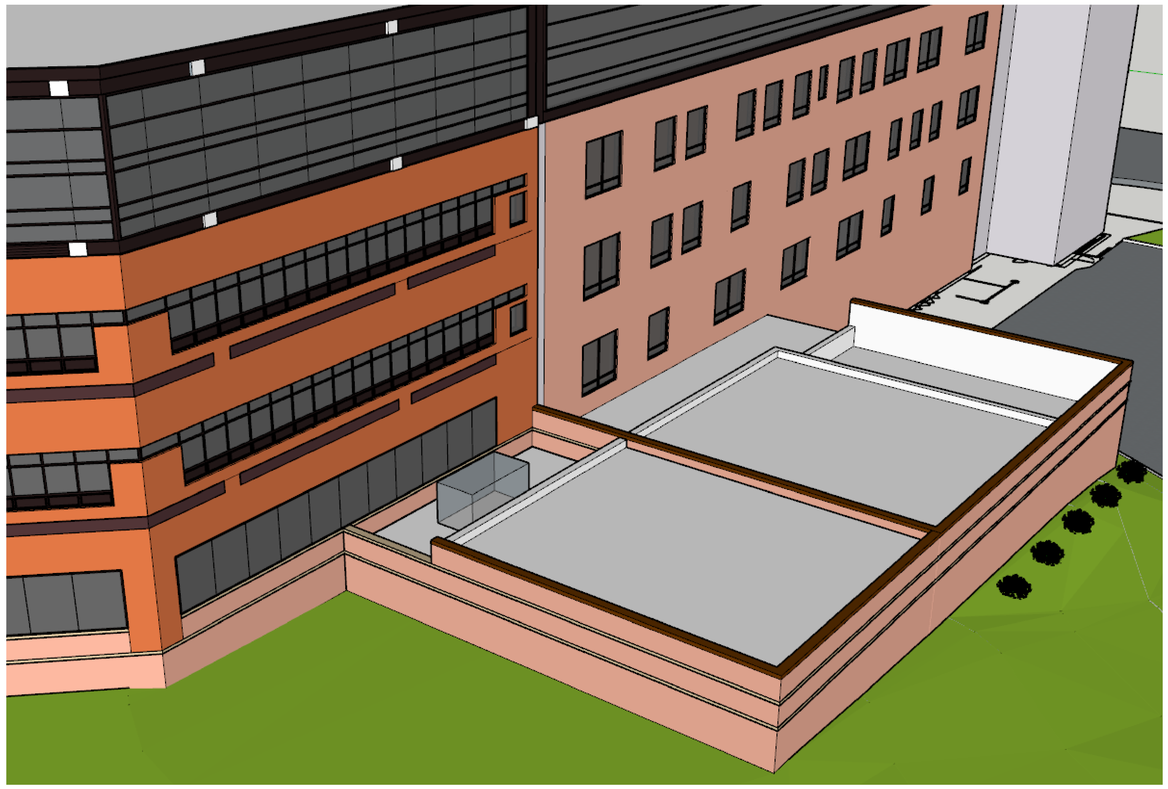
1/5/2021 11:48:42 AM



EXISTING ACCELERATOR VAULT



ACCELERATOR VAULT ADDITION



AREAL VIEW WITH ROOF-TOP UNIT

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March 10, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development – Holy Redeemer Hospital Linear Accelerator Building Addition
1648 Huntingdon Pike, Huntingdon Valley PA 19006
Plan Set Date: January 29, 2021
EAC Review Date: March 9, 2021

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced minor land development plan and offer the following comments:

Site Summary
Owner: Holy Redeemer Health System
Zone – CS – Community Service
Tract Acreage: 49.69 (2,164,496 s.f.) Project Acreage - .15 acres (6,534 s.f.)
Existing Use – Hospital
Proposed Use – 1,722 Sq. Ft Building Addition for Linear Accelerator
Limit of Disturbance: 6,400 sq. ft.
Watershed – Pennypack Creek

This proposal involves the construction of a 1,722 sq. ft. addition to an existing Linear Accelerator Building currently located on the north side of the Hospital. The proposed work includes removal of a small parking lot area to accommodate this building extension. Aerial view of the location and perspective drawing are attached. According to plan documents, about 4,105 square feet of existing impervious parking and sidewalk areas will be removed allowing the expansion of the building in the same location. Another 180 sq. ft. of sidewalk will also be constructed nearby. According to these calculations, the project results in a net loss of impervious cover of about 2,203 s.f.

The site clearing plan also indicates the 8 existing small trees will be removed; 4 Hawthorn Trees along Holy Redeemer Hospital Drive and 4 adjacent to the existing building. The proposed plans indicate that the pavement area will be replaced by topsoil, seed, and mulch. Since the plans show a net reduction in impervious surface it appears that neither the stormwater ordinance provisions, nor the tree replacement provisions of Abington Zoning Ordinance apply. This should be confirmed by Township staff. Please see note below regarding classification of gravel.

Questions:
It appears as though stormwater will be directed from the building roof into an existing underdrain system, but that needs to be confirmed by the Township Engineer. Will the existing stormwater conveyance infrastructure be adequate to handle the concentrated runoff from the building roof?

Comments:
In order for the EAC and Shade Tree Commission to understand potential impacts it would be helpful if the applicant noted the size and species of the trees being removed on the site plan.

The applicant should consider replacing at least a portion of the trees removed at the site and consider opportunities to increase green space within this location. It is unclear from the proposed site plan if the replacement area is proposed to be lawn. Applicant should evaluate opportunity to include native landscaping alternatives in this area. We recommend that the applicant consult with the Shade Tree Commission for recommendations on potential tree replacement species that may be appropriate for this area.

When proposing building additions and associated site disturbance, applicant should strive to increase green spaces wherever possible, considering that overall site's green space is below the minimum established in this zoning district of 62%.[i] Therefore, the members of the EAC strongly urge the applicants to consider addition of a green roof system for the accelerator building. Green roofs have several energy sustainability benefits for the owners to consider. The insulating properties of green roof systems help reduce heating and cooling costs, as the vegetation reduces solar radiation and roof surface temperatures. Green roof systems typically have a life cycle expectancy of 40 years compared to conventional roofs of about 20 years. From a stormwater management perspective, green roof vegetation and its substrate are able to retain a high percentage of the rain that falls on them, moderating temperature of the water and acting as a natural filter of the portion of the rain that runs off the roof. This also reduces the amount of runoff entering the storm sewer system. Finally, it is our understanding that the rooftop of the accelerator building can be seen from patient rooms directly above. Although this benefit may be harder to quantify, looking out over a landscaped area like this are more aesthetically appealing to patients and hospital staff.

Thank you for considering our questions and comments.

Respectfully submitted,

Susan S. Myerov

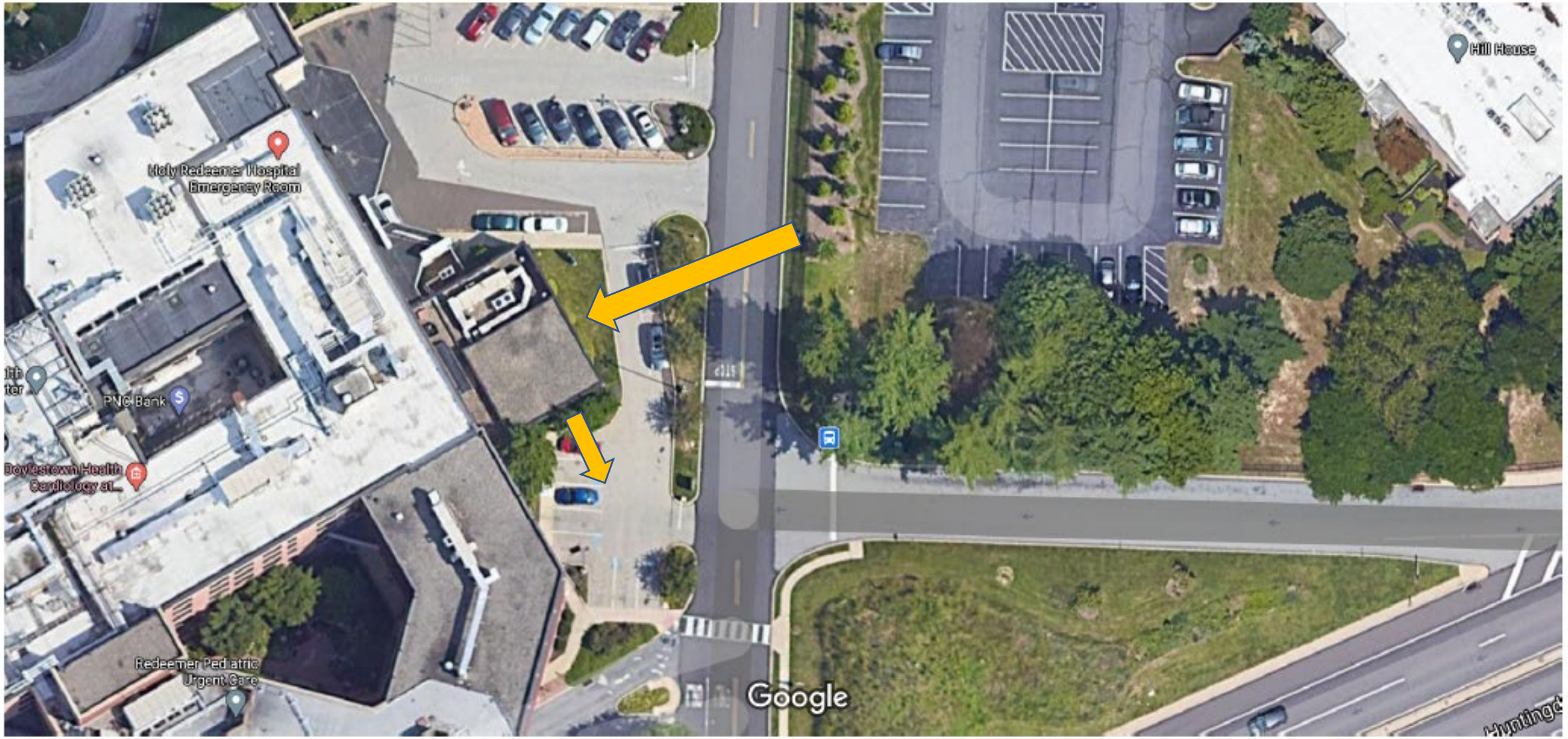
Susan Myerov,
Member, Abington Township EAC

cc:
Richard Manfredi
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

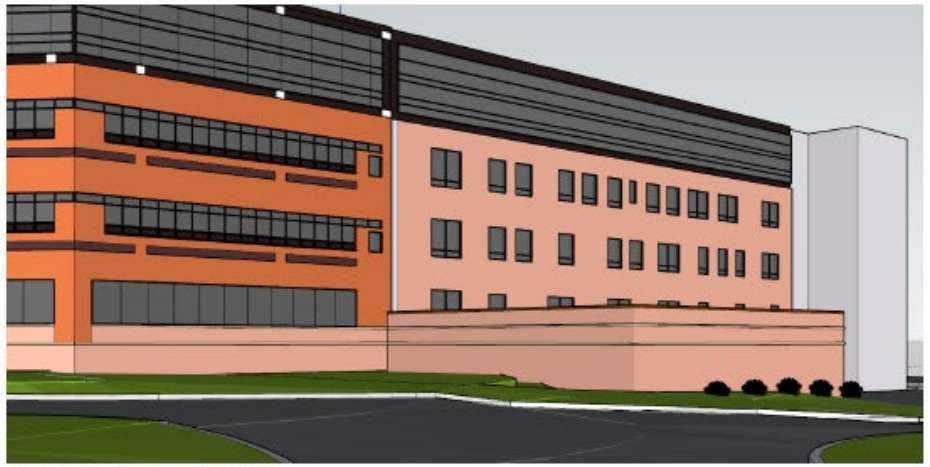
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[i] We believe the applicants calculation regarding the proposed green space percentage may be incorrect. The applicant indicates that the percentage of green space will be slightly increased as a result of this proposed building addition, however the EAC does not agree that gravel areas should be counted as part of green space calculation. Gravel areas should be counted as part of the impervious cover calculations.
This is consistent with definitions found in our Zoning Ordinance as noted below.
Abington's Zoning Ordinance Article 2, Section 201: Specific Definitions
Green Area: The portion of a lot's surface covered **with grass or other vegetation**. Green area shall not include pervious or impervious paving, and shall be covered with vegetation on at least 80% of its surface.
Paved Area: All areas covered by **gravel and/or impervious surfaces**, other than buildings and concrete public sidewalks.

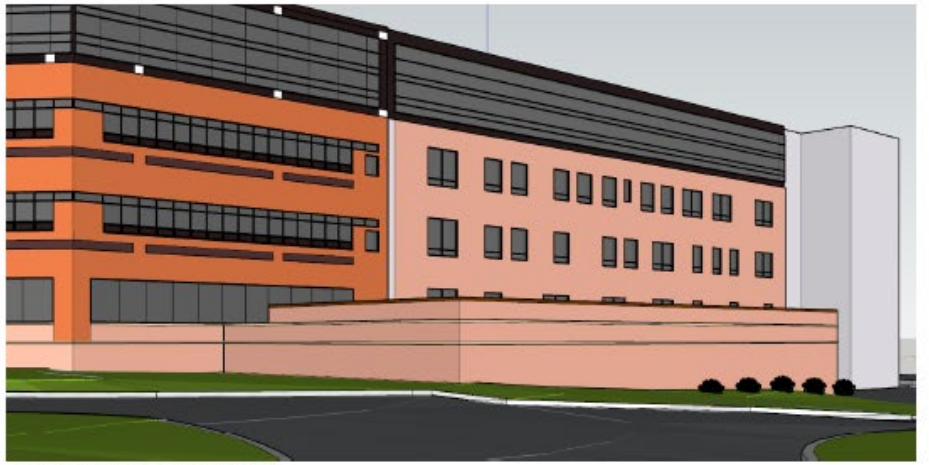
Google Maps 1648 Huntingdon Pike



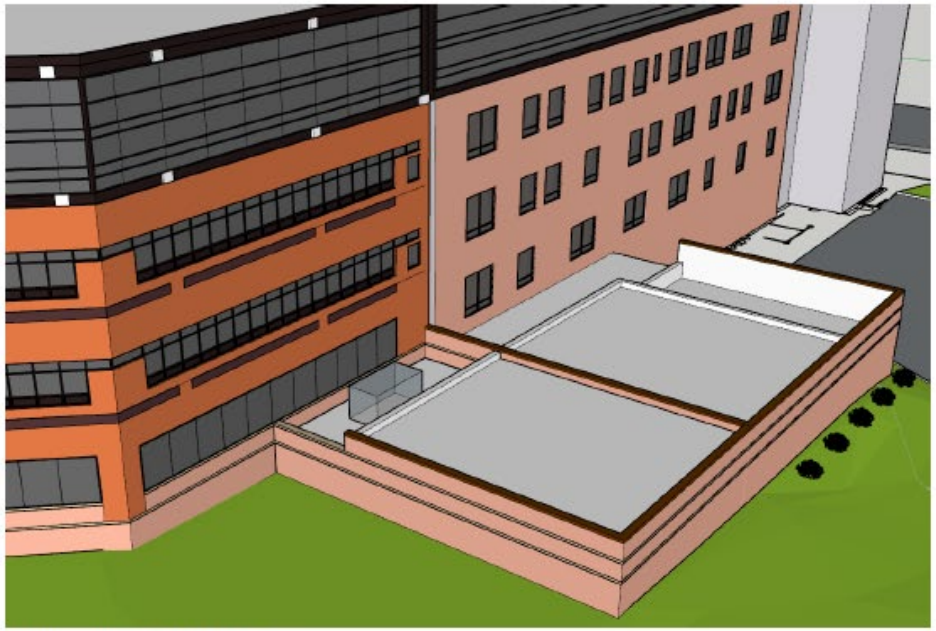
Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft



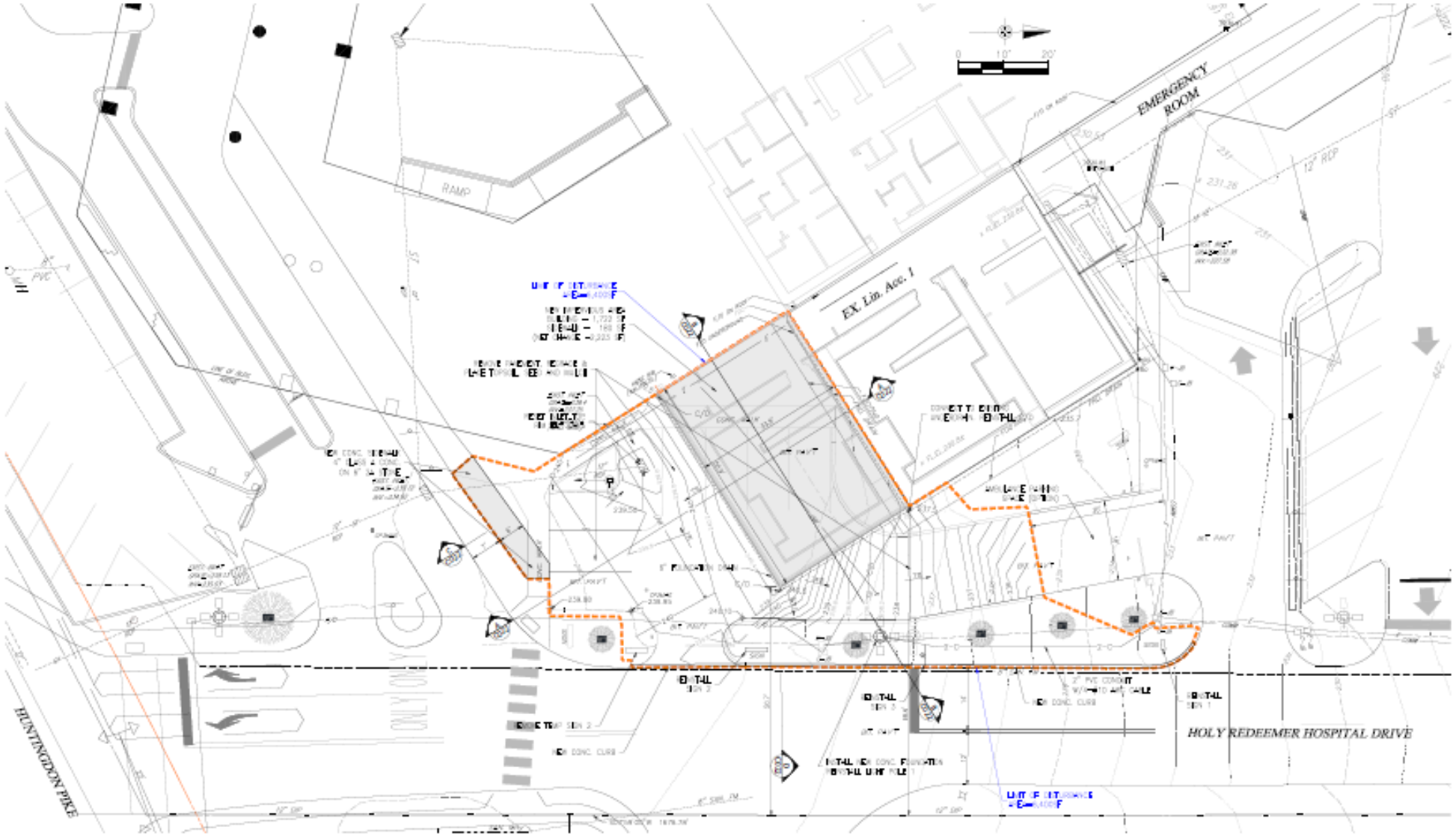
EXISTING ACCELERATOR VAULT



ACCELERATOR VAULT ADDITION



AREAL VIEW WITH ROOF-TOP UNIT



NOT FOR CONSTRUCTION

Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

Project No.

Sheet Title
Proposed Site Plan

Sheet No.
C021

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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

MONTGOMERY COUNTY
PLANNING COMMISSION

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 21-0066-001
Holy Redeemer Hospital Linear Accelerator
1648 Huntingdon Pike (Holy Redeemer Hospital)
1,722 s.f. on a tract of 49.69 Acres
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 24, 2021. We forward this letter as a report of our review.

BACKGROUND

Holy Redeemer Health Systems, the applicant, has submitted a land development plan that would expand an existing hospital building by 1,722 square feet for a linear accelerator. The project would lead to an increase in building area, but would lead to a decrease in impervious area to make it less nonconforming with zoning. The site is located in the CS Community Service District. The applicant has submitted a preliminary (minor) plan, dated January 29, 2021.

CONSISTENCY WITH COMPREHENSIVE AND OTHER PLANS

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The comprehensive plan shows the subject property as located in the “Suburban Residential” future land use area. Institutional uses are designated as a primary use in this area. Nonresidential development in this area should be designed to limit impacts of traffic, noise, and light; development in this area often makes use of extensive landscaping.

The plan's consistency with the Abington Master Bicycle Plan depends on if an asphalt trail on the south side of the road (no action required), or bike lanes (action required) are determined most appropriate for this portion of Huntingdon Pike.

The proposed improvements are generally consistent with the Abington Township Comprehensive Plan Update (2007).

RECOMMENDATION

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

REVIEW COMMENTS

DESIGN

A. Will the rooftop HVAC equipment be screened from the sidewalk and access driveways? It's difficult to tell from the renderings how much, if any, of the equipment will be visible. The equipment shall be contained in a muffled compartment enclosure [§903.C.1; §2601.J].

B. Blank Walls. In the interest of discouraging "blank walls" and promoting public safety, windows are required on each story of each wall facing a public way (street, sidewalk, trail, or parking area). For each wall facing a public street, minimum glazing area shall be at least 10% [§903.D].

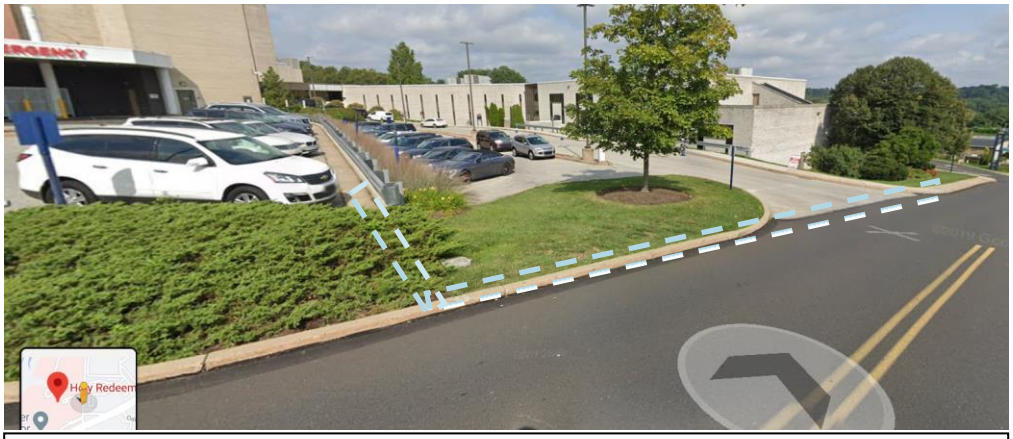
TRANSPORTATION

A. Abington Master Bicycle Plan. The township's bicycle plan recommends improvements to Huntingdon Pike in the area of Holy Redeemer Hospital. Specifically, it recommends either a 10 foot asphalt trail be constructed along the south side of Huntingdon Pike from the signalized intersection to Old Huntingdon Pike, or bike lanes be added to the road. It notes that this route "…will have to be analyzed and engineered prior to implementation" (see pp.52 and 95 of the plan[1]). We recommend the applicant communicate with the township about whether bike lanes are the preferred option. If pursued, the parties would need to coordinate with PennDOT.

B. Sidewalks and Crosswalk.

[1] https://www.abingtonpa.gov/home/showpublisheddocument?id=2246

(1) The applicant proposes to remove some sidewalk as part of this project. We suggest replacing it with a short segment of sidewalk and a crosswalk that would fill a small gap in the on-site pedestrian network (see dashed white lines on image).



The sidewalk that would be removed for this project could be replaced with a sidewalk and crosswalk 100 feet to the north, on Holy Redeemer Hospital Drive.

(2) The crosswalk over Holy Redeemer Hospital Drive at Huntingdon Pike is difficult to see. We recommend repainting it using the continental design (see red arrow on image).



LANDSCAPING

A. Plan. No landscaping plan was provided as required by §146-11.H. It would be useful to see a planting schedule and have the information about species and caliper of trees being removed.

OTHER PLAN INFORMATION

A. Zoning Boundary. Since the property abuts another zoning district, we recommend showing the boundary, as required by §146-11.A.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for institutional development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#21-0066-001) on any plans submitted for final recording.

Sincerely,

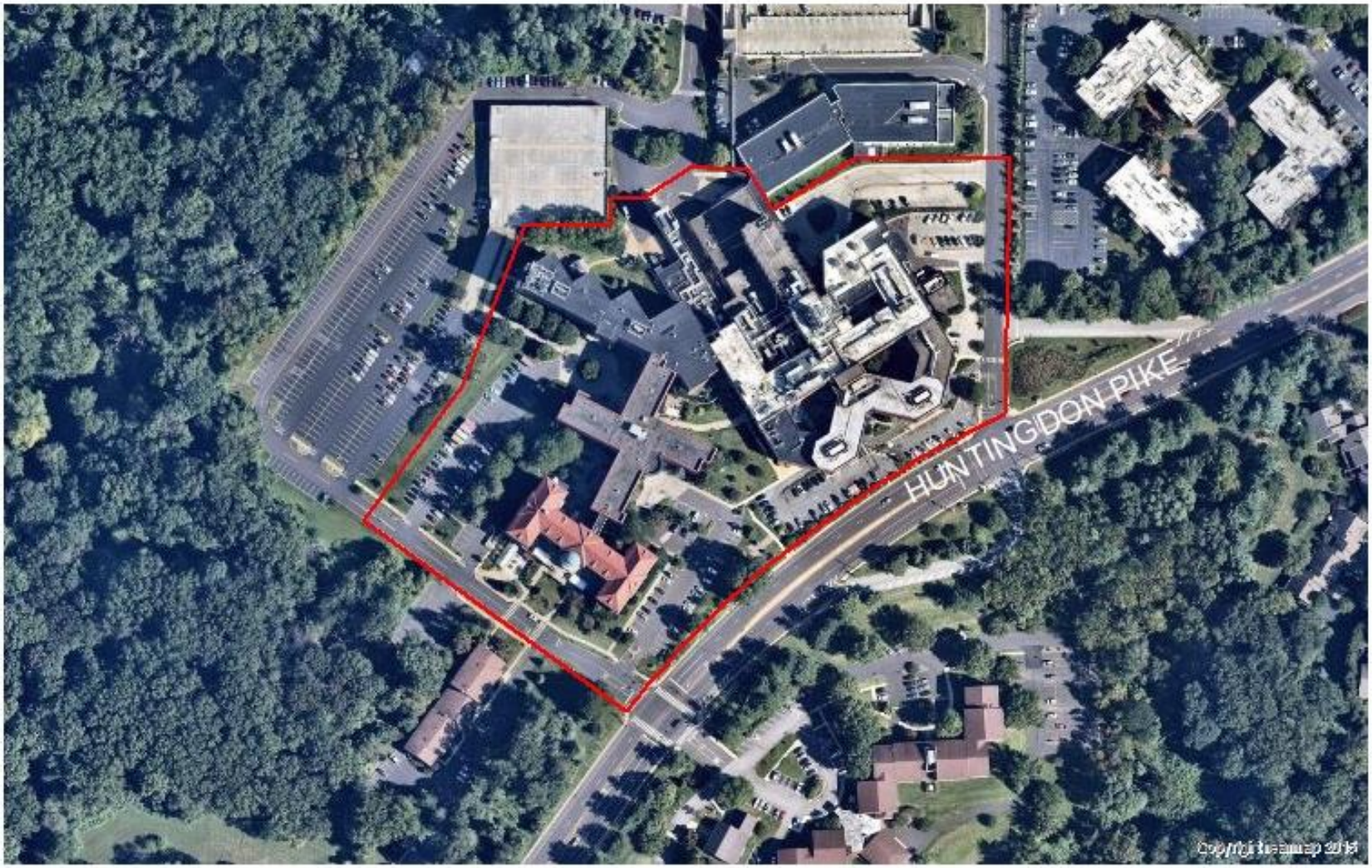
Mike Narcowich, AICP
Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: Holy Redeemer Health System, Applicant
Jack Dempster, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Fran Hanney, P.E., PennDOT District 6-0

Attachments: APPENDIX 1: Aerial Images, Project Site
APPENDIX 2: Applicant's Plan

Aerial Images, Project Site

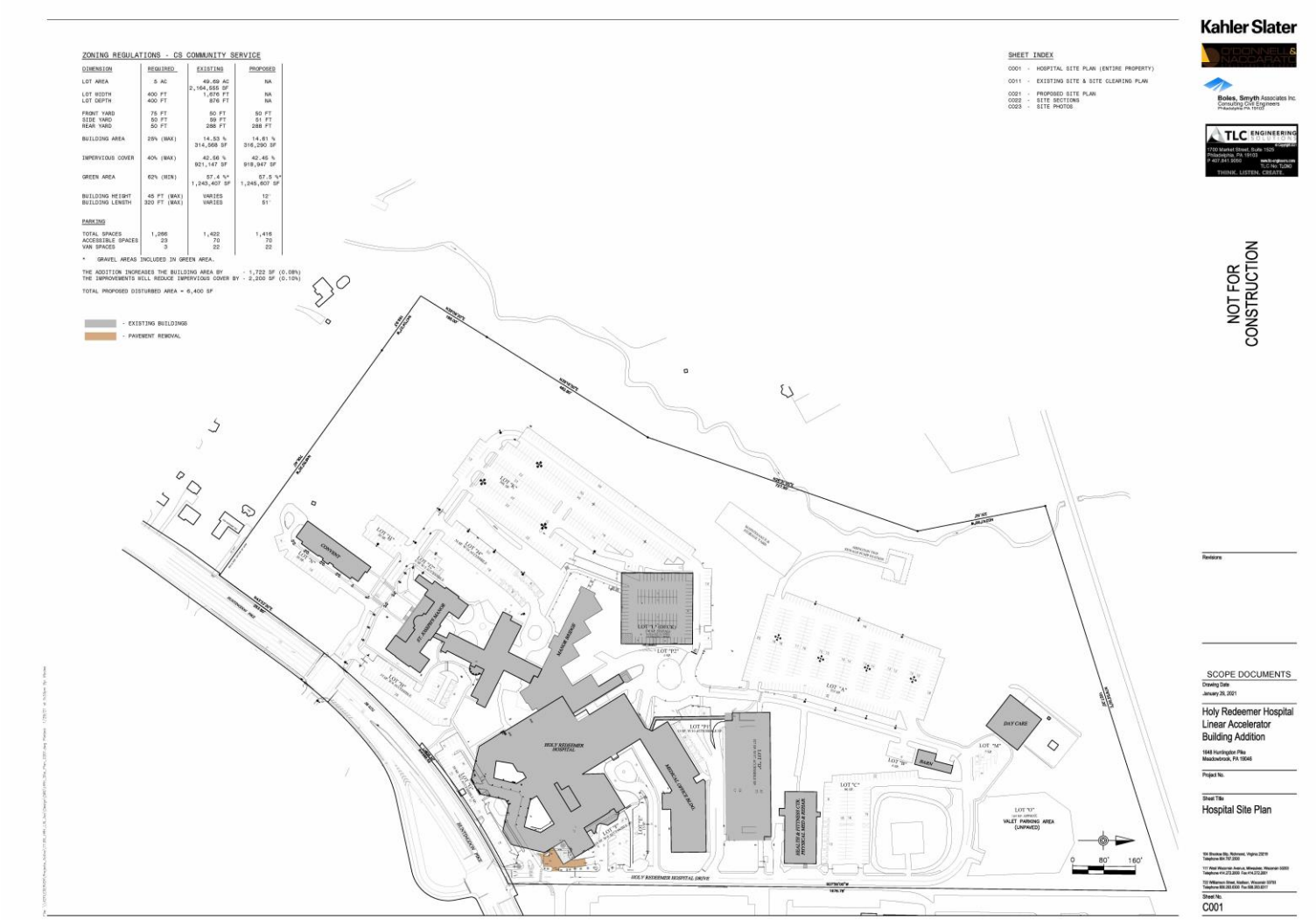




Holy Redeemer Hospital
Linear Accelerator
MCPC #210066001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 - (f) 610.278.3941
www.montcopa.org/planncom
Aerial photography provided by NearMap.

Applicant's Plan


ZONING REGULATIONS - CS COMMUNITY SERVICE
DIMENSION | REQUIRED | EXISTING | PROPOSED
LOT AREA | 5 AC | 49.69 AC 2,164,555 SF | NA
LOT WIDTH | 400 FT | 1,676 FT | NA
LOT DEPTH | 400 FT | 876 FT | NA
FRONT YARD | 75 FT | 50 FT | 50 FT
SIDE YARD | 50 FT | 59 FT | 51 FT
REAR YARD | 50 FT | 288 FT | 288 FT
BUILDING AREA | 28% (MAX) | 14.53 % 314,568 SF | 14.61 % 316,290 SF
IMPERVIOUS COVER | 40% (MAX) | 42.56 % 921,147 SF | 42.45 % 918,947 SF
GREEN AREA | 62% (MIN) | 57.4 %* 1,243,407 SF | 57.5 %* 1,245,607 SF
BUILDING HEIGHT | 45 FT (MAX) | VARIES | 12'
BUILDING LENGTH | 320 FT (MAX) | VARIES | 51'
PARKING
TOTAL SPACES | 1,266 | 1,422 | 1,416
ACCESSIBLE SPACES | 23 | 70 | 70
VAN SPACES | 3 | 22 | 22
* GRAVEL AREAS INCLUDED IN GREEN AREA.
THE ADDITION INCREASES THE BUILDING AREA BY - 1,722 SF (0.08%)
THE IMPROVEMENTS WILL REDUCE IMPERVIOUS COVER BY - 2,200 SF (0.10%)
TOTAL PROPOSED DISTURBED AREA = 6,400 SF
- EXISTING BUILDINGS
- PAVEMENT REMOVAL
SHEET INDEX
C001 - HOSPITAL SITE PLAN (ENTIRE PROPERTY)
C011 - EXISTING SITE & SITE CLEARING PLAN
C021 - PROPOSED SITE PLAN
C022 - SITE SECTIONS
C023 - SITE PHOTOS
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Consulting Civil Engineers
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THINK. LISTEN. CREATE.
NOT FOR CONSTRUCTION
Revisions
SCOPE DOCUMENTS
Drawing Date
January 29, 2021
Holy Redeemer Hospital
Linear Accelerator
Building Addition
1648 Huntingdon Pike
Meadowbrook, PA 19046
Project No.
Sheet Title
Hospital Site Plan
Sheet No.
C001
0 80' 160'

Pennoni

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

March 19, 2021

ABINT130010

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: LD-21-03 - 1648 Huntingdon Pike Holy Redeemer Hospital
Linear Accelerator Building Addition
Final Minor Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of Final Minor Land Development Plans consisting of five (5) plan sheets dated January 29, 2021; prepared by Boles, Smyth Associates, Inc. located at 2400 Chestnut Street in Philadelphia, PA for the above referenced project.

Under this Application, the Applicant is proposing to construct a new 1,772 sf building addition which will be for a new Linear Accelerator use. As part of this building addition, approximately 4,150 SF of impervious area will be removed which will consist of pavement, concrete curb, and sidewalk. The remaining impervious area outside of the proposed addition will be converted to grass cover. There will be a net decrease of 2,200 sf of impervious coverage. The application indicates that this project will not be proposing a sewer connection or provide water service.

This site is located on Huntingdon Pike and is bounded by residential dwellings in all directions. Access to/from the site is by way of an existing driveway entrance that intersects Holy Redeemer Hospital Drive which has a cartway width of 26 feet. This project is located within the CS Community Service Zoning District.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Hospital Site Plan	C001	01/21/21	-----
Existing Site & Site Clearing Plan	C011	01/21/21	-----
Proposed Site Plan	C021	01/21/21	-----
Site Sections	C022	01/21/21	-----
Site Photos	C023	01/21/21	-----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance; Subdivision and Land Development Ordinance (Chapter 146) and the Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per Section 904, an expansion of a permitted by-right use is allowed up to 25% of the existing building as of the date of amendment of the zoning ordinance; however, based on Township records it has been confirmed with the zoning officer that the hospital use required approval as a special exception within the District it was located at that time and was not permitted by-right; therefore, since this is not a by-right use, the Applicant shall be required to apply for a Conditional Use for the building addition.**

2. Per §2402.B.1.d, street trees shall be required along each frontage on all existing drives. Since the proposed development will be removing existing street trees as indicated on Sheet C1011, along Holy Redeemer Hospital Drive, the Applicant will be required to plant replacement trees to maintain compliance with this requirement.

3. Per §2601.H., the Applicant shall indicate if any lighting is being proposed on the exterior of the building. Any proposed lighting shall comply with the requirements in §2601.H.

4. Per §2601.O., all building and any parking setbacks shall be shown on the Site plans (Sheets C001 & C021) and dimensioned accordingly to confirm compliance with the requirements in the zoning regulation table and to verify and indicate any existing nonconformities.

5. The Applicant shall indicate the proposed use on the Master Site Plan and show the zoning regulations table on the Site Plan (Sheet C021).

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

6. Per Section 146-11.A.(3), a complete boundary survey of the property to be developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot. **The Applicant shall provide a surveyor certification that the Hospital Site Plan (Sheet C001) a boundary survey has been completed and closes within the required error of closure; otherwise, the Applicant should consider requiring a waiver.**

7. Per Section 146-11.A.(4), tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet. **Since this is a relatively small addition to the existing building and is located within the lot which will have no bearing on the adjacent lots from a Zoning and Land Development standpoint, the Applicant may consider requesting a waiver from the requirements of this section.**

8. Per Section 146-11.A.(7), please provide a note or provide a benchmark on the plans that indicate the elevations are based upon sanitary sewer datum of the Township of Abington.

9. Per Section 146-11.A.(10), the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site. Please indicate if there

are any variances or if a conditional use approval associated within this project was obtained as part of the previously approved hospital.

10. Per Section 146-11.B.(6), the location, size, ownership and purpose of all rights-of-way and easements, if any, located within the property boundaries shall be shown on the plans. Please confirm if there are any easements within the vicinity of the work being proposed.

11. The Applicant may have to provide temporary E&S measures as part of the construction for this project per Section 146-43.A.(3). A note on the plans will suffice indicating that the Applicant will install the necessary E&S measures at the direction of the Township Engineer based if it is determined that during construction E&S measures will be required.

12. Per Section 146-12.B. thru E., the Applicant will need to provide a Record Plan with the applicable certifications and acknowledgements. We recommend that the Site Overall Plan (Sheet C-301) and the Site Plan (Sheet C-302) be recorded as part of this application.

13. Per Section 146-13.I, Minor Land Development Plans do not require Preliminary Plan Submission. Since this is considered a Minor Land Development Plan submission, the plans in the Title Block can be revised to reference a Final land development plan in the Title Block.

14. Per §146-11., the plans shall be revised to include the following information in §146-11.A thru H. Based on this type of development, the Applicant should provide at a minimum an existing features plan and grading and utility plan.

15. Per §146-23.G., building setback lines shall be shown and dimensioned from the right-of-way lines on the plans.

16. Per §146-39.A.(1)., the Applicant is indicating that eight (8) trees are being removed as part of this project, however they do not say how many trees are being planted. On the Proposed Site Plan (Sheet 3) there are four (4) trees shown on the western portion of the building that are labeled to be removed based on the Existing Site & Site Clearing Plan (Sheet 2). The Applicant shall confirm that these trees will be removed or if they are any trees being proposed.

GENERAL STORMWATER MANAGEMENT COMMENTS

17. Since this project is proposing to construct this building addition over existing impervious area, this project will not create any additional surface runoff than what is being anticipated under the existing conditions; therefore, this project will not require any stormwater related improvements or backup stormwater calculations to confirm any changes to the stormwater anticipated from the building addition.

18. The Applicant shall confirm that the existing foundation drain will safely convey the additional stormwater captured from the proposed building addition foundation drain.

19. The Applicant shall confirm if there are any roof drain downspouts being proposed. If so, the Applicant shall show the location of the downspouts and ensure that all drainage will have positive flow to a nearby inlet.

20. The Applicant appears to be disturbing less than one (1) acre of land, therefore a NPDES permit is not required. The Applicant shall call out the limit of disturbance area to confirm that less than one (1) acre is being disturbed.

GENERAL COMMENTS

21. The Land Development Application indicates that there will not be water and sewer service provided to this building addition; however, based on the architectural plans, it appears there is a sink proposed. Please confirm this discrepancy. If there is going to be water and sewer service to this building addition, please indicate if service will be provided from the existing building or if new water and sewer service lines will be provided to the addition. If sewer service is proposed to be provided, we defer to the Township Sewer Authority to review this project for any sewer related comments.

22. The Applicant shall provide a legend on all sheets showing all line types and features, both existing and proposed.

23. There is a hose bib located in the area of the proposed addition. The Applicant shall confirm the relocation of the hose bib, or if the existing hose bib is being removed.

24. The Applicant shall show all exterior pedestrian ingress/egress locations on the Proposed Site Plan (Sheet C021).

25. The Applicant shall remove all existing curb, pavement, etc. to be removed that is being shown within the building footprint area on the Proposed Site Plan (Sheet C021).

26. The Applicant shall remove the interior walls within the proposed building addition on the Proposed Site Plan (Sheet C021). Only the footprint of the proposed addition shall be shown.

27. The Applicant does not need to show grades smaller than 1-foot increments. The proposed grades shown appear to be at 0.25-foot intervals. Please remove these proposed contours from the plan.

28. The proposed 240 and 236 contour lines do not properly tie into the existing grades on the Proposed Site Plan (Sheet 3). All proposed grades shall properly tie into the existing grades.

29. It appears that a 1"=10' scale was used for the plans. The Applicant shall confirm the scale and provide the correct scale on the plans accordingly.

30. The Applicant shall provide the relevant parcel number this project is located on the Site Plan.

31. A note shall be placed on the plans indicating that this project is located within a Zone X Area of minimal flood hazard per Floodmap 42091C0402G effective March 2, 2016.

32. We defer to the Township Fire Marshal on any fire related issues as part of this project.

33. It shall be confirmed if a BMP O&M Agreement has been executed with this property.

We have received the following documents/permits/reviews:

- Application (February 5, 2021)
- Shade Tree Commission (March 10, 2020)
- Montgomery County Planning Commission Review letter (March 18, 2021)

We have not received the following documents/permits/reviews:

- Traffic Review letter
- Sewer Review letter
- EAC Review Memo
- Fire Review
- Escrow Review
- BMP O&M Agreement (If applicable)
- Descriptions (If Applicable)

SUMMARY

We do not recommend Final Minor Land Development plan approval until the Applicant addresses the above referenced comments, in particular the Zoning comments. Once the zoning comments have been addressed, we will be in a position to recommend final approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC
Jack Dempster, Holy Redeemer Health System, Applicant
Tim Boles, Boles, Smyth Associates Inc., Engineer of Record

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

March 19, 2021

ABINT130010

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: LD-21-03 - 1648 Huntingdon Pike Holy Redeemer Hospital
Linear Accelerator Building Addition
Final Minor Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of Final Minor Land Development Plans consisting of five (5) plan sheets dated January 29, 2021; prepared by Boles, Smyth Associates, Inc. located at 2400 Chestnut Street in Philadelphia, PA for the above referenced project.

Under this Application, the Applicant is proposing to construct a new 1,722 sf building addition which will be for a new Linear Accelerator use. As part of this building addition, approximately 4,150 SF of impervious area will be removed which will consist of pavement, concrete curb, and sidewalk. The remaining impervious area outside of the proposed addition will be converted to grass cover. There will be a net decrease of 2,200 sf of impervious coverage. The application indicates that this project will not be proposing a sewer connection or provide water service.

This site is located on Huntingdon Pike and is bounded by residential dwellings in all directions. Access to/from the site is by way of an existing driveway entrance that intersects Holy Redeemer Hospital Drive which has a cartway width of 26 feet. This project is located within the CS Community Service Zoning District.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Hospital Site Plan	C001	01/21/21	-----
Existing Site & Site Clearing Plan	C011	01/21/21	-----
Proposed Site Plan	C021	01/21/21	-----
Site Sections	C022	01/21/21	-----
Site Photos	C023	01/21/21	-----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance; Subdivision and Land Development Ordinance (Chapter 146) and the Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per Section 904, an expansion of a permitted by-right use is allowed up to 25% of the existing building as of the date of amendment of the zoning ordinance; however, based on Township records it has been confirmed with the zoning officer that the hospital use required approval as a special exception within the District it was located at that time and was not permitted by-right; therefore, since this is not a by-right use, the Applicant shall be required to apply for a Conditional Use for the building addition.**

2. Per §2402.B.1.d, street trees shall be required along each frontage on all existing drives. Since the proposed development will be removing existing street trees as indicated on Sheet C1011, along Holy Redeemer Hospital Drive, the Applicant will be required to plant replacement trees to maintain compliance with this requirement.

3. Per §2601.H., the Applicant shall indicate if any lighting is being proposed on the exterior of the building. Any proposed lighting shall comply with the requirements in §2601.H.

4. Per §2601.O., all building and any parking setbacks shall be shown on the Site plans (Sheets C001 & C021) and dimensioned accordingly to confirm compliance with the requirements in the zoning regulation table and to verify and indicate any existing nonconformities.

5. The Applicant shall indicate the proposed use on the Master Site Plan and show the zoning regulations table on the Site Plan (Sheet C021).

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

6. Per Section 146-11.A.(3), a complete boundary survey of the property to be developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot. **The Applicant shall provide a surveyor certification that the Hospital Site Plan (Sheet C001) a boundary survey has been completed and closes within the required error of closure; otherwise, the Applicant should consider requiring a waiver.**

7. Per Section 146-11.A.(4), tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet. **Since this is a relatively small addition to the existing building and is located within the lot which will have no bearing on the adjacent lots from a Zoning and Land Development standpoint, the Applicant may consider requesting a waiver from the requirements of this section.**

8. Per Section 146-11.A.(7), please provide a note or provide a benchmark on the plans that indicate the elevations are based upon sanitary sewer datum of the Township of Abington.

9. Per Section 146-11.A.(10), the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site. Please indicate if there

are any variances or if a conditional use approval associated within this project was obtained as part of the previously approved hospital.

10. Per Section 146-11.B.(6), the location, size, ownership and purpose of all rights-of-way and easements, if any, located within the property boundaries shall be shown on the plans. Please confirm if there are any easements within the vicinity of the work being proposed.

11. The Applicant may have to provide temporary E&S measures as part of the construction for this project per Section 146-43.A.(3). A note on the plans will suffice indicating that the Applicant will install the necessary E&S measures at the direction of the Township Engineer based if it is determined that during construction E&S measures will be required.

12. Per Section 146-12.B. thru E., the Applicant will need to provide a Record Plan with the applicable certifications and acknowledgements. We recommend that the Site Overall Plan (Sheet C-301) and the Site Plan (Sheet C-302) be recorded as part of this application.

13. Per Section 146-13.I, Minor Land Development Plans do not require Preliminary Plan Submission. Since this is considered a Minor Land Development Plan submission, the plans in the Title Block can be revised to reference a Final land development plan in the Title Block.

14. Per §146-11., the plans shall be revised to include the following information in §146-11.A thru H. Based on this type of development, the Applicant should provide at a minimum an existing features plan and grading and utility plan.

15. Per §146-23.G., building setback lines shall be shown and dimensioned from the right-of-way lines on the plans.

16. Per §146-39.A.(1)., the Applicant is indicating that eight (8) trees are being removed as part of this project, however they do not say how many trees are being planted. On the Proposed Site Plan (Sheet 3) there are four (4) trees shown on the western portion of the building that are labeled to be removed based on the Existing Site & Site Clearing Plan (Sheet 2). The Applicant shall confirm that these trees will be removed or if they are any trees being proposed.

GENERAL STORMWATER MANAGEMENT COMMENTS

17. Since this project is proposing to construct this building addition over existing impervious area, this project will not create any additional surface runoff than what is being anticipated under the existing conditions; therefore, this project will not require any stormwater related improvements or backup stormwater calculations to confirm any changes to the stormwater anticipated from the building addition.

18. The Applicant shall confirm that the existing foundation drain will safely convey the additional stormwater captured from the proposed building addition foundation drain.

19. The Applicant shall confirm if there are any roof drain downspouts being proposed. If so, the Applicant shall show the location of the downspouts and ensure that all drainage will have positive flow to a nearby inlet.

20. The Applicant appears to be disturbing less than one (1) acre of land, therefore a NPDES permit is not required. The Applicant shall call out the limit of disturbance area to confirm that less than one (1) acre is being disturbed.

GENERAL COMMENTS

21. The Land Development Application indicates that there will not be water and sewer service provided to this building addition; however, based on the architectural plans, it appears there is a sink proposed. Please confirm this discrepancy. If there is going to be water and sewer service to this building addition, please indicate if service will be provided from the existing building or if new water and sewer service lines will be provided to the addition. If sewer service is proposed to be provided, we defer to the Township Sewer Authority to review this project for any sewer related comments.

22. The Applicant shall provide a legend on all sheets showing all line types and features, both existing and proposed.

23. There is a hose bib located in the area of the proposed addition. The Applicant shall confirm the relocation of the hose bib, or if the existing hose bib is being removed.

24. The Applicant shall show all exterior pedestrian ingress/egress locations on the Proposed Site Plan (Sheet C021).

25. The Applicant shall remove all existing curb, pavement, etc. to be removed that is being shown within the building footprint area on the Proposed Site Plan (Sheet C021).

26. The Applicant shall remove the interior walls within the proposed building addition on the Proposed Site Plan (Sheet C021). Only the footprint of the proposed addition shall be shown.

27. The Applicant does not need to show grades smaller than 1-foot increments. The proposed grades shown appear to be at 0.25-foot intervals. Please remove these proposed contours from the plan.

28. The proposed 240 and 236 contour lines do not properly tie into the existing grades on the Proposed Site Plan (Sheet 3). All proposed grades shall properly tie into the existing grades.

29. It appears that a 1”=10’ scale was used for the plans. The Applicant shall confirm the scale and provide the correct scale on the plans accordingly.

30. The Applicant shall provide the relevant parcel number this project is located on the Site Plan.

31. A note shall be placed on the plans indicating that this project is located within a Zone X Area of minimal flood hazard per Floodmap 42091C0402G effective March 2, 2016.

32. We defer to the Township Fire Marshal on any fire related issues as part of this project.

33. It shall be confirmed if a BMP O&M Agreement has been executed with this property.

We have received the following documents/permits/reviews:

- Application (February 5, 2021)
- Shade Tree Commission (March 10, 2020)
- Montgomery County Planning Commission Review letter (March 18, 2021)

We have not received the following documents/permits/reviews:

- Traffic Review letter
- Sewer Review letter
- EAC Review Memo
- Fire Review
- Escrow Review
- BMP O&M Agreement (If applicable)
- Descriptions (If Applicable)

SUMMARY

We do not recommend Final Minor Land Development plan approval until the Applicant addresses the above referenced comments, in particular the Zoning comments. Once the zoning comments have been addressed, we will be in a position to recommend final approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC
Jack Dempster, Holy Redeemer Health System, Applicant
Tim Boles, Boles, Smyth Associates Inc., Engineer of Record

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PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

Application Number N/A Date March 23, 2021

Name LD-21-03 - Land Development Application for Holy Redeemer Hospital Linear Accelerator Building Addition

Address 1648 Huntingdon Pike, Meadowbrook, PA

Overview: The Applicant, Holy Redeemer Health System, intends to construct a new 1,722 sq. ft. building addition, which will be for a new Linear Accelerator use

Waivers requested by the applicant are as follows:

Section 146-11 A. (3) – Existing Features Plan
Section 146-11 A. (4) – Property Identification Plan

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions:

Recommendations:

The Planning Commission recommends approval of the Minor Land Development Plan for Holy Redeemer Health System located at 1648 Huntingdon Pike subject to the conditions that the applicant comply with Township Engineer's review letter dated March 19, 2021; that the applicant receive a special exception from the Zoning Hearing Board; that the applicant comply with review letter from Mr. Narcowich, County Planner, MCPC, dated March 18, 2021 regarding adding sidewalks to fill in gaps; tree replacement; and landscaping plan to be submitted to the Township to be sure that it complies, and that the applicant consult with the Township on the appropriate course regarding bike lanes per the Master Bicycle Plan; also, to approve waiver requests as listed.

[X] APPROVED [ ] DENIED VOTE 9 OF 0

DocuSigned by:
BY: Lucy Strackhouse B31CE06C53954D8... DATE: 4/2/2021
Lucy Strackhouse, Chair

DocuSigned by:
BY: Dale Russell 476AEA96497443E... DATE: 4/1/2021
Dale Russell, Vice-Chair

DocuSign Envelope ID: CD4E1F03-7047-4871-86CA-771696DF902F

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	LU-05-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Code		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Holy Redeemer Barn

EXECUTIVE SUMMARY:

The Sisters of the Holy Redeemer are requesting to construct an accessory building (BARN) to support the existing farm operations that are currently performed in the existing building.

PREVIOUS BOARD ACTIONS:

On April 8, 2021, the Committee of the Whole moved the agenda item to the Regular Business meeting on May 13, 2021 for approval by the Board of Commissioners.

RECOMMENDED BOARD ACTIONS:

Motion to approve the proposed Minor Land Development for The Sisters of the Redeemer located at 521 Moredon Road. The applicant intends to construct an accessory building (BARN) to support the existing farm operations that are currently performed in the existing building.



3/10/2021

In regards to LD proposal RV Farm Barn
The shade tree commission finds no issues with this proposal.

Sincerely,
Collin Watson
Chair

Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

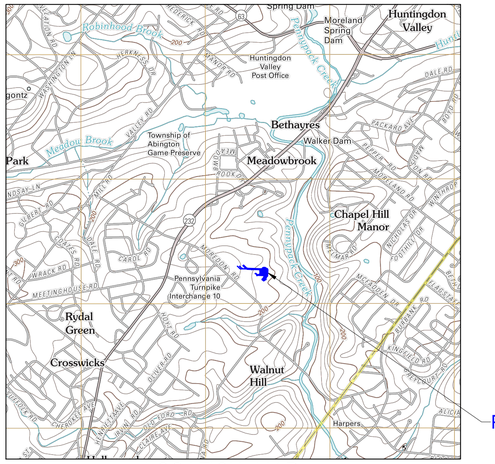
Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-04

Project Name: Sisters of Redeemer 521 Moredon Rd. Barn Addition

File Date: 2/5/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.	1	2/8/21		
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				



LOCATION MAP
SCALE: 1"=2000'
USGS QUAD: Frankford PA–NJ (2011)



AERIAL PHOTOGRAPH
SCALE: 1"=250'
(MARCH 2019)

NOTES:

1. THE PROJECT AREA IS NOT LOCATED IN A FLOOD HAZARD AREA.
2. NO WETLANDS WERE OBSERVED WITHIN THE PROJECT AREA.
3. NO TREES ARE PLANNED TO BE REMOVED AS PART OF THE PROPOSED IMPROVEMENTS.

ZONING REGULATIONS - R1 LOW DENSITY RESIDENTIAL

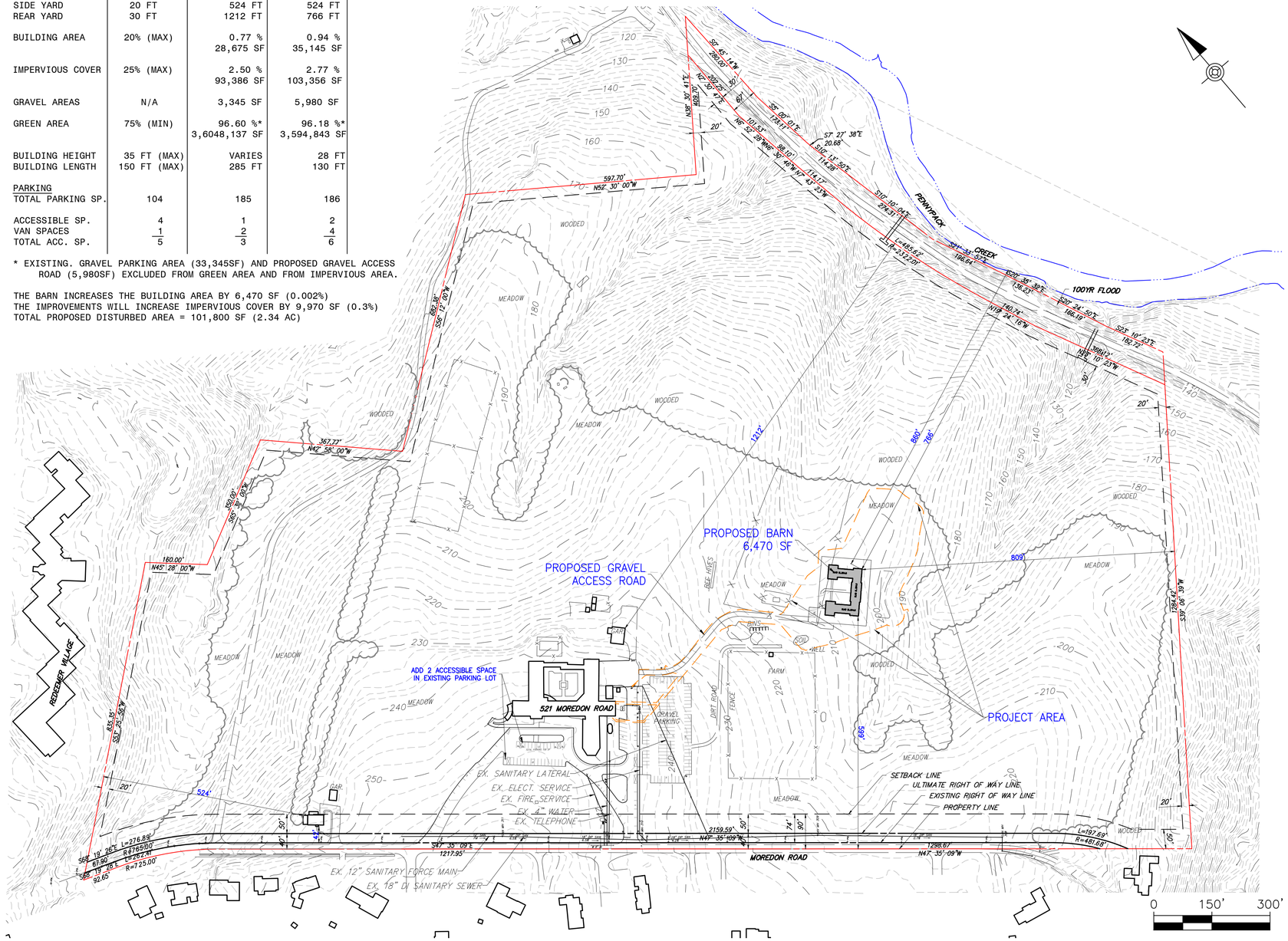
DIMENSION	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 AC	85.66446 AC 3,731,544 SF	NO CHANGE
LOT WIDTH	200 FT	2,702 FT	NO CHANGE
LOT DEPTH	100 FT	2,149 FT	NO CHANGE
FRONT YARD	50 FT	42 FT	42 FT
SIDE YARD	20 FT	524 FT	524 FT
REAR YARD	30 FT	1212 FT	766 FT
BUILDING AREA	20% (MAX)	0.77 % 28,675 SF	0.94 % 35,145 SF
IMPERVIOUS COVER	25% (MAX)	2.50 % 93,386 SF	2.77 % 103,356 SF
GRAVEL AREAS	N/A	3,345 SF	5,980 SF
GREEN AREA	75% (MIN)	96.60 %* 3,6048,137 SF	96.18 %* 3,594,843 SF
BUILDING HEIGHT	35 FT (MAX)	VARIES	28 FT
BUILDING LENGTH	150 FT (MAX)	285 FT	130 FT
PARKING			
TOTAL PARKING SP.	104	185	186
ACCESSIBLE SP.	4	1	2
VAN SPACES	1	2	4
TOTAL ACC. SP.	5	3	6

* EXISTING. GRAVEL PARKING AREA (33,345SF) AND PROPOSED GRAVEL ACCESS ROAD (5,980SF) EXCLUDED FROM GREEN AREA AND FROM IMPERVIOUS AREA.

THE BARN INCREASES THE BUILDING AREA BY 6,470 SF (0.002%)
THE IMPROVEMENTS WILL INCREASE IMPERVIOUS COVER BY 9,970 SF (0.3%)
TOTAL PROPOSED DISTURBED AREA = 101,800 SF (2.34 AC)

SHEET LIST

DESCRIPTION	SHEET
C1.1 PROPERTY PLAN	1
C1.2 EXISTING SITE PLAN	2
C2.1 PROPOSED SITE & GRADING PLAN	3
C3.1 UTILITY PLAN	4



File: Barn_C1.1_Existing_Site.dwg Plotted: 1/29/21 at 1:22pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
SERIAL NUMBERS: 2020__
LOCATION:
CALL DATES:
CALL 1-800-242-1776 CALL TYPE: DESIGN

No	Date	Description	REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103
215-561-2644 (P) - 215-561-0501 (F)

OWNER/DEVELOPER:
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

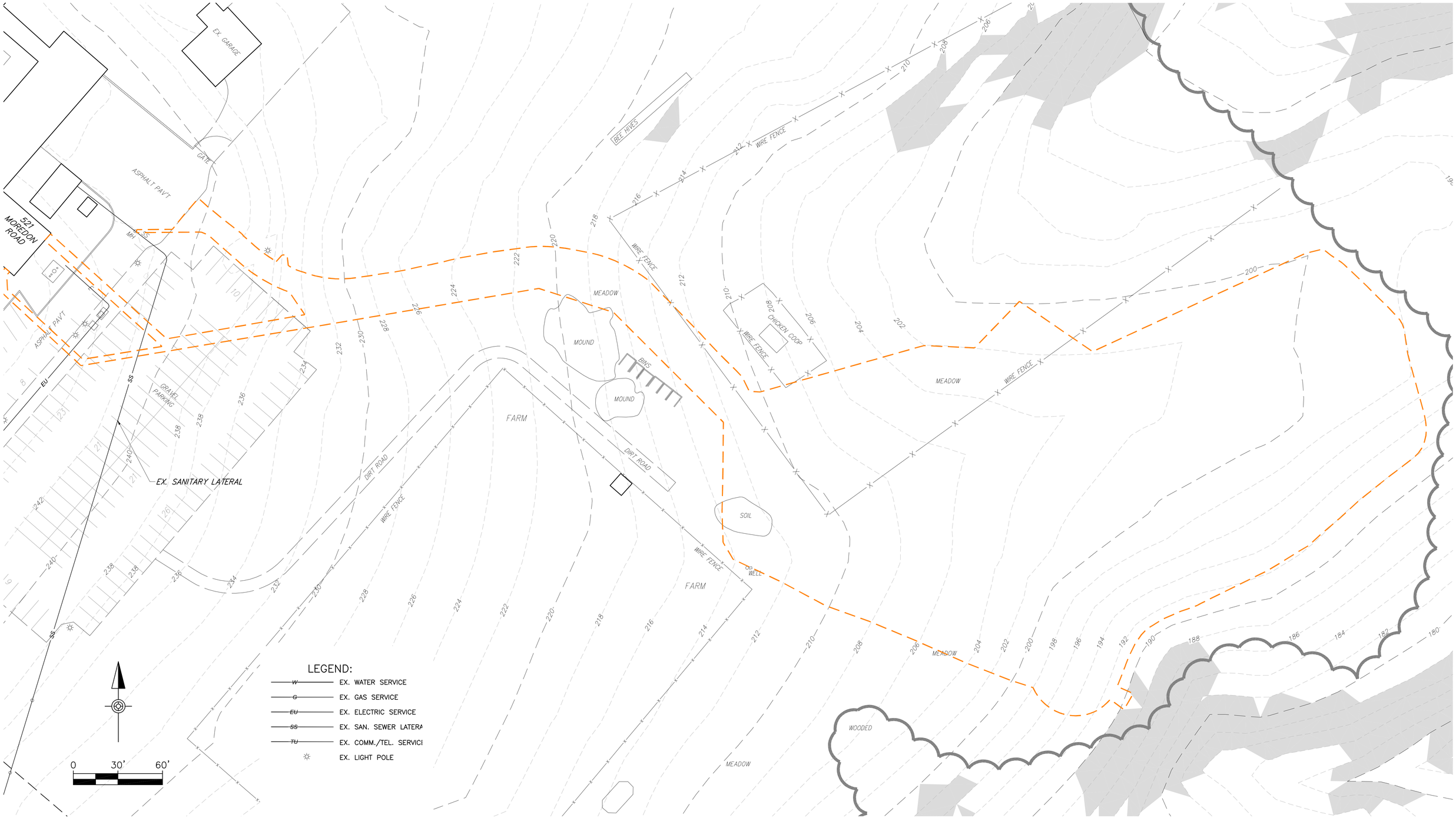
PROJECT:
BARN FOR REDEEMER VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
PROPERTY PLAN

Project No.: 78.02
Date: 01-29-2021 Scale: As Noted
Drawn by: CH Checked: TFB

Dwg No. C1.1



File: Barn_C1.1_Existing_Site.dwg Plotted: 1/29/21 at 1:22pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
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No	Date	Description
		REVISIONS

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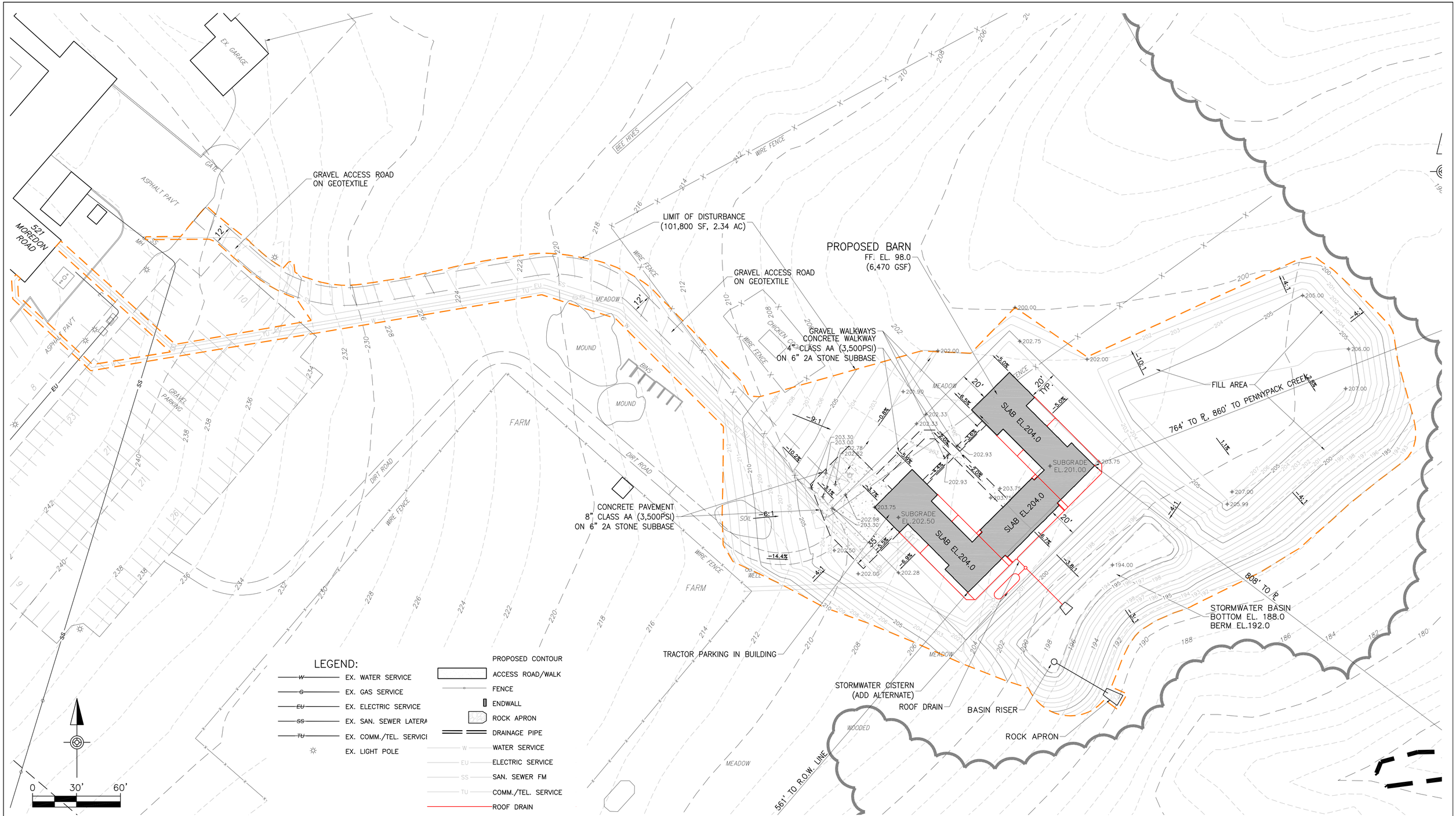
PROJECT:
BARN FOR REDEEMER
VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
EXISTING SITE PLAN

Project No.: 78.02
Date: 01-29-2021
Scale: As Noted
Drawn by: CH
Checked: TFB

Dwg No.
C1.2



File: Barn_C2.1_Prop_Site.dwg Plotted: 1/29/21 at 1:23pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
CALL 1-800-242-1776
SERIAL NUMBERS: 2020___
LOCATION:
CALL DATES:
CALL TYPE: DESIGN

No	Date	Description
		REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103
215-561-2644 (P) - 215-561-0501 (F)

OWNER/DEVELOPER:
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

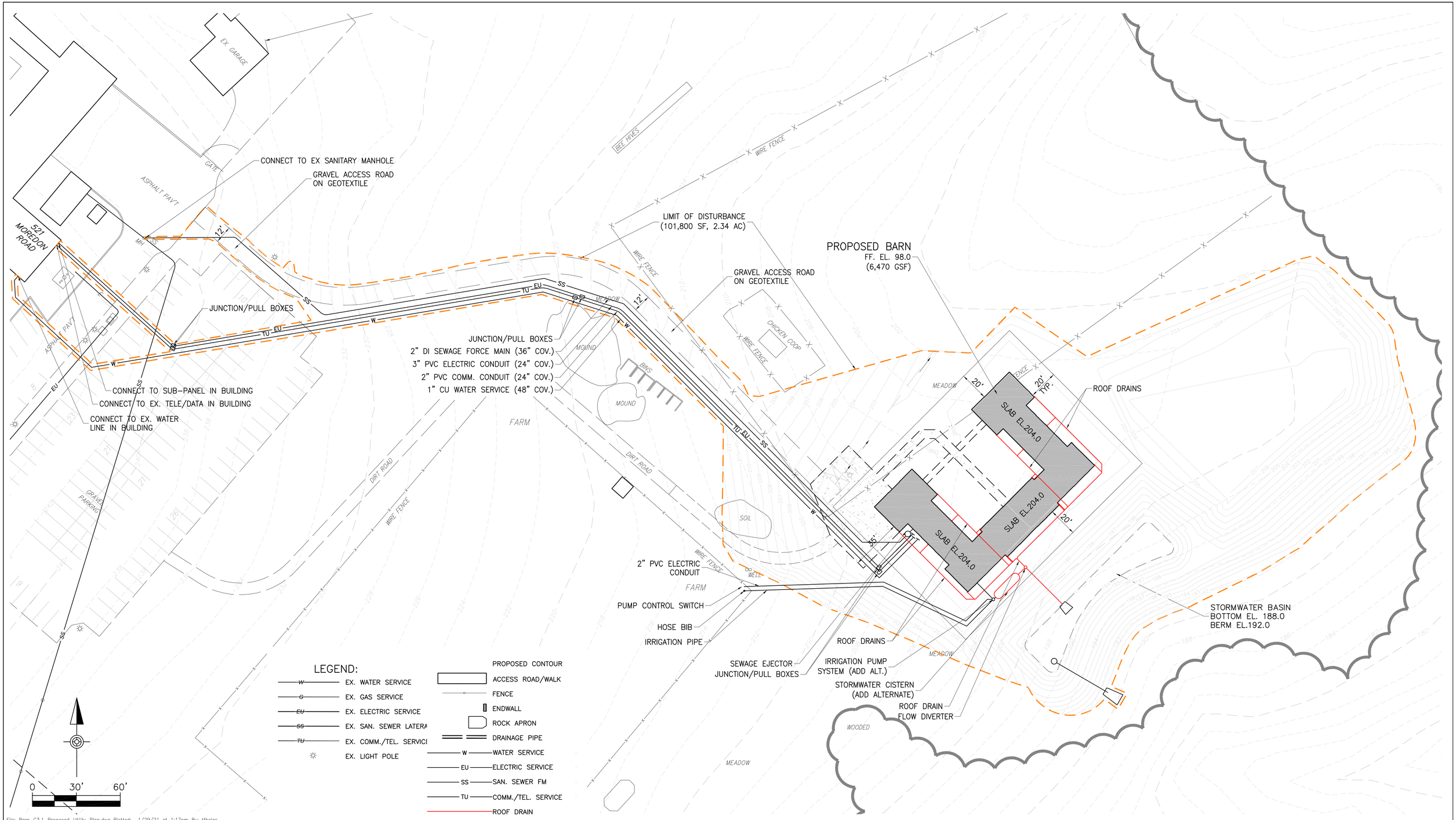
PROJECT:
BARN FOR REDEEMER
VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
PROPOSED SITE & GRADING PLAN

Project No.: 78.02
Date: 01-29-2021
Scale: As Noted
Drawn by: CH
Checked: TFB

Dwg No.
C2.1



File: Barn_C3.1_Proposed_Utility_Plan.dwg Plotted: 1/29/21 at 1:17pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
SERIAL NUMBERS: 2020___
LOCATION:
CALL DATES:
CALL TYPE: DESIGN
CALL 1-800-242-1776

No	Date	Description	REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103
215-561-2644 (P) - 215-561-0501 (F)

OWNER/DEVELOPER:
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

PROJECT:
BARN FOR REDEEMER VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
UTILITY PLAN

Project No.: 78.02
Date: 01-29-2021 Scale: As Noted
Drawn by: CH Checked: TFB

Dwg No.
C3.1

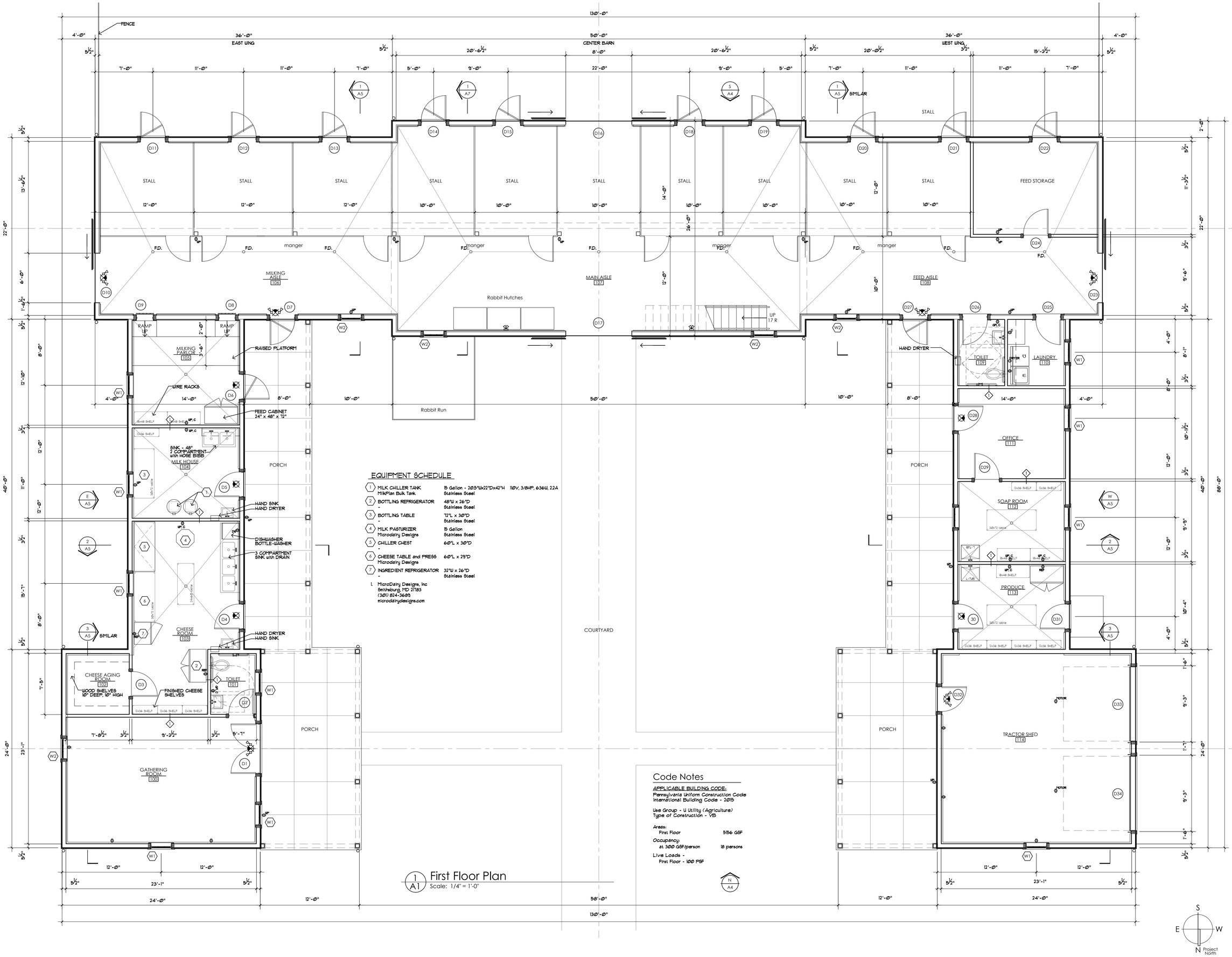
Pickell Architecture, LLC
115 Main Street
Flemington, New Jersey 08822
Phone: 908 788 0048
pickellarchitecture.com

Christopher Pickell, AIA
NJ: AI 10409
NY: 027694-1
PA: RA 015382-B

Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Moredon Raod
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -



EQUIPMENT SCHEDULE

1	MILK CHILLER TANK MilkPlan Bulk Tank	15 Gallon - 205"W x 22"D x 42"H Stainless Steel	110V, 3/8HP, 636W, 22A
2	BOTTLING REFRIGERATOR -	48"W x 26"D Stainless Steel	
3	BOTTLING TABLE -	72"L x 30"D Stainless Steel	
4	MILK PASTURIZER Microdairy Designs	15 Gallon Stainless Steel	
5	CHILLER CHEST -	60"L x 30"D	
6	CHEESE TABLE and PRESS Microdairy Designs	60"L x 29"D	
7	INGREDIENT REFRIGERATOR -	32"W x 26"D Stainless Steel	

1. MicroDairy Designs, Inc
Smithsburg, MD 21783
(301) 824-3689
microdairydesigns.com

Code Notes

APPLICABLE BUILDING CODE:
Pennsylvania Uniform Construction Code
International Building Code - 2015

Use Group - U Utility (Agriculture)
Type of Construction - VB

Areas:
First Floor 5156 GSF

Occupancy:
at 300 GSF/person 18 persons

Live Loads -
First Floor - 100 PSF

1 A1 First Floor Plan
Scale: 1/4" = 1'-0"

Issues & Revisions:

Issued for Review	8/20/20
-	-

Copyright 2019
Pickell Architecture LLC

Floor Plan

A1

August 20, 2020
Sheet 1 of 8

Structural Specifications - Outline Form

Note: Certain Sections below may not be used in this particular project:

EXCAVATION & BACKFILL - SECTION Ø2100

1. If no soils testing/geotechnical report is available to the Architect, then the Architect assumes no responsibility for any site/soils/water related problems - such as, but not limited to - surface water, subsurface water, rock, ledge, bearing capacity, backfill materials, etc.
2. Footings are designed to bear on undisturbed soil having a minimum safe bearing capacity of 15 tons per square foot. Confirm in field prior to placing footings.
3. Finish all footing excavations by hand. No footings shall be placed in water or on frozen ground. Protect footings from frost after they are placed.
4. Fill and backfill material - Clean run-of-bank material, free of deleterious organic material. Conform to the following graduation: 100% smaller than 4" sieve, max. 15% smaller than #200 sieve.
5. Do not place fill or backfill unless foundation walls are adequately braced.

CAST-IN-PLACE CONCRETE - SECTION Ø3300

1. Concrete shall attain the following compressive strengths at 28 days:

Basement walls and foundations not exposed to weather -	2500 psi
Basement slabs and interior slabs-on-grade -	2500 psi
Basement walls, foundation & other walls exposed to weather -	3000 psi
Porches, slabs and steps exposed to weather and garage floors -	3500 psi

2. Concrete exposed to the weather shall be air-entrained, 5% to 7% by volume.
3. Reinforce all slabs-on-grade with 6x6 W1.4 x W1.4 WWF, minimum.
4. Concrete work shall be designed, reinforced, placed and cured in conformance with the latest edition of the ACI Building Code.

CONCRETE MASONRY - SECTION Ø4200

1. Concrete masonry units (CMU) shall be lightweight aggregate, and shall conform to ASTM C-90.
2. Provide all masonry work in accordance with IBC or IRC and other applicable codes.
3. Mortar shall be ASTM C 270, Type M for below grade and Type M or S for above grade work.
4. Horizontal reinforcing - No. 9 gauge truss-type "Dur-O-Wall" or equal, spaced @ 16" o.c. vertically and above all lintels.
5. Provide fabricated corner sections at all corners and intersections.
6. Solid grout at cells as indicated - Type M mortar or 2500 PSI concrete in accordance with ASTM C 476, install in accordance with ACI-531 for high or low lift procedures.

STEEL FABRICATIONS - SECTION Ø5500

1. Provide structural steel shapes, tubes, pipes, bars and/or rods conforming to ASTM A-36.
2. Fabricate and erect structural steel in accordance with the latest specifications of the AISC.
3. Galvanize all structural steel exposed to the weather, shop prime all interior steel.
4. Steel pipe columns (where indicated) - 4" diameter schedule 40 steel pipe with 8"x8"x¼" steel base plate, fastened with (2) ¾" @ anchor bolts & a 6½"x10"x¾" cap plate with (4) ¾" @ lag bolts.

ROUGH CARPENTRY - SECTION Ø6100

FRAMING LUMBER (CONVENTIONAL)

1. Structural framing lumber - S4S Douglas Fir or Southern Pine No. 2 or better, as graded by WCLIB or WWPA. Fb = 1200 PSI minimum, E = 1500,000 minimum, 19 % moisture content at time of dressing.
2. Light framing members - S4S construction grade Douglas Fir or Southern Pine or better, as graded by WCLIB or WWPA, 19 % moisture content at time of dressing.
3. Boards - construction grade minimum, or as noted.
4. Comply with the recommendations of the NFoPA Manual for House Framing, NFoPA Recommended Nailing Schedule, and National Design Specification for Wood Construction.

STRUCTURAL SHEATHING

1. Provide panels rated for span, use and exposure. Comply with the recommendations of the APA Design & Construction Guide - Residential & Commercial.
2. Floor sheathing - APA sheathing, 3/4" thick T & G 48/24 span rating, APA "Sturd-I-Floor" or equal. Glue and screw sheathing to floor joists (glue and nail to I-joists).
3. Wall sheathing - APA sheathing CDX Exposure I, or OSB structural panels - 1/2" thick.
4. Roof sheathing - APA sheathing, C-D Exterior, 5/8" thick. Fasten with 8d galvanized nails.

ENGINEERED WOOD PRODUCTS

1. Wood I-Joists - Provide engineered wood I-Joists, sizes and series as shown, as manufactured by Georgia-Pacific, Trus-Joist, Boise-Cascade, or approved equal. Install in strict compliance with the manufacturer's standard recommendations and details, including construction bracing, minimum bearing lengths, web stiffeners, squash blocks, blocking, knockouts and holes, etc.
2. Rim boards - Provide continuous 1¼" thick rim boards, "Timberstrand LSL" as manufactured by Trus-Joist, or approved equal. Install in compliance with the manufacturer's recommendations at the perimeter of all floor platforms.
3. Engineered beams - Provide engineered beams, sizes as shown, "Microlam" LVL or "Parallam" PSL as manufactured by Trus-Joist, or approved equal. Install in strict compliance with the manufacturer's standard recommendations and details.

FASTENING

1. Fastening Schedule - Comply with the most restrictive of either the manufacturer's recommended fastening schedules, or with the most current IRC or IBC fastening schedules.
2. Provide metal fastening components where indicated, as manufactured by Simpson Strong-Tie, or approved fasteners with equivalent structural loading capacities.
3. Provide G90 min. galvanized steel fasteners at all preservative treated wood.

PRESERVATIVE TREATED WOOD

1. Provide preservative treated lumber at all sill plates, at all lumber in contact with concrete or masonry, and at all exterior decks or as otherwise noted.
2. Provide arsenic- and chromium-free treatments, produced in accordance with ACQ Preserve Standard ACQ-'04 and AWPA Standards C1, C2, C9 & C18.

Wood Header Schedule

ROUGH OPENING WIDTH:	HEADER: For 2x4 stud wall:	For 2x6 stud wall:	
Up to 3'-0" W	(2) 2x6	(3) 2x6	(1) jack stud each end
3'-1" W - 4'-0" W	(2) 2x8	(3) 2x8	(1) jack stud each end
4'-1" W - 6'-0" W	(2) 2x10	(3) 2x10	(2) jack studs each end
6'-1" W - 8'-0" W	(2) 2x12	(3) 2x12	(2) jack studs each end
Over 8'-1" W	SEE PLAN	SEE PLAN	

Floor Loading Schedule

DEAD LOAD:		
HARDWOOD ¾" /TILE FLOORING	3.0	PSF
PLYWOOD SUBFLOOR - ¾"	2.5	PSF
FLOOR JOISTS - 2x10 @ 16" oc	2.4	PSF
GYPSUM BOARD - ½"	2.0	PSF
BATT INSULATION	1.0	PSF
MISCELLANEOUS	0.5	PSF
TOTAL DEAD LOAD	12. 0	PSF
LIVE LOAD:		
SLEEPING ROOMS	30. 0	PSF
ALL OTHER ROOMS	40. 0	PSF

LATERAL LIVE LOAD:

PARTITIONS	5. 0	PSF

WIND EXPOSURE CATEGORY (IRC 2015 - R301.2.A)
EXPOSURE B - URBAN & SUBURBAN, WOODED
BASIC WIND SPEED (IRC 2015 - FIGURE R301.2(4.A)
115 MPH, 3 sec PEAK GUST

Roof Loading Schedule

DEAD LOAD:		
ROOFING SHINGLES	2.5	PSF
PLYWOOD SHEATHING - ⅝"	2.0	PSF
ROOF RAFTERS - 2x10 @ 16"	2.4	PSF
MECH/ELEC.	1.0	PSF
MISCELLANEOUS	1.0	PSF
TOTAL DEAD LOAD	10. 0	PSF
LIVE LOAD:		
DESIGN LOAD	30. 0	PSF
GROUND SNOW LOAD	30. 0	PSF

Timber Frame Work

TIMBER FRAME WORK - SECTION Ø6130

1. All timber framing shall be performed under the supervision of qualified carpenters, with a minimum of 5 years of experience with traditional timber framing tools, materials and techniques.
2. Timber frame work shall follow generally accepted practices and publications, such as "Historic American Timber Joinery" by Jack A. Sobon and the "Timber Frame Joinery & Design Workbook", both published by the Timber Framers Guild.
3. Replace missing members with sound, rough saun wood of the same species and size as the original.
4. Repair damaged or deteriorated existing hand haun timber frame members with sound rough saun wood of the same species and dimensions as the original.
5. Provide multiple carriage bolts to connect new wood to original wood.
6. Provide epoxy adhesive and filler as required, take care to minimize the amount and location of epoxy repairs exposed to the interior.

TRUSS NOTES:

1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED BY THE TRUSS MANUFACTURER.
2. DESIGN TRUSSES PER LATEST CODE LOADING FOR THIS LOCATION AND EXPOSURE:
   LIVE LOADS:
   DESIGN LOAD 30 P.S.F.
   GROUND SNOW LOAD (Pg) 30 P.S.F.
   Ce=1.0, I=1.0, Ct=1.0
   Pf = 0.7 x Ce x I x Ct x Pg = 21 P.S.F.
3. PRIOR TO TRUSS FABRICATION OR ERECTION, SUBMIT SHOP DRAWINGS and CALCULATIONS for REVIEW, SIGNED AND SEALED by A NEW JERSEY LICENSED P.E.
4. INSTALL TRUSSES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. BRACE ALL TRUSSES DURING ERECTION PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.

Foundation Plan Notes

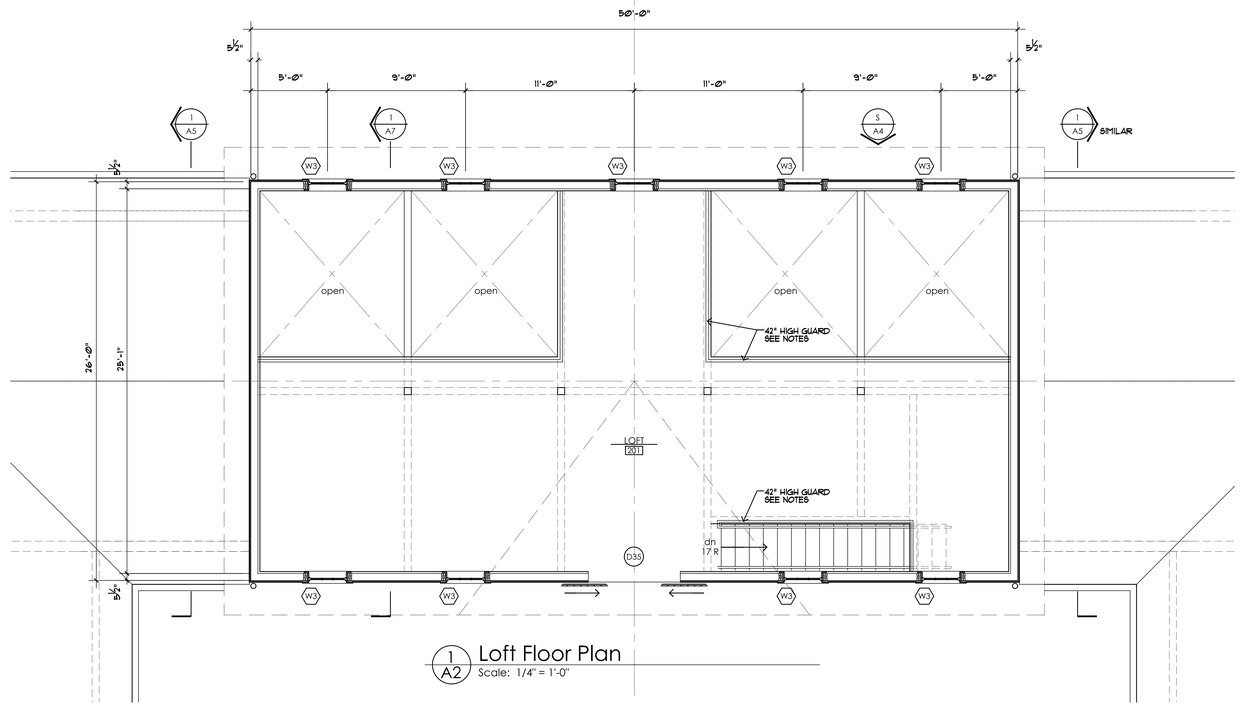
1. Site grading shall direct surface water away from the foundation wall, taking settlement into account.
2. Elevation to the bottom of all concrete footings shall be a minimum of 3'-0" below finished grade.
3. Depths of footings are shown as minimums, additional depth may be required to reach good bearing.
4. Reinforce all concrete & concrete masonry foundation and/or retaining walls (Soil more than 4'-0" higher one side than the other) as shown on the drawings. Grout masonry cores solid at reinforcing.
5. Provide horizontal joint reinforcing (9 gauge Duro-Wall) in concrete masonry walls at 1'-4" o.c. vertically minimum, and above all lintels.
6. Coordinate concrete & masonry work with the requirements of other trades, utilities and with all built-in items.
7. Provide solid concrete masonry units or grout cells solid at bearing points for all beams or point loads.
8. Provide temporary bracing of all foundation walls during back filling and compaction, unless permanent restraints, such as floor joists, are in place.
9. Anchor sill plates to the foundations with anchor bolts. Provide ½" diameter anchor bolts with 7" min. embedment in the masonry or concrete foundation wall. Grout concrete masonry cells solid at anchor bolts. Locate anchor bolts at 6'-0" on center maximum, and within 1'-0" of the ends of each plate section.

Framing Plan Notes

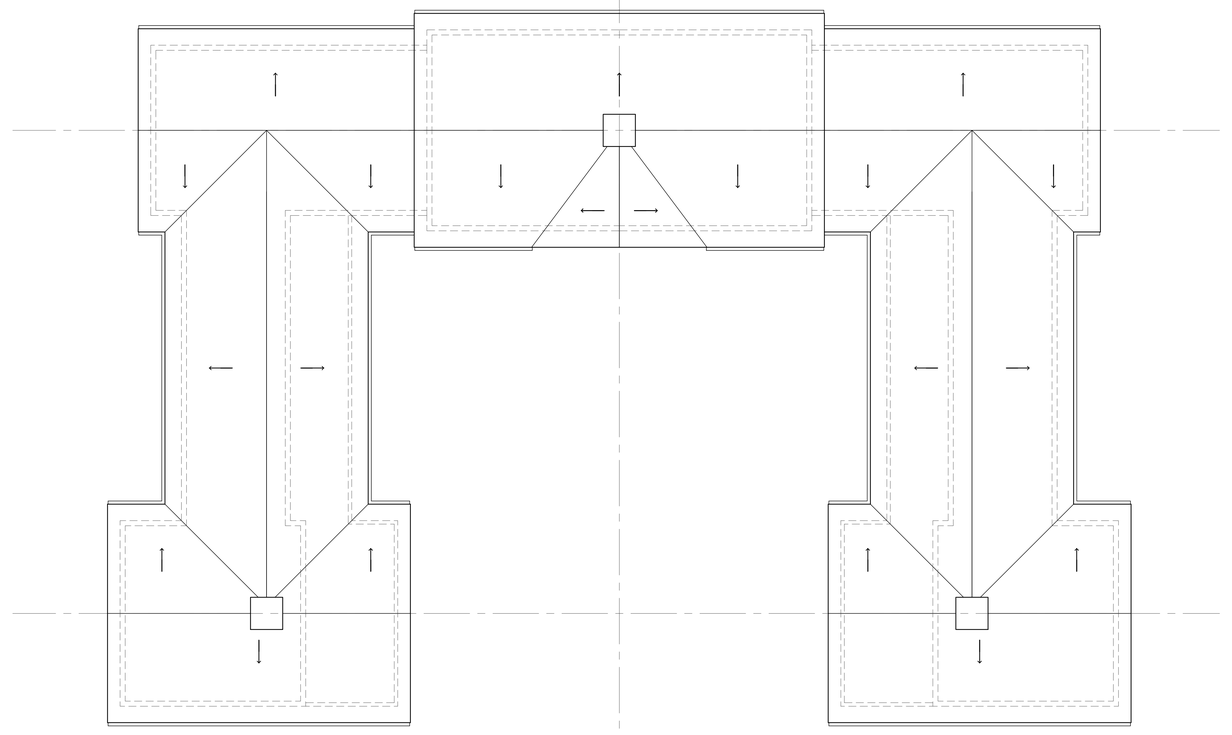
1. Refer to Basement/Foundation Details for sill plate and anchor bolt sizes and locations.
2. All conventional lumber posts shall be 6x6 solid wood or (4) 2x6's gang-nailed, unless otherwise noted.
3. Provide additional joists below all parallel partitions.
4. Provide doubled joists below all bathtubs.
5. Provide solid wood firestops at all connections between vertical and horizontal spaces, such as soffits, dropped ceilings, kneewalls etc.
6. Provide structural headers over all door and window openings per the Header Schedule.
7. Notches in 2x & 3x solid lumber joists, rafters and beams shall not exceed one-sixth the depth of the member, shall be no more than one-third the length of the member, and shall not be located in the middle third of the span. Notches at the ends of members shall not exceed one-fourth the depth of the member. The diameter of holes bored into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2" to the top or bottom, or to any other hole in the member.
8. Comply with the latest edition of the AFPA "National Design Specification for Wood Construction."

Guard & Handrail Notes - IBC:

1. Provide 42 inch high guards at open-sided walking surfaces, stairs & ramps which are located more than 30 inches above the floor or grade below, where indicated on the plans.
   a. Open guards shall have balusters or ornamental patterns such that a 4 inch diameter sphere cannot pass through any opening up to a height of 34 inches.
   b. From a height of 34 inches to 42 inches above the adjacent walking surfaces, a sphere 4-3/8 inches in diameter shall not pass.
   c. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches in diameter cannot pass through the opening.
2. Provide continuous handrails on each side of each stairway and ramp, as follows:
   a. Handrail height, measured above stair tread nosings or ramp shall be uniform, not less than 34 inches and not more than 38 inches.
   b. Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.
   c. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. At stairways where the handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
   d. The clearance between a handrail and a wall or other surface shall be a minimum of 1.5 inches.



1 A2 Loft Floor Plan
Scale: 1/4" = 1'-0"



R A2 Roof Plan
Scale: 1/8" = 1'-0"

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Redeemer Valley Farm Barn
Sisters of the Redeemer
521 Moredon Raod
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -

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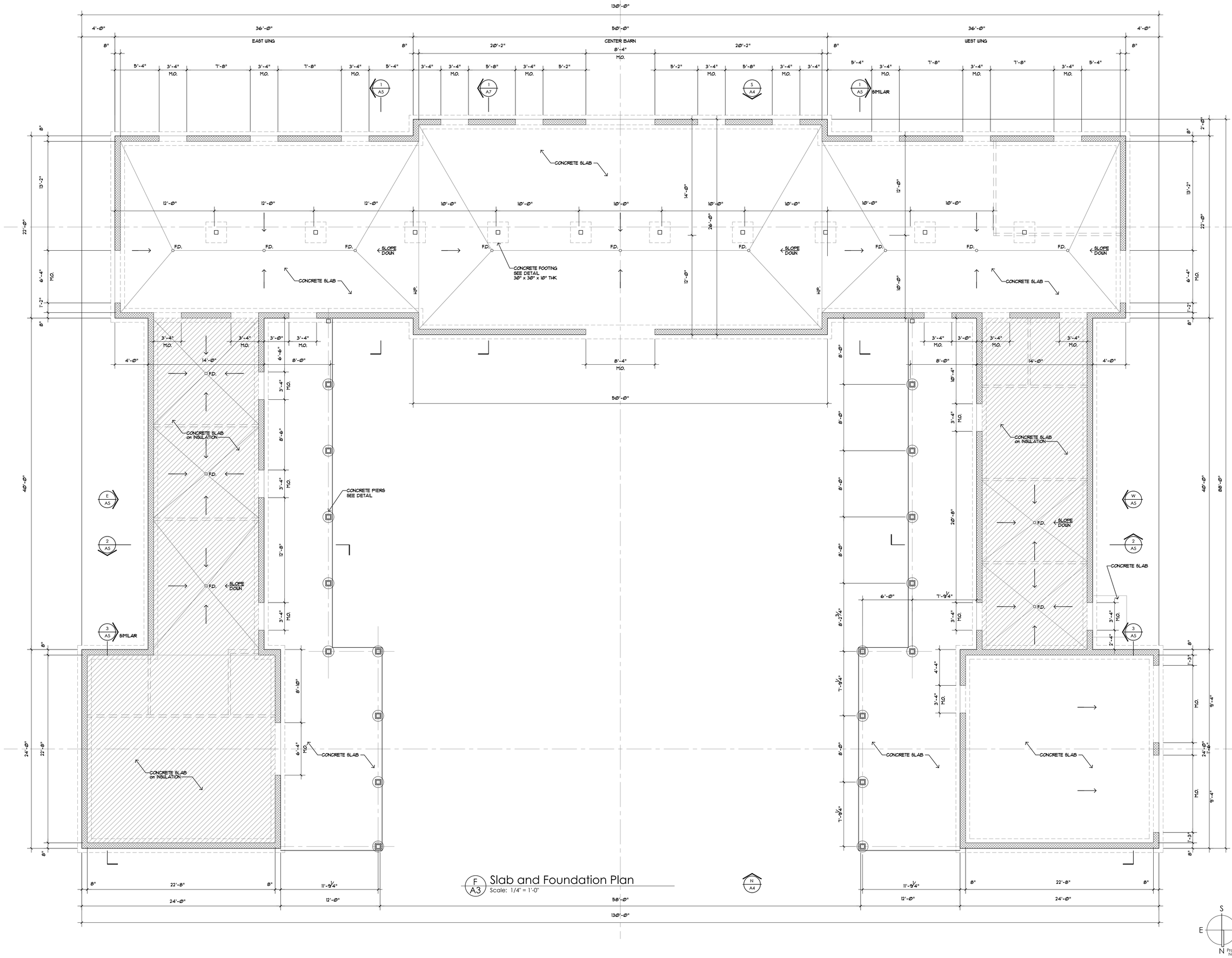
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Loft Plan
Roof Plan
and Notes

A2

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S E W N Project North



F A3 Slab and Foundation Plan
Scale: 1/4" = 1'-0"

N A4

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Slab and Foundation Plan

A3

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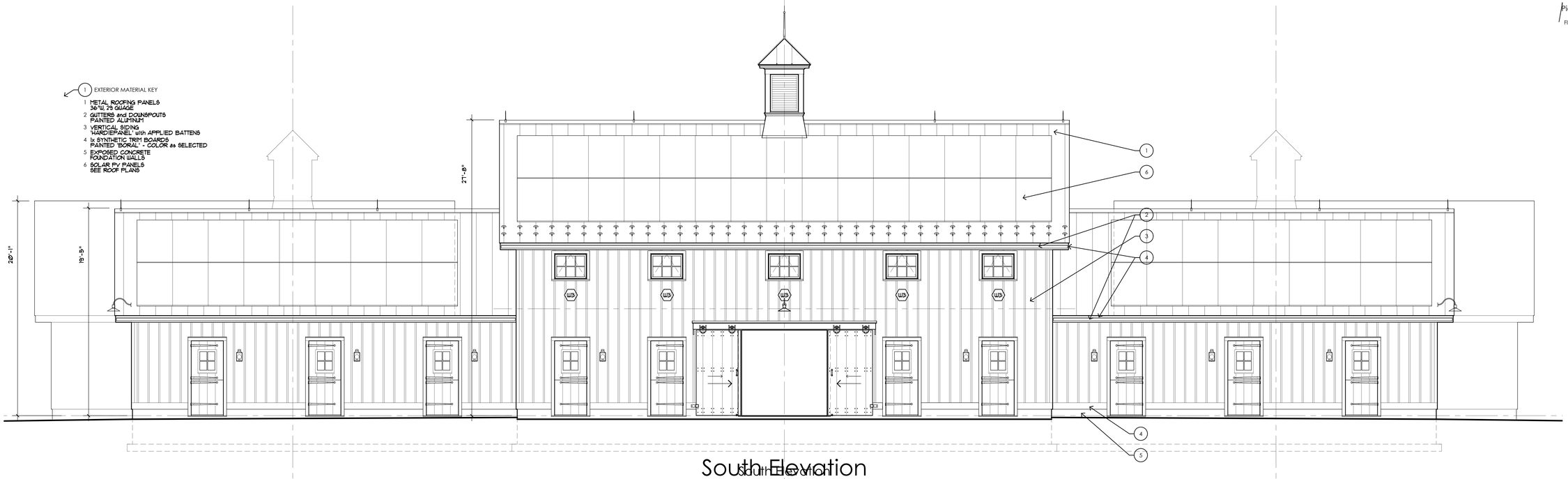
S E W N Project North

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Christopher Pickell, AIA
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1 EXTERIOR MATERIAL KEY

1 METAL ROOFING PANELS
36"W, 29 GUAGE
2 GUTTERS and DOWNSPOUTS
PAINTED ALUMINUM
3 VERTICAL SIDING
'HARDIEPANEL' with APPLIED BATTENS
4 1x SYNTHETIC TRIM BOARDS
PAINTED 'BORAL' - COLOR as SELECTED
5 EXPOSED CONCRETE
FOUNDATION WALLS
6 SOLAR PV PANELS
SEE ROOF PLANS

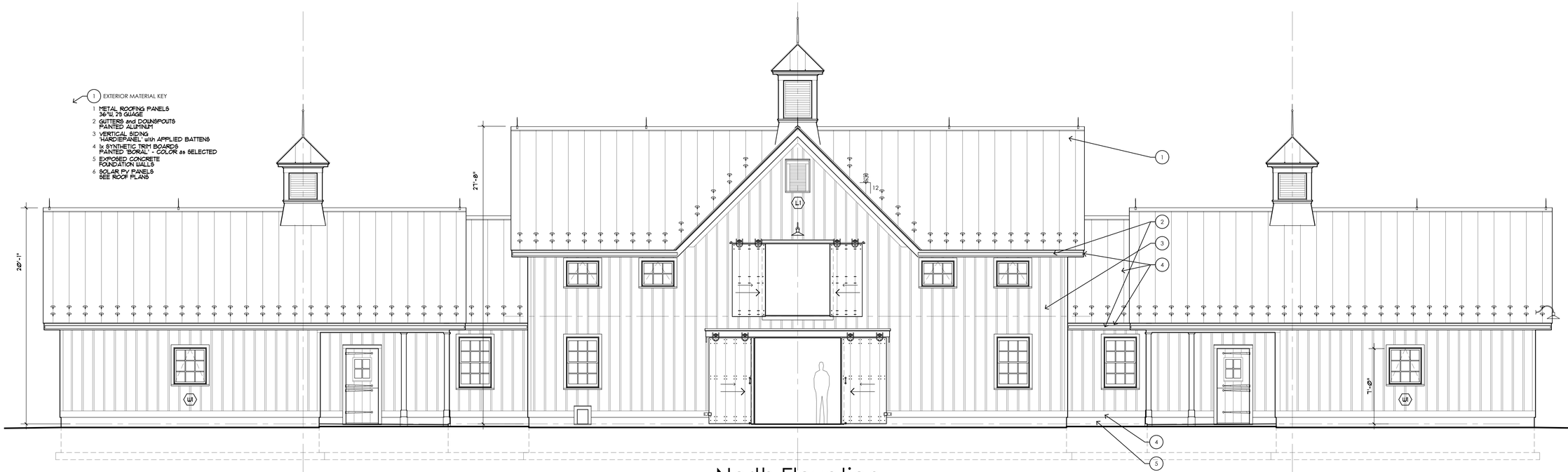


South Elevation

S A4 South Elevation
Scale: 1/4" = 1'-0"

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4 1x SYNTHETIC TRIM BOARDS
PAINTED 'BORAL' - COLOR as SELECTED
5 EXPOSED CONCRETE
FOUNDATION WALLS
6 SOLAR PV PANELS
SEE ROOF PLANS



North Elevation

N A4 North Elevation - Looking into Courtyard
Scale: 1/4" = 1'-0"

Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Maredon Road
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -

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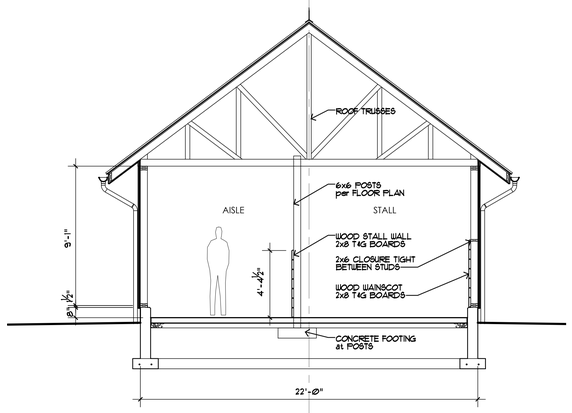
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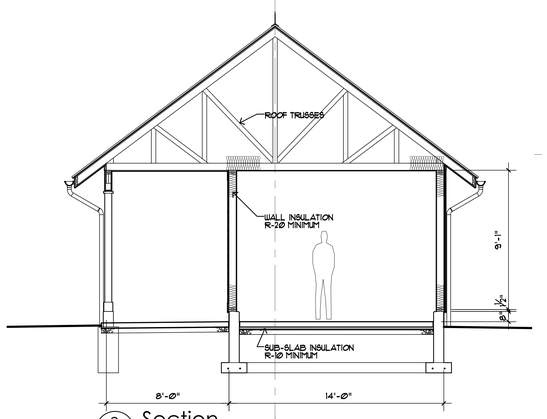
North & South Elevations

A4

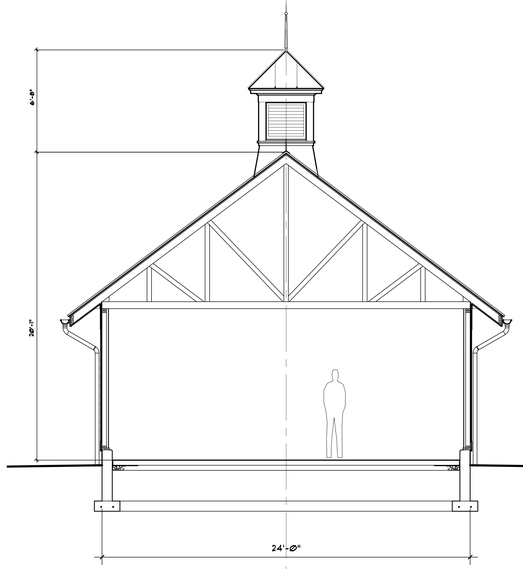
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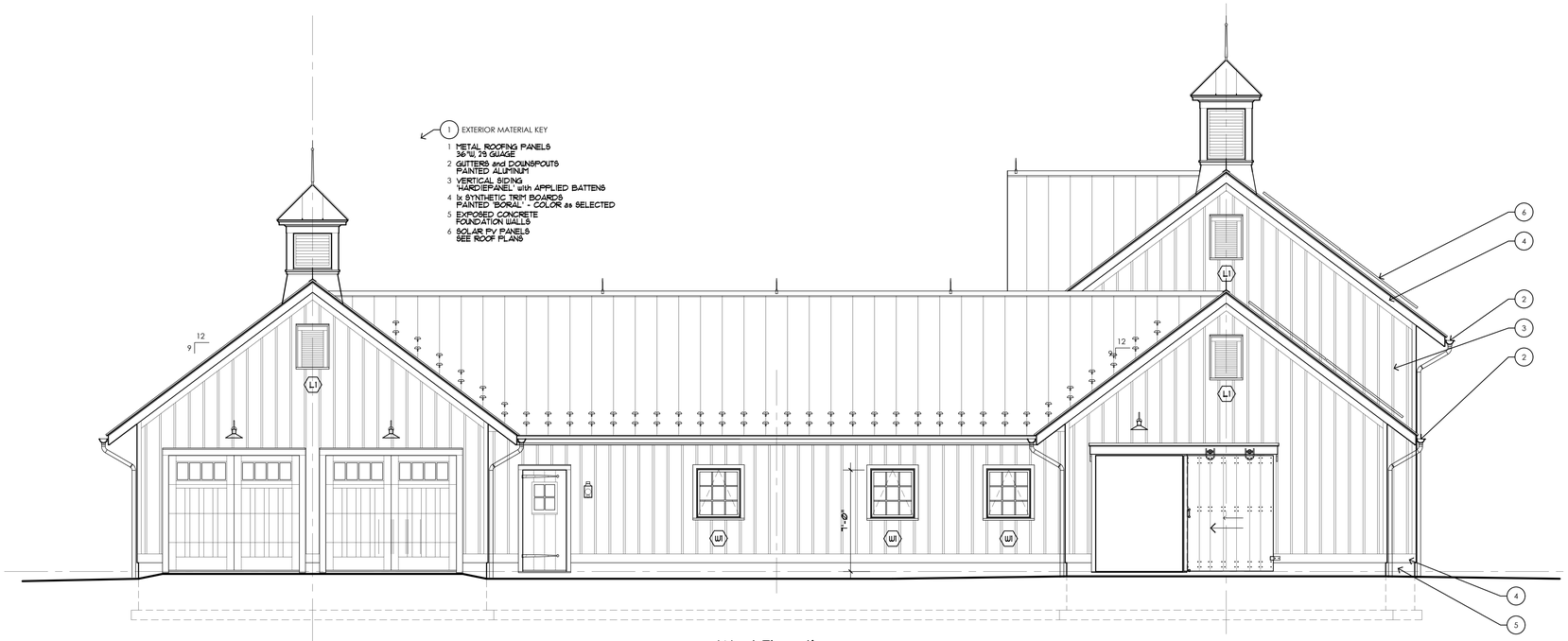
1 / A5 Section
Scale: 1/4" = 1'-0"



2 / A5 Section
Scale: 1/4" = 1'-0"

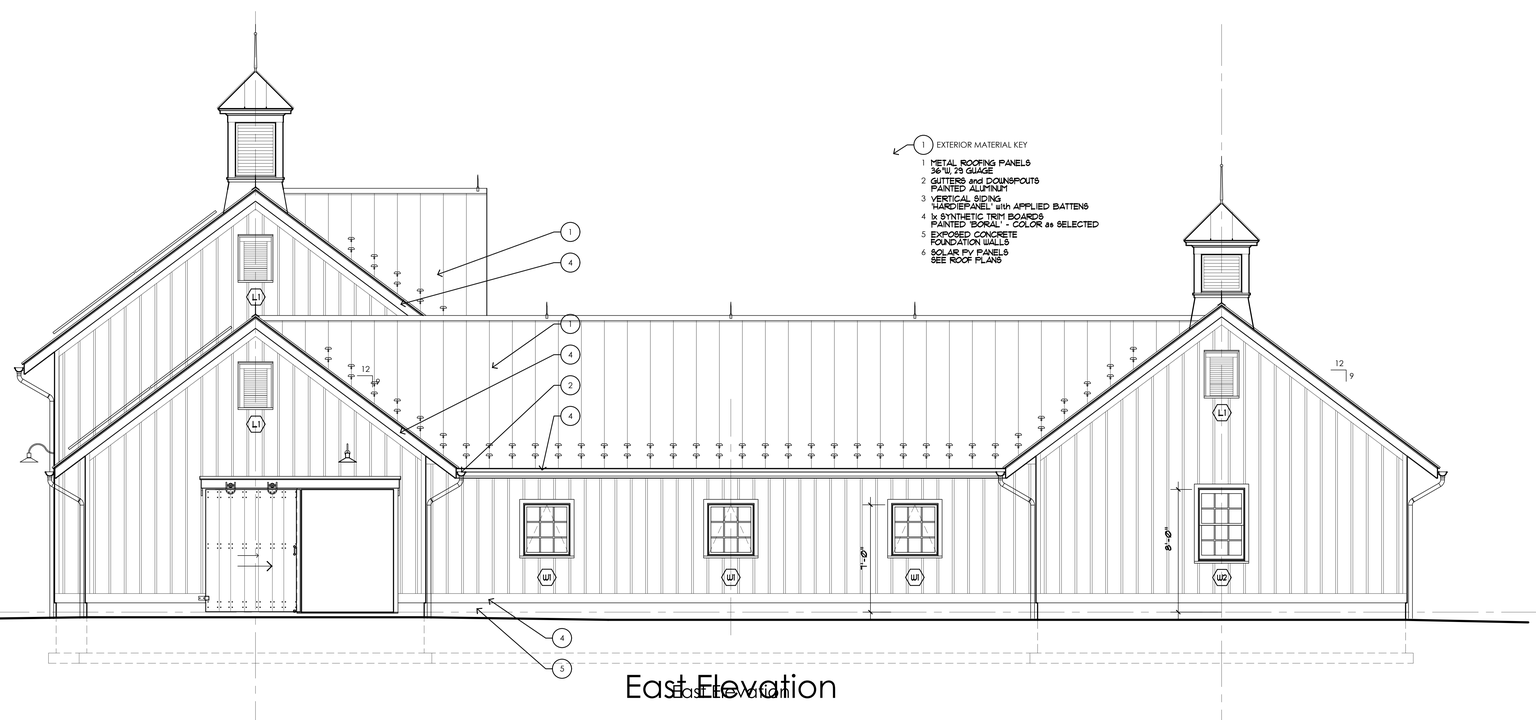


3 / A5 Section
Scale: 1/4" = 1'-0"



West Elevation

W / A5 West Elevation
Scale: 1/4" = 1'-0"



East Elevation

E / A5 East Elevation
Scale: 1/4" = 1'-0"

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Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Maredon Road
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Lot: -

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East & West Elevations

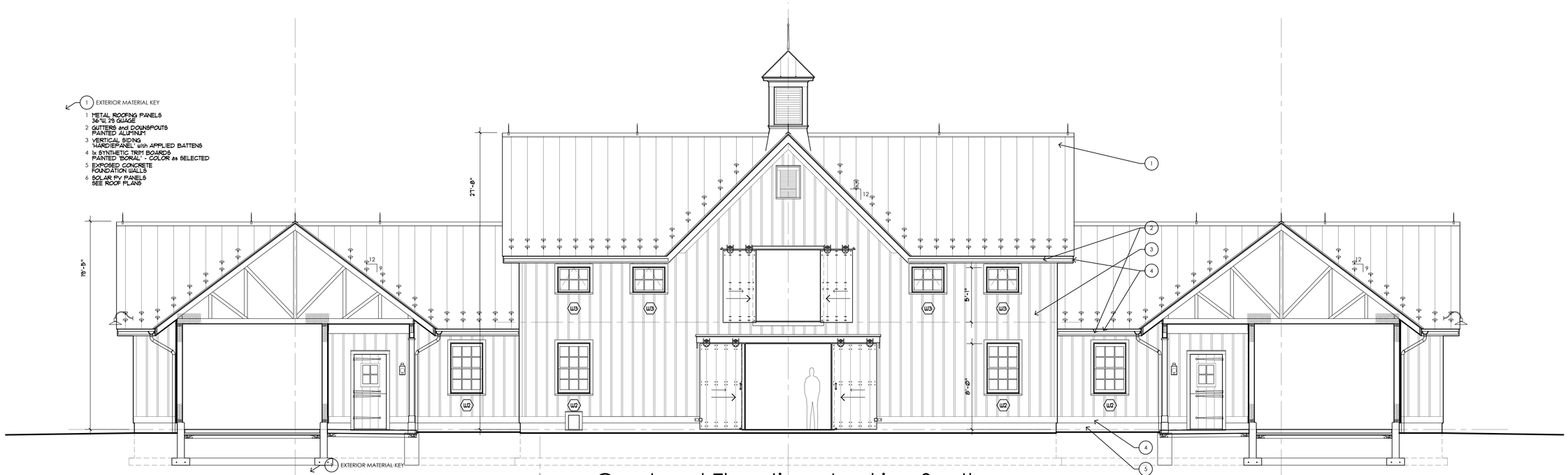
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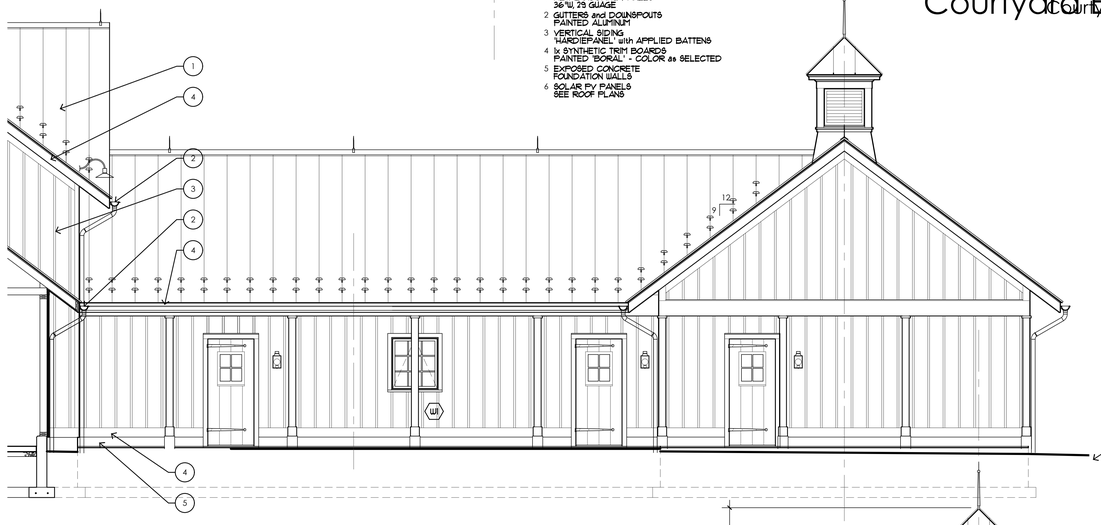
Christopher Pickell, AIA
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PA: RA 015382-8

1 EXTERIOR MATERIAL KEY
1 METAL ROOFING PANELS 36"W, 29 GUAGE
2 GUTTERS and DOWNSPOUTS PAINTED ALUMINUM
3 VERTICAL SIDING 'HARDIEPANEL' with APPLIED BATTENS
4 1x SYNTHETIC TRIM BOARDS PAINTED 'BORAL' - COLOR as SELECTED
5 EXPOSED CONCRETE FOUNDATION WALLS
6 SOLAR PV PANELS SEE ROOF PLANS



Courtyard Elevation - Looking South

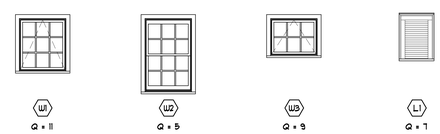
C1 / A6 Courtyard Elevation - Looking South
Scale: 1/4" = 1'-0"



C3 / A6 Courtyard Elevation - Looking West
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW and EXTERIOR DOOR SCHEDULE NOTES:
1. Provide standard and custom windows and doors as manufactured by Andersen Windows, Ekagort Minnesota, or Approved Equal.
2. Provide clad wood windows and doors, factory-primed and field painted.
3. Provide awning, casement and double-hung windows as scheduled.
4. Provide manufacturer's Simulated Divided Light with Exterior and Interior grilles, double-glazed window with Low E II coating and Argon.
5. Provide manufacturer's standard 7/8" wide vertical and horizontal muntins, in custom equal light patterns as shown.
6. Provide manufacturer's standard window hardware, in White finish.
7. Provide manufacturer's standard window insect screens, with white metal surrounds.
8. Provide extension jambs, coordinate depth of extension jambs with wall thicknesses.
9. Provide exterior 5/4 x 'Azek' head and jamb casings as detailed.
10. Provide custom 2" thick 'Azek' sill, extend sill horns to align with jamb casings. No exterior apron trim below sills.
11. Provide interior wood head and jamb casings as detailed.
12. Provide interior window stool and apron as detailed.
13. 'T' designates Tempered glass.
14. GC to submit window supplier's order to Architect for review prior to finalizing the window order.



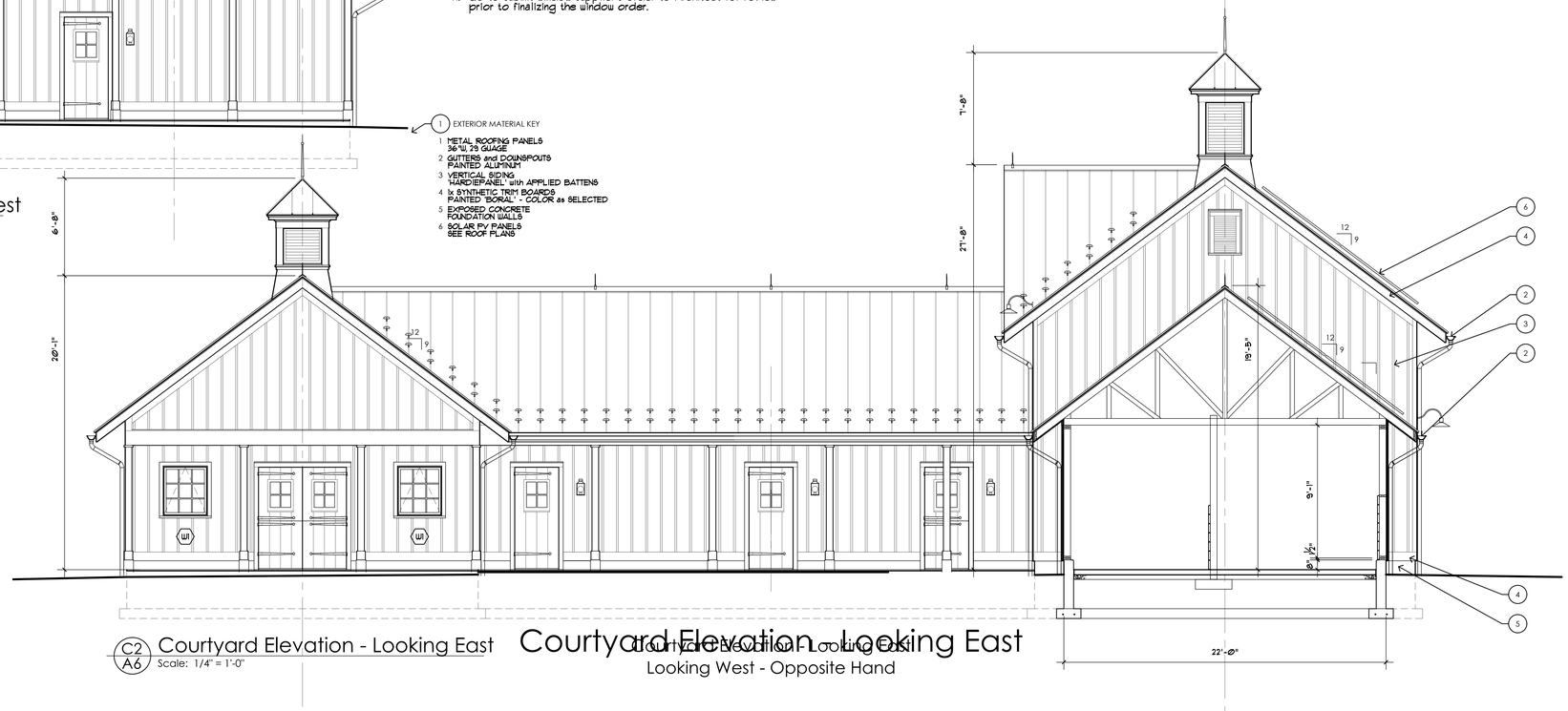
ANDERSEN '400-SERIES' AWNING A333S
3'-0⅛" W x 3'-5¼" H r.o.
9 Equal Lights

ANDERSEN '400-SERIES' TILT-WASH DOUBLE HUNG TW21046
3'-0⅛" W x 4'-8⅛" H r.o.
6 over 6 Lights

ANDERSEN '400-SERIES' AWNING AW31
3'-0⅛" W x 2'-0⅜" H r.o.
6 Equal Lights

Louvers with Insect Screen
Painted Cedar
-
1'-6" W x 2'-6" H ±

1 EXTERIOR MATERIAL KEY
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4. 1x SYNTHETIC TRIM BOARDS PAINTED 'BORAL' - COLOR as SELECTED
5. EXPOSED CONCRETE FOUNDATION WALLS
6. SOLAR PV PANELS SEE ROOF PLANS



C2 / A6 Courtyard Elevation - Looking East
Scale: 1/4" = 1'-0"

Courtyard Elevation - Looking East
Looking West - Opposite Hand

Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Moredon Road
Huntingdon Valley, Pennsylvania 19006

Block: -
Lot: -

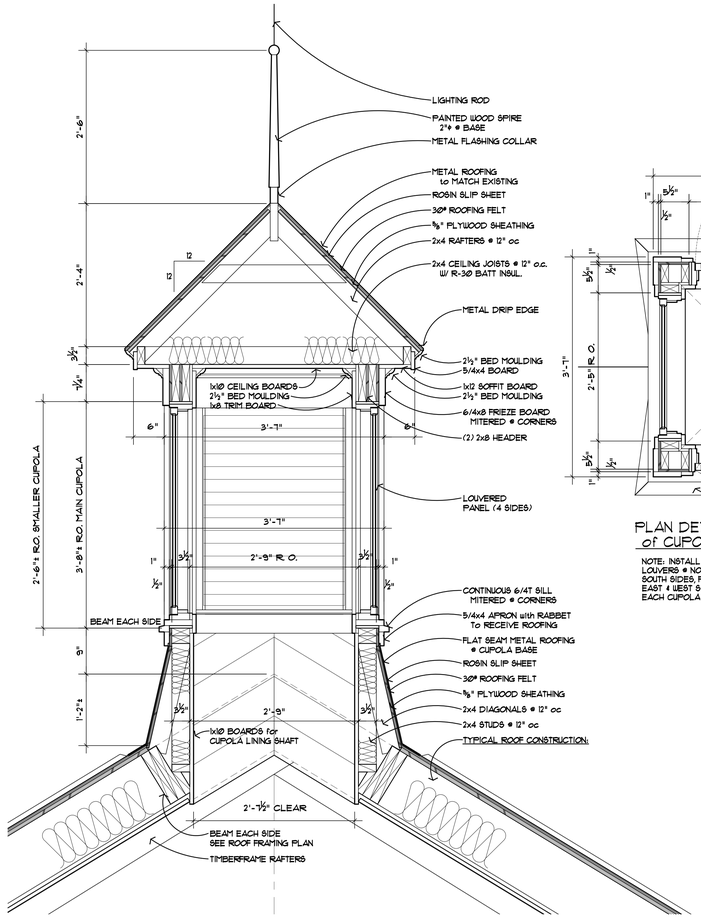
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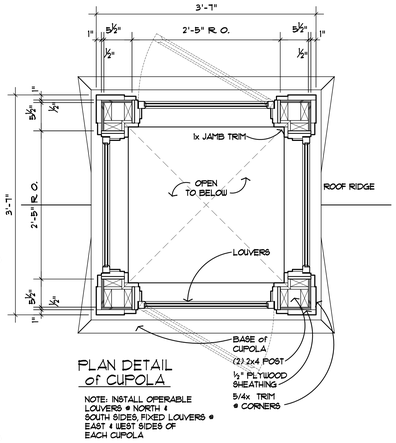
Courtyard Elevations

A6

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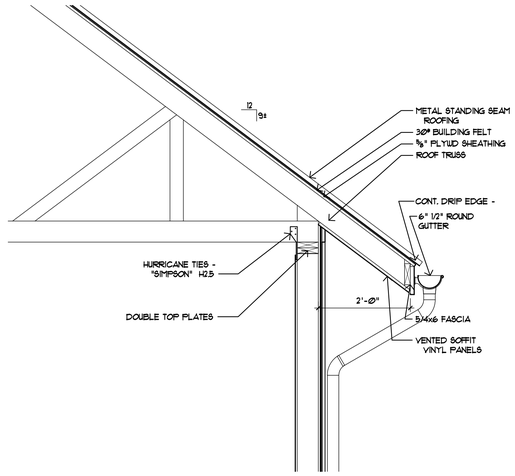


7 A7 Cupola Detail
Scale: 1/8" = 1'-0"

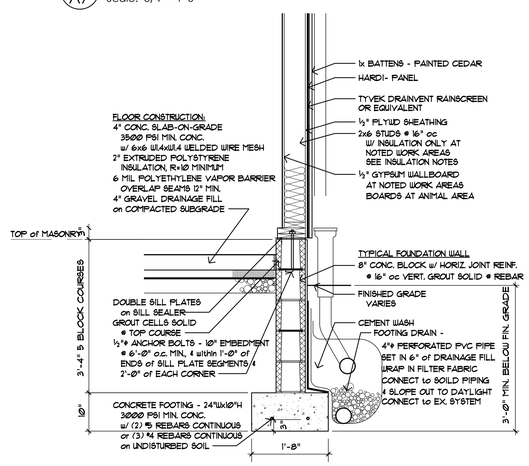


PLAN DETAIL
of CUPOLA

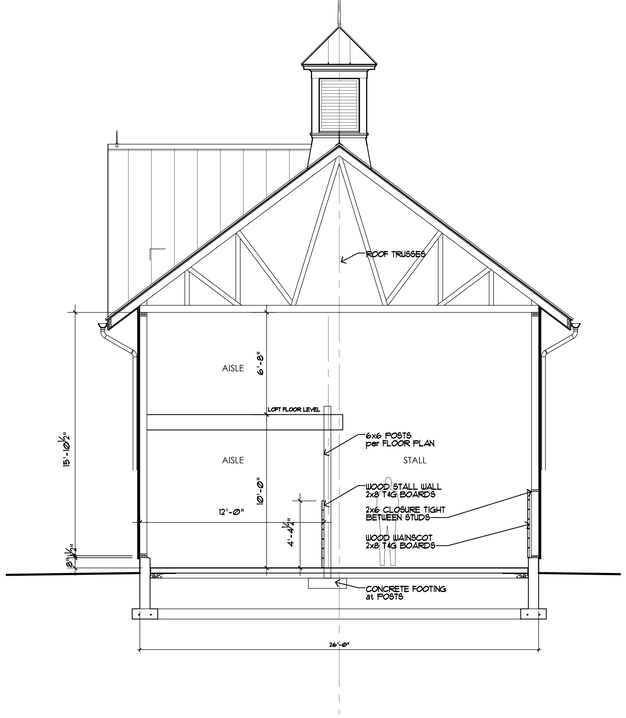
NOTE: INSTALL OPERABLE LOUVERS @ NORTH & SOUTH SIDES, FIXED LOUVERS @ EAST & WEST SIDES OF EACH CUPOLA



6 A7 Typical Eave Detail
Scale: 3/4" = 1'-0"



5 A7 Typical Foundation Detail
Scale: 3/4" = 1'-0"



1 A7 Section at Loft
Scale: 1/2" = 1'-0"

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521 Maredon Road
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -

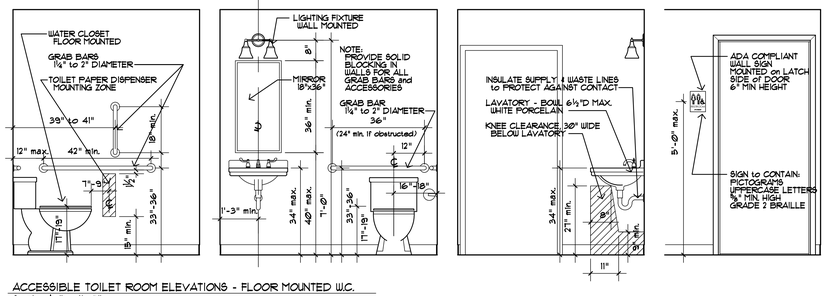
Issues & Revisions:
Issued for Review 8/20/20

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Pickell Architecture LLC

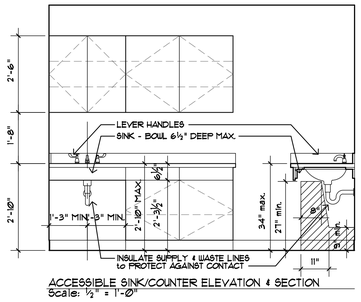
Sections
and Details

A7

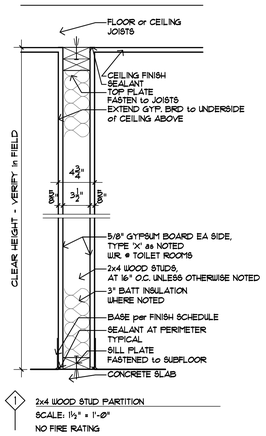
August 20, 2020



ACCESSIBLE TOILET ROOM ELEVATIONS - FLOOR MOUNTED W.C.
Scale: ½" = 1'-0"



ACCESSIBLE SINK/COUNTER ELEVATION & SECTION
Scale: ½" = 1'-0"



1 2x4 WOOD STUD PARTITION
SCALE: 1½" = 1'-0"
NO FIRE RATING

ROOM FINISH SCHEDULE

ROOM NO.	NAME	FLOOR MATERIAL	FLOOR BASE	WALLS MATERIAL	CEILING FINISH (FOR HEIGHT SEE REFL.CLG.PLAN)	REMARKS
100	GATHERING ROOM	LVT	R	PTD GWB	PTD GWB	-
101	TOILET ROOM	LVT	R	PTD GWB	PTD GWB	SOUND BATTS
102	CHEESE AGING ROOM	EPOXY	R	SAN FIN	SAN FIN	-
103	CHEESE ROOM	EPOXY	R	SAN FIN	SAN FIN	-
104	MILK HOUSE	EPOXY	R	SAN FIN	SAN FIN	-
105	MILKING PARLOR	EPOXY	R	SAN FIN	SAN FIN	
106	EAST WING	CONC	CONC	EXP STRUCT	EXP STRUCT	WOOD WAINSCOT
107	MAIN ISLE	CONC	CONC	EXP STRUCT	EXP STRUCT	WOOD WAINSCOT
108	WEST WING	CONC	CONC	EXP STRUCT	EXP STRUCT	WOOD WAINSCOT
109	LAUNDRY	LVT	R	PTD GWB	PTD GWB	-
110	TOILET ROOM	LVT	R	PTD GWB	PTD GWB	SOUND BATTS
111	OFFICE	LVT	R	PTD GWB	PTD GWB	-
112	SOAP ROOM	CONC	R	PTD GWB	PTD GWB	-
113	PRODUCE	CONC	R	SAN FIN	SAN FIN	-
114	TRACTOR SHED	CONC	MAS	EXP STRUCT	EXP STRUCT	-
201	LOFT	PLY WD	-	EXP STRUCT	EXP STRUCT	-

FINISH SCHEDULE NOTES:

1. ACP = SUSPENDED ACOUSTICAL CEILING PANELS
   CPT = CARPET TILE
   CMU = CONCRETE MASONRY UNIT
   CONC = CONCRETE FLOOR
   GWB = GYPSUM WALLBOARD
   EX = EXISTING
   EXP = EXPOSED
   FIN = FINISH, FINISHED
   LVT = LUXURY VINYL TILE
   MAS = MASONRY
   PRMD = PRIMED
   PTD = PAINTED
   R = RESILIENT BASE - 4" HIGH
   SAN = SANITARY - 'ACROLYN' or SIMILAR
   STRUCT = STRUCTURE
   VCT = VINYL COMPOSITION TILE - 12"x12"
   WD = WOOD
2. CLOSETS RECEIVE THE SAME FINISHES AS THE ROOM.
3. ALL COLORS AS SELECTED BY OWNER/ARCHITECT.
4. PROVIDE CODE REQUIRED SIGNAGE at ALL TOILET ROOMS.
5. INTERIOR FINISH REQUIREMENTS - IBC TABLE 803.9

Use Group:	Exits:	Corridors:	Rooms:
B	Class B	Class C	Class C

Class A - Flame spread 0-25, Smoke developed 0-450
Class B - Flame spread 26-75, Smoke developed 0-450
Class C - Flame spread 76-200, Smoke developed 0-450

INTERIOR FLOOR FINISHES - IBC Section 804:

Use Group:	Exits & Corridors:	Rooms:
A, B, I-4	Class II or DOC FF-1 "Pill Test"	Class II

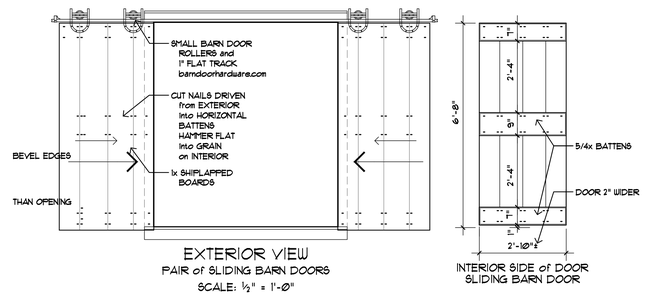
DOOR SCHEDULE

OPNG NO.	W x H x T	DOOR TYPE	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	LABEL (HOURS)	HOUR SET	REMARKS
D1	6'-0"x7'-0"x1¾"	2A	WD	F2	WD	-	-	-	0	-	EXTERIOR
D2	3'-0"x7'-0"x1¾"	C	WD	F1	WD	-	-	-	0	-	-
D3	3'-0"x7'-0"x1¾"	C	WD	F1	WD	-	-	-	0	-	-
D4	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D5	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D6	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D7	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D8	2'-0"x4'-0"x1¾"	H	WD	F3	WD	-	-	-	0	-	UPWARD ACTING
D9	2'-0"x4'-0"x1¾"	H	WD	F3	WD	-	-	-	0	-	UPWARD ACTING
D10	6'-0"x7'-0"x1¾"	F	WD	F1	WD	-	-	-	0	-	SINGLE SLIDING BARN DOOR
D11	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D12	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D13	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D14	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D15	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D16	8'-0"x7'-0"x1¾"	D	WD	F1	WD	-	-	-	0	-	DOUBLE SLIDING BARN DOOR
D17	8'-0"x7'-0"x1¾"	D	WD	F1	WD	-	-	-	0	-	DOUBLE SLIDING BARN DOOR
D18	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D19	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D20	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D21	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D22	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR / DUTCH
D23	6'-0"x7'-0"x1¾"	F	WD	F1	WD	-	-	-	0	-	SINGLE SLIDING BARN DOOR
D24	3'-0"x7'-0"x1¾"	C	WD	F1	WD	-	-	-	0	-	-
D25	3'-0"x7'-0"x1¾"	C	WD	F1	WD	-	-	-	0	-	-
D26	3'-0"x7'-0"x1¾"	C	WD	F1	WD	-	-	-	0	-	-
D27	3'-0"x7'-0"x1¾"	B	WD	F1	WD	-	-	-	0	-	EXTERIOR
D28	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D29	3'-0"x7'-0"x1¾"	C	WD	F1	WD	-	-	-	0	-	
D30	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D31	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D32	3'-0"x7'-0"x1¾"	A	WD	F1	WD	-	-	-	0	-	EXTERIOR
D33	9'-3"x7'-0"x1¾"	G	WD	F1	WD	-	-	-	0	-	EXTERIOR OVERHEAD
D34	9'-3"x7'-0"x1¾"	G	WD	F1	WD	-	-	-	0	-	EXTERIOR OVERHEAD
D35	6'-0"x7'-0"x1¾"	E	WD	F1	WD	-	-	-	0	-	DOUBLE BARN DOOR

ABBREVIATIONS: HM = HOLLOW METAL
SC-WD = SOLID CORE FLUSH WOOD
SR-WD = STILE & RAIL WOOD
EXTR = EXTERIOR
X = PROVIDE ELECTRIC STRIKE

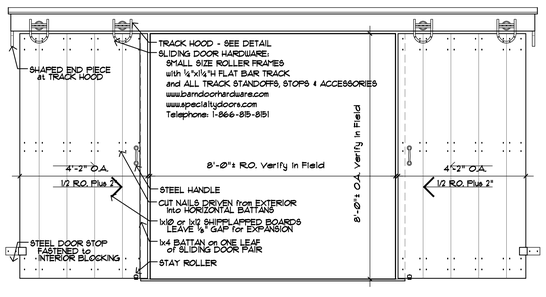
HARDWARE SETS:

1. STANDARD SINGLE DOORS
   1 LOCKSET
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS
2. STANDARD DOOR PAIRS
   1 LOCKSET
   1 DUMMY LOCKSET
   3 PAIR BUTT HINGES
   2 DOOR STOPS
   SILENCERS
3. EXTERIOR DOOR PAIRS
   2 PANIC BAR
   AUTOMATIC DOOR OPENERS
   2 DOOR CLOSER
   3 PAIR BUTT HINGES
   2 DOOR STOP
   SILENCERS
4. CLOSET DOORS
   1 DOOR PULL
   1½ PAIR BUTT HINGES
   SILENCERS
5. TOILET ROOM DOORS
   1 PULL
   1 PUSH
   1 DOOR CLOSER
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS
6. FIRE DOORS
   1 RATED LATCHSET
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS
7. PASSAGE DOORS
   1 PASSAGE LATCHSET
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS

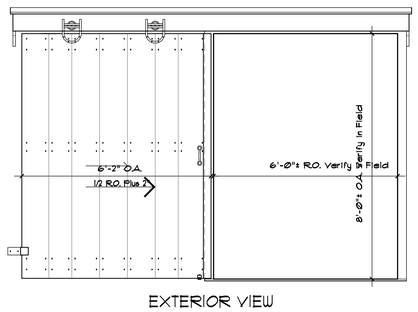


EXTERIOR VIEW
PAIR of SLIDING BARN DOORS
SCALE: ½" = 1'-0"
'E'

INTERIOR SIDE of DOOR
SLIDING BARN DOOR



EXTERIOR VIEW
PAIR of SLIDING BARN DOORS
SCALE: ½" = 1'-0"
'D'



EXTERIOR VIEW
SINGLE SLIDING BARN DOOR
SCALE: ½" = 1'-0"
'F'



'A' DOOR with LIGHT
'B' DOOR with LIGHT
'C' DOOR - 4 PANEL
'2A' DOORS with LIGHTS
'G' GARAGE DOORS with LIGHTS

Pickell Architecture, LLC
115 Main Street
Flemington, New Jersey 08822
Phone: 908 788 0048
pickellarchitecture.com

Christopher Pickell, AIA
NJ: AI 10409
NY: 027694-1
PA: RA 015382-B

Block:
Lot:

Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Moredon Raod
Huntingdon Valley, Pennsylvania 19006

Issues & Revisions:
Issued for Review 8/20/20

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Pickell Architecture LLC

Schedules

A8

August 20, 2020
Sheet 8 of 8

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: Barn for Redeemer Valley Farm

APPLICANT NAME: Sisters of the Redeemer, c/o Jack Dempster VP Facilities/Constr.

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: _____ Date Complete: _____

Received By: _____ 90 Day Date: _____

File Date: _____ Ward No. _____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Holy Redeemer Health System, Jack Dempster
Name

521 Moredon Road, Huntingdon Valley PA 19006
Address

215-938-2022 _____
Phone Fax

jdempster@holyredeemer.com
Email Address

Property Owners Information (if different than applicant)

Sisters of the Redeemer, (Sisters of the Holy Redeemer), c/o Sr. Ellen Marvel, CSR
Name

Office: 1600 Huntingdon Pike, Meadowbrook, PA 19046
Address Project Location: 521 Moredon Road, Huntingdon Valley PA 19006

215-914-4003 _____
Phone Fax

emarvel@holyredeemer.com
Email Address

Architect/ Planner

Christopher Pickell, AIA
Name

115 Main Street Flemington, New Jersey 08822
Address

908-788-0048 _____
Phone Fax

www.pickellarchitecture.com
Email Address

Engineer/ Surveyor

Boles, Smyth Associates Inc. - Tim Boles
Name

2400 Chestnut Street Philadelphia, PA 19103
Address

Engineer/ Surveyor Cont'd	215-561-2644 (Phone) _____ _____ (Fax) tfboles@bolessmyth.com Email Address
Attorney	Stradley Ronon Stevens & Young, LLP, Christopher E. Cummings Name 30 Valley Stream Parkway, Malvern, PA 19355-1481 Address 610.640.5812 (Phone) 610.640.1965 (Fax) CCummings@STRADLEY.COM Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☑ Minor Land Develop.	☐ Preliminary Major SD & LD
☐ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 521 Moredon Road

Tax Parcel No.: 30-00-22412-00-4 County Deed Book No.: 5132 Page No.: 1511

Description of Proposed Work: Accessory building (BARN) to support existing farm operations that are currently performed in the existing building.

Total Tract Acreage: 90.41 Project Acreage: 2.34

Zoning District: R1 Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: Unknown Proposed Sewer Flows: No change

Proposed Land Use:

☐ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☐ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☑ Other (Describe): Barn to support existing farm operations			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes (●) No ( )
- Are there known variances/any zoning relief necessary for this project?* Yes ( ) No (●)
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ( ) No (●)
- Has this plan been heard by the Zoning Hearing Board? Yes ( ) No (●)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Sister Ellen Marvel — Applicant signature

1/29/2021 — Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [ ] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- [ ] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [ ] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
  N/A
- [ ] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
  N/A no new sewer connections
- [ ] (2) copies of Sewage Facilities Planning Module Applications
  N/A, No new EDUs
- [ ] Letter of Water availability from AQUA PA
  N/A No new water services required.
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
  N/A
- [x] One (1) Digital copy of all submitted documents
- [ ] Application Fee: Check made payable to the Township of Abington
- [ ] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Sister Ellen Marvel — Signature of Applicant

1/29/2021 — Date

Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☐ Application Fee Amount: $_____ Check No.: #_____

☐ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: Lester Eden Married Date: 1/29/2021
Applicant

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: January 29, 2021
Municipality: Abington Township

Proposal Name: Barn for Redeemer Valley Farm

Applicant Name: Sisters of the Redeemer
Address: 1600 Huntingdon Pike
City/State/Zip: Meadowbrook, PA 19046
Phone: 215-914-4003
Email: emarvel@holyredeemer.com

Applicant's Representative: Jack Dempster
Address: 521 Moredon Road
City/State/Zip: Huntingdon Valley PA 19006
Business Phone (required): 215-938-2022
Business Email (required): jdempster@holyredeemer.com

Type of Review Requested:

(Check All Appropriate Boxes)

- [x] Land Development Plan
- [ ] Subdivision Plan
- [ ] Residential Lot Line Change
- [ ] Nonresidential Lot Line Change
- [ ] Zoning Ordinance Amendment
- [ ] Zoning Map Amendment
- [ ] Subdivision Ordinance Amendment
- [ ] Curative Amendment
- [ ] Comprehensive / Other Plan
- [ ] Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- ○ Tentative (Sketch)
- ○ Preliminary / Final

Type of Submission:

- ◉ New Proposal
- ○ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: R1 low density residential
Special Exception Granted ○ Yes ◉ No
Variance Granted ○ Yes ◉ No For _____

Plan Information:

Tax Parcel Number(s) 30-00-22412-00-4

Location *(address or frontage)* _____
Nearest Cross Street Huntingdon Pike
Total Tract Area 85.66
Total Tract Area Impacted By Development 2.34

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family			☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional	0					6,470
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: Construction of Barn to serve Farm operations on the site.

March 10, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development – Barn for Redeemer Valley Farm
521 Moredon Road, Meadowbrook, PA 19046
Plan Set Date: January 29, 2021
EAC Review Date: March 9, 2021

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced minor land development plan and offer the following comments:

Site Summary
Owner: Sisters of the Redeemer
Zone – R1- Low Density Residential
Tract Acreage: Site Area: 85.66 Acres **Project Area**: 2.34 Acres
Existing Use –Mixed Use – Farm operations and residential
Proposed Use – 6,470 sq ft. Barn Addition (Accessory Use) to support existing farm operations. Addition of a 5,980 s.f. gravel access road and stormwater management features.
Limit of Disturbance: 2.34 Acres
Watershed – Pennypack Creek

This proposal involves the construction of a new 6,470 sq. ft. barn of timber frame construction within the redeemer valley farm area. The proposed work also includes the addition of a gravel access road. An aerial view of the location, the proposed site plan and sample architectural elevation drawings are attached.

The proposed plans indicate several sustainable practices including a Cistern for water collection and stormwater detention basin feature for building runoff – It is unclear from the plans reviewed, what type of basin system is being proposed. The EAC supports and recommends construction of a naturalized basin to help slow and filter runoff from the new barn during both small and large rain events which will enhance water quality benefits and native habitat. In addition to the rainwater collection and stormwater control measures, the building will include a series of solar panels to be placed on the roof. The EAC members fully support and welcome these sustainable features.

Based on Abington Zoning Ordinance definition of paved area and green spaces, gravel roads should be included in the impervious cover calculations. We have reached out to the Zoning officer for clarification as it could impact stormwater calculations.[i]

Thank you for considering our questions and comments.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc:
Richard Manfredi
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

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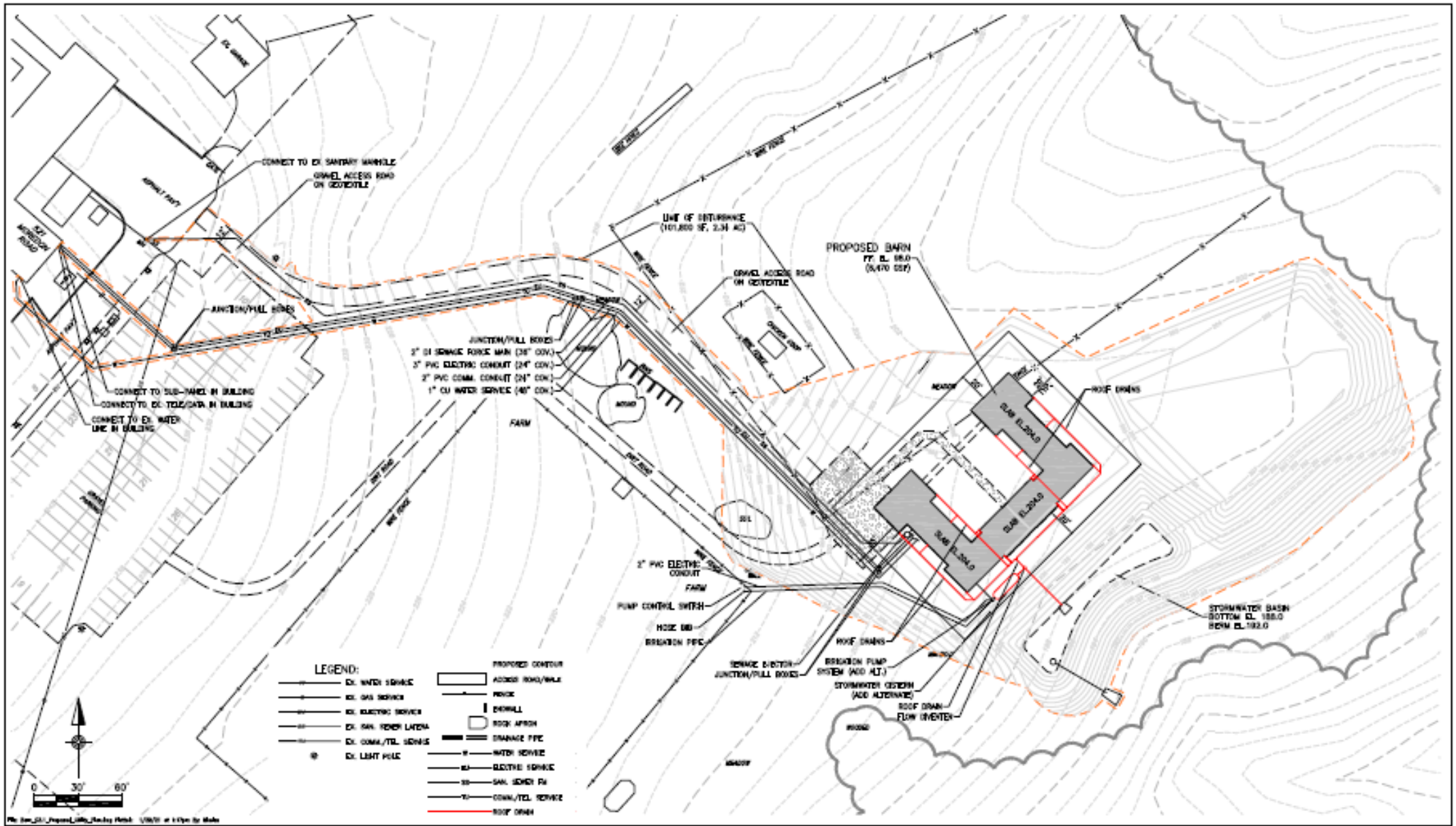
[i] Abington's Zoning Ordinance Article 2, Section 201: Specific Definitions
Green Area: The portion of a lot's surface covered **with grass or other vegetation**. Green area shall not include pervious or impervious paving, and shall be covered with vegetation on at least 80% of its surface.
Paved Area: All areas covered by **gravel and/or impervious surfaces**, other than buildings and concrete public sidewalks.

Existing Aerial View



Proposed Location





CALL BEFORE YOU DIG!

PA 1

Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103

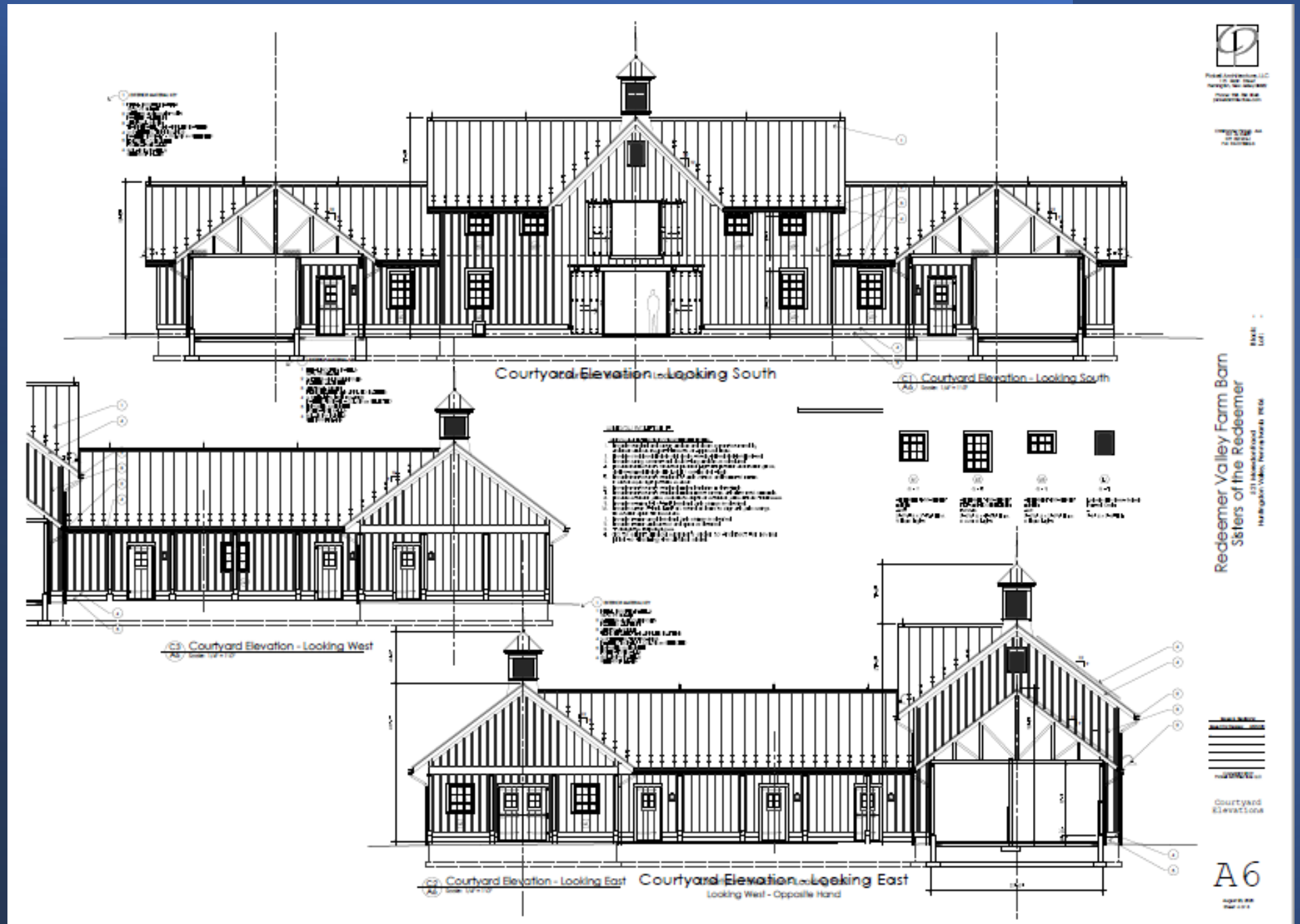
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

BARN FOR REDEEMER
VALLEY FARM

521 Moredon Road
Huntingdon Valley, PA 19006

UTILITY PLAN

C3.1


Courtyard Elevation - Looking South
C1 Courtyard Elevation - Looking South
C3 Courtyard Elevation - Looking West
C2 Courtyard Elevation - Looking East
Courtyard Elevation - Looking East
Looking West - Opposite Hand
Redeemer Valley Farm Barn
Sisters of the Redeemer
Courtyard Elevations
A6

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 19, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 21-0067-001
Barn for Redeemer Valley Farm
6,470 s.f. on a tract of 85.66 Acres
1600 Huntingdon Pike
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 24, 2021. We forward this letter as a report of our review.

BACKGROUND

Sisters of the Redeemer, the applicants, have submitted a land development plan that would construct a 6,470 square foot barn. The barn would be an accessory building used to support existing farm operations that are currently performed in the existing building. The site is located in the R1 Low Density Residential District, and would be served by public water and sewer. The applicants have submitted a preliminary (minor) plan, dated January 29, 2021.

CONSISTENCY WITH COMPREHENSIVE AND OTHER PLANS

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The comprehensive plan shows the subject property as located in the “Suburban Residential” future land use area. Institutional uses are designated as a primary use in this area. Nonresidential development in this area should be designed to limit the impacts of traffic, noise, and light; development in this area often makes use of extensive landscaping.

The plan's consistency with the Abington Master Bicycle Plan depends upon whether the second alternative to access the Pennypack Trail in the eastern quadrant of the township is pursued. See "Review Comments," below, for additional information.

The proposed improvements are generally consistent with the Abington Township Comprehensive Plan Update (2007).

RECOMMENDATION

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

REVIEW COMMENTS

TRANSPORTATION

A. Pedestrian Connections. There is a bus line on Huntingdon Pike that stops at Moredon Road. There is a continuous sidewalk on the south side of Moredon Road, between the bus stop and the applicant's property [§146-27]. We recommend the applicant construct a crosswalk over Moredon Road at the intersection with Londonderry Lane, and add signage alerting motorists to the crosswalk's location. We also suggest that a sidewalk or pathway be added to connect that crosswalk to the main building.

B. Driveway Through Meadow. The driveway in the northwestern portion of the tract perambulates, criscrossing the property line repeatedly. Does the applicant have an easement to use the portion of the driveway on the neighboring property?

C. Abington Master Bicycle Plan. The plan designates the property as the location for a potential bicycle access route to the Pennypack Trail (see p.52)[1]. We recommend the applicant consult with the township to determine if this is the access route that the township would like to see implemented.

> *Route #18 – Moredon Trail (Moredon Road to Pennypack Trail)*
>
> *This route, through a property owned by Sisters of the Holy Redeemer is recommended as a second alternative to access the Pennypack Trail in the eastern quadrant of the Township. This very large property contains an existing gravel road and a significant amount of open space that could accommodate a public trail without much disturbance to the property's existing activity. Further discussion with the Sisters of the Holy Redeemer as well as an easement or agreement is needed to implement this segment.*

[1] https://www.abingtonpa.gov/home/showpublisheddocument?id=2246

LANDSCAPING

A. Street Trees. We recommend that street trees be planted in the gaps along Moredon Road where none exist—including the area between the two ends of the main driveway, and the area to the northwest of the main driveway [§2402.B].

B. A Landscaping and Shade Tree Plan – is required by the SALDO [§146-11.H]. What trees and vegetation are proposed? (which types, sizes, and in which locations?)

C. Naturalized Basin – The plan shall show the proposed landscping for the stormwater basin [§146-11.F]. We recommend the basin be naturalized with a variety of trees, shrubs, and grasses appropriate for such a location.

DESIGN

A. What will the roof of the barn look like? There are roof design requirements in the Community Service zoning district [§903.C].

B. Where is the trash container located? [§2601.N]

OTHER PLAN INFORMATION

A. Zoning Boundary. Since the property appears to abut another zoning district, we recommend showing the boundary, as required by §146-11.A.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for institutional development.

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

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

Please print the assigned MCPC number (#21-0067-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: Holy Redeemer Health System, Applicant
Jack Dempster, Vice President for Facilities and Construction, Holy Redeemer Health System, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: APPENDIX 1: Page from Abington Master Bicycle Plan
APPENDIX 2: Aerial Image, Project Site
APPENDIX 3: Aerial Image
APPENDIX 4: Plan

Page from Abington Master Bicycle Plan



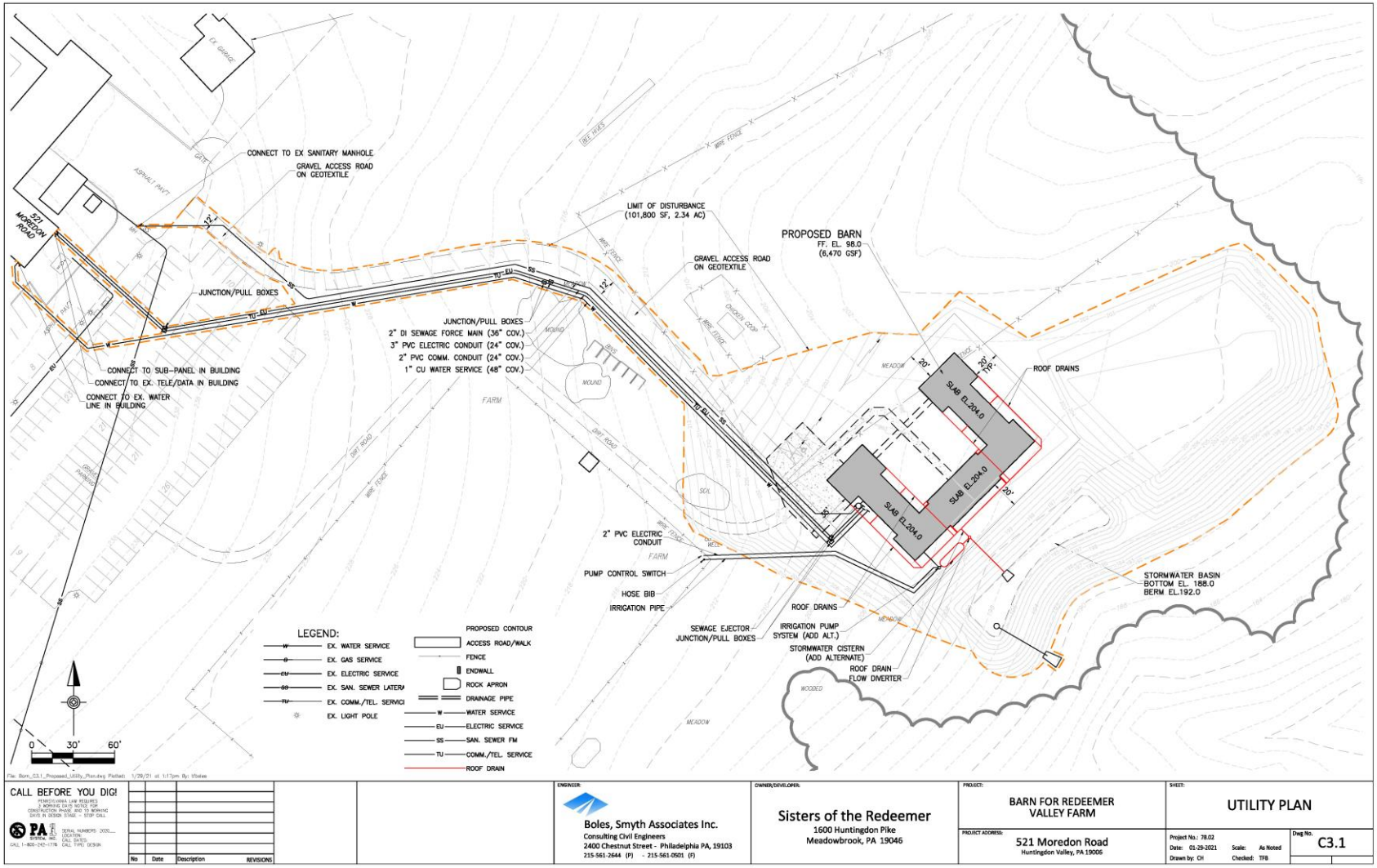
Aerial Image, Project Site



Barn for Redeemer Valley Farm
MCPC #210067001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 - (f) 610.278.3941
www.montcopa.org/plancom
Aerial photography provided by NearMap

Applicant's Plan



3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

March 23, 2021

ABINT130011

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: LD-21-04-521 Moredon Road (Sisters of the Redeemer)
Barn for Redeemer Valley Farm
Preliminary/Final Minor Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Minor Land Development Plans consisting of four (4) sheets dated January 29, 2021 and Architectural Plans consisting of eight (8) sheets and dated August 20, 2020; prepared by Boles, Smyth Associates, Inc. located at 2400 Chestnut Street in Philadelphia, PA for the above referenced project.

Under this Application, the Applicant is proposing to construct a 6,470 SF barn on the same parcel of land as an existing single family detached dwelling and an existing church. As part of the construction of the barn, the Applicant is also proposing a stone access driveway, a stormwater cistern for irrigation purposes and a stormwater basin to manage the surface runoff from barn roof. The barn is proposed to be serviced with public sewer and water, electric and communication lines. The subject parcel is fronted by Moredon Road classified with an existing 40 ft right-of-way and existing 26-ft cartway and bounded by Pennypack Creek to the northeast and residential uses to the north and south. Access to/from the site will be by way of two (2) driveway entrances that intersects Moredon Road. This project is located within the R1 Low Density Residential Zoning District.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Property Plan	1 of 4	01/29/21	-----
Existing Site Plan	2 of 4	01/29/21	-----
Proposed Site & Grading Plan	3 of 4	01/29/21	-----
Utility Plan	4 of 4	01/29/21	-----
Architectural Plans	8 Sheets	08/20/20	-----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §2103.A Use A-16.1 – Nonresidential Accessory Structure –** It is our opinion that the proposed barn is considered a Non-residential Accessory use subordinate to the church that is also proposing an agricultural use. Since it has been confirmed by the Township Zoning officer that the church was approved as a special exception, the barn use will also need to obtain approval by special exception in accordance with this section.

2. **Per §2103.A Use A-16.3 – Nonresidential Accessory Structure –** Nonresidential Accessory Structures are limited to in size to 25% of the ground floor area of the principal building which it serves. The existing ground floor area of the existing church shall be provided to ensure that the specifications of this section are met for the proposed barn area.

3. The Applicant shall provide a narrative of the uses being proposed as part of the barn and what animals will be kept in the proposed stalls within the barn. This information shall be needed to determine compliance with the accessory use regulations in **Section 2103 and the Agricultural Use in Section 2103.B. In particular, but not limited to, the Applicant shall indicate whether the accessory use of keeping chickens will be proposed which shall comply with the requirements in Use A-5. Please note, Per Section 2103, Use A-5, Roosters are prohibited.**

4. According to the FIRM map for this project, the area of proposed construction is located zone X outside the 100-yr floodplain which is classified to be the area of minimal flood hazard per map 42091C0402G effective March 2, 2016; however, the property along the northeastern side abuts the Penny Pack Creek and is located within 100-yr floodplain. The Applicant shall show the location of the floodplain on the plans in accordance with the requirements in **Section 1402**. Please note on the Record Plan that this project has areas that are inundated within the 100-yr floodplain and are designated to be within the Floodplain Conservation Overlay District and that this project does not propose any development within the Floodplain Conservation Overlay District.

5. **Per §1502.A.1 and Figure 15.2**, this project is partially located within the Riparian Corridor Conservation District based on the Pennypack Creek and two (2) unnamed tributaries to the Pennypack Creek. The seventy-five (75) foot Riparian Corridor shall be shown on the plans for these identified waterways indicated on the Riparian Corridor Map for Figure 15.2.

6. **Per §1502.A.2.,** the plans shall show the width of the zones (Zone 1 and Zone 2) within the Riparian Corridor. The Applicant shall confirm the location of the 100-year floodplain as well as any steep slopes in the area of zone one. Our calculations indicate that this project will be outside the Riparian Corridor with no construction taking place in the corridor.

7. **Per §1601 – Delineation of Steep Slope Conservation District.** Based on our review, it seems this project is partially located within the Steep Slope Conservation District. Please delineate the location of steep slopes within the property boundary for the following slopes:
    a. Precautionary Slope: those slopes greater than 15% and less than or equal to 25%, measured over a ten (10) foot run.
    b. Prohibitive Slope: those slopes greater than 25%, measured over a ten (10) foot run.

8. **Per §1605 – Requirements for Site Plan –** it appears that this project will be proposing earth moving activities outside of the Steep Slope Conservation District; however, the Applicant is required to ensure that the plans provide the applicable information specified in §1605.A.1 thru 10. Once this information has been provided, the Township Engineer shall review the plans for compliance in

§1605.B.

9. **Per §1606.B – Special Steep Slope Conservation District Requirements –** the use of conservation easements on steep slopes shall be required to preserve the area in perpetuity. A conservation easement for the slope area required to be preserved shall be delineated on the plan. The Plan shall also clearly note any restrictions on earthmoving activities on the plan. This information shall also be recorded with the approved plan.

10. **Per §1701.A – Qualifying Parcels –** this property is located within the Land Preservation District Overlay since it has a gross site area of fifteen (15) acres or more within the R1 Low Density Residential District. **Per §1701.B,** a plan shall exhibit certain physical features such that standard R1 Low-Density Residential District development would adversely affect those features and that the implementation of this ordinance on the subject land parcel would protect and preserve these features. The Physical features are as follows:
    1. Topography
    2. Woodland Areas
    3. Waterways
    4. Wetlands
    5. Natural buffers to neighboring residential parcels

    The plans are generally in compliance with the above referenced features.

11. **Per §1701.C.(1),** under the Land Preservation Overlay District, a portion of the land for this project shall be permanently preserved on the parcel with is primarily woodlands areas within the buffer. The restricted area shall be set aside as Open Space and be deed restricted as such and calculated in accordance with Section **§1703** which is achieved by multiplying the Net Site Area (in acres) by the land preservation factor of (50%). The preserved area and calculation shall be shown on the Record Plan.

12. **Per §1707.A thru D.,** The Applicant is required to prepare a conceptual sketch plan and site inventory plan which will contain site elements inventoried and mapped in sufficient detail to allow an evaluation of the proposed development relative to the intent of the district. **Per §1708.A thru E,** the plan will be reviewed by the Township Staff and the Planning Commission to determine compliance with the provisions of the district. The Commission will provide feedback and indicate its development preference or conditions. Following this review, the Applicant may file for a formal land development application. Based on our review, the plans are in general compliance with the required features to be shown on the plans and can proceed with this Land Development application.

13. **Per §2402.B.1.a. & §2402.B.2.c – Street Trees –** Street trees shall be required along each frontage on all existing streets when they abut or lie within a proposed subdivision of land development. Trees shall be planted at a ratio of at least one tree per 40 linear feet of frontage or fraction thereof. Based on a site visit, the Applicant shall plant additional street trees along the frontage of Moredon Road to fill in the areas along the frontage that are missing street trees.

14. **Per 2403.B.5 – Buffers Requirements –** The Applicant may consider utilizing the existing healthy trees, shrubs, or woodlands to be substituted for part or all of the required plant material required for buffering. It is our opinion that the existing woodlands will provide sufficient buffer screening for this project. A landscaping plan shall be prepared which shows and notes the existing vegetation being proposed as a substitute for the buffer requirement.

15. **Per 2403.C.7 – Site Element Screens –** The Applicant may consider utilizing the existing healthy trees, shrubs, or woodlands to be submitted for part or all of the required plant material. It is our opinion that the existing woodlands will provide sufficient site element screening for this project. A landscaping plan shall be prepared which shows and notes the existing vegetation being proposed as a substitute for the buffer requirement.

16. **Per §2601.H – Lighting Standards –** the Applicant shall confirm if there is any lighting being proposed for this project. It appears the architectural plans may be proposing wall mounted lighting for this project. This lighting may have to comply with the standards set forth in §2601.H.1 thru 10.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

17. **Per §146.9.C.(2).(b).[2] – Land Development Plan –** a land development plan shall not be required for approval by the township when development involves the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal structure. **It shall be discussed with the Township Staff and Solicitor to determine if this project would require an application for a land development if it were considered a farm building that is subordinate to the church.**

18. **Per §146.10.A.(3) – Drafting Standards –** if two or more sheets comprise a submission, all sheets shall be of the same size, and each shall be consecutively numbered and titled to show and describe its relation to the total number of sheets comprising the plan (i.e., Grading Plan Sheet 3 of 6). The Applicant shall consecutively number the sheets in the plan submission.

19. **Per §146.10.B.(2).(b) – General Standards –** the name, address, seal and signature of the engineer, surveyor, architect, or landscape architect responsible for preparing the plans shall be shown on each sheet constituting a plan submission. The Applicant shall provide this information on a record plan sheet in the submission.

20. **Per §146.10.B.(2).(g) – General Standards -** a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features shall be shown on each sheet constituting a plan submission. The Applicant shall provide this information on all sheets in the submission.

21. **Per §146.10.B.(4) – General Standards –** the boundary line of the site undergoing subdivision or land development shall be shown as a heavy solid line on each sheet constituting a plan submission. The Applicant shall provide this on all sheets in the submission.

22. **Per §146.10.B.(5) – General Standards –** the submission type (Preliminary/Final Minor LD) as set forth in §146-9.D shall be indicated on the plan sheets and shall be marked “not to be recorded”.

23. **Per §146-11.A.(4) – Property Identification Plans –** the property identification plans shall contain tract boundaries with tax parcel numbers, owner’s names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet. **The Applicant may consider requesting a waiver from the requirements of this section if it is determined that a LD application shall be submitted for this project.**

24. **Per §146-11.A.(5) – Property Identification Plans** The property identification plans shall contain the tax map parcel number of the site and total acreage.

25. **Per §146-11.A.(6) – Property Identification Plans –** the property identification plans shall contain the location of all existing monuments and iron pins on or defining the site.

26. **Per §146-11.A.(7) – Property Identification Plans –** the property identification plans shall contain an indication that the elevations are based upon sanitary sewer datum of the Township of Abington. The Record Plan shall provide a note indicating the reference datum used to obtain the elevations for this project.

27. **Per §146-11.A.(9) – Property Identification Plans –** the property identification plans shall contain the names and addresses of the landowner, applicant, and subdivider or land developer. With respect to the owner, the names of the real (title) owners, the names of all equitable owners, and the names of all opinion holders shall be listed on the Record Plan.

28. **Per §146-11.A.(10) – Property Identification Plans –** the property identification plans shall contain the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exemptions which may have been granted for or affecting the site.

29. **Per §146-11.B.(5) – Existing Features Plan –** the existing features plan shall contain the location and dimensions of all existing buildings and man-made structures, or surfaces located on the site, with notation as to which ones will remain and which will be removed. The Applicant shall indicate which structures and features will be removed and which will remain.

30. **Per §146-11.B.(7) – Existing Features Plan –** the existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.

31. **Per §146-11.B.(8).(b) – Existing Features Plan –** the existing features plan shall contain the datum to which the contour lines refer. A note on the plan shall be added calling out which datum the contours are based on.

32. **Per §146-11.B.(8).(d).[1]&[2] – Existing Features Plan –** the existing features plan shall contain steep slope delineation by shading and notation of all areas of slope with 15% to 25% and areas greater than 25% slope.

33. **Per §146-11.B.(9) – Existing Features Plan –** the existing features plan shall contain soli identification including soil types within the site, based on maps contained in the soil survey of Montgomery county, United Stated Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soils development limitation, i.e., bearing value, depth to bedrock, seasonable water table, etc. A delineation of floodplain soils should also be added to the plan.

34. **Per §146-11.B.(10).(a)&(c) – Existing Features Plan –** the existing features plan shall contain the 100-year floodplain areas from Pennypack Creek as well as the location of any permanent and intermittent watercourses, including streams, swales, culverts, lakes, ponds, and springs.

35. **Per §146-11.B.(11).(b) – Existing Features Plan –** the existing features plan shall contain vegetation resource identification of stand-alone trees with calipers of 10 inches or greater, measured at a point four feet above grade, with indication of which trees are to be removed and which are to remain.

36. **Per §146-11.E – Erosion Control Plan –** an erosion control plan shall be submitted as part of this plan set. The plan shall meet the specifications as required in §146.11.E.(1) thru (3).

37. **Per §146-11.F.(4).(a).[5] – Storm Sewer Facilities –** the improvement construction plan shall contain hydraulic and structural design data and calculations for storm sewers. The discharge location from the basin to the outfall structure shall be provided with hydraulic design data in a stormwater report for review and approval.

38. **Per §146-11.F.(4).(b) – Storm Sewer Facilities –** a profile for the proposed outfall to basin riser will need to be provided. The profile should adhere to the specifications as indicated in §146-11.F.(4).(b).[1] thru [6] for review and approval.

39. **Per §146-11.F.(4).(d).[1] – Detention Basins –** the improvement construction plan shall contain a horizontal plan showing the proposed detention basins and appurtenances for review and approval.

40. **Per §146-11.F.(4).(d).[3] – Detention Basins –** the improvement construction plan shall contain contours of the complete basin and outline of basin bottom and high-water elevation.

41. **Per §146-11.F.(4).(d).[4] – Detention Basins –** the improvement construction plan shall contain complete structural details of outlet control structures for review and approval.

42. **Per §146-11.G.(1).(d) – Utility Plan –** the utility plan shall include the location, size, type, and where applicable, elevations of the fire hydrants, fire lanes, and Fire Department connections.

43. **Per §146-11.M.(1).(a) – Documentations –** a letter certifying the availability of public sanitary sewer facilities from the appropriate utility shall be provided.

44. **Per §146-11.M.(1).(b) – Documentations –** a letter certifying the availability of a central water system from the appropriate utility shall be provided.

45. **Per §146-12 – Record Plan –** a record plan is required to be included in the plan set including all applicable seals per §146-12.B, all applicable acknowledgements per §146-12.C, all applicable approval notations and signatures per §146-12.D, and all applicable recording notations per §146-12.E.

46. **Per §146-28.A – Off-street Parking Areas –** All parking spaces for vehicles shall be 10 feet wide by 20 feet long. All spaces shall have adequate maneuvering room with clear access for entering and exiting the space. The proposed parking spaces on the concrete lot adjacent to the barn are 18 feet long by 9 feet wide. The Applicant shall revise the parking spots to be the required 20 feet long by 10 feet wide. The Applicant shall also revise the parking area to allow for adequate maneuverability for the parking spot to the right of the handicap spot. With the current layout there is no room for the car to properly maneuver in and out of the spot. The Applicant may consider requesting a waiver from the requirements of the parking space area since it is preferred to reduce the amount of impervious cover areas to the maximum extent possible.

47. **Per §146-28.C – Off-street Parking Areas –** Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles. The proposed gravel access road on geotextile is only 12 feet wide.

48. **Per §146-32.A – Survey Monuments –** monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves and as otherwise required. Proposed monuments shall be indicated on the plans.

49. **Per §146-39.A.(1) – Landscaping –** shade trees shall be provided by the subdivider/land developer and planted approximately five (5) feet inside the lot line paralleling the right-of-way line. The trees shall be placed to provide an approximate average spacing of one tree every 50 linear feet. The Applicant is indicating that eight (8) trees are being removed as part of this project, however they do not say hoe many trees are being planted. On the Proposed Site Plan (Sheet 3) there are four (4) trees shown on the western portion of the building that are labeled to be removed based on the Existing Site & Site Clearing Plan (Sheet 2). The Applicant shall confirm that these trees will be removed or if they are any trees being proposed.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

50. **Per §142-401.D – General Requirements –** DEP regulations require an erosion and sediment control plan for any earth disturbing activity of 5,000 square feet or more, under 25 Pa. Code §102.4(b). The Applicant shall submit an Erosion Control Plan for review and approval. In addition, under 25 PA Code Chapter 92, a DEP NPDES construction activities permit is required for regulated earth disturbance activities. A copy of the erosion and sediment control plan and any required permit, as required by DEP regulations, shall be available on the project site at all times.

51. **Per §142-405.B – Groundwater Recharge Requirements –** a detailed soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. The evaluation shall be performed by a qualified person, and at a minimum address soil permeability, depth to bedrock, and subgrade stability.

GENERAL COMMENTS

52. The area between the title line and the legal right-of-way line should be offered for dedication to the Township. A description of the area and an exhibit on 8.5”x11.0” sheet shall be submitted for review and approval.

53. On the Proposed Site & Grading Plan, it is hard to tell what an existing grade is and what is being proposed. The proposed grades shall be a thicker line type to easily differentiate which grade is existing and which is proposed.

54. Once an Erosion and Sedimentation Control Report and plans and Stormwater Report and plans have been submitted, additional comments may follow based on our review of these documents and plans.

55. Wheel stops shall be provided in the proposed parking spots adjacent to the barn.

56. A details sheet shall be submitted as part of the plan set with all relevant details on it.

57. We defer to the Fire Marshall to review this project for any fire related comments.

58. We defer to the Township Sewer Authority to review this project for any sewer related comments.

We have received the following documents/permits/reviews:

- Application (January 29, 2021)
- Montgomery County Planning Commission Review letter (March 19, 2021)
- Shade Tree Commission (March 10, 2021)

We have not received the following documents/permits/reviews:

- Traffic Review letter
- Sewer Review letter
- EAC Review Memo
- Fire Marshall Review
- Financial Escrow
- BMP O&M Agreement
- Legal Descriptions & Exhibits

SUMMARY

We do not recommend Preliminary/Final Minor Land Development plan approval until the Applicant addresses the above referenced comments, in particular the Zoning comments. Once the zoning comments have been addressed, we will be in a position to recommend Preliminary/Final Minor Land Development.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC
Jack Dempster, Holy Redeemer Health System, Applicant
Tim Boles, Boles, Smyth Associates Inc., Engineer of Record

DocuSign Envelope ID: CD4E1F03-7047-4871-86CA-771696DF902F

PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

Application Number N/A Date March 23, 2021

Name LD-21-04 – Land Development Application for the Sisters of the Holy Redeemer

Address 521 Moredon Road, Huntingdon Valley, PA

Overview: The Applicant, Holy Redeemer Health System, intends to construct an accessory building (BARN) to support the existing farm operations that are currently performed in the existing building.

Waivers requested by the applicant are as follows:

Section 146-11 A. (3) – Existing Features Plan
Section 146-11 A. (4) – Property Identification Plan

Also, to not identify areas for land preservation at this time.

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:
Comments and/or Conditions:

Recommendations:
The Planning Commission recommends approval of the Minor Land Development Plan for The Sisters of the Redeemer located at 521 Moredon Road subject to the conditions that the applicant comply with Township Engineer's review letter dated March 23, 2021; and that the applicant receive a special exception from the Zoning Hearing Board; also, to approve waiver requests as listed.

[X] APPROVED [ ] DENIED VOTE 9 OF 0

DocuSigned by:
BY: Lucy Strackhouse B31CE06C53954D8...
Lucy Strackhouse, Chair DATE: 4/2/2021

DocuSigned by:
BY: Dale Russell 476AEA96497443E...
Dale Russell, Vice-Chair DATE: 4/1/2021

DocuSign Envelope ID: CD4E1F03-7047-4871-86CA-771696DF902F

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	PS-02-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Police		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Approve other traffic safety locations as experimental locations.

EXECUTIVE SUMMARY:

Consider a motion to install stop signs as experimental on the North and South side of Elliott Avenue at Crestview Avenue.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the installation of a stop sign as experimental on the North and South side of Elliot Avenue and Crestview Avenue.

ABINGTON TOWNSHIP POLICE DEPARTMENT

TO: Richard J. Manfredi, Township Manager
FROM: Patrick Molloy, Chief of Police
DATE: March 4, 2021
SUBJECT: Traffic Safety Disposition Review List

On Thursday, June 14th, 2018 the Abington Township Board of Commissioners adopted Resolution 18-026 establishing a uniform policy and procedure for consideration of traffic regulations and the installation of proper signs and markings. The below intersections were requested to be considered for ALL-WAY stop signs by their respective Commissioner. Upon review by the Traffic Safety Unit, it was determined that these intersections do not meet the requirements for ALL-WAY stop sign installation. It is my recommendation that these intersections be considered for experimental stop sign installation in accordance with Chapter 156, Vehicles and Traffic, subsection 156-4.

Commissioner	Traffic Measure	Appendix
	Stop Sign	
Commissioner Myers	Elliott Avenue at Crestview Avenue	1

1	The request for a Stop Sign is not recommended. There have been no crashes reported at the above listed intersection in the last 5 years. Sight distance measurements exceeds what is needed for a 25 MPH roadway. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	PS-04-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Police		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Electronic Access Agreement for the Pennsylvania Crash Information Tool system

EXECUTIVE SUMMARY:

The Pennsylvania Crash Information Tool system will provide the Department with more accurate and detailed crash statistics for Abington Township and the surrounding areas. It will used by members of the Department and the Traffic Safety Division to aid in addressing traffic safety concerns throughout the Township.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the Electronic Access Agreement for Pennsylvania Crash Information Tool between the Pennsylvania Department of Transportation and the Township of Abington and authorize the Township Manager to execute the agreement.

EFFECTIVE DATE: _____
(Department will insert)

AGREEMENT NO.: BOMO4944BN
FEDERAL I.D. NO.: 236000025
SAP VENDOR NO.:

ELECTRONIC ACCESS AGREEMENT FOR PENNSYLVANIA CRASH INFORMATION TOOL

This Electronic Access Agreement for Pennsylvania Crash Information Tool ("Agreement") is made by and between the Commonwealth of Pennsylvania ("Commonwealth"), acting through the Pennsylvania Department of Transportation ("PennDOT")

and

Township of Abington ("Applicant").

BACKGROUND

The Applicant desires to obtain electronic access to the Pennsylvania Crash Information Tool (the "System") for retrieving data from the System to be used in a manner consistent with this Agreement. The System is statutorily required to be created and maintained by PennDOT to generate accident frequency histories and other comparative site-specific and route specific accident data. This data may be shared with Applicant because the Applicant is an official agency, entity or person who has responsibility in the highway transportation system and intends to use the System only for traffic safety-related planning or research consistent with the requirements of PennDOT's regulations.

The parties, intending to be legally bound, agree as follows:

1. **Access and Usage**

a. **Authorization.** PennDOT grants Applicant access to the System under the terms and conditions of this Agreement.

b. **Costs.** The Applicant is responsible for furnishing and assuming the total costs of all software and hardware necessary to connect to the System including an operating system, an Internet browser and any software needed to operate a modem.

c. **Procurement.** The Applicant is responsible for the procurement and cost of: any data communications lines required to connect to the System; telephone lines; and usage.

d. **Liability.** The Applicant shall be liable for any damage to PennDOT's databases or software owned or licensed by PennDOT in the event a computer virus originated from the Applicant, its agents or employees to the extent that such computer virus was introduced on PennDOT's computer systems or networks as a result of Applicant 's negligence and Applicant has not used reasonable care to detect and eliminate computer viruses using then-current industry standard security and anti-virus tools. The term "computer virus" used in this Agreement shall mean and include any undocumented or hidden functionality or performance capability contained in software or data which is designed to facilitate the theft of, destroy or corrupt data or software, or disable or lock software or a computer system, or any undocumented and unauthorized method for gaining access electronically to software or other corporate resources or data.

2. **Term.** The term of this Agreement shall commence on the Effective Date (as defined below) and shall remain in effect unless terminated pursuant to Section 7 below. The Effective Date shall be the date that this Agreement is fully executed by the Applicant and PennDOT and all approvals as required by Commonwealth contracting procedures have been obtained, as indicated by the date of the last Commonwealth signature. Following full execution, the Commonwealth shall insert the Effective Date on Page 1.

3. **Data and System Security**

a. **Ownership.** The data retrieved through this Agreement are PennDOT's property and PennDOT, in its discretion may restrict access at any time for any reason.

b. **Availability.** Not all the same functionality or features may be accessible or available for all applicants or always. PennDOT can set one or more access limits to the System. For example, certain applicants, such as law enforcement entities, may be able to have access, by law, to additional System features not available to public users. PennDOT can change these access limits at its discretion and without notice to the Applicant. PennDOT may add, remove or change any part or feature of the System, without giving an Applicant notice. This Agreement applies to any of the System parts or features added or changed by PennDOT.

c. **Confidentiality.** The data and information contained in the System may be an essential component of a traffic engineering, in-depth accident investigation or safety study. The data and information contained in the System are provided only to those official agencies or persons who have responsibility in the highway transportation system and shall be used only by such agencies or persons for traffic safety-related planning or research under 67 Pa. Code § 95.1 *et seq*. The data and information are confidential pursuant to 75 Pa. C.S. § 3754 and 23 U.S.C. § 409 and may not be published, reproduced, released, or discussed without PennDOT's prior written permission.

d. **Security.** The Applicant shall implement appropriate security measures to ensure that only authorized employees of the Applicant shall have access to the System. The Applicant shall:

i. Request User Identification Internet System access codes ("User ID code"), provided to the Applicant by PennDOT, for current employees only;

ii. Request a separate and distinct User ID code for each current employee who shall electronically query crash data for permissible uses;

iii. Inform PennDOT to deactivate an employee's User ID code immediately upon the employee's separation or dismissal from the employ of, or association with, the Applicant;

iv. Not share User ID codes among the Applicant's employees;

v. Be liable for the items negligently requested under one of its assigned User ID codes and for negligent requests, actions or omissions of anyone using a User ID code of the Applicant or the Applicant's employee; and

vi. Conduct an annual recertification of its employees and submit to PennDOT proof of compliance. The purpose of this recertification is to allow PennDOT to confirm that accounts are current and in compliance with this Agreement. As a condition of continued access to the System, Applicant's acknowledge PennDOT may require the Applicant to conduct a recertification process at PennDOT's discretion. The Applicant shall designate an employee to serve as the first point of contact for the annual recertification process, system issues or concerns, and any questions that arise throughout the year by giving written notice of the same to PennDOT. During the annual recertification process, the point of contact shall serve as the liaison between Applicant and Department and communicate in writing to PennDOT, confirming that accounts and users are current and in

compliance with this Agreement.

e. **Restrictions.** The Applicant shall not use the System for an illegal or improper purpose, or take steps that could have a negative impact on, interfere with, compromise, or alter the security, integrity or functioning of the System or that could allow unauthorized access to the System. Without the express prior written authorization of PennDOT, the Applicant shall not:

i. Use external applications that automatically download data from the System;

ii. Use any data mining robots ("bots"), hardware or software modules that add a specific feature or service by plugging into an existing larger system ("plug-ins"), or other data gathering and extraction tools, scripts, applications, or methods on the System;

iii. Use any device, software, or hardware to bypass any operational element or to interfere, or attempt to interfere, with the proper working of the System, server or activities conducted therein;

iv. Take any action that, in PennDOT's sole discretion, imposes an unreasonable or disproportionately large load on the System or its network infrastructure or that adversely affects or interferes with PennDOT's network;

v. Decompile, reverse engineer, modify or disassemble any of the software in or associated with the System;

vi. Use any meta tags or any other "hidden text" utilizing PennDOT's name or any Commonwealth trademark;

vii. Frame or utilize framing techniques to enclose any trademark, logo, or other proprietary information (including images, text, page layout, or form) of PennDOT or use any Commonwealth trademark; or

viii. Access or attempt to access private, confidential information of any person, or any individual records, beyond the records that have been authorized.

f. **Monitoring.** PennDOT shall monitor the Applicant's user accounts monthly for frequency of System use, and content being retrieved.

g. **Retention of Queries.** PennDOT may at its sole discretion store the Applicant's queries for up to a period of five years.

4. **Department Technical Assistance**

a. **Resources.** PennDOT shall make basic online help screens available for the Applicant to access when requesting data. PennDOT shall be available for additional help needs during normal business hours (7:30 a.m. through 4:30 p.m. Eastern Standard Time).

b. **Hours.** PennDOT shall make reasonable attempts (barring unforeseen interruptions or technical impossibility) to make the System available for on-line access 24 hours per day, seven days per week. PennDOT shall provide support only during the normal business hours of PennDOT offices (7:30 a.m. through 4:30 p.m. Eastern Standard Time).

5. **Liability**

a. **Indemnification.** The Applicant shall indemnify the Commonwealth of Pennsylvania and all its agencies and entities, including PennDOT, for all claims, damages, and lawsuits arising from the Applicant's access and usage of the System,

where the claim, damage, or lawsuit derives from the negligence or intentional misconduct of the Applicant, its employees, agents, or contractors.

b. **Sovereign Immunity.** PennDOT cannot waive sovereign immunity and shall not be liable for any damage, including, but not limited to, indirect, consequential, or punitive damages, to the Applicant's databases or software owned, leased or licensed by the Applicant from any source, whatsoever, within or outside PennDOT.

c. **Barred from Lawsuits.** PennDOT shall not be sued for losses arising from the information on the System, including information that does not meet the Applicant's needs, or that is not suitable for any particular purpose; is not timely or accurate; or is unavailable at any time.

6. **Required Contract Provisions**:

a. **Right-to-Know Law.** The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101 - 67.3104, applies to this Agreement. Therefore, this Agreement is subject to, and the Applicant shall comply with the clause entitled Contract Provisions – Right to Know Law, attached as Exhibit A. As used in this exhibit, the term "Contractor" refers to the Applicant.

b. **Standard Terms and Conditions.** The Applicant shall comply with the Contractor Integrity Provisions, Provisions Concerning the Americans with Disabilities Act, Contractor Responsibility Provisions, and the Commonwealth Nondiscrimination/Sexual Harassment Clause, Exhibits B, C, D, and E, respectively, which are attached to this Agreement. As used in these exhibits, the term "Contractor" refers to the Applicant.

7. **Termination**. PennDOT may terminate either all or part of this Agreement or suspend or terminate the Applicant's access to the System immediately for any reason whatsoever at any time without prior notice. PennDOT shall not be responsible for any loss or inconvenience that may result from such suspension or termination. The Applicant may terminate this Agreement at any time upon notice to PennDOT, effective a reasonable time after PennDOT receives the notice. Upon termination of this Agreement, Applicant shall cease and shall cause its users to cease attempts to access the System; destroy all User ID codes; and fully comply with Section 3 above, which shall survive termination of the Agreement.

8. **Choice of Law**. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania (without regard to conflict of laws provisions).

9. **Amendments and Modifications**. No alterations or variations to this Agreement shall be valid unless made in writing and signed by the parties. Amendments to this Agreement shall be accomplished through a formal written document signed by the parties with the same formality as the original agreement.

10. **Titles Not Controlling**. Titles of sections are for reference only, and shall not be used to construe the language in this Agreement.

11. **Severability**. The provisions of this Agreement shall be severable. If any phrase, clause, sentence or provision of this Agreement is declared to be contrary to the Constitution of Pennsylvania or of the United States or of the laws of the Commonwealth the applicability thereof to any government, agency, person or circumstance is held invalid, the validity of the remainder of this Agreement and the applicability thereof to any government, agency, person or circumstance shall not be affected thereby.

12. **No Waiver**. Either party may elect not to enforce its rights and remedies under this Agreement in the event of a breach by other parties of any term or condition of this Agreement. In any event, the failure by either party to enforce its rights and remedies under this Agreement shall not be construed as a waiver of any subsequent breach of the same or any other term or condition of this Agreement.

13. **Independence of the Parties**. It is understood by and between the parties that nothing contained herein is intended or shall be construed to, in any respect, create or establish the relationship of partners between the Applicant and PennDOT, or as constituting PennDOT as the representative or general agent of Applicant for any purpose whatsoever.

14. **Assignment**. This Agreement may not be assigned by the Applicant, either in whole or in part, without the written consent of PennDOT.

15. **No Third-Party Beneficiary Rights**. The parties to this Agreement understand that this Agreement does not create or intend to confer any rights in or on persons or entities not a party to this Agreement.

16. **Notices**. All notices and reports arising out of, or from, the provisions of this Agreement shall be in writing and given to the parties, either by regular mail, e-mail, or delivery in person, as follows:

If to PennDOT:

PA Department of Transportation
Bureau of Maintenance and Operations
Crash Unit
PCIT Agreements
400 North Street
P.O. Box 2047
Harrisburg, PA 17105-2047

Email: pcithelp@pa.gov

If to the Applicant:

Richard Manfredi
1176 Old York Road
Abington, PA 19001
Email: rmanfredi@abintonPA.gov

17. **Force Majeure**. Neither party shall be liable for failure to perform under this Agreement if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays. This provision shall not be effective unless the failure to perform is beyond the control and without the fault or negligence of the nonperforming party.

18. **Integration and Merger**. This Agreement and, as applicable, any attachments and exhibits, when executed, approved and delivered, shall constitute the final, complete and exclusive Agreement between the parties containing all the terms and conditions agreed on by the parties. All representations, understandings, promises and agreements pertaining to the subject matter of this Agreement made prior to or at the time this Agreement is executed are superseded by this Agreement unless specifically accepted by any other term or provision of this Agreement. There are no conditions precedent to the performance of this Agreement except as expressly set forth herein.

[The remainder of this page is intentionally left blank.]

The parties have executed this Agreement to be effective as of the date of the last signature affixed below.

ATTEST:

_____
Title Date

APPLICANT

BY: _____
Title Date

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

BY:_____
Title Date

APPROVED AS TO FORM AND LEGALITY

BY:_____
for Chief Counsel Date

Preapproved Form:
OGC Form No. 18-FA-76.0
Approved OAG 10/10/18

Exhibit "A"

Contract Provisions – Right to Know Law

a. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, ("RTKL") applies to this Contract. For the purpose of these provisions, the term "the Commonwealth" shall refer to the contracting Commonwealth agency.

b. If the Commonwealth needs the Contractor's assistance in any matter arising out of the RTKL related to this Contract, it shall notify the Contractor using the legal contact information provided in this Contract. The Contractor, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the Commonwealth.

c. Upon written notification from the Commonwealth that it requires the Contractor's assistance in responding to a request under the RTKL for information related to this Contract that may be in the Contractor's possession, constituting, or alleged to constitute, a public record in accordance with the RTKL ("Requested Information"), the Contractor shall:

1. Provide the Commonwealth, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in the Contractor's possession arising out of this Contract that the Commonwealth reasonably believes is Requested Information and may be a public record under the RTKL; and

2. Provide such other assistance as the Commonwealth may reasonably request, in order to comply with the RTKL with respect to this Contract.

d. If the Contractor considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that the Contractor considers exempt from production under the RTKL, the Contractor must notify the Commonwealth and provide, within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of the Contractor explaining why the requested material is exempt from public disclosure under the RTKL.

e. The Commonwealth will rely upon the written statement from the Contractor in denying a RTKL request for the Requested Information unless the Commonwealth determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the Commonwealth determine that the Requested Information is clearly not exempt from disclosure, the Contractor shall provide the Requested Information within five (5) business days of receipt of written notification of the Commonwealth's determination.

f. If the Contractor fails to provide the Requested Information within the time period required by these provisions, the Contractor shall indemnify and hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth.

g. The Commonwealth will reimburse the Contractor for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.

h. The Contractor may file a legal challenge to any Commonwealth decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, the Contractor shall indemnify the Commonwealth for any legal expenses incurred by the Commonwealth as a result of such a challenge and shall hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth, regardless of the outcome of such legal challenge. As between the parties, the Contractor agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL.

i. The Contractor's duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Contractor has Requested Information in its possession.

Exhibit B: Contractor Integrity Provisions

It is essential that those who seek to contract with the Commonwealth of Pennsylvania ("Commonwealth") observe high standards of honesty and integrity. They must conduct themselves in a manner that fosters public confidence in the integrity of the Commonwealth contracting and procurement process.

1. **DEFINITIONS.** For purposes of these Contractor Integrity Provisions, the following terms shall have the meanings found in this Section:

   a. **"Affiliate"** means two or more entities where (a) a parent entity owns more than fifty percent of the voting stock of each of the entities; or (b) a common shareholder or group of shareholders owns more than fifty percent of the voting stock of each of the entities; or (c) the entities have a common proprietor or general partner.

   b. **"Consent"** means written permission signed by a duly authorized officer or employee of the Commonwealth, provided that where the material facts have been disclosed, in writing, by prequalification, bid, proposal, or contractual terms, the Commonwealth shall be deemed to have consented by virtue of the execution of this contract.

   c. **"Contractor"** means the individual or entity, that has entered into this contract with the Commonwealth.

   d. **"Contractor Related Parties"** means any affiliates of the Contractor and the Contractor's executive officers, Pennsylvania officers and directors, or owners of 5 percent or more interest in the Contractor.

   e. **"Financial Interest"** means either:

      (1) Ownership of more than a five percent interest in any business; or

      (2) Holding a position as an officer, director, trustee, partner, employee, or holding any position of management.

   f. **"Gratuity"** means tendering, giving, or providing anything of more than nominal monetary value including, but not limited to, cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind. The exceptions set forth in the *Governor's Code of Conduct, Executive Order 1980-18*, the *4 Pa. Code §7.153(b)*, shall apply.

   g. **"Non-bid Basis"** means a contract awarded or executed by the Commonwealth with Contractor without seeking bids or proposals from any other potential bidder or offeror.

2. In furtherance of this policy, Contractor agrees to the following:

   a. Contractor shall maintain the highest standards of honesty and integrity during the performance of this contract and shall take no action in violation of state or federal laws or regulations or any other applicable laws or regulations, or other requirements applicable to Contractor or that govern contracting or procurement with the Commonwealth.

b. Contractor shall establish and implement a written business integrity policy, which includes, at a minimum, the requirements of these provisions as they relate to the Contractor activity with the Commonwealth and Commonwealth employees and which is made known to all Contractor employees. Posting these Contractor Integrity Provisions conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contract services are performed shall satisfy this requirement.

c. Contractor, its affiliates, agents, employees and anyone in privity with Contractor shall not accept, agree to give, offer, confer, or agree to confer or promise to confer, directly or indirectly, any gratuity or pecuniary benefit to any person, or to influence or attempt to influence any person in violation of any federal or state law, regulation, executive order of the Governor of Pennsylvania, statement of policy, management directive or any other published standard of the Commonwealth in connection with performance of work under this contract, except as provided in this contract.

d. Contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material under this contract, unless the financial interest is disclosed to the Commonwealth in writing and the Commonwealth consents to Contractor's financial interest prior to Commonwealth execution of the contract. Contractor shall disclose the financial interest to the Commonwealth at the time of bid or proposal submission, or if no bids or proposals are solicited, no later than Contractor's submission of the contract signed by Contractor.

e. Contractor certifies to the best of its knowledge and belief that within the last five (5) years Contractor or Contractor Related Parties have not:

(1) been indicted or convicted of a crime involving moral turpitude or business honesty or integrity in any jurisdiction;

(2) been suspended, debarred or otherwise disqualified from entering into any contract with any governmental agency;

(3) had any business license or professional license suspended or revoked;

(4) had any sanction or finding of fact imposed as a result of a judicial or administrative proceeding related to fraud, extortion, bribery, bid rigging, embezzlement, misrepresentation or anti-trust; and

(5) been, and is not currently, the subject of a criminal investigation by any federal, state or local prosecuting or investigative agency and/or civil anti-trust investigation by any federal, state or local prosecuting or investigative agency.

If Contractor cannot so certify to the above, then it must submit along with its bid, proposal or contract a written explanation of why such certification cannot be made and the Commonwealth will determine whether a contract may be entered into with the Contractor. The Contractor's obligation pursuant to this certification is ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to immediately notify the Commonwealth in writing if at any time during the term of the contract if becomes aware of any event which would cause the Contractor's certification or explanation to change. Contractor acknowledges that the Commonwealth may, in its sole discretion, terminate the contract for cause if it learns that any of the certifications made herein are currently false due to intervening factual circumstances or were false or should have been known to be false when entering into the contract.

f. Contractor shall comply with the requirements of the *Lobbying Disclosure Act (65 Pa.C.S. §13A01 et seq.)* regardless of the method of award. If this contract was awarded on a Non-bid Basis, Contractor must also comply with the requirements of the *Section 1641 of the Pennsylvania Election Code (25 P.S. §3260a).*

g. When Contractor has reason to believe that any breach of ethical standards as set forth in law, the Governor's Code of Conduct, or these Contractor Integrity Provisions has occurred or may occur, including but not limited to contact by a Commonwealth officer or employee which, if acted upon, would violate such ethical standards, Contractor shall immediately notify the Commonwealth contracting officer or the Office of the State Inspector General in writing.

h. Contractor, by submission of its bid or proposal and/or execution of this contract and by the submission of any bills, invoices or requests for payment pursuant to the contract, certifies and represents that it has not violated any of these Contractor Integrity Provisions in connection with the submission of the bid or proposal, during any contract negotiations or during the term of the contract, to include any extensions thereof. Contractor shall immediately notify the Commonwealth in writing of any actions for occurrences that would result in a violation of these Contractor Integrity Provisions. Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of the State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the Contractor. Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.

i. Contractor shall cooperate with the Office of the State Inspector General in its investigation of any alleged Commonwealth agency or employee breach of ethical standards and any alleged Contractor non-compliance with these Contractor Integrity Provisions. Contractor agrees to make identified Contractor employees available for interviews at reasonable times and places. Contractor, upon the inquiry or request of an Inspector General, shall provide, or if appropriate, make promptly available for inspection or copying, any information of any type or form deemed relevant by the Office of the State Inspector General to Contractor's integrity and compliance with these provisions. Such information may include, but shall not be limited to, Contractor's business or financial records, documents or files of any type or form that refer to or concern this contract. Contractor shall incorporate this paragraph in any agreement, contract or subcontract it enters into in the course of the performance of this contract/agreement solely for the purpose of obtaining subcontractor compliance with this provision. The incorporation of this provision in a subcontract shall not create privity of contract between the Commonwealth and any such subcontractor, and no third party beneficiaries shall be created thereby.

j. For violation of any of these Contractor Integrity Provisions, the Commonwealth may terminate this and any other contract with Contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these Provisions, claim damages for all additional costs and expenses incurred in obtaining another contractor to complete performance under this contract, and debar and suspend Contractor from doing business with the Commonwealth. These rights and remedies are cumulative, and the use or non-use of any one shall not preclude the use of all or any other. These rights and remedies are in addition to those the Commonwealth may have under law, statute, regulation, or otherwise.

Exhibit C: Provisions Concerning The *Americans With Disabilities Act*

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, supplier, or grantee, who will furnish or perform or seeks to furnish or perform, goods, supplies, services, construction or other activity, under a purchase order, contract, or grant with the Commonwealth of Pennsylvania (Commonwealth).

During the term of this agreement, the contractor agrees as follows:

1. Pursuant to federal regulations promulgated under the authority of the *Americans with Disabilities Act, 28 C. F. R. § 35.101 et seq.,* the contractor understands and agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this agreement or from activities provided for under this agreement. As a condition of accepting and executing this agreement, the contractor agrees to comply with the *"General Prohibitions Against Discrimination," 28 C. F. R. § 35.130,* and all other regulations promulgated under *Title II* of the *Americans with Disabilities Act* which are applicable to the benefits, services, programs, and activities provided by the Commonwealth through contracts with outside contractors.

2. The contractor shall be responsible for and agrees to indemnify and hold harmless the Commonwealth from all losses, damages, expenses, claims, demands, suits, and actions brought by any party against the Commonwealth as a result of the contractor's failure to comply with the provisions of paragraph 1.

Exhibit D: Contractor Responsibility Provisions

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, loan recipient, grantee or lessor, who has furnished or performed or seeks to furnish or perform, goods, supplies, services, leased space, construction or other activity, under a contract, grant, lease, purchase order or reimbursement agreement with the Commonwealth of Pennsylvania (Commonwealth). The term contractor includes a permittee, licensee, or any agency, political subdivision, instrumentality, public authority, or other public entity in the Commonwealth.

1. The Contractor certifies, in writing, for itself and its subcontractors required to be disclosed or approved by the Commonwealth, that as of the date of its execution of this Bid/Contract, that neither the Contractor, nor any such subcontractors, are under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority and, if the Contractor cannot so certify, then it agrees to submit, along with its Bid/Contract, a written explanation of why such certification cannot be made.

2. The Contractor also certifies, in writing, that as of the date of its execution of this Bid/Contract it has no tax liabilities or other Commonwealth obligations, or has filed a timely administrative or judicial appeal if such liabilities or obligations exist, or is subject to a duly approved deferred payment plan if such liabilities exist.

3. The Contractor's obligations pursuant to these provisions are ongoing from and after the effective date of the Contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to inform the Commonwealth if, at any time during the term of the Contract, it becomes delinquent in the payment of taxes, or other Commonwealth obligations, or if it or, to the best knowledge of the Contractor, any of its subcontractors are suspended or debarred by the Commonwealth, the federal government, or any other state or governmental entity. Such notification shall be made within 15 days of the date of suspension or debarment.

4. The failure of the Contractor to notify the Commonwealth of its suspension or debarment by the Commonwealth, any other state, or the federal government shall constitute an event of default of the Contract with the Commonwealth.

5. The Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the contractor. Such costs shall include, but shall not be limited to, salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.

6. The Contractor may obtain a current list of suspended and debarred Commonwealth contractors by either searching the Internet at **http://www.dgs.state.pa.us/** or contacting the:

Department of General Services
Office of Chief Counsel
603 North Office Building
Harrisburg, PA 17125
Telephone No: (717) 783-6472
FAX No: (717) 787-9138

Exhibit E: NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE [Contracts]

The Contractor agrees:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, each subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the *Pennsylvania Human Relations Act* (PHRA) and applicable federal laws, against any citizen of this commonwealth who is qualified and available to perform the work to which the employment relates.

2. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract.

3. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under the contract.

4. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the *Public Employee Relations Act*, *Pennsylvania Labor Relations Act* or *National Labor Relations Act,* as applicable and to the extent determined by entities charged with such Acts' enforcement, and shall comply with any provision of law establishing organizations as employees' exclusive representatives.

5. The Contractor and each subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contracted services are performed shall satisfy this requirement for employees with an established work site.

6. The Contractor and each subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of PHRA and applicable federal laws, against any subcontractor or supplier who is qualified to perform the work to which the contract relates.

7. The Contractor and each subcontractor represents that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws, regulations and policies relating to nondiscrimination and sexual harassment. The Contractor and each subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment

Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to *Title VII* of the *Civil Rights Act of 1964*, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Contractor and each subcontractor shall, upon request and within the time periods requested by the commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the contracting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for purpose of ascertaining compliance with provisions of this Nondiscrimination/Sexual Harassment Clause.

8. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that those provisions applicable to subcontractors will be binding upon each subcontractor.

9. The Contractor's and each subcontractor's obligations pursuant to these provisions are ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor and each subcontractor shall have an obligation to inform the commonwealth if, at any time during the term of the contract, it becomes aware of any actions or occurrences that would result in violation of these provisions.

10. The commonwealth may cancel or terminate the contract and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

5-Apr-21

SCHEDULE OF INVESTMENTS
MARCH 2021

MATURITY	SETTLEMENT DATE	FINANCIAL INSTITUTION	FUND
NO ACTIVITY			

0.00

CLEARING FUND ANALYSIS

Description	Beginning Balance 03/01/21	Receipts	Disbursements	Ending Balance 03/31/21
Sales Tax	0.00			0.00
Sales Tax-Refuse	23.30	57.18		80.48
Sales Tax-Rain Barrels	2.55	32.55		35.10
Sales Tax-Bare Root Trees	0.00			0.00
SPS WWTP	0.00	81.00		81.00
Training Center	0.00			0.00
State Mandated Permit Fees	1,255.50	963.00		2,218.50
War Memorial Donations	12,111.57			12,111.57
Totals	13,392.92	1,133.73	0.00	14,526.65

DEFERRED REVENUE/EXPENSE

HRC-Jnktwn Rotary Donation	997.85			997.85
Donation-Police Laser Purchase	250.00			250.00
Police Academy	2,777.50			2,777.50
Calendar Program	14,853.85			14,853.85
TOTALS	18,879.20	0.00	0.00	18,879.20

EAC

EAC Green Account	1,146.66			1,146.66
Jackson Park	1,279.82			1,279.82
TOTALS	2,426.48	0.00	0.00	2,426.48

EAC SUSTAINABILITY PROJECTS

EAC SUSTAINABILITY PROJECTS	17,362.43	542.45		17,904.88
TOTALS	17,362.43	542.45	0.00	17,904.88

CASH BALANCES (See Attached)

PETTY CASH FUNDS

Finance Office	500.00	
Parks - Regular	100.00	
Ardsley Community Center	100.00	
Briar Bush - Regular	75.00	
Police Admin	300.00	
Police - SIU	500.00	
Police-Records Office	50.00	
Wastewater Administration	50.00	
Public Works	50.00	
Code/Reception	75.00	
TOTAL PETTY CASH FUNDS:		1,800.00

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Cash and Investments Report
Cash and Investments Report
TWP OF ABINGTON
Through March 2021

		Cash	Investments	Fund Total
01	GENERAL FUND	14,870,604.34	90,000.01	14,960,604.35
02	SEWER OPERATIONS	6,989,881.96	1,618.99	6,991,500.95
03	HIGHWAY AID	2,782,192.58	0.00	2,782,192.58
04	FLOOD MITIGATION FUND	0.00	0.00	0.00
05	OPEB - HEALTH COST FUND	5,861,257.94	15,636,259.58	21,497,517.52
06	GRANT FUND	106,980.99 CR	0.00	106,980.99 CR
07	PERMANENT IMPROVEMENT	11,032,127.05	0.02	11,032,127.07
08	PARKS CAPITAL	109,122.77	0.00	109,122.77
10	TUITION REIMBURSEMENT FUND	0.00	0.00	0.00
11	RENTAL REHAB	7,624.86	0.00	7,624.86
12	CLEARING FUND	14,526.65	0.00	14,526.65
13	WORKER'S COMPENSATION	1,608,088.26	328,000.01	1,936,088.27
14	REFUSE FUND	1,843,273.62	0.02	1,843,273.64
15	MAIN ST MGR/ECON DEVELOP FUND	3,576.34	0.00	3,576.34
16	S.I.U.	6,081.70	0.00	6,081.70
17	SEWER CAPITAL	3,753,934.88	653,000.02	4,406,934.90
18	CDBG	0.00	0.00	0.00
	Grand Total:	**48,775,311.96**	**16,708,878.65**	**65,484,190.61**

2021 TRAINING AND CONFERENCE EXPENDITURES			
Employee Name	**Event**	**Submitted 3/31/2021**	**YTD Expenses 2021**
Officer Jordan Jones	National Assoc. of School Resources Pittsburgh, PA 01/25/2021 to 01/29/2021	976.12	1,471.12
Officer Daniel Burgman Officer Daniel Prior	Street Cop Training Atlantic City, NJ 10/04/2021 to 10/08/2021	499.00	1,497.00
*Sgt. Joseph Blei	Force Science Certification Miami, FL 11/15/2021 to 11/19/2021	2,829.00	2,829.00
*Chief Molloy	FBINNA Conference Orlando, FL 07/07/2021 to 07/10/2021	1,173.00	1,173.00
*Chief Molloy	PCPA's 108th Education/Training Pocono Mts., PA 07/18/2021 to 07/21/2021	974.36	974.36
*Officer Elizabeth Cartwright	MAAWLE Rehoboth, DE 10/10/2021 to 10/14/2021	250.00	250.00
*Chief Molloy DC Porter	FBI National Academy Penn State, PA 05/23/2021 to 05/25/2021	400.00	400.00
*Sgt. Drew Kent Lt. Quinn	FBI LEEDA Ft. Lauderdale, FL 04/25/2021 to 04/28/2021	1,700.00	1,700.00
*Sgt. Joseph Blei	Taser Master Columbus, OH 09/21/2021 to 09/23/2021	542.52	542.52
Total		9,344.00	10,837.00

*New Activity

EXPENSES BY DEPARTMENT:	
Briar Bush	
Commissioners	
Administration	
Police	10,837.00
Parks	
Public Works	
Fire Marshal	
Finance	
Code	
WWTP	
Total	10,837.00

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
PERMANENT IMPROVEMENT FUND 03/31/21

	Beginning Balance 03/01/21	Monthly Activity	Ending Balance 03/31/21
ASSETS:			
Cash in Bank:			
Operating Cash	6,888,898.76	(25,218.18)	6,863,680.58
Wells Fargo Cash	111,915.74	1.41	111,917.15
Subdivision Plan	61,708.61	(1,150.25)	60,558.36
Aqua/PECO Paving	554,843.52	55,358.77	610,202.29
Construction Permits	2,354,487.74	1,999.70	2,356,487.44
Land Development	68,644.48	(8,136.75)	60,507.73
Street Opening Permits	8,687.10		8,687.10
WaterCourse Permits	1,800.00		1,800.00
Miscellaneous Escrows	144,691.68	750.00	145,441.68
Temporary Use & Occ.	1,500.00		1,500.00
Soil Erosion	6,000.00		6,000.00
Legal Fees - Escrow	146,513.83		146,513.83
Investments	0.00		0.00
Plgit	0.02		0.02
Investment to Market	2,849.50		2,849.50
Misc. Receivables	0.00		0.00
Perm. Improve. Liens Rec.	29,939.14		29,939.14
Allowance for Liens	(29,939.14)		(29,939.14)
Cash DEA	428.74		428.74
Cash 2017 Bond	765,157.49		765,157.49
TOTAL ASSETS	11,118,127.21	23,604.70	11,141,731.91
LIABILITIES			
Accounts Payable	0.00		0.00
Payroll Payable	0.00		0.00
Deposits Payable-Subdivisions	(61,708.61)	1,150.25	(60,558.36)
Aqua/PECO Paving	(554,843.52)	(55,358.77)	(610,202.29)
Deposits Payable-Construction Permits	(2,354,487.74)	(1,999.70)	(2,356,487.44)
Deposits Payable Land Development	(68,644.48)	8,136.75	(60,507.73)
Deposits Payable Street Opening	(8,687.10)		(8,687.10)
Deposits Payable WaterCourse Permits	(1,800.00)		(1,800.00)
Miscellaneous Escrows	(144,691.68)	(750.00)	(145,441.68)
Deposits Payable Temp. Use & Occ. Permits	(1,500.00)		(1,500.00)
Deposits Payable Soil Erosion	(6,000.00)		(6,000.00)
Deposit Payable - Legal Fees Escrow	(136,513.83)	(5,161.81)	(141,675.64)
TOTAL LIABILITIES	(3,338,876.96)	(53,983.28)	(3,392,860.24)
FUND BALANCE:	9,108,708.17		9,108,708.17
REVENUES:			
Interest on Investments	20,266.15	9,330.26	29,596.41
TOTAL REVENUES	20,266.15	9,330.26	29,596.41

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
PERMANENT IMPROVEMENT FUND 03/31/21

EXPENSES:	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
500-7546 Municipal Building	210,151.00	1,545.64	208,605.36
500-7547 Twp Bldg Existing Condition Assessment	75,000.00		75,000.00
500-7548 Network Protection	22,000.00	5,953.00	16,047.00
500-7549 Network Improvement & Upgrade	33,500.00	3,889.40	29,610.60
500-7550 Finance Software Upgrade	250,000.00		250,000.00
525-7556 Police Vehicles	337,005.00		337,005.00
525-7557 Police Veicle Digital Systems	15,000.00		15,000.00
525-7558 Body Cameras (In-Car Cameras)	129,657.00	109,657.40	19,999.60
525-7559 Traffic Safety	60,000.00		60,000.00
525-7560 Police Taser 7 Bundle	65,200.00		65,200.00
525-7561 K9 Dogs & Program	30,000.00		30,000.00
525-9900 Police & Fire Memorial	397.16		397.16
566-7544 Winding Creek/Old Huntingdon Pike Stream Stab.	175,000.00	4,452.50	170,547.50
566-7545 Bridge Repairs	50,000.00	420.00	49,580.00
566-7546 MS4 Requirements	75,000.00	2,778.87	72,221.13
566-7547 Stream Maintenance	25,000.00		25,000.00
566-7548 Grant Matching Funds	442,435.00		442,435.00
566-7549 Meadowbrook Streambank Stab (MS4)	30,000.00		30,000.00
566-7550 Stormwater Master Plan	64,152.00		64,152.00
575-7570 Grant Matching Funds	642,507.00	13,826.74	628,680.26
575-7571 Overlay Program	150,000.00		150,000.00
575-7572 Repairs to Asphalt Paver, Milling & Grinder Machines	60,000.00	1,698.35	58,301.65
575-7573 Equipment Replacement	87,000.00		87,000.00
575-7574 Business Maintenance Program	75,000.00	700.00	74,300.00
575-7575 Business Districts	25,000.00		25,000.00
575-7576 Street Light Pole Replacement	15,000.00		15,000.00
575-7577 PW Facility Roof Repair and Replacement	35,000.00		35,000.00
091-7600 Abington Fire Station Building and Grounds Assessment	25,000.00		25,000.00
091-7601 Develop an Enhanced Community Outreach Program	25,000.00		25,000.00
091-7602 Maintain & Expand our Current Membership	50,000.00		50,000.00
091-7603 Maintain & Improve Physical Resources of the A.T.F.D.	810,266.94		810,266.94
091-7604 Maintain & Improve Fire Training Facilities and Programs	147,217.10		147,217.10
091-7605 Review & Update all Organizational Documents and Guidelines	3,521.00		3,521.00
091-7606 A.T.F.D. 1993 Breathing Air Truck Replacement Schedule	400,000.00		400,000.00
091-7607 Radio Replacement Project 2020	343,870.46		343,870.46
071-7500 Water Mitigation. Bollards, Curbing	6,500.00		6,500.00
800-7603 BBNC Floor & Wall Repairs	8,000.00		8,000.00
800-7604 Facility Wide Tree Maintenance	70,000.00	7,000.00	63,000.00
800-7605 Lowboy Dump Truck	70,000.00		70,000.00
800-7606 Parks Upgrades	35,000.00		35,000.00
800-7607 Replace Enclosed Landscape Trailer	7,000.00		7,000.00
Open Space & Recreational Comp Plan	75,000.00		75,000.00
TOTAL EXPENSES	5,255,379.66	151,921.90	5,103,457.76

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
SPECIAL INVESTIGATION UNIT FUND 03/31/21

	Beginning Balance 03/01/21	Monthly Activity	Ending Balance 03/31/21
ASSETS:			
Cash	0.00		0.00
Cash-State Forfeiture - Phila DA	6,081.70		6,081.70
Petty Cash	500.00		500.00
Cash-DEA Seizure	0.00		0.00
TOTAL ASSETS	6,581.70	0.00	6,581.70
LIABILITIES:			
Accounts Payable	0.00		0.00
Deferred Revenue	0.00		0.00
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE:	(9,331.70)		(9,331.70)
REVENUES:			
Interest on Investment	0.00		0.00
Refunds	0.00		0.00
Shared Distribution-Phila DA	0.00		0.00
Shared Distribution-DEA	0.00		0.00
TOTAL REVENUES	0.00	0.00	0.00

EXPENSES:	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
Buy money	0.00		0.00
Vehicle Purchase	0.00		0.00
TOTAL EXPENSES	0.00	0.00	0.00

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
SEWER CAPITAL 03/31/21

	Beginning Balance 03/01/21	Monthly Activity	Ending Balance 03/31/21
ASSETS:			
Cash in Bank	3,773,980.10	(20,045.22)	3,753,934.88
Cash - Wells Fargo	7,622.48	703.56	8,326.04
Investments	653,000.00		653,000.00
Investments - PLGIT	0.02		0.02
Investment to Market	8,819.18		8,819.18
Long Term Notes Receivable	150,793.13		150,793.13
Equipment	220,080.34		220,080.34
C & A Sewer System	17,832,907.59		17,832,907.59
Vehicles	691,651.31		691,651.31
Other Sewer Assets	24,287,062.58		24,287,062.58
Construction in Progress	590,714.31		590,714.31
Accumulated Depreciation	(18,798,108.85)		(18,798,108.85)
TOTAL ASSETS	29,418,522.19	(19,341.66)	29,399,180.53
LIABILITIES:			
Accounts Payable	0.00		0.00
TOTAL LIABILITIES	0.00		0.00
FUND BALANCE:	30,031,055.25		30,031,055.25
REVENUES:			
Interest Income	10,964.80	3,894.94	14,859.74
Interest - Edge Hill - SD #10	0.00		0.00
Interest - Old Ford Rd - SD #14	68.25	56.66	124.91
Interest - Stocton Rd - SD #15	169.34		169.34
Interest - Old Welsh Rd - SD #16	334.39	402.30	736.69
Interest - Mill Rd - SD #17	753.47	467.77	1,221.24
Refunds	0.00		0.00
Sewer Connections	3,750.00		3,750.00
Asmnt Prin - Edge Hill - SD #10	0.00		0.00
Asmnt Prin - Rydal II - SD #13	0.00		0.00
Asmnt Prin - Old Ford Rd - SD #14	383.53	395.12	778.65
Asmnt Prin - Stocton Rd - SD #15	255.07		255.07
Asmnt Prin - Old Welsh Rd - SD #16	444.08	1,377.70	1,821.78
Asmnt Prin - Mill Rd - SD #17	615.02	414.93	1,029.95
TOTAL REVENUE	17,737.95	7,009.42	24,747.37

EXPENSES	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
851-7515 Chapel Hill Generator	40,000.00		40,000.00
851-7516 Pump Station Repairs/Equip Replacement	320,000.00	26,351.08	293,648.92
851-7517 Sewer System I&I Rehab/SWS Grant Match	280,000.00		280,000.00
851-7518 Replace 1999 GMC Sewer Televising Van	220,000.00		220,000.00
851-7519 Replace Aqya Aerobic Disk/Comp Ctrl	55,000.00		55,000.00
851-7520 Repl Comp Ctrl & Communications Equipment	122,000.00		122,000.00
851-7521 Replace Doors/Windows Influent Building	13,000.00		13,000.00
851-7522 Replace Furnace/Radiators Influent Bldg	15,000.00		15,000.00
851-7523 Diffuser Membrane Replacement Kit	36,000.00		36,000.00
851-7524 Emergency Generator Tall Trees	42,000.00		42,000.00
966-7335 Tookany Basin Upgrades 2013	208,922.87		208,922.87
TOTAL EXPENSES	1,351,922.87	26,351.08	1,325,571.79

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
PARKS CAPITAL 03/31/21

	Beginning Balance 03/01/21	Monthly Activity	Ending Balance 03/31/21
ASSETS:			
Cash in Bank	109,122.77		109,122.77
TOTAL ASSETS	109,122.77	0.00	109,122.77
LIABILITIES:			
Accounts Payable	0.00		0.00
Deferred Revenue	0.00		0.00
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE:	(120,913.29)	0.00	(120,913.29)
REVENUES:			
Interest on Income	0.00		0.00
Refunds	0.00		0.00
Grants - State	0.00		0.00
Parks Capital Private Donations	0.00		0.00
TOTAL REVENUES	0.00	0.00	0.00

	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
EXPENSES:			
Alverthorpe Manor Bldg Repairs	109,122.77		109,122.77
TOTAL EXPENSE	109,122.77	0.00	109,122.77

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	FC-03-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Community Development		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

CDBG 2020-24 Consolidated Plan, 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice

EXECUTIVE SUMMARY:

The proposed consolidated plan for Abington Township as required by HUD.
This plan covers five program years (2020-2024) and contains the 2020 Action Plan.
We are recommending this plan was brought for public comment beginning April 20, 2021 ending with a public hearing on April 29. 2021. (Five days are required for the public comment period per Federal Register Notice FR-6218-N-01: III.B.4.(a)(i).)
The board of commissioners must adopt a consolidated plan and submit it to HUD before Aug. 13, 2021 for their approval in order to receive and be eligible for CDBG funds for the associated grant years.

PREVIOUS BOARD ACTIONS:

A similar consolidated plan was brought forward in the summer of 2020. This plan was never brought for final approvals or submitted to HUD.

The revised consolidated plan, AI, and 2020 action plan was presented to the Finance Committee in April 2021 before the public comment period ended and public hearing was held on April 29, 2021.

Please note that the 2020 Action Plan is contained within the 2020-2024 Consolidated Plan.

RECOMMENDED BOARD ACTIONS:

Motion to approve the 2020-2024 CDBG Five Year Consolidated Plan, FY2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice.

FY 2020-2024 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

TOWNSHIP OF ABINGTON, PA



DRAFT

OCTOBER 1, 2020 to SEPTEMBER 30, 2025

The Township of Abington, Pennsylvania
Department of Community Development
1176 Old York Road, Abington, PA 19001

URBAN DESIGN VENTURES
BUILT ON EXPERIENCE

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Executive Summary

The Township of Abington, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to "affirmatively further fair housing," each entitlement community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice.

The HUD Fair Housing and Equal Opportunity (FHEO) Office is now advising Federal entitlement communities to update their Analysis of Impediments (AI) to Fair Housing Choice to coincide with their Five Year Consolidated Plan, and then every five (5) years thereafter. In addition, each year the Township, as part of its Annual Action Plan, must sign certifications that the Township will affirmatively further fair housing. This means that the Township will conduct an Analysis of Impediments (AI) to Fair Housing Choice, take appropriate actions to overcome the effects of any impediments identified through the AI, and maintain records reflecting what analysis and corrective actions were taken.

Under Federal Register Vol. 78, No. 139 dated Friday, July 19, 2013 Proposed Rules, HUD has proposed an improved structure and process to replace the AI. HUD proposes to provide program participants with guidance, data, and an assessment template from which the community would complete an Assessment of Fair Housing (the AFH). This assessment would then link to Consolidated Plans and Annual Action Plans in IDIS and offer communities a robust tool to affirmatively further fair housing. The proposed AFH would focus program participants' analysis on four primary goals: improving integrated living patterns and overcoming historic patterns of segregation; reducing racial and ethnic concentrations of poverty; reducing disparities by race, color, religion, sex, familial status, national origin, or disability in access to community assets such as education, transit access, and employment, as well as exposure to environmental health hazards and other stress factors that harm a person's quality of life; and respond to disproportionate housing needs by a protected class. HUD has not finalized the new AFH requirements as of the submission of this AI. As such, this AI will follow the old AI document requirements but will also incorporate proposed AFH goals as data allows.

The Township of Abington last prepared an update to its Analysis of Impediments to Fair Housing Choice in 2015. The Township has now prepared this update to cover the FY 2020-2024 Five Year Consolidated Plan period. The analysis focuses on the status and interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;

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- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to persons included under the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their ***race***, ***color***, ***religion***, ***sex***, ***national origin***, ***disability***, or ***familial status*** in the sale, rental, and financing of housing.



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The Township has Ordinance 2074, known as the Abington Township Human Relations Ordinance, to address actions of discrimination. The Ordinance defines discriminatory acts as follows:

DISCRIMINATION: Any discriminatory act(s) taken by any person, employer, entity, employment agency, or labor organization, with respect to or involving a transaction related to employment, public accommodations or publicly offered commercial property or housing, on the basis of a person's actual or perceived race, color, age, familial status, religious creed, ancestry, sex, national origin, handicap or disability, use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression.

The methodology employed to undertake this Analysis of Impediments included:

- **Research**
  - A review of the Township's 2015 Analysis of Impediments to Fair Housing Choice, the Township's Zoning Ordinance, and the Comprehensive Plan dated 2007, as well as a review of the FY 2015-

2019 Five Year Consolidated Plan, FY 2019 Annual Action Plan, and the Consolidated Annual Performance Evaluation Reports for FY 2018.

- A review of the Montgomery County Housing Authority's Five Year and Annual PHA Plans.
- The most recent demographic data for the Township was analyzed from the U.S. Census, which included general, demographic, housing, economic, social, and disability characteristics.
- A review of the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD-CHAS) data.
- Review of the residential segregation data.
- A review of financial lending institutions through the Home Mortgage Disclosure Act (HMDA) database.
- A review of the area real estate and mortgage practices.
- A review of home mortgage foreclosure data.

- **Interviews & Meetings**
  - Meetings and/or interviews were conducted with the various Township Departments; the Township Manager; the Montgomery County Housing Authority; community, social service, and advocacy agencies for the disabled; housing providers; etc.
    - Follow up phone calls were made when an organization neither returned a survey nor attended a meeting.

- **Analysis of Data**
  - Low- and moderate-income areas were identified and mapped.
  - Concentrations of minority populations were identified and mapped.
  - Concentrations of owner-occupied and renter-occupied housing units were identified and mapped.
  - Fair housing awareness in the community was evaluated.
  - Distribution by location of public and assisted housing units were analyzed and mapped.
  - The location of CDBG expenditures throughout the Township were analyzed.
  - The location of HOME expenditures throughout the Township were analyzed.
  - The Township's Five Year Goals and Objectives were reviewed.

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- **Potential Impediments**
  - Public sector policies that may be viewed as impediments were analyzed.
  - Private sector policies that may be viewed as impediments were analyzed.
  - The status of previously identified impediments were analyzed.

- **Citizen Participation**
  - Electronic copies of a community development and fair housing survey were made available on the Township's website and at www.survyemonkey.com/r/TwnshpofAbington, public meetings were held, and copies were placed on public display to encourage resident input.
  - A "Draft Plan" was placed on display at the Office of Community Development, 1176 Old York Road, Abington, PA 19001 from July 13, 2020 until August 12, 2020.
  - The Township developed the AI based on the input received at the public hearings, draft plan review comments, and the survey.
  - The Township held a Public Hearing on the "draft" 2020 Analysis of Impediments on July 30, 2020.

- **Key Findings**
  - The Township is approximately 98% developed; adaptive and creative reuses must be incorporated to increase housing choice.
  - The housing stock in the Township is older and in need of rehabilitation.
  - There are areas of minority housing concentration that correspond to areas of lower income concentration.
  - Communication issues exist for Limited English Proficiency (LEP) households.
  - Households incomes have increased at slower rates than housing costs.
  - The cost of housing is not affordable to those that are below moderate-income.
  - There is a lack of new housing construction to meet housing demand.

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- The supply of accessible housing exceeds the demand for accessible housing.

FY 2020-2024 Analysis of Impediments to Fair Housing Choice has identified the following impediments, goals, and strategies to affirmatively further fair housing.

- **Impediment 1: Fair Housing Education and Outreach**

  There is a need to educate individuals about their rights and responsibilities under the Fair Housing Act and to raise awareness, especially for low-income households, that all residents of Abington Township have a right to fair housing choice.

  Goal: Improve the knowledge and awareness of both the public and the local officials of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

  The strategies to achieve this goal include:

  - **1-A:** Continue to educate residents of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
  - **1-B:** Continue to educate realtors, bankers, and housing providers of their responsibilities under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
  - **1-C:** Continue to support Fair Housing organizations and legal advocacy groups to assist individuals who may be victims of housing discrimination and/or not aware of how to file a housing compliant.
  - **1-D:** Support the continuing efforts of the local fair housing organizations to provide training and technical assistance to the staff of Abington Township, the local Human Relations Commission members, Township Solicitor, affordable housing providers, and other organizations that are concerned with housing and civil rights in Abington.
  - **1-E:** Improve language assistance services for individuals with Limited English Proficiency (LEP) to access community resources.
  - **1-F:** Support the Human Relations Commission provide local coordination, outreach, investigation, and adjudication services in the community.
  - **1-G:** Promote seminars and educational programs for the community in cooperation with local fair housing organizations to increase the knowledge base of all residents, owners, renters, and landlords, concerning their rights and responsibilities under the Fair Housing Act, as well as the Americans with Disabilities Act.

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- **Impediment 2: Continuing Need for Affordable Housing**

  According to the 2011-2015 ACS, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income.

  Goal: Increase the supply of affordable housing by new construction and rehabilitation of various types of housing that is affordable to lower income households.

  The strategies to achieve this goal include:

  - **2-A:** Continue to support and encourage private developers and non-profit housing providers to create, through construction or rehabilitation, affordable and mixed-income housing that provides access to employment opportunities, transportation, amenities, and services throughout the Township; especially for the Elderly.
  - **2-B:** Continue to support and encourage the rehabilitation of existing housing units in the Township to become decent, safe, sound and affordable housing for households below 80% AMI.
  - **2-C:** Continue to support homebuyer education and training programs, as well as down-payment assistance and financing to increase low-income homeownership rates.
  - **2-D:** Continue to support tenant education and training programs, as well as rental and utility assistance for low-income renter households.
  - **2-E:** Provide federal, state and local funding in response to HMDA data discrimination patterns to support a higher loan to value ratio for minority homebuyers.

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- **Impediment 3: Continuing Need for Accessible Housing**

  There is a lack of accessible housing units in the Township as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.

  Goal: Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for individuals with disabilities.

  The strategies to achieve this goal include:

  - **3-A:** Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop,

construct, and/or rehabilitate housing that is accessible to individuals with disabilities.

- **3-B:** Continue to provide financial assistance for accessibility improvements to owner-occupied and renter-occupied housing units to enable the elderly and/or individuals with disabilities to remain in their existing homes.
- **3-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to make "reasonable accommodations" to their rental properties so they become accessible to tenants with disabilities.

- **Impediment 4: Public Policy**

The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations.

The strategies to achieve this goal include:

- **4-A:** Revise the Zoning Ordinance to include additional definitions, statements, and revisions.
- **4-B:** Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.
- **4-C:** Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.
- **4-D:** Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

- **Impediment 5: Regional Approach to Fair Housing**

There are four (4) Federal Entitlement jurisdictions in Montgomery County: Abington, Lower Merion, Norristown, and Montgomery County. Housing, racial, and socio-economic data from the U.S. Census, as well as the location of subsidized housing illustrates that there is a disproportionate concentration of low- and moderate-income persons, minorities, and Hispanics living in

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impacted areas throughout Montgomery County, which demonstrates a lack of housing choice.

Goal: Form a regional cooperative fair housing consortium to affirmatively further fair housing in the area by providing housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work throughout all of Montgomery County, including outside impacted areas.

The strategies to meet this goal include:

- **5-A:** Establish an Affirmatively Furthering Fair Housing (AFFH) Consortium for Montgomery County with representatives from the Township of Abington, Lower Merion Township, the Municipality of Norristown, Montgomery County, U.S. Department of Housing and Urban Development (HUD), the two Fair Housing Councils, and the Montgomery County Housing Authority (MCHA).
- **5-B:** The AFFH Consortium should review the mobility policies and procedures of the Montgomery County Housing Authority to encourage and support low- and moderate-income Housing Choice Voucher holders to move outside racially and economically impacted areas in Montgomery County.
- **5-C:** The AFFH Consortium should coordinate and cooperate in the preparation and implementation of their individual Analysis of Impediments (A.I.) and prepare and adopt a joint countywide fair housing strategic plan.
- **5-D:** The AFFH Consortium should plan and promote regional fair housing activities and projects.
- **5-E:** The AFFH Consortium should work with affordable housing developers/providers to develop affirmative fair marketing plans and encourage the development of affordable housing throughout Montgomery County through deconcentration policies in areas that are not economically or racially impacted.

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I. Introduction

The Township of Abington is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively furthering fair housing" the community must conduct an Analysis of Impediments to Fair Housing Choice which identifies any impediments to fair housing choice and what steps it will take to affirmatively further fair housing. The HUD Fair Housing and Equal Opportunity (FHEO) Office is now advising Federal entitlement communities to update their Analysis of Impediments to Fair Housing Choice to coincide with the Five Year Consolidated Plan, and then every five (5) years thereafter.

HUD defines "fair housing choice" as:

> "The ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices."

The Fair Housing Analysis consists of the following six (6) conditions:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

HUD-FHEO suggests that communities conducting an AI consider the policies surrounding "visitability," the Section 504 Rehabilitation Act, the Americans with

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Disabilities Act, and the Fair Housing Act. Housing that is "visitable" has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. "Visitable" housing has at least one accessible means of ingress/egress, and all interior and bathroom doorways have as a minimum a 32-inch clear opening. Section 504 of the Rehabilitation Act (24 CFR Part 8), known as "Section 504" prohibits discrimination against persons with disabilities in any program receiving Federal funds. The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. The Fair Housing Act requires property owners to make reasonable modifications to units and/or public areas in order to allow a disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit. In regard to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.

The Township of Abington previously prepared an Analysis of Impediments to Fair Housing Choice in 2015. This Analysis of Impediments to Fair Housing Choice will outline progress that has been made since the previous Analysis of Impediments, explore the continuation of these impediments where necessary, and identify any new impediments to fair housing choice. Furthermore, this Analysis of Impediments will bring the Township into sequence with the FY 2020-2024 Five Year Consolidated Plan. The document is designed to act as a planning tool, providing the Township with the necessary framework to strategically reduce any identified impediments to fair housing choice over the next five (5) years, and continue to make modifications based on events and activities in the community during this time period.

In order to affirmatively further fair housing in the Township of Abington, the Township must look beyond its boundaries and coordinate fair housing with Montgomery County and the surrounding region. Fair housing choice is the goal of the AI and the opportunity should be made available to all low-income residents and the members of the protected classes to live anywhere in the surrounding region.

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II. Background Data

In order to perform an analysis of fair housing in the Township of Abington, the demographic, housing, economic, and social characteristics of the Township were evaluated as a basis for determining and identifying if there are any existing impediments to fair housing choice.

Abington Township is located in Montgomery County, a suburban county, situated on the northwest border of Philadelphia County in the Commonwealth of Pennsylvania. Abington is one of the oldest communities in Montgomery County with early settlers living in the area prior to 1700. The Township consists of 15.5 square miles and it is estimated that 98% of the area has been developed.

The area that comprises the Township was originally purchased by William Penn from the Lenape, also known as the Delaware Indians, in the 1680's. The Township was later incorporated in 1704. The Township is rich in history and has endeavored to preserve the areas past by protecting important historical landmarks and institutions such as Alverthorpe Manor and Briar Bush Nature Center. The Abington Township High School is listed on the National Register of Historic Places. The Abington School District is remembered for its historical contribution to the "prayer in school debate" with the *Abington School District v. Schempp* (1963) United States Supreme Court decision that declared school-sponsored Bible reading in public schools in the United States to be unconstitutional.

Abington Township is governed by a Board of Commissioners, each of whom is elected from one of the township's fifteen wards. With no elected mayor, the President of the Board of Commissioners serves as the head of government for the Township.

In order to better understand the Township of Abington, data from the 2000 and 2010 U.S. Census was used, as well as the 2007-2011 American Community Survey, which offers recent estimates of general demographics for Abington. This Census data, along with other databases such as the CHAS Data, have been used to evaluate the Township of Abington's demographic and socio-economic characteristics, and other conditions affecting fair housing choice.

Appendix A of this report contains complete U.S. Census data and Appendix B includes full-page maps of the U.S. Census data that is summarized and illustrated in the following sections.

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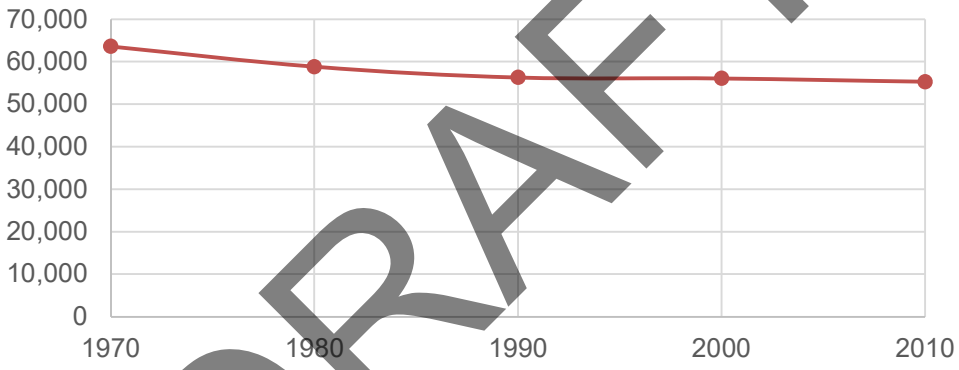
A. Population and Race:

Population -

The total population for the Township of Abington at the time of the 2010 Census was 55,310, and the 2011 estimate was 55,429. In the 2000 Census, the population was 56,103, and at the time of the 1990 Census, the Township of Abington had a population of 56,322. This illustrates a slight population decline.

The U.S. Census Bureau has used the population at the time of the 2010 Census to make annual estimates as to the change in population. The Township's population decreased by an estimated 893 people between 1990 and 2011, or 1.6%.

Population Decline in the Township of Abington, PA



Source: U.S. Census

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Race and Hispanic or Latino Population -

The table below illustrates that "White alone" is the largest racial cohort in Abington, although it has decreased in size from 84.12% in 2000 to 77.80% in 2010. "Black or African American alone" remains the largest minority cohort, and has increased from 10.82% in 2000, to 12.11% in 2010. The Hispanic and Asian populations have also slightly increased in the past decade, from 1.57% and 3.27% in 2000, to 3.20% and 4.82%, respectively, in 2010.

Race and Hispanic or Latino Population in the Township of Abington, PA

Race and Hispanic or Latino	2000 U.S. Census		2010 U.S. Census	
	#	%	#	%
Total	**56,103**	**100.00%**	**55,429**	**100.00%**
One race	55,465	98.86%	54,019	97.46%
White alone	47,194	84.12%	43,122	77.80%
Black or African American alone	6,072	10.82%	6,711	12.11%
American Indian and Alaska Native alone	51	0.09%	40	0.07%
Asian alone	1832	3.27%	2,673	4.82%
Native Hawaiian and Other Pacific Islander alone	28	0.05%	7	0.01%
Some other race alone	288	0.51%	87	0.16%
Two or More Races	638	1.14%	899	1.62%
Hispanic or Latino	883	1.57%	1,771	3.20%

Source: 2000 U.S. Census & 2010 U.S. Census

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The table below outlines comparisons of minority populations in each Census Tract in the Township at the time of the 2000 and 2010 U.S. Census Reports.

Concentrations of Minority Residents from 2000 and 2010

Census Tract	2000 Census			2010 Census		
	Total Population	Minority Population	% Minority Population	Total Population	Minority Population	% Minority Population
2015.01	3,462	291	8.41%	3,294	377	11.45%
2015.02	1,843	80	4.34%	1,846	141	7.64%
2016.03	4,663	2,143	45.96%	4,659	2,241	48.10%
2016.04	3,339	1,061	31.78%	3,384	1,035	30.59%
2016.05	3,086	467	15.13%	3,108	707	22.75%

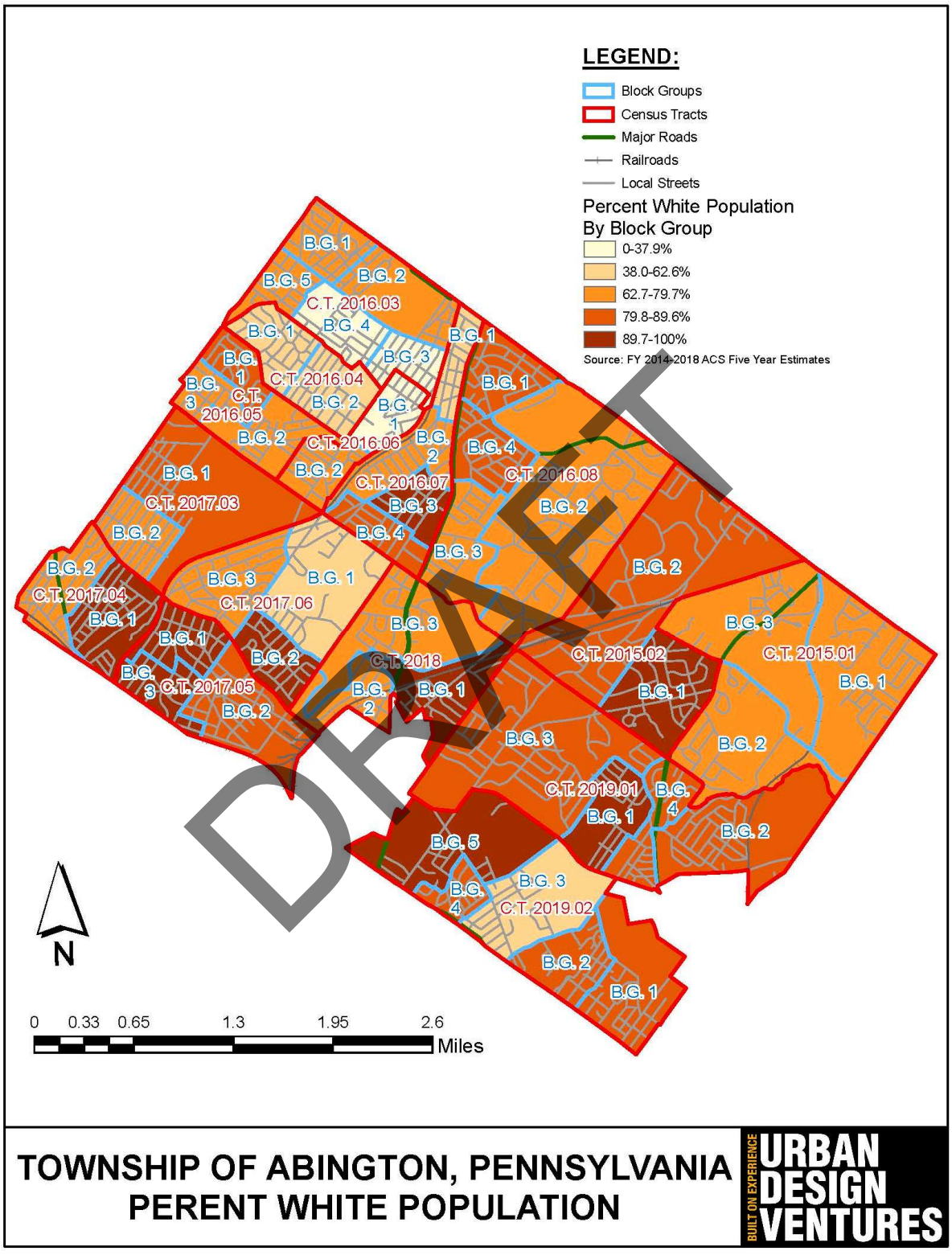
2016.06	2,589	966	37.31%	2,356	953	40.45%
2016.07	3,600	422	11.72%	3,473	708	20.39%
2016.08	4,580	382	8.34%	4,696	605	12.88%
2017.03	3,127	142	4.54%	3,106	473	15.23%
2017.04	3,434	557	16.22%	3,065	507	16.54%
2017.05	4,538	329	7.25%	4,319	544	12.60%
2017.06	4,361	645	14.79%	4,424	727	16.43%
2018	3,127	189	6.04%	2,683	332	12.37%
2019.01	4,546	220	4.84%	4,581	232	5.06%
2019.02	5,808	1,015	17.48%	6,425	2,070	32.22%
Census Tract Totals	**56,103**	**8,909**	**15.88%**	**55,419**	**11,652**	**21.03%**

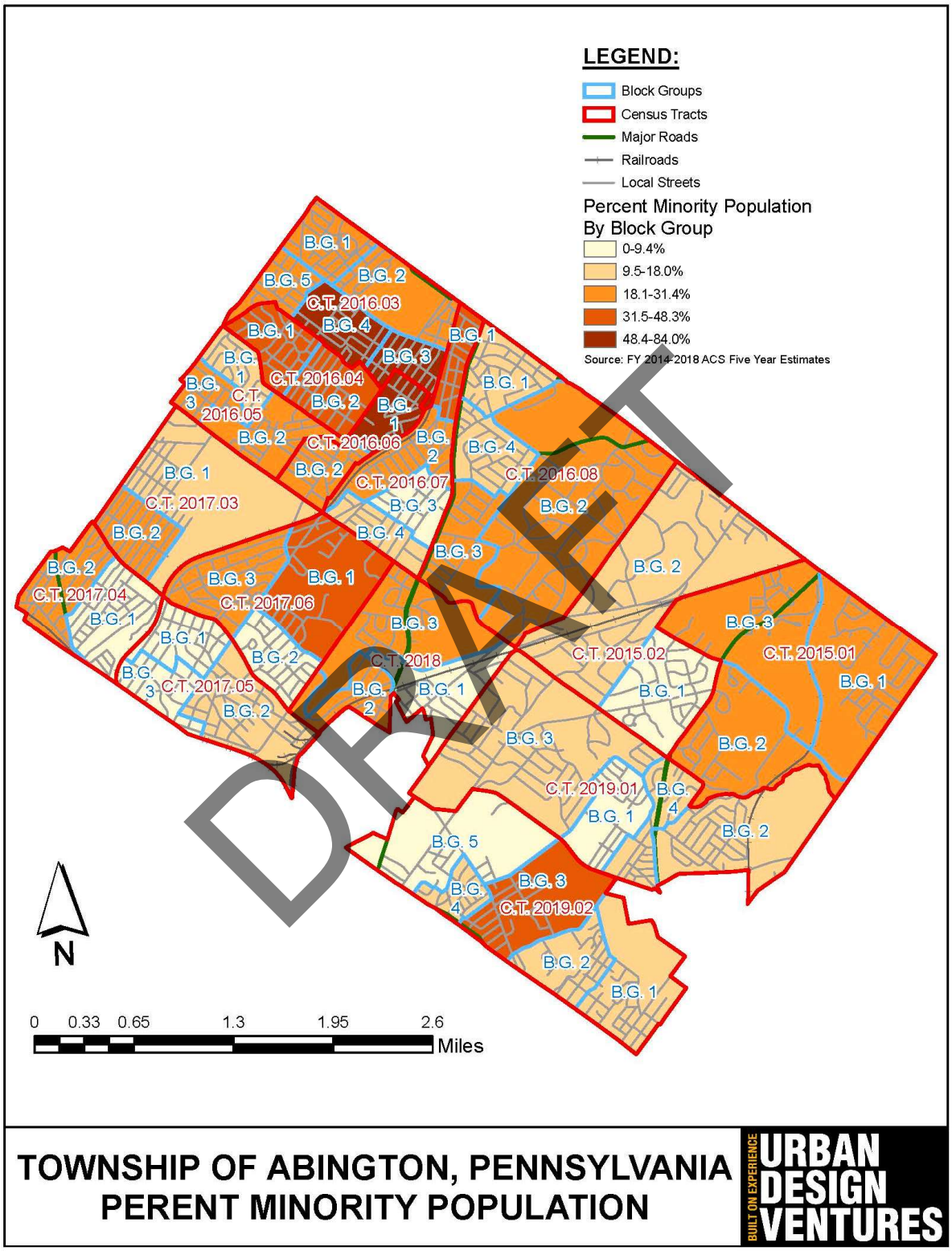
Source: 2000 and 2010 U.S. Census

Nearly all Census Tracts that remained the same showed an increase in the percentage of minority population between 2000 and 2010. The Township of Abington saw the percentage of minority population increase from 15.88% in 2000 to 21.03% in 2010.

The maps below illustrate the percentages of White and Minority Populations by Block Group in the Township of Abington.

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LEGEND:
Block Groups
Census Tracts
Major Roads
Railroads
Local Streets
Percent White Population
By Block Group
0-37.9%
38.0-62.6%
62.7-79.7%
79.8-89.6%
89.7-100%
Source: FY 2014-2018 ACS Five Year Estimates
B.G. 1
B.G. 5
B.G. 2
C.T. 2016.03
B.G. 4
B.G. 3
C.T. 2016.04
C.T. 2016.05
C.T. 2016.06
C.T. 2016.07
C.T. 2016.08
C.T. 2017.03
C.T. 2017.04
C.T. 2017.05
C.T. 2017.06
C.T. 2018
C.T. 2015.01
C.T. 2015.02
C.T. 2019.01
C.T. 2019.02
N
0 0.33 0.65 1.3 1.95 2.6
Miles
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TOWNSHIP OF ABINGTON, PENNSYLVANIA
PERENT WHITE POPULATION
URBAN DESIGN VENTURES
BUILT ON EXPERIENCE


LEGEND:
Block Groups
Census Tracts
Major Roads
Railroads
Local Streets
Percent Minority Population
By Block Group
0-9.4%
9.5-18.0%
18.1-31.4%
31.5-48.3%
48.4-84.0%
Source: FY 2014-2018 ACS Five Year Estimates
C.T. 2016.03
C.T. 2016.04
C.T. 2016.05
C.T. 2016.06
C.T. 2016.07
C.T. 2016.08
C.T. 2017.03
C.T. 2017.04
C.T. 2017.05
C.T. 2017.06
C.T. 2018
C.T. 2015.02
C.T. 2015.01
C.T. 2019.01
C.T. 2019.02
N
0 0.33 0.65 1.3 1.95 2.6
Miles
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TOWNSHIP OF ABINGTON, PENNSYLVANIA
PERENT MINORITY POPULATION
URBAN DESIGN VENTURES
BUILT ON EXPERIENCE

Ethnicity -

The table below highlights the ethnicities of Abington's residents at the time of the 2000 U.S. Census and 2007-2011 ACS.

Population by Ethnicity in the Township of Abington, PA

ANCESTRY	2000 U.S. Census		2007-2011 American Community Survey	
	#	%	#	%
Total population	**16,328**	**-**	**14,263**	**-**
American	2,283	4.07%	1,990	3.59%
Arab	82	0.15%	197	0.36%
Czech	104	0.19%	147	0.27%
Danish	96	0.17%	52	0.09%
Dutch	514	0.92%	448	0.81%
English	5,538	9.87%	4,867	8.78%
French (except Basque)	762	1.36%	1,082	1.95%
French Canadian	182	0.32%	129	0.23%
German	12,077	21.53%	12,675	22.87%
Greek	186	0.33%	260	0.47%
Hungarian	674	1.20%	422	0.76%
Irish	14,558	25.95%	14,410	26.00%
Italian	7,233	12.89%	7,697	13.89%
Lithuanian	477	0.85%	315	0.57%
Norwegian	236	0.42%	186	0.34%
Polish	2,809	5.01%	4,091	7.38%
Portuguese	111	0.20%	264	0.48%
Russian	2,409	4.29%	2,308	4.16%
Scotch-Irish	988	1.76%	1,036	1.87%
Scottish	1,141	2.03%	913	1.65%
Slovak	211	0.38%	236	0.43%
Sub-Saharan African	166	0.30%	310	0.56%
Swedish	328	0.58%	583	1.05%
Swiss	165	0.29%	176	0.32%
Ukrainian	742	1.32%	912	1.65%
Welsh	736	1.31%	481	0.87%
West Indian (excluding Hispanic origin groups)	374	0.67%	752	1.36%
Other ancestries	11887	21.19%	-	-

Source: 2000 U.S. Census and 2007-2011 American Community Survey

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The largest ethnicities in Abington include German, Irish, and Italian. Between 2000 and 2011, Abington experienced a very slight increase in the percentage of residents identifying themselves as Arab, Czech, French, German, Greek, Irish, Italian, Polish, Portuguese, Scotch-Irish, Slovak, Sub-Saharan African, Swedish, Swiss, Ukrainian, and West Indian. Many

of the other ethnicities experienced slight fluctuations between 2000 and 2011. The 2007-2011 American Community Survey did not include “Other Ancestries” as an option, so this may account for an increase in some of the other categories in the event that survey participants selected an ancestry that most closely described their actual ancestry.

Title VI of the Civil Rights Act of 1964 is the federal law that protects individuals from discrimination on the basis of their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who have Limited English Proficiency (LEP) can effectively participate in, or benefit from, federally assisted programs, may violate Title VI's prohibition against national origin discrimination.

Limited English Proficiency means persons who, as a result of their national origin, do not speak English as their primary language and who have a limited ability to speak, read, write, or understand English. Based on Title VI and LEP Guidance, persons may be entitled to language assistance with respect to a particular service, benefit, or encounter.

According to the 2007-2011 American Community Survey, 10.94% of Township residents speak a language other than English at home. Of those residents, 4.64% report that they speak English less than “very well;” The top three populations of the Township that speaks English less than “very well” are: 924 Korean speakers (1.76%), 322 Spanish speakers (0.61%), and 236 Chinese speakers (0.45%). The Township will utilize interpretation services, referrals to community liaisons proficient in the language of LEP persons, and HUD translated documents found at www.hud.gov/offices/fheo/lep.xml for any LEP persons that the CDBG program will come into contact with.

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Language Spoken at Home in the Township of Abington, PA

	Abington Township, Montgomery County, PA	
	Estimate	Percent
Total:	**52,443**	**100%**
Speak only English	46,705	89.06%
Spanish or Spanish Creole:	1,136	2.17%
Speak English "very well"	814	1.55%
Speak English less than "very well"	322	0.61%
French (incl. Patois, Cajun):	119	0.23%
Speak English "very well"	109	0.21%
Speak English less than "very well"	10	0.02%

French Creole:	155	0.30%
Speak English "very well"	104	0.20%
Speak English less than "very well"	51	0.10%
Italian:	348	0.66%
Speak English "very well"	229	0.44%
Speak English less than "very well"	119	0.23%
Portuguese or Portuguese Creole:	130	0.25%
Speak English "very well"	68	0.13%
Speak English less than "very well"	62	0.12%
German:	227	0.43%
Speak English "very well"	158	0.30%
Speak English less than "very well"	69	0.13%
Yiddish:	36	0.07%
Speak English "very well"	36	0.07%
Speak English less than "very well"	0	0.00%
Other West Germanic languages:	33	0.06%
Speak English "very well"	33	0.06%
Speak English less than "very well"	0	0.00%
Scandinavian languages:	21	0.04%
Speak English "very well"	21	0.04%
Speak English less than "very well"	0	0.00%
Greek:	100	0.19%
Speak English "very well"	47	0.09%
Speak English less than "very well"	53	0.10%
Russian:	174	0.33%
Speak English "very well"	89	0.17%
Speak English less than "very well"	85	0.16%
Polish:	165	0.31%
Speak English "very well"	146	0.28%
Speak English less than "very well"	19	0.04%
Serbo-Croatian:	16	0.03%
Speak English "very well"	16	0.03%
Speak English less than "very well"	0	0.00%
Other Slavic languages:	263	0.50%
Speak English "very well"	160	0.31%
Speak English less than "very well"	103	0.20%
Armenian:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Persian:	70	0.13%

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Speak English "very well"	56	0.11%
Speak English less than "very well"	14	0.03%
Gujarati:	12	0.02%
Speak English "very well"	12	0.02%
Speak English less than "very well"	0	0.00%
Hindi:	66	0.13%
Speak English "very well"	66	0.13%
Speak English less than "very well"	0	0.00%
Urdu:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Other Indic languages:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Other Indo-European languages:	152	0.29%
Speak English "very well"	86	0.16%
Speak English less than "very well"	66	0.13%
Chinese:	518	0.99%
Speak English "very well"	282	0.54%
Speak English less than "very well"	236	0.45%
Japanese:	24	0.05%
Speak English "very well"	6	0.01%
Speak English less than "very well"	18	0.03%
Korean:	1,314	2.51%
Speak English "very well"	390	0.74%
Speak English less than "very well"	924	1.76%
Mon-Khmer, Cambodian:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Hmong:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Thai:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Laotian:	6	0.01%
Speak English "very well"	6	0.01%
Speak English less than "very well"	0	0.00%
Vietnamese:	201	0.38%
Speak English "very well"	44	0.08%

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Speak English less than "very well"	157	0.30%
Other Asian languages:	105	0.20%
Speak English "very well"	65	0.12%
Speak English less than "very well"	40	0.08%
Tagalog:	71	0.14%
Speak English "very well"	46	0.09%
Speak English less than "very well"	25	0.05%
Other Pacific Island languages:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Navajo:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Other Native North American languages:	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%
Hungarian:	46	0.09%
Speak English "very well"	24	0.05%
Speak English less than "very well"	22	0.04%
Arabic:	30	0.06%
Speak English "very well"	30	0.06%
Speak English less than "very well"	0	0.00%
Hebrew:	63	0.12%
Speak English "very well"	41	0.08%
Speak English less than "very well"	22	0.04%
African languages:	126	0.24%
Speak English "very well"	126	0.24%
Speak English less than "very well"	0	0.00%
Other and unspecified languages:	11	0.02%
Speak English "very well"	0	0.00%
Speak English less than "very well"	11	0.02%

Source: 2007-2011 American Community Survey

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The Township as a CDBG entitlement community is required to develop a plan for persons of different national origins that cannot speak, read, write, or understand English to ensure that LEP persons have meaningful access to CDBG funded programs and services, as well as all Township programs and services. As such, the Township has updated its Four Factor Analysis. The purpose of the Four Factor Analysis is to determine the reasonableness of language assistance for LEP persons based on the following:

1. Number or Proportion of LEP persons in the population to be served. It is estimated that the Township has one non-English speaking populations that exceed the 5% or 1,000 person LEP limit. That non-English speaking population speaks Spanish. There are additional non-English speakers in the Township but in very limited numbers.

2. Frequency with which LEP persons come into contact with the program activity or service. The Township's Department of Community Development uses CDBG funds for activities that directly assist Township residents, such as: housing rehabilitation and public service activities; and for activities that indirectly assist Township residents, such as: public facility and infrastructure activities

According to the FY 2018 CAPER and Report PR-23, the total beneficiaries of CDBG assistance in PY 2018 were XX individuals; XX were Black/African American, XX were White, XX were Black/African American & White, XX was Asian & White, XX was Other, Multi-Racial, and XX were Hispanic.

3. Importance of the service, information, program, and/or activity. The Township's CDBG housing, public service, public facility and infrastructure improvement activities are critical to the Township's residents for access to decent, safe, sanitary, and affordable housing, as well as necessary in terms of supportive services to maintaining residents' quality of life. The Township, local advocacy groups and organizations, and its subrecipient agencies must be able to outreach and interact with LEP persons to make CDBG programs and services accessible to LEP persons.

4. Resources, financial and human, available to the recipient. Translation and interpretive services are vital for housing and public services activities and would be provided by the Township, either through Township staff or a community liaison, to any beneficiary that requires those services. Additionally, CDBG citizen participation materials and public notices will be published with the statement, "Any non-English speaking person wishing to attend the public hearing should contact the Director of Community Development at least seven (7) calendar days prior to the meeting and a Spanish interpreter will be provided. This document and program materials are available in Spanish upon request." These statements will be translated in Spanish.

The Township does not have a formal written Language Access Plan. Specific to the CDBG Program, its staff and subrecipients, utilize the following language assistance plan to assist LEP persons:

- Engaging advocacy groups to promote services available through the CDBG Program

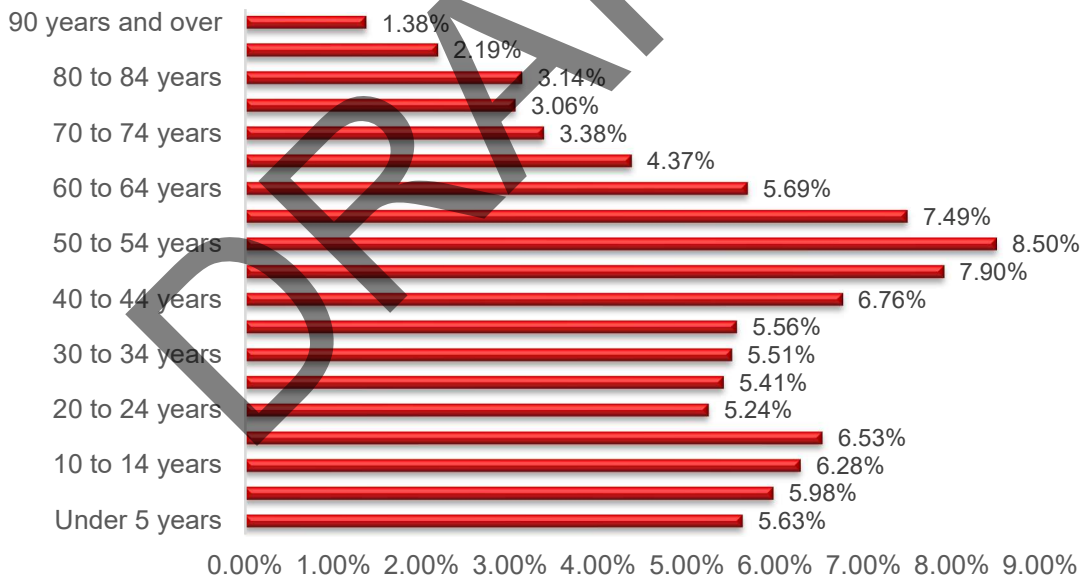
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- Interpretation and translation services by partnering with LEP groups, faith based organizations, and schools
- Referrals to community liaisons proficient in the language of LEP persons
- Notices and training to staff of the availability of LEP services
- Advertising language services in outreach documents
- Utilize HUD translated documents found at: **https://www.hud.gov/program_offices/fair_housing_equal_opp/17lep**

Age -

The chart below illustrates age distribution within the Township of Abington for 2010. Children under five years of age represent 5.63% of the population; 24.42% of the Township's population was under 20 years of age; and 17.52% were 65 years of age or older.

Age of Population in the Township of Abington, PA



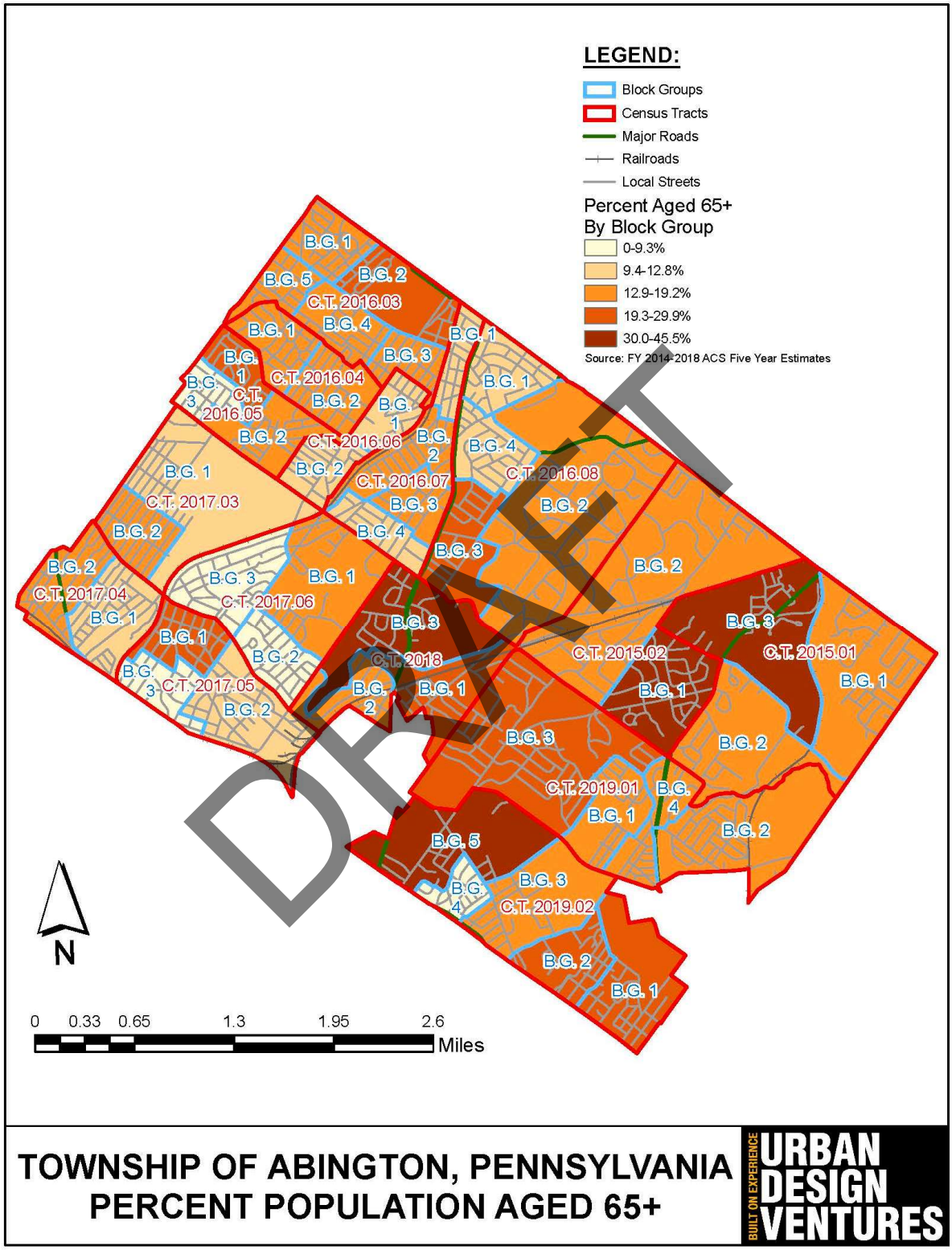
Source: 2010 U.S. Census Data

The median age in the Township of Abington at the time of the 2010 U.S. Census was 42.8 years. The median age in Montgomery County is slightly lower at 40.6 years, and the median age in the Commonwealth of Pennsylvania is similar at 40.1 years.

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The map below illustrates the percentage of the Population Age 65 and Over by Block Groups in the Township of Abington.

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LEGEND:
Block Groups
Census Tracts
Major Roads
Railroads
Local Streets
Percent Aged 65+
By Block Group
0-9.3%
9.4-12.8%
12.9-19.2%
19.3-29.9%
30.0-45.5%
Source: FY 2014-2018 ACS Five Year Estimates
C.T. 2016.03
C.T. 2016.04
C.T. 2016.05
C.T. 2016.06
C.T. 2016.07
C.T. 2016.08
C.T. 2017.03
C.T. 2017.04
C.T. 2017.05
C.T. 2017.06
C.T. 2018
C.T. 2015.02
C.T. 2015.01
C.T. 2019.01
C.T. 2019.02
N
0 0.33 0.65 1.3 1.95 2.6
Miles
DRAFT
TOWNSHIP OF ABINGTON, PENNSYLVANIA
PERCENT POPULATION AGED 65+
URBAN DESIGN VENTURES
BUILT ON EXPERIENCE

Religion -

The U.S. Census does not collect data on the religious affiliations of the population in the United States. In an effort to better understand the religious affiliations of the residents of Abington, the Township used the data made available by The Association of Religion Data Archives (ARDA). ARDA surveys the congregation members, their children, and other people who regularly attend church services within counties across the country. Although this data appears to be the most comprehensive data that is available, it is unfortunately not entirely complete as it does not accurately include traditional African American denominations nor does it include non-Christian religions. The total number of regular attendees was adjusted in 2010 (the most recent year for which data is available) to represent the population including historic African American denominations. However, the total value cannot be disaggregated to determine the distribution across denominational groups.

The table below shows the distribution of residents of Montgomery County across various Christian denominational groups, as a percentage of the population which reported affiliation with a church.

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Religious Affiliation in Montgomery County

	1980		1990		2000		2010	
	#	%	#	%	#	%	#	%
Evangelical Protestant	19,709	4.95%	32842	7.28%	29,566	6.16%	54,215	10.66%
Black Protestant	0	0.00%	62	0.01%	0	0.00%	3,190	0.63%
Mainline Protestant	153,849	38.60%	136205	30.20%	122,417	25.50%	103,475	20.35%
Catholic	209,341	52.53%	235352	52.18%	263,375	54.86%	301,220	59.23%
Orthodox	0	0.00%	0	0.00%	3,727	0.78%	2,945	0.58%
Other	15636	3.92%	46538	10.32%	61015	12.71%	43532	8.56%
Total Adherents:	398,535	61.92%	450,999	66.51%	480,100	64.01%	508,577	63.58%
Unclaimed (% of total population)	245,086	38.08%	227,112	33.49%	269,997	35.99%	291,297	36.42%
Total Population:	643,621	100.00%	678,111	100.00%	750,097	100.00%	799,874	100.00%

Source: The Association of Religious Data Archives; http://www.thearda.com/

Between 1980 and 2010, Montgomery County experienced a decrease in people identifying themselves as “Mainline Protestants,” while there was an overall increase in the portion of the religious population identifying itself as

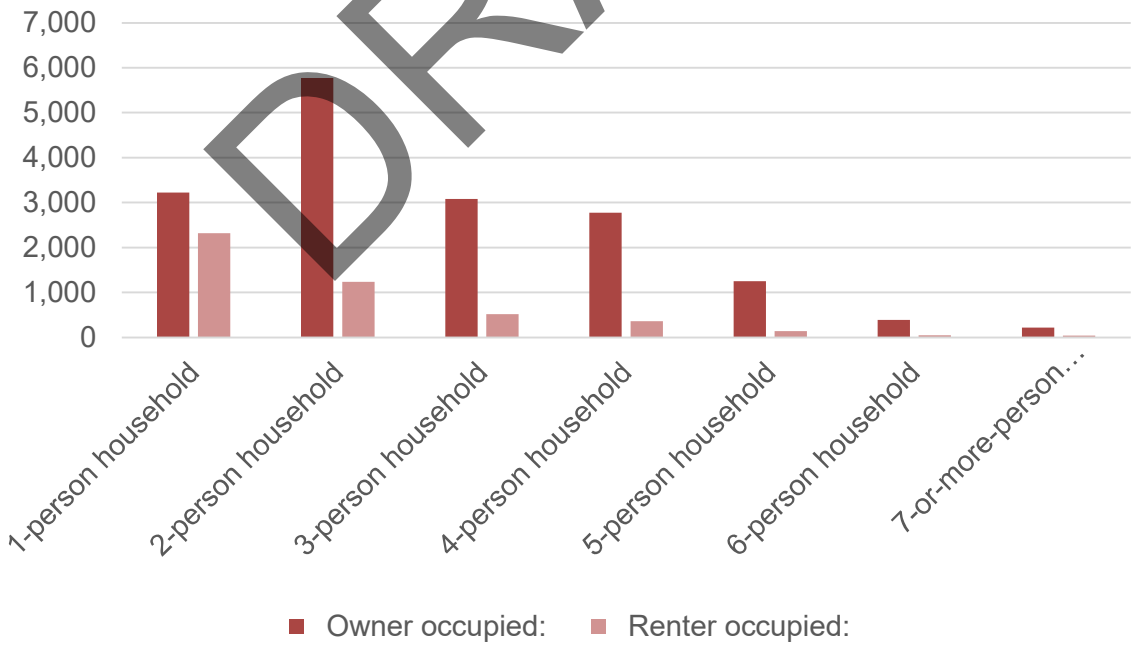
"Evangelical Protestants," and identifying as Catholic. Between 1980 and 2010, Montgomery County saw an overall increase in the number of people identifying with religious traditions. The percentage of total adherents increased between 1980 and 1990, but then experienced a slight decline in 2000 and 2010.

B. Households:

According to the U.S. Census for 2010, there were 22,369 housing units in the Township of Abington. This is a very slight increase compared to the 2000 Census, when there were 22,367 households in the Township of Abington. Of the households in 2010, 78.2% were owners and 21.8% were renters, whereas in 2000, 79.3% were owner-occupied and 20.7% were renter-occupied. This shows that there was a slight decrease in homeownership in the past decade. However, the 2007-2011 American Community Survey shows an increase in homeownership to 78.5%

The 2007-2011 ACS data shows that the average size of the owner-occupied households was 2.75 persons and the average renter household was 1.89 persons. The chart below illustrates household size breakdown for owner and renter households.

Occupancy by Tenure in the Township of Abington, PA

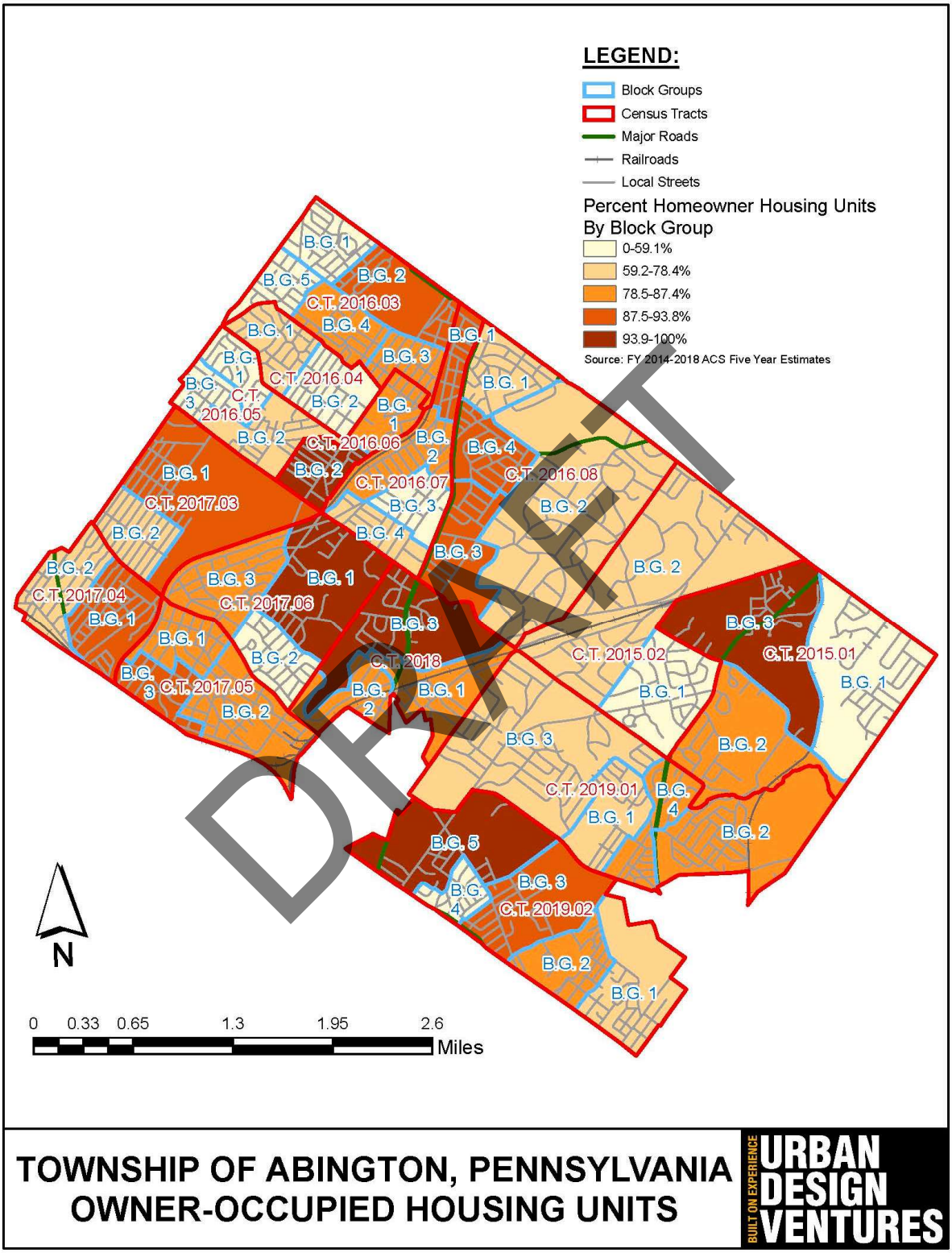


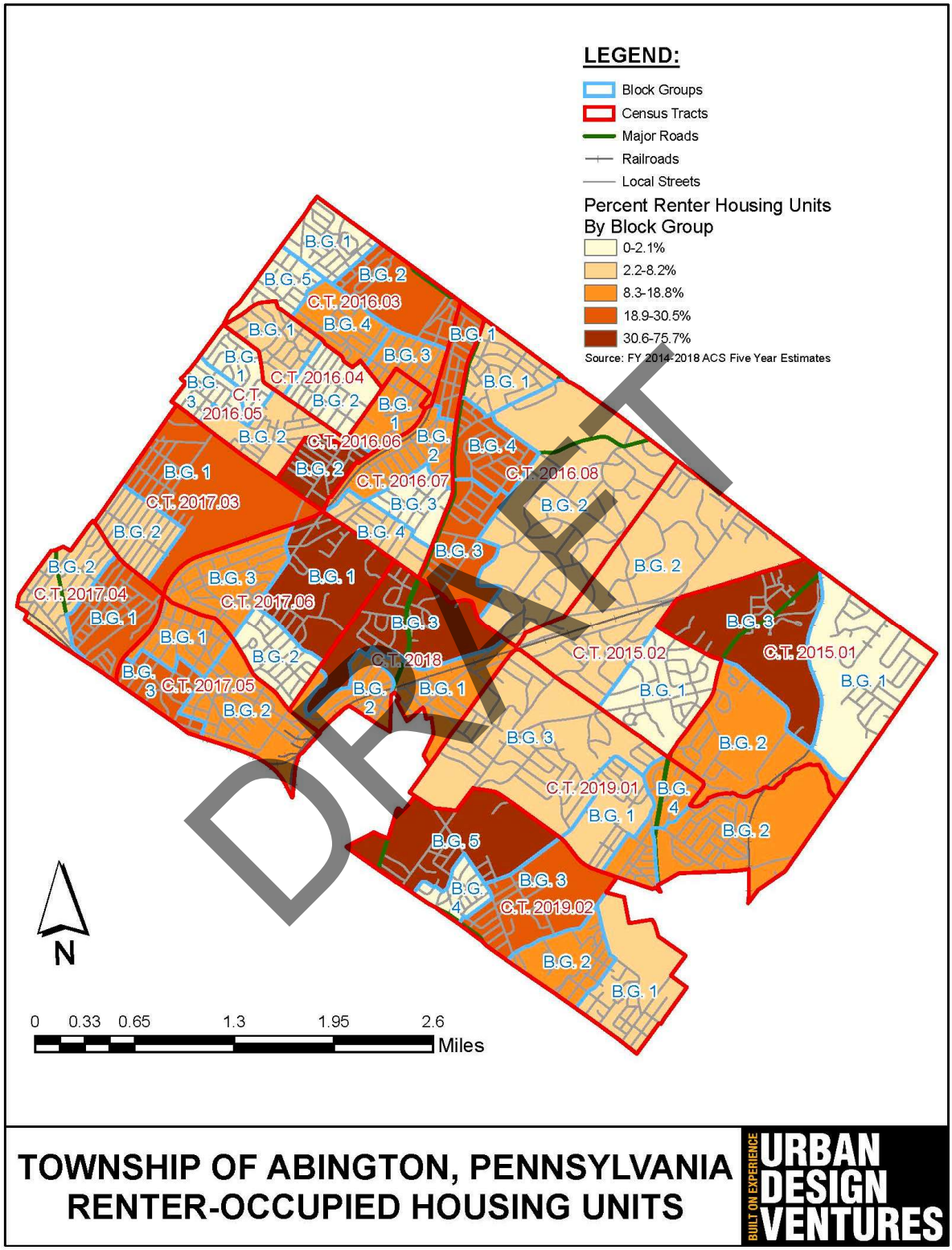
Source: 2010 U.S. Census

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The maps below illustrate the percentages of Owner and Renter-Occupied Housing Units by Block Group in the Township of Abington.

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LEGEND:
Block Groups
Census Tracts
Major Roads
Railroads
Local Streets
Percent Homeowner Housing Units
By Block Group
0-59.1%
59.2-78.4%
78.5-87.4%
87.5-93.8%
93.9-100%
Source: FY 2014-2018 ACS Five Year Estimates
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N
0 0.33 0.65 1.3 1.95 2.6
Miles
TOWNSHIP OF ABINGTON, PENNSYLVANIA
OWNER-OCCUPIED HOUSING UNITS
URBAN DESIGN VENTURES
BUILT ON EXPERIENCE


LEGEND:
Block Groups
Census Tracts
Major Roads
Railroads
Local Streets
Percent Renter Housing Units
By Block Group
0-2.1%
2.2-8.2%
8.3-18.8%
18.9-30.5%
30.6-75.7%
Source: FY 2014-2018 ACS Five Year Estimates
DRAFT
N
0 0.33 0.65 1.3 1.95 2.6
Miles
TOWNSHIP OF ABINGTON, PENNSYLVANIA
RENTER-OCCUPIED HOUSING UNITS
URBAN DESIGN VENTURES
BUILT ON EXPERIENCE

The table below compares homeowners and renters by race, according to the 2000 and 2010 Census. This table shows that "White" households represent the largest percentage of homeownership (70.0%) with "Black or African American" households comprising (7.4%) of total homeowners.

Household Tenure by Race in Abington

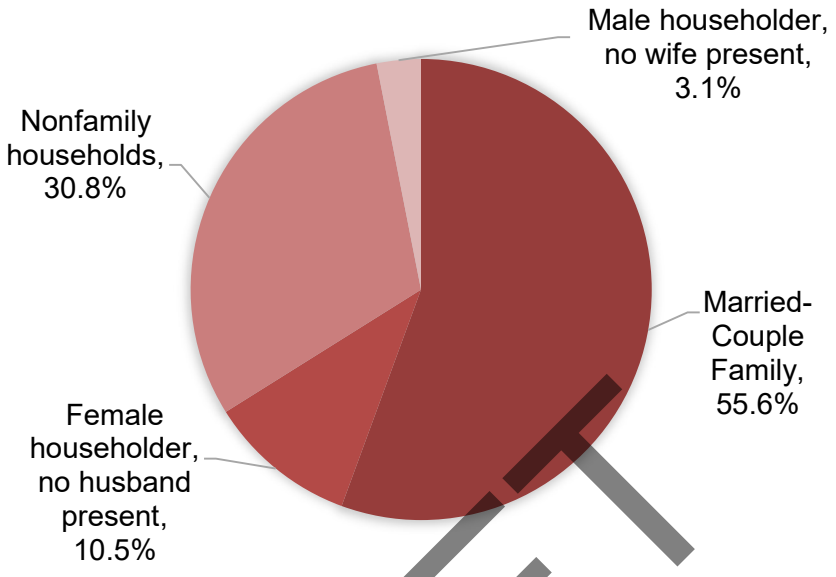
Cohort	2000 U.S. Census		2010 U.S. Census	
	Owner (79.3%)	Renter (37.2%)	Owner (78.2%)	Renter (21.8%)
Householder who is White alone	70.0%	16.2%	66.8%	15.7%
Householder who is Black or African American alone	7.4%	2.5%	8.1%	3.7%
Householder who is American Indian and Alaska Native alone	0.0%	0.0%	0.0%	0.0%
Householder who is Asian alone	1.4%	1.2%	2.2%	1.8%
Householder who is Native Hawaiian and Other Pacific Islander alone	0.0%	0.0%	0.0%	0.0%
Householder who is some other race alone	0.1%	0.3%	0.3%	0.2%
Householder who is two or more races	0.3%	0.4%	0.7%	0.3%
Householder who is Hispanic or Latino	0.8%	0.6%	1.4%	0.7%

Source: 2000 & 2010 U.S. Census

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Families comprised 69.2% of households in the Township; 30.3% of households included families with their own children less than 18 years of age. More than ten percent (10.5%) of families were female-headed households, with no husband present. The chart below illustrates households by type in Abington.

Households by Type in the Township of Abington, PA



Source: 2007-2011 American Community Survey

C. Income and Poverty:

The 2000 Census reported that the per capita income for the Township of Abington was $30,331. The median household income for the Township was $59,921, compared to $60,829 for Montgomery County and $40,106 for the Commonwealth of Pennsylvania. The 2007-2011 American Community Survey reported that the per capita income for the Township in 2011 was $39,753. The median household income for Abington was $77,928, compared to $78,446 for Montgomery County, and $51,651 for the Commonwealth of Pennsylvania. The median income of the area increased by 30.1% over the time period. This increase in median income represents a change in nominal dollars and not a change in real dollars. To calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a given period. Between 2000 and 2011, the cumulative inflation rate was 30.6%, meaning that the $59,921 median income in 2000 would be $77,957 if it were expressed in 2011 dollars. By taking into consideration the rate of inflation, the median income in Abington has increased at a rate similar to the rate of inflation. The table below illustrates household income trends.

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Household Income in the Township of Abington, PA

	2000 U.S. Census		2007-2011 American Community Survey	
Items	**Number of Households**	**Percentage**	**Number of Households**	**Percentage**
Total Households	21,707	100.0%	21,287	100.0%
Less than $10,000	839	3.9%	830	3.9%
$10,000 to $14,999	912	4.2%	1,681	3.1%
$15,000 to $24,999	1,803	8.3%	1,681	7.9%
$25,000 to $34,999	1,997	9.2%	1,456	6.8%
$35,000 to $49,999	3,183	14.7%	2,004	9.4%
$50,000 to $74,999	4,913	22.6%	3,752	17.6%
$75,000 to $99,999	3,321	15.3%	3,181	14.9%
$100,000 to $149,999	2,771	12.8%	4,119	19.3%
$150,000 to $199,999	826	3.8%	1,177	8.3%
$200,000 or more	1,142	5.3%	1,833	8.6%
Median Household Income ($)	59,921	(X)	77,928	(X)

Source: 2000 U.S. Census and 2007-2011 American Community Survey

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The following table identifies the Section 8 Income Limits in Montgomery County based on household size for 2015. The Median Family Household Income for a family of four living in Montgomery County was $81,100 in 2015.

Section 8 Income Limits for 2015

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	17,050	19,500	21,950	**24,350**	28,410	32,570	36,730	40,890
Very Low (50%) Income Limits	28,400	32,450	36,500	**40,550**	43,800	47,050	50,300	53,550
Low (80%) Income Limits	45,450	51,950	58,450	**64,900**	70,100	75,300	80,500	85,700

Source: Hud.gov

The table below highlights the low- and moderate-income population in the Township of Abington. The Township of Abington has an overall low- and moderate-income percentage of 26.21%. The low- and moderate-income statistics are based on the 2006 – 2010 American Community Survey were obtained from the U.S. Department of Housing and Urban Development's website, www.hud.gov. The Census Tracts and Block Groups (highlighted and bold) that qualify as low- and moderate-income are based on the Upper Quartile Exception Criteria established by HUD. The upper quartile cutoff for the Township's low/mod population is 34.73%. This is based on 12 block groups out of 47 block groups with the greatest percentage of low/mod income persons.

Low- and Moderate-Income in the Township of Abington, PA

TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
201501	1	180	960	18.75%
201501	2	195	850	22.94%
201501	**3**	**630**	**1,265**	**49.80%**
201502	1	125	685	18.25%
201502	2	155	1,130	13.72%
201603	1	170	1,135	14.98%
201603	**2**	**225**	**600**	**37.50%**
201603	**3**	**545**	**935**	**58.29%**
201603	4	150	745	20.13%
201603	5	105	1,240	8.47%
201604	**1**	**565**	**1,400**	**40.36%**
201604	2	370	1,985	18.64%
201605	1	265	1,115	23.77%
201605	2	345	1,145	30.13%
201605	3	210	690	30.43%
201606	**1**	**630**	**880**	**71.59%**
201606	2	445	1,475	30.17%
201607	1	165	855	19.30%
201607	2	140	1,275	10.98%
201607	3	50	325	15.38%
201607	4	200	960	20.83%
201608	1	240	1,345	17.84%
201608	2	180	1,040	17.31%
201608	3	215	1,435	14.98%
201608	**4**	**350**	**875**	**40.00%**
201703	1	320	1,690	18.93%
201703	2	315	1,420	22.18%

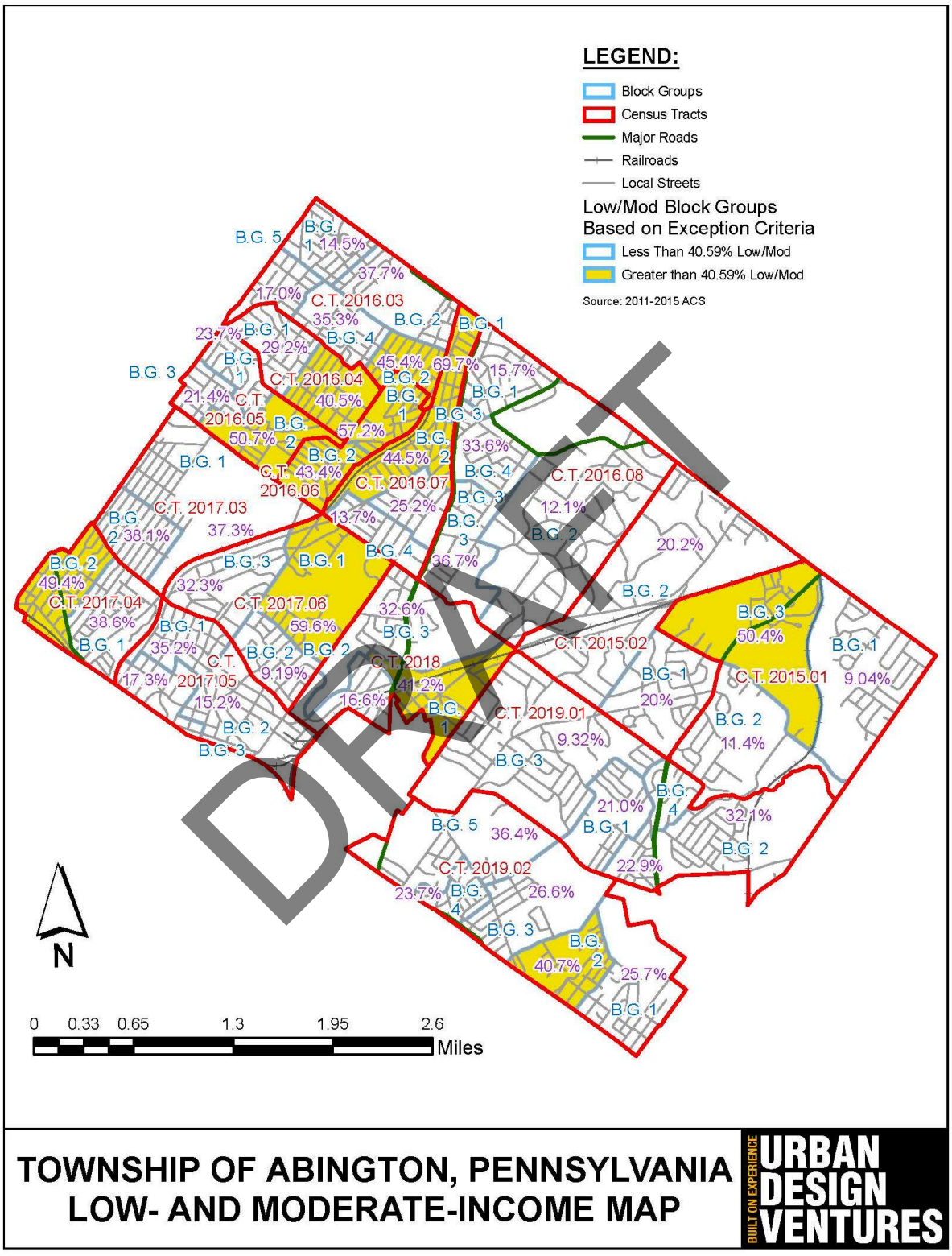
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201704	1	380	1,650	23.03%
201704	**2**	**535**	**1,415**	**37.81%**
201705	1	400	1,525	26.23%
201705	2	310	1,520	20.39%
201705	**3**	**500**	**1,275**	**39.22%**
201706	**1**	**455**	**1,310**	**34.73%**
201706	2	20	980	2.04%
201706	3	550	2,135	25.76%
201800	1	95	680	13.97%
201800	2	190	620	30.65%
201800	**3**	**635**	**1,310**	**48.47%**
201901	1	150	565	26.55%
201901	2	335	1,095	30.59%
201901	3	255	1,865	13.67%
201901	**4**	**350**	**980**	**35.71%**
201902	1	265	1,270	20.87%
201902	2	390	1,280	30.47%
201902	3	115	915	12.57%
201902	4	65	900	7.22%
201902	**5**	**795**	**1,720**	**46.22%**
Township of Abington Total:		**14,275**	**54,465**	**26.21%**

Source: Hud.gov

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Just over five percent (5.5%) of the population in the Township of Abington was living below the poverty level in 2011, according to the 2007-2011 American Community Survey. In comparison, 5.7% of the population in Montgomery County and 12.6% of the population in Pennsylvania were living below the poverty level. Additionally, 3.2% of all families in the Township of Abington were living under the poverty level, while just 3.7% of families were living in such conditions in Montgomery County and 8.8% of families from the Commonwealth of Pennsylvania. The map below illustrates the percentages of Low-Income Population by Block Group in the Township of Abington.

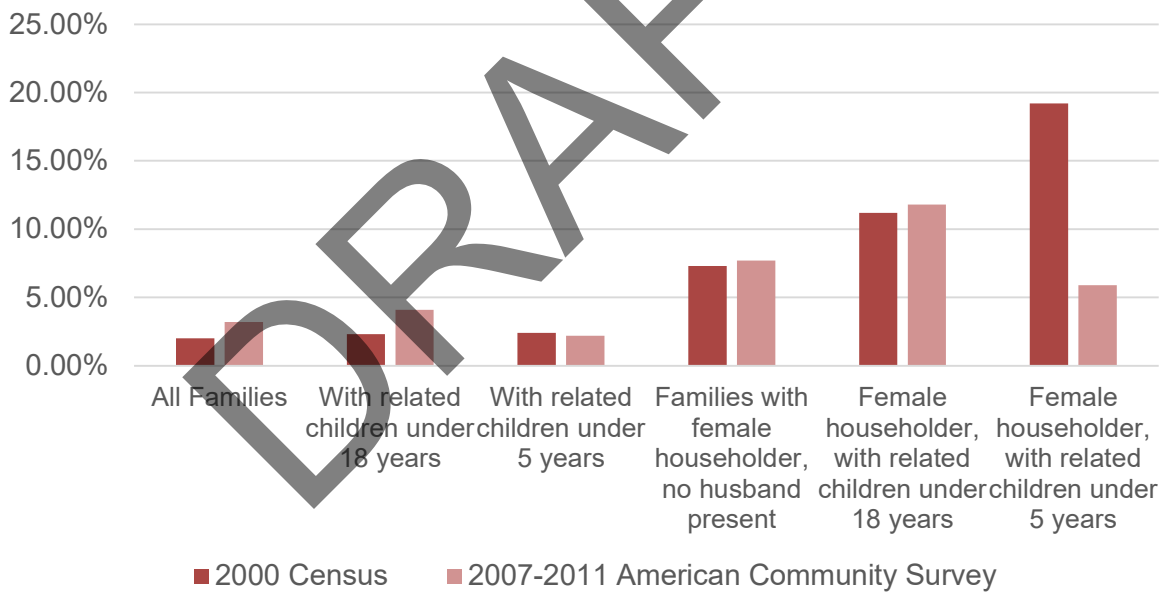

LEGEND:
Block Groups
Census Tracts
Major Roads
Railroads
Local Streets
Low/Mod Block Groups
Based on Exception Criteria
Less Than 40.59% Low/Mod
Greater than 40.59% Low/Mod
Source: 2011-2015 ACS
C.T. 2016.03
C.T. 2016.04
C.T. 2016.05
C.T. 2016.06
C.T. 2016.07
C.T. 2016.08
C.T. 2017.03
C.T. 2017.04
C.T. 2017.05
C.T. 2017.06
C.T. 2018
C.T. 2015.01
C.T. 2015.02
C.T. 2019.01
C.T. 2019.02
N
0 0.33 0.65 1.3 1.95 2.6
Miles
DRAFT
TOWNSHIP OF ABINGTON, PENNSYLVANIA
LOW- AND MODERATE-INCOME MAP
URBAN DESIGN VENTURES
BUILT ON EXPERIENCE

The Township's poverty statistics for families with children are significant, particularly for single mothers. The chart below illustrates the poverty statistics for families living in the Township of Abington. At the time of the 2007-2011 American Community Survey, the percentage of some families with children living below the poverty level was as follows:

- Families with related children under the age of 18 was 4.1%.
- Families with related children under the age of 5 was 2.2%.
- Female-headed families with related children under the age of 18 was 11.8%
- Female-headed families with related children under the age of 5 was 5.9%

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Families in Poverty in the Township of Abington, PA



The Township of Abington does not have any Census Tracts or Block Groups that qualify as racially/ethnically-concentrated areas of poverty (RCAP/ECAPs). RCAP/ECAPs are defined by HUD as an area that has a non-white population of 50% or more and extreme poverty (Census Tracts with 40% or more of individuals living at or below the poverty line or is three times the average tract poverty rate for the area, whichever threshold is lower). There are not any Census Tracts that have a non-white population over 50%, nor are there any Census Tracts that have a poverty rate over 40% or three times the area average (approximately 5%).

Referring to the LMI concentration map, there are significant areas of overlap in the Township where economic and service centers are located that represent areas of opportunity. There are higher concentrations of low- and moderate-income populations by the schools, retail areas, and hospitals. Some specific actions the Township should consider include:

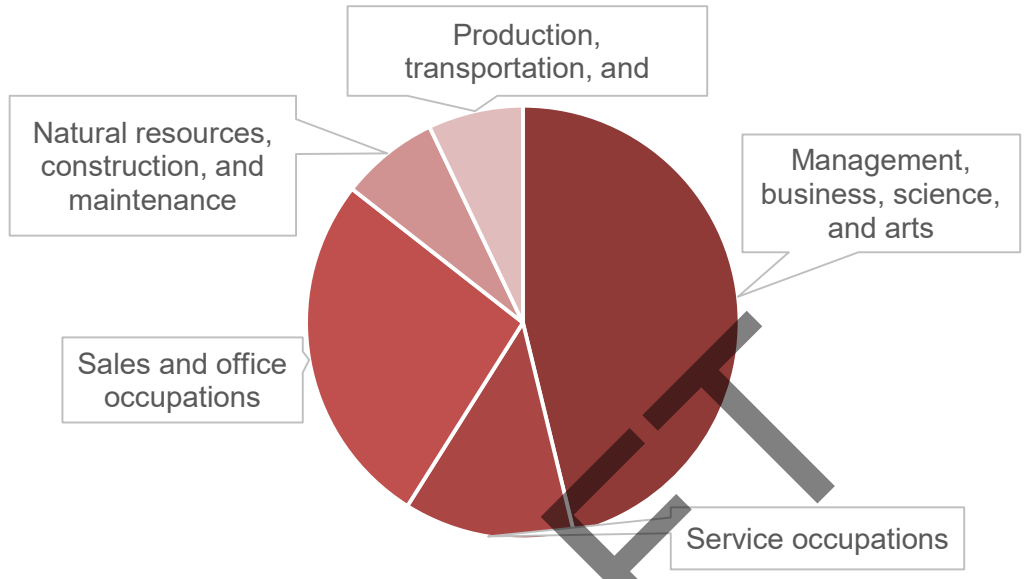
- Encourage financial assistance to include private and public investment in impacted areas of the Township in future economic and transportation plans
- Encourage public funding to improve infrastructure in the impacted areas of the Township
- Encourage financial assistance to build affordable housing, through the use of FHLBank, PHFA, LIHTC, CDBG, and HOME programs outside of impacted areas
- Encourage financial assistance to rehabilitate housing, through the use of FHLBank, PHFA, LIHTC, CDBG, and HOME programs outside of impacted areas
- Provide educational materials to residents of the Township to improve the public's understanding of Fair Housing Choice outside of impacted areas
- Encourage the creation of a regional Resource Guide (paper and electronic versions) that provides residents information on affordable housing opportunities and social service options

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D. Employment:

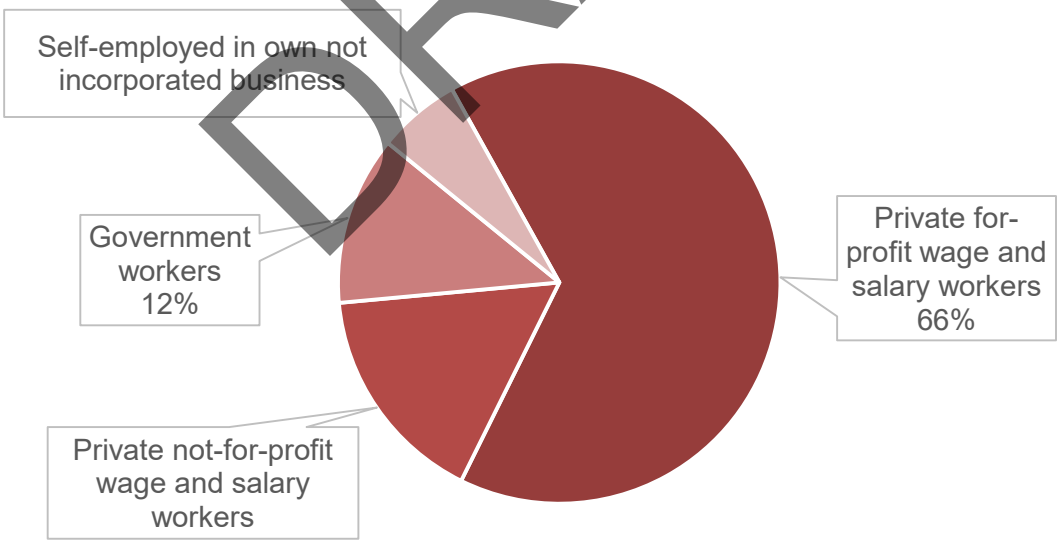
According to the 2007-2011 ACS, 68.1% of the Township's residents 16 years of age and over were considered a part of the labor force in 2011. The charts below illustrate the classes of workers and the occupations. Most workers were employed in four occupations: management, business, science, and arts (46%), sales and office (27%), service (13%), and production, transportation, and material moving occupations (7%). The class of worker consisted primarily of private wage and salary workers (66%), to go along with private not-for-profit wage and salary workers (16%), government (12%) and self-employed workers (6%).

Abington Occupations



Source: 2007-2011 American Community Survey

Abington Class of Worker



Source: 2007-2011 American Community Survey

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The following chart illustrates the unemployment rate trends for the Township of Abington, PA from January 2005 through July 2015 from the Bureau of Labor (www.bls.gov).

Abington Area Unemployment Rate

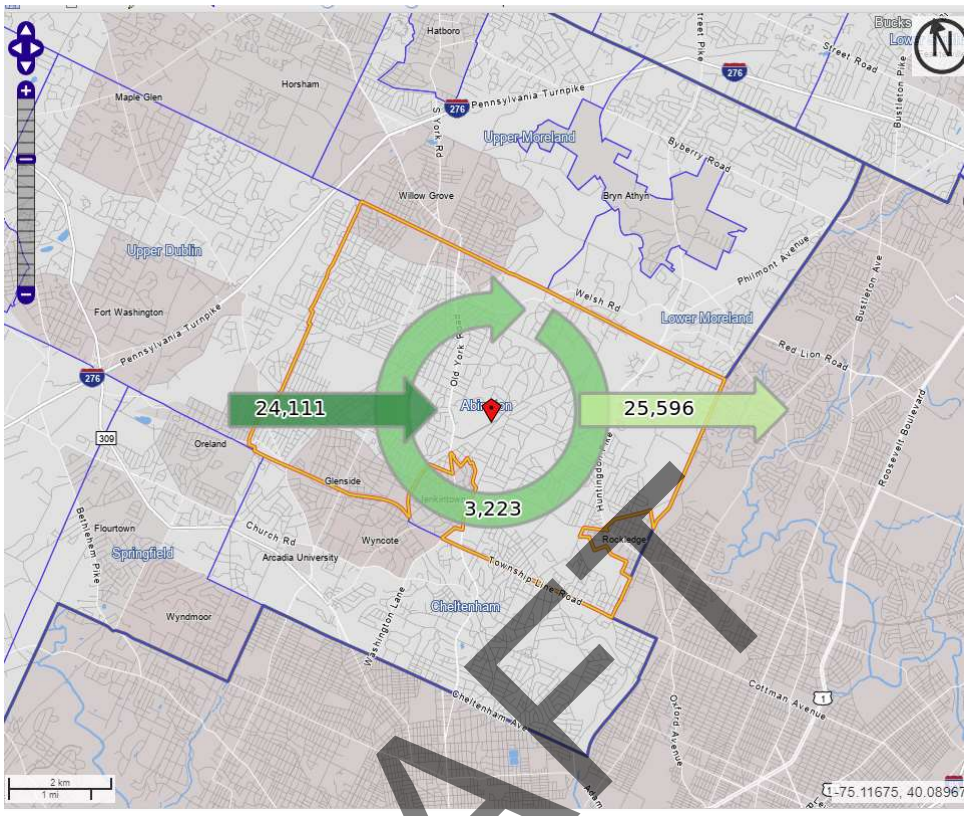


Source: http://data.bls.gov

Between mid-2008 and early 2010, Abington experienced a spike in unemployment rate, but the overall unemployment rate has recently decreased from approximately 7.5% in early 2010 to the preliminary unemployment rate in January 2015 of 4.8%. The seasonally adjusted, preliminary unemployment rate in the Commonwealth of Pennsylvania at this same time was 5.1%.

Workers in 2017 had a mean travel time to work of 23.6 minutes. The following graphic from OnTheMap.ces.census.gov highlights the inflow/outflow of jobs in Abington. There are 24,111 workers employed in Abington and live outside of Abington, 25,596 workers that live in Abington and employed outside of Abington, and 3,223 workers employed in Abington that live in Abington.

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(Source: https://onthemap.ces.census.gov/)

E. Housing Profile:

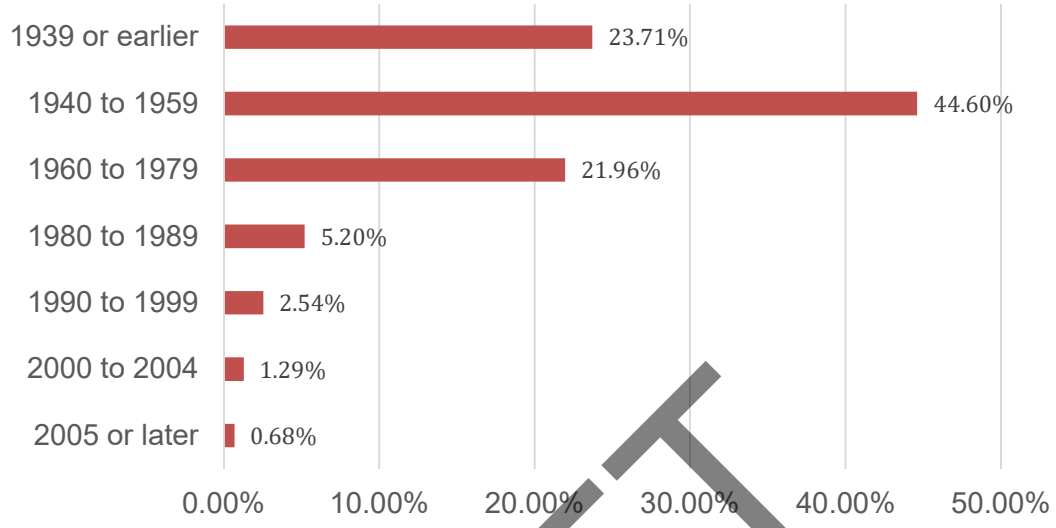
According to the 2010 U.S. Census, there were 22,369 housing units in the Township of Abington, of which 21,382 (95.6%) were occupied. This leaves a vacancy rate of 4.4% in Abington.

Based on the 2007-2011 American Community Survey Data, the Township of Abington's housing stock is considered older, because just under half of the housing stock (44.6%) was constructed between 1940 and 1959 and another 23.71% was constructed prior to 1939. Therefore, over two-thirds of the Township's housing stock (68.31%) was built prior to 1960. It is estimated that the Township of Abington has seen little new construction of housing in recent years. Since the year 2000, the Township has seen just 1.97% of their housing stock built.

The Chart below illustrates the year that housing structures were built in the Township of Abington based on the 2007-2011 ACS.

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Year Structure Built in the Township of Abington, PA



Source: 2007-2011 American Community Survey

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The table below outlines the number of new units for which building permits were filed annually in the Township of Abington. Overall, most new construction has been for single family units. The County has experienced a sharp decrease in the total number of new units between 2007 and 2008, and a steady decrease overall until the present day. Data for the Township of Abington drastically shows less construction; according to local records, there were six (6) building permits issued for housing units in Abington in 2013, and nine (9) issued in 2014. This data backs up the chart below, which illustrates very little new housing construction has taken place within the Township of Abington.

Units Authorized by Building Permits Abington, PA

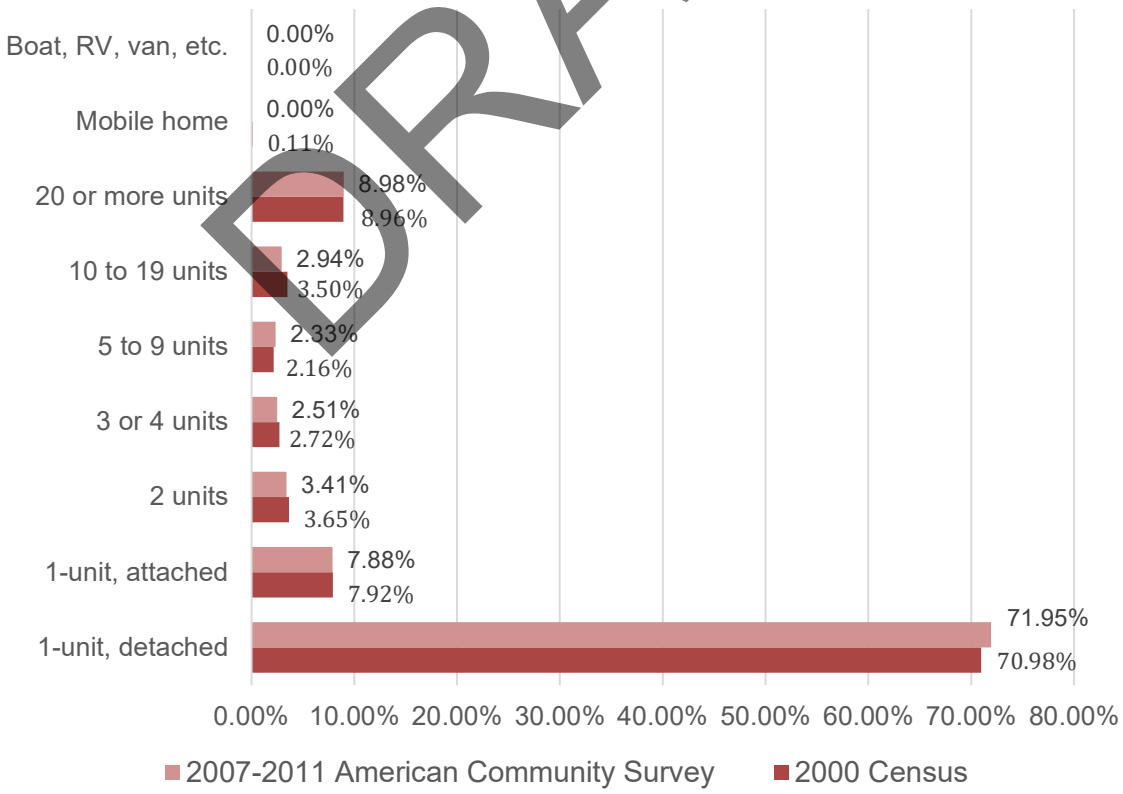
Year	Single Family	Multi Family	5+ Units	Total
2004	23	3	0	26
2005	23	6	0	29
2006	19	6	0	25
2007	15	6	0	21
2008	13	0	0	13
2009	11	0	0	11
2010	15	0	0	15
2011	10	0	0	10
2012	8	0	0	8
2013	6	0	0	6
2014	9	0	0	9

Source: socds.huduser.org/permits/summary.odb

In 2000, the Township's housing stock primarily consisted of single-family detached (70.98%) and single-family attached (7.92%). In 2000, multi-family units in the Township of Abington consisted of two units (3.61%), three to four units (2.72%), five to nine units (2.16%), ten to nineteen units (3.5%) and twenty units or more (8.96%). Mobile homes made up 0.11% of the housing stock. The median value of owner-occupied homes in the Township of Abington in 2000 was $142,100 compared to $160,700 for Montgomery County and $97,000 for the Commonwealth of Pennsylvania.

In 2011, the Township's housing stock consisted primarily of single-family detached (71.95%) and single-family attached (7.88%). In 2011, multi-family units in the Township of Abington consisted of two units (3.41%), three to four units 2.51%), five to nine units (2.33%), ten to nineteen units (2.94%) and twenty units or more (8.98%). There were no mobile homes recorded in 2011. The median value of owner-occupied homes in the Township of Abington in 2011 was $272,000, compared to $292,600 for Montgomery County and $164,700 for the Commonwealth of Pennsylvania. The chart below shows the trends in these housing statistics over the last decade.

Housing Stock in the Township of Abington, PA



Source: 2000 U.S. Census & 2007-2011 American Community Survey

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F. Housing Costs:

Owner Costs -

The median mortgage expense in the Township of Abington for 2000 was $499, compared to $762 in 2011. The table below illustrates mortgage status and selected monthly owner costs. Monthly owner costs increased by 29.8% while median income during the same time period increased by 30.1%. Given that the inflation rate for the time period between 2000 and 2011 was 30.6, real monthly owner costs have actually decreased. Furthermore, there appears to be a decreasing strain on home ownership given that real monthly ownership costs have decreased more than real income between 2000 and 2011. Close to two-thirds (65.63%) of all houses in Abington had mortgages in 2000, compared to 70.22% in 2011.

Mortgage Status and Selected Monthly Owner Costs

	2000 U.S. Census		2007-2011 American Community Survey	
Monthly Owner Cost	**Number of Housing Units**	**Percentage**	**Number of Housing Units**	**Percentage**
Houses with a mortgage	**10,487**	**65.63%**	**11,738**	**70.22%**
Less than $300	0	0.00%	12	0.10%
$300 to $499	62	0.59%	47	0.40%
$500 to $699	382	3.64%	117	1.00%
$700 to $999	1,317	12.56%	481	4.10%
$1,000 to $1,499	4,684	44.66%	2,066	17.60%
$1,500 to $1,999	2,395	22.84%	3,474	29.60%
$2,000 or more	1,647	15.71%	5,552	47.30%
Median (dollars)	$1,375	(X)	$1,958	(X)
Houses without a mortgage	**5,493**	**34.37%**	**4,978**	**29.78%**
Median	$499	(X)	$762	(X)

Source: 2000 U.S. Census and 2007-2011 American Community Survey

Over a quarter (26.3%) of owner-occupied households with a mortgage had monthly housing costs that exceeded 30% of their monthly income in 2011, indicating a relatively high percentage of owners whose housing is not considered affordable. This is illustrated in the table below, which shows housing costs for owner-households. Between the 2000 census count and the 2007-2011 ACS, there was a slight trend of increased monthly housing costs.

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Selected Monthly Owner Costs as a Percentage of Household Income

Owner Costs as a % of Income	2000 Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage of Units	Number of Housing Units	Percentage of Units
Housing units with a mortgage	**10,487**	**65.63%**	**11,738**	**70.22%**
Less than 20 percent	4165	39.72%	3901	33.23%
20 to 24.9 percent	1904	18.16%	1890	16.10%
25 to 29.9 percent	1352	12.89%	1659	14.13%
30 to 34.9 percent	832	7.93%	1415	12.05%
35 percent or more	2220	21.17%	2849	24.27%
Not computed	14	0.13%	24	0.20%
Housing units without a mortgage	**5,493**	**34.37%**	**4,978**	**29.78%**
Less than 20 percent	3,726	67.83%	3,170	63.68%
20 to 24.9 percent	405	7.37%	332	6.67%
25 to 29.9 percent	411	7.48%	320	6.43%
30 to 34.9 percent	292	5.32%	192	3.86%
35 percent or more	551	10.03%	912	18.32%
Not computed	108	1.97%	52	1.04%

Source: 2000 U.S. Census & 2007-2011 American Community Survey

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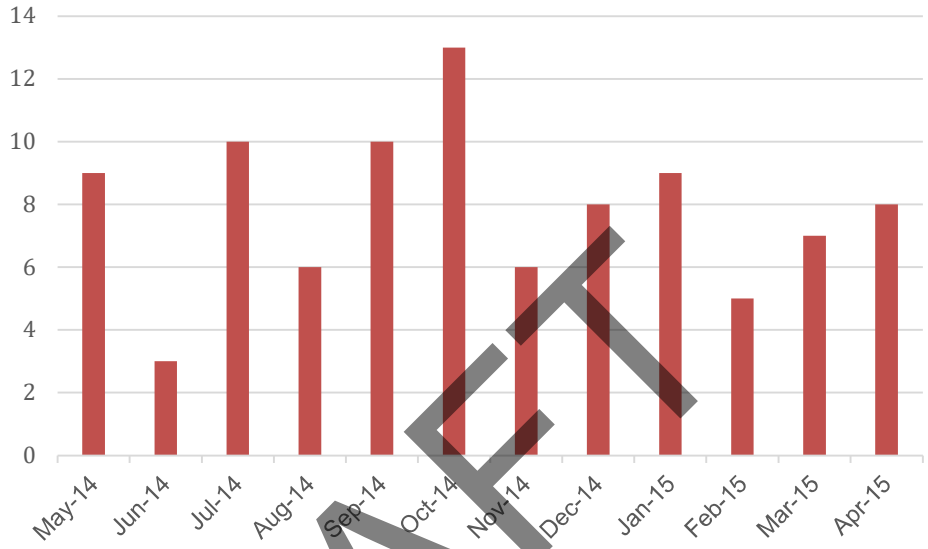
The median value of owner-occupied homes in the Township of Abington in 2011 was $272,000, compared to $297,900 for Montgomery County and $163,200 for the Commonwealth of Pennsylvania.

Foreclosures -

According to RealtyTrac, the Township of Abington had a foreclosure rate of 1 in every 813 housing units as of April 2015. In April 2015, the

Commonwealth of Pennsylvania had a foreclosure rate of 1 in every 1,064 housing units. Montgomery County had a foreclosure rate of 1 in every 997 housing units. The following chart illustrates the foreclosure rate of the Township of Abington.

Foreclosures in the Township of Abington, PA



Source: www.realtytrac.com

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The number of foreclosures for the Township of Abington was at its highest in October 2014, with 13 foreclosures.

Renter Costs -

The median monthly rent in 2000 was $749, compared to $1,040 in 2011, an increase of 38.8%. The table below illustrates rental rates within the Township at the time of the 2000 U.S. Census and 2007-2011 American Community Survey.

Gross Monthly Rent

Rental Rates	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than $200	92	2.05%	12	0.26%
$200 to $299	137	3.05%	126	2.76%
$300 to $499	220	4.90%	105	2.30%
$500 to $749	1639	36.51%	604	13.21%
$750 to $999	945	21.05%	1,126	24.63%

$1,000 to $1,499	826	18.40%	1,402	30.67%
$1,500 or more	402	8.96%	864	18.90%
No cash rent	128	2.85%	321	7.02%
Median (dollars)	$749	-	$1,040	-

Source: 2000 U.S. Census & 2007-2011 American Community Survey

The table below illustrates the housing cost for renter-households. The monthly housing costs for 37.1% of all renter-occupied households exceeded 30% of monthly income in 2000, indicating an even higher percentage of renters whose housing is not considered affordable. In 2011, that amount increased to 48.3%.

Gross Rent as a Percentage of Household Income

Rental Cost as a % of Income	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than 15 percent	795	17.71%	333	7.29%
15 to 19 percent	709	15.79%	718	15.71%
20 to 24 percent	589	13.12%	472	10.33%
25 to 29 percent	536	11.94%	467	10.22%
30 to 34 percent	365	8.13%	341	7.46%
35 percent or more	1,298	28.92%	1,867	40.84%
Not computed	197	4.39%	373	8.16%

Source: 2000 U.S. Census & 2007-2011 American Community Survey

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The 2014 Fair Market Rents for the Township of Abington, PA MSA are shown in the following table.

Final FY 2014 FMRs by Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2014 FMR	$814	$959	$1,156	$1,440	$1,546

Source: www.hud.gov

G. Household Types:

Based on a comparison between the 2000 and 2011 populations, the Township of Abington experienced a 1.2% decrease in population and a

1.86% decrease in households. The median income of the area increased by 21% but an actual decreased in real dollars when inflation is taken into account.

Demographic Changes between 2000 & 2011

Demographics	2000	2011	% Change
Population	56,103	55,429	-1.20%
Households	21,690	21,287	-1.86%
Median Income	$59,921	$77,928	30.05%

Source: 2000 Census and 2007-2011 American Community Survey

Number of Households by Income

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,880	1,920	2,825	2,045	12,620
Small Family Households *	245	445	890	740	7,190
Large Family Households *	70	70	230	225	1,370
Household contains at least one person 62-74 years of age	495	345	690	285	2,390
Household contains at least one person age 75 or older	640	800	695	494	1,179
Households with one or more children 6 years old or younger *	110	168	430	389	864

Source: 2007-2011 CHAS

** the highest income category for these family types is >80% HAMFI*

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Housing Problems by Income for Renters and Owners (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	20	4	30	129	25	0	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	30	0	4	34	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	25	10	0	35	0	4	15	15	34
Housing cost burden greater than 50% of income (and none of the above problems)	565	475	65	15	1,120	665	425	565	105	1,760
Housing cost burden greater than 30% of income (and none of the above problems)	50	265	340	145	800	95	340	660	745	1,840
Zero/negative Income (and none of the above problems)	55	0	0	0	55	75	0	0	0	75

Source: 2007-2011 CHAS

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Severe Housing Problems by Income for Renters and Owners (Households with one or more Severe Housing Problems)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	640	545	80	49	1,314	690	430	580	120	1,820
Having none of four housing problems	300	370	715	454	1,839	130	575	1,450	1,415	3,570
Household has negative income, but none of the other housing problems	55	0	0	0	55	75	0	0	0	75

Source: 2007-2011 CHAS

Cost Burdened Greater Than 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	90	210	95	395	85	189	510	784
Large Related	4	35	0	39	30	35	160	225
Elderly	280	360	150	790	555	475	449	1,479
Other	270	210	165	645	109	75	114	298
Total need by income	644	815	410	1,869	779	774	1,233	2,786

Source: 2007-2011 CHAS

Cost Burdened Greater Than 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	90	80	0	170	85	114	255	454
Large Related	4	0	0	4	30	20	85	135
Elderly	235	265	65	565	455	255	184	894
Other	260	150	0	410	109	45	55	209
Total need by income	589	495	65	1,149	679	434	579	1,692

Source: 2007-2011 CHAS

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Overcrowding Conditions

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	0	55	10	4	69	0	0	15	0	15
Multiple, unrelated family households	0	0	0	0	0	0	4	0	15	19
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	55	10	4	69	0	4	15	15	34

Source: 2007-2011 CHAS

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According to the 2007-2011 American Community Survey (ACS), there were 21,287 households in 2011 in the Township of Abington. Of the Township's households 5,535 (26.0%) of all households were single person households living alone. Single person households aged 65 and over in the Township comprised 2,789 households or 13.1% of all households and it can be presumed that as they age in place, additional accommodations and special needs will be necessary for this portion of the Township's population. The Township will need to assist in obtaining funding and working with housing service and elderly support agencies to provide programs, activities and accommodations for its elderly population.

The elderly and disabled populations are the most affected by the high cost of housing in the Township of Abington. The elderly and disabled are on fixed or limited incomes. The lack of affordable housing that is decent, safe, and sound forces them into below code standards housing.

The other large group affected by the lack of affordable housing is the homeless and persons at-risk of becoming homeless, including persons who are victims of domestic violence.

The high cost of decent, safe, and sanitary housing in the Township creates instability of housing for the lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing.

H. Cost Burden:

A major housing problem facing the Township of Abington is the lack of affordable housing. Lower income households are most affected by the cost of housing options. For the jurisdiction as a whole, 32% of all households were cost burdened by 30% or more and 13% of all households were cost

burdened by 50% or more. Additionally, 3,270 White households were cost burdened by 30% to 50%, and 2,105 White households were cost burdened by more than 50%; 445 Black/African American households were cost burdened by 30% to 50%, and 420 Black/African American households were cost burdened by more than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,965	3,950	2,740	55
White	11,485	3,270	2,105	45
Black / African American	1,465	445	420	0
Asian	510	35	145	10
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	325	135	30	0

Source: 2007-2011 CHAS

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The racial and ethnic demographics of the Township of Abington's households according to the 2011 American Communities Survey was: 81.5% White; 13.6% African American; 0.8% Native American; 5.7% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 3.4%. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as a household paying over 30% of household AMI on housing costs.

Comparing all households that are housing cost burdened by 30% to 50%: 19% of White households were cost burdened; 18% of Black/African American households were cost burdened; 4% of Asian households were cost burdened; 0% of American Indian, Alaska Native households were cost burdened; 0% of Pacific Islander households were cost burdened; and 30% of Hispanic households were cost burdened.

Comparing all households that are housing cost burdened by over 50%: 12% of White households were cost burdened; 17% of Black/African American households were cost burdened; 17% of Asian households were cost burdened; 0% of American Indian, Alaska Native households were cost burdened; 0% of Pacific Islander households were cost burdened; and 7% of Hispanic households were cost burdened.

I. Housing Problems:

A household is considered to have a housing problem if a household has one of the following four housing problems: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than 1 person per room; or 4) cost burden greater than 30%.

During the planning process for the preparation of the Township of Abington's Five Year Consolidated Plan, an evaluation and comparison was made to determine the needs of any racial/ethnic groups in comparison to the overall needs in the Township. A disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables illustrate the disproportionate needs in the Township of Abington:

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0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,370	210	55
White	1,150	150	45
Black / African American	145	45	0
Asian	75	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Source: 2007-2011 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,570	475	0
White	1,210	385	0
Black / African American	235	30	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	80	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	0	0

Source: 2007-2011 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	1,335	0
White	1,120	1,135	0
Black / African American	230	140	0
Asian	25	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	39	10	0

Source: 2007-2011 CHAS

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,070	1,575	0
White	900	1,300	0
Black / African American	90	120	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	100	0

Source: 2007-2011 CHAS

The racial and ethnic demographics of the Township of Abington's households according to the 2011 American Communities Survey was: 81.5% White; 13.6% African American; 0.8% Native American; 5.7% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 3.4%. There were no disproportionately impacted groups in terms of housing problems.

Comparing housing problems for households across all income groups based on race and ethnicity the prevalence of housing problems was: 25% for White households; 28% for Black/African American households; 21% for Asian households; 0% for American Indian, Alaska Native households; 0% for Pacific Islander households; and 27% for Hispanic households.

J. Disproportionately Greater Need Severe Housing Problems:

A household is considered to have a severe housing problem if a household has one of the following four housing problems: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than 1.5 persons per room; or 4) cost burden greater than 50%.

During the planning process for the preparation of the Township of Abington's Five Year Consolidated Plan, an evaluation and comparison was made to determine the needs of any racial/ethnic groups in comparison to the overall needs in the Township. A disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables illustrate the disproportionate needs in the Township of Abington:

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0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,190	390	55
White	965	335	45
Black / African American	145	45	0
Asian	75	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Source: 2007-2011 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	870	1,175	0
White	600	995	0
Black / African American	145	120	0
Asian	80	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	0	0

Source: 2007-2011 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	505	2,280	0
White	380	1,875	0
Black / African American	90	275	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	45	0

Source: 2007-2011 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	160	2,485	0
White	135	2,065	0

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	25	185	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	145	0

Source: 2007-2011 CHAS

The racial and ethnic demographics of the Township of Abington's households according to the 2011 American Communities Survey was: 81.5% White; 13.6% African American; 0.8% Native American; 5.7% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 3.4%. There were no disproportionately impacted groups in terms of severe housing problems.

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K. Disabled Households:

The following table includes the 2007-2011 ACS data for the number of disabled individuals in the Township of Abington. The total population over the age of 5 is 54,818 and the disabled portion of this population is 6,435, or (11.70%). This is an indicator of the need for housing for the disabled, which are oftentimes low- and moderate-income, and do not have housing resources that are accessible and/or affordable.

Disability Status for Abington, PA

Disability Status of the Civilian Non-Institutional Population	Total Population Over 5 Years of Age	Population with a Disability	Percent with a Disability
Total civilian noninstitutionalized population	54,818	6,435	11.70%
Population under 5 years	2,817	0	0.00%
With a hearing difficulty	(X)	0	0.00%
With a vision difficulty	(X)	0	0.00%
Population 5 to 17 years	9,268	581	6.30%

With a hearing difficulty	(X)	76	0.80%
With a vision difficulty	(X)	34	0.40%
With a cognitive difficulty	(X)	455	4.90%
With an ambulatory difficulty	(X)	31	0.30%
With a self-care difficulty	(X)	135	1.50%
Population 18 to 64 years	33,632	2,824	8.40%
With a hearing difficulty	(X)	549	1.60%
With a vision difficulty	(X)	438	1.30%
With a cognitive difficulty	(X)	1,037	3.10%
With an ambulatory difficulty	(X)	1,415	4.20%
With a self-care difficulty	(X)	430	1.30%
With an independent living difficulty	(X)	923	2.70%
Population 65 years and over	9,101	3,030	33.30%
With a hearing difficulty	(X)	1,308	14.40%
With a vision difficulty	(X)	569	6.30%
With a cognitive difficulty	(X)	631	6.90%
With an ambulatory difficulty	(X)	1,880	20.70%
With a self-care difficulty	(X)	934	10.30%
With an independent living difficulty	(X)	1,554	17.10%
SEX			
Male	26,255	2,966	11.30%
Female	28,563	3,469	12.10%
RACE AND HISPANIC OR LATINO ORIGIN			
One Race	N	N	N
White alone	43,854	5,212	11.90%
Black or African American alone	6,868	864	12.60%
American Indian and Alaska Native alone	N	N	N
Asian alone	2,755	228	8.30%
Native Hawaiian and Other Pacific Islander alone	N	N	N
Some other race alone	N	N	N
Two or more races	N	N	N
White alone, not Hispanic or Latino	42,441	5,026	11.80%
Hispanic or Latino (of any race)	2,113	244	11.50%

Source: 2007-2011 American Community Survey

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The disabled population of the Township of Abington comprises 11.17% of the Township's residents; 3.53% of the population has a hearing difficulty; 1.9% of the population has a vision difficulty; 3.87% of the population has a cognitive difficulty; 6.07% of the population has an ambulatory difficulty; 2.73% of the population has a self-care difficulty; and 4.52% of the population has an independent living difficulty.

Of the population age 65 and older, 33.3% have a disability, made up largely due to ambulatory difficulty (20.7%) and an independent living difficulty (17.1%). The overall data shows a fairly even percentage between males and females, with 11.3% and 12.1% of the respective populations having disabilities.

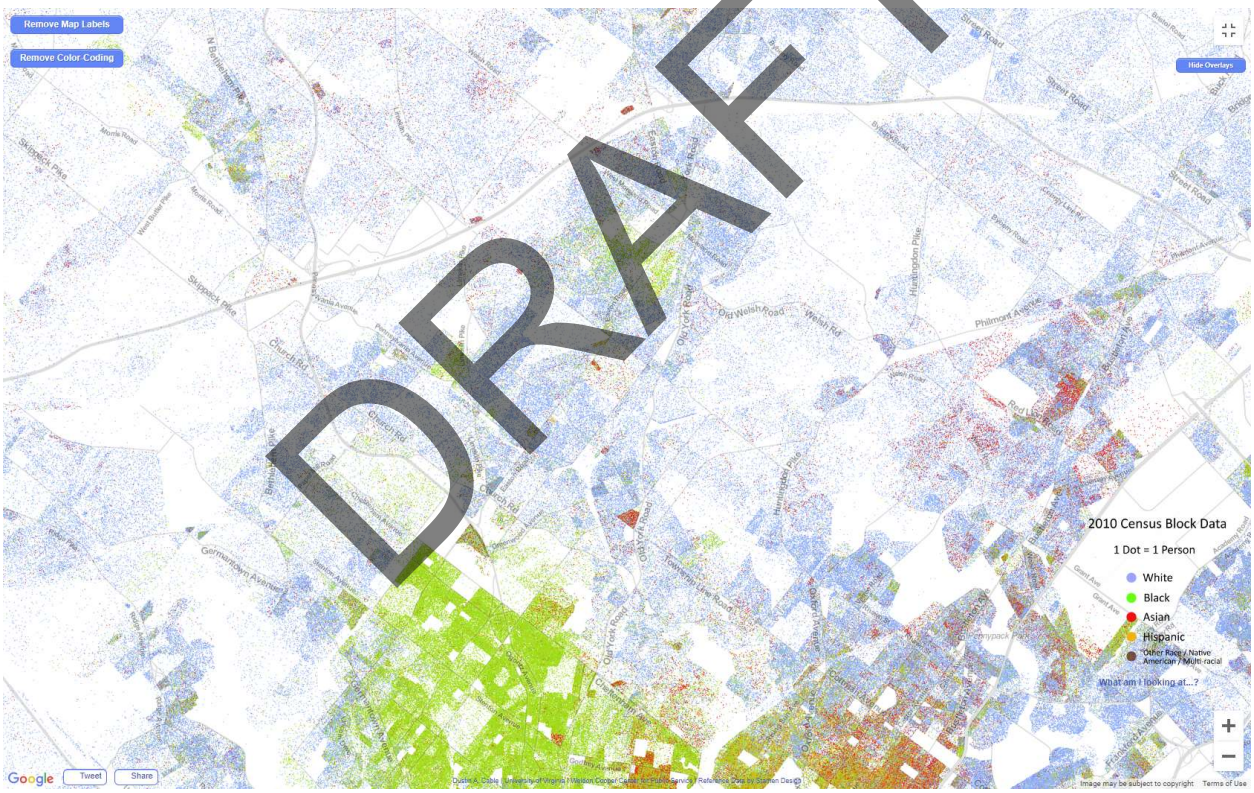
As of January 2020, the maximum monthly Supplemental Security Income (SSI) amount was $783.

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L. Segregation

The following map is a racial dot map representing one dot for every person counted during the 2010 Census. Each dot is color-coded by the individual's race and ethnicity. White individuals are coded as blue; Black individuals, green; Asian individuals, red; Hispanic persons, orange; and all Other racial categories are coded as brown. The map was created by the University of Virginia Weldon Cooper Center for Public Service Demographics Research Group. The map provides a picture of any areas that may have a grouping of non-White residents. The Township is mainly White and has a concentration of Black persons in the Willow Grove and Crestmont neighborhoods.

Racial Dot Map



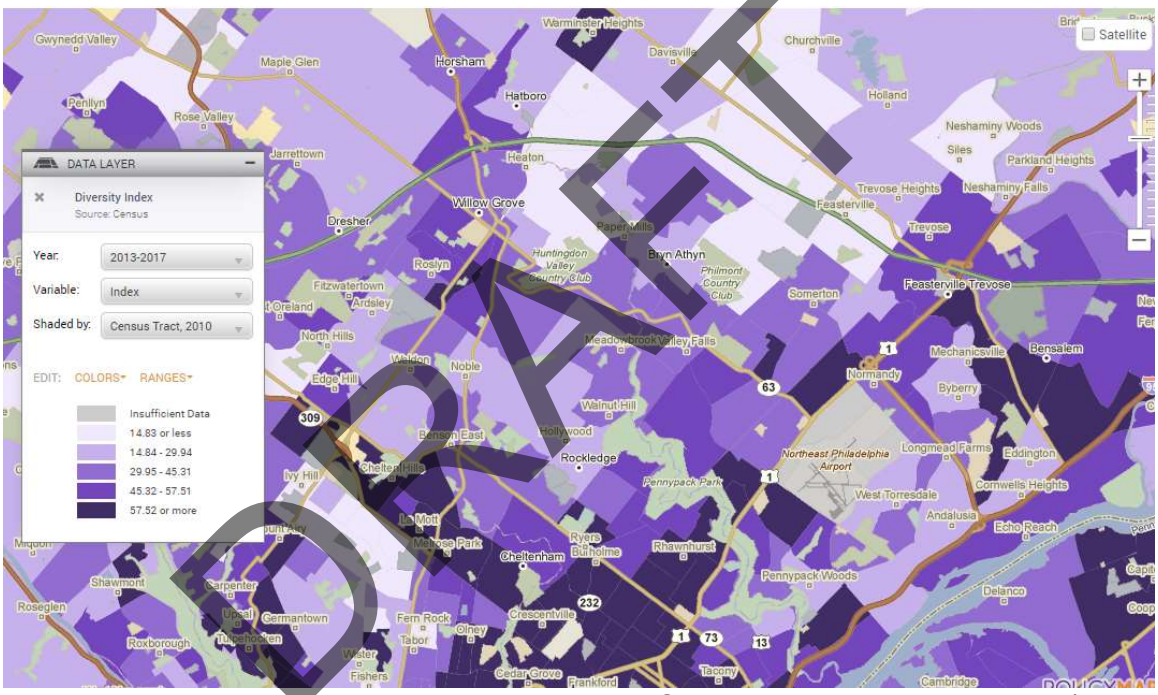
(Source: demographics.coopercenter.org/racial-dot-map)

The following map calculates the diversity index per Census Tract in the Township. "The diversity index is an index ranging from 0 to 87.5 that represents the probability that two persons, chosen at random in the given geography, would be of different races or ethnicities between 2013-2017. Lower index values between 0 and 20 suggest more homogeneity and

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higher index values above 50 suggest more heterogeneity. Racial and ethnic diversity can be indicative of economic and behavioral patterns. For example, racially and ethnically homogenous areas are sometimes representative of concentrated poverty or concentrated wealth. They could also be indicative of discriminatory housing policies or other related barriers. Data were obtained from the Census' American Community Survey 2013-2017 estimates and calculated by PolicyMap." (Source: PolicyMap.com) The Township's diversity index in most areas of the Township are 29.95 to 45.31 with additional areas above 50.

Diversity Index



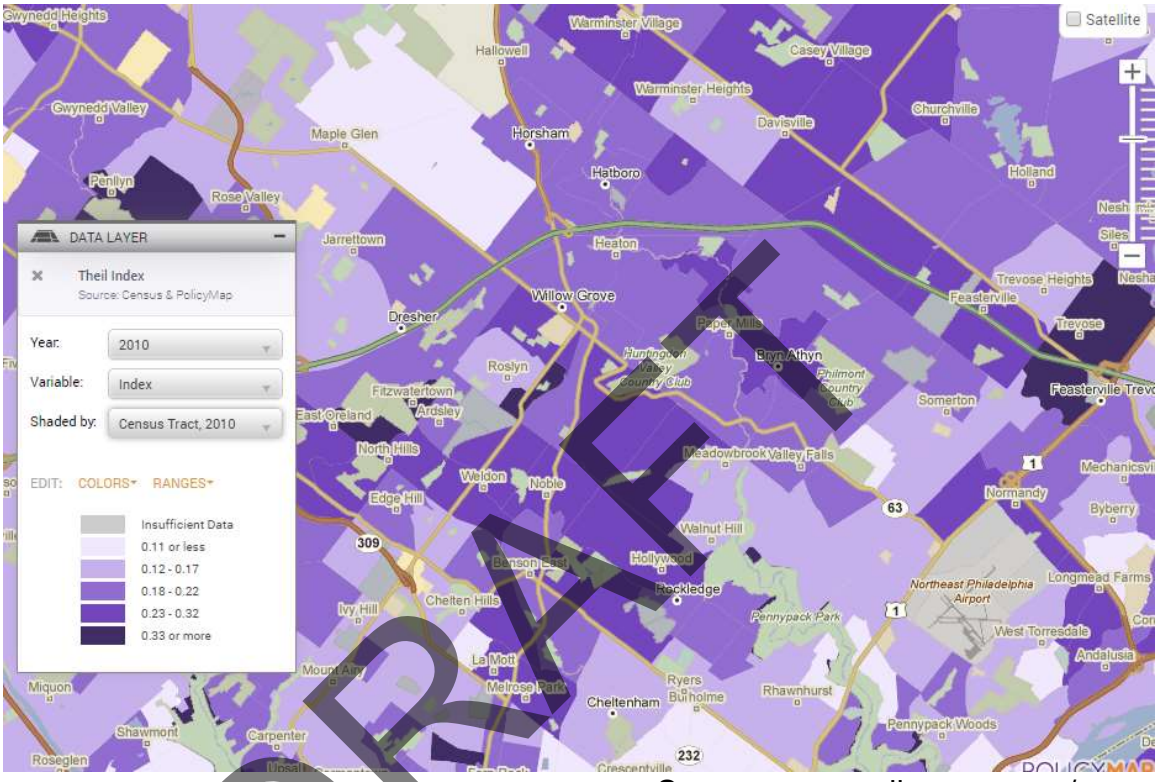
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Source: www.policymap.com/maps

The following map provides the Theil Index calculations per Census Tract in the Township. "The Theil Index is an index ranging from 0 to 1 that displays information about racial segregation. Lower index values below 0.20 suggest less segregation and higher index values above 0.40 suggest more segregation. The Theil Index is a measure of how evenly members of racial and ethnic groups are distributed within a region, calculated by comparing the diversity of all sub-regions (Census Blocks) to the region as a whole. Patterns of racial segregation can emerge as a result of systemic barriers and opportunities or localized individual preferences. For example, highly segregated areas may be indicative of discriminatory housing practices or other related barriers. Data used in the calculation of this index were derived from the U.S. Census Bureau's 2010 Decennial Census."

(Source: PolicyMap.com) The Theil Index was 0.33 in two areas of the Township.

Theil Index



Source: www.policymap.com/maps

HUD defines a racially/ethnically concentrated area of poverty (R/ECAP) as a census tract where the number of families in poverty is equal to or greater than 40% percent of all families, or an overall family poverty rate equal to or greater than three times the metropolitan poverty rate, and a non-white population, measured at greater than 50 percent of the population. The Township did not have any areas identified by HUD as an R/ECAP.

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III. Review/Update to Original Plan

The Township of Abington identified specific goals and strategies for the Township to affirmatively further fair housing in 2015, as part of its Five Year Consolidated Plan and subsequent Annual Action Plans. During the FY 2015-2018 CAPER period, Abington Township took the following actions to address the impediments identified in the 2015 Analysis of Impediments to Fair Housing Choice Impediments.

Impediment 1: FAIR HOUSING EDUCATION AND OUTREACH – There is a continuing need to educate persons about their rights and responsibilities under the Fair Housing Act and raise awareness, especially for low-income households, that all residents of Abington Township have a right to fair housing choice.

Goal: Improve the public's knowledge and awareness of the Fair Housing Act, and related laws, regulations, and requirements to affirmatively further fair housing in the community.

The strategies to achieve this goal include:

- **1-A:** Continue to promote the Township Police Department's "No Place for Hate" Program in the schools and provide educational opportunities for all persons to learn about their rights under the Fair Housing Act and the Americans With Disabilities Act.
- **1-B:** Continue to make available and distribute literature and informational material concerning fair housing issues. These documents should be translated for the applicable LEP population in Abington.
- **1-C:** Support the continuing efforts of the local fair housing organizations to provide training and technical assistance to the staff of Abington Township, the local Human Relations Commission members, Township Solicitor, affordable housing providers, and other organizations that are concerned with housing and civil rights in Abington.

2015 Accomplishments: The Township purchased a table and tent for the Abington Human Relations Commission to use during events; the Human Relations Commission offers programs to local organizations and businesses regarding discrimination. The Township also provided a youth diversity education program during the annual "Pre-Night Out" community block party that is put on by the Abington Community Taskforce (ACT). The Township was a sponsor of the Fair Housing Rights Center in Southeastern Pennsylvania's "There's No Place Like Home!" workshop. Annually, the Township sends a calendar to all Abington residents. In this calendar the Office of Community Development pays for a fair housing education ad and notes that April is Fair Housing Month. The Township declared April Fair Housing month on April 14, 2016 during a Township

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Commissioners meeting. Additionally, Abington Township, Abington Human Relations Commission, and Abington Y Achievers funded a “One Community Program” focused on diversity and inclusion. The teen program focused on disabilities, race, ethnicity, religion, sexual orientation, gender identify, and age and culminated in a contest asking the teens to respond to what they learned about diversity and inclusion through types of art media.

2016 Accomplishments: The Township held two events: 1) Abington Human Relations Commission Pre-Night Out is a community engagement block party that was an opportunity for representatives of the HR Commission to engage the public concerning fair housing awareness; and 2) Township Staff Fair Housing Training with the Fair Housing Rights Center in Southwest Pennsylvania.

2017 Accomplishments: The Township held two events: 1) Abington Human Relations Commission Pre-Night Out is a community engagement block party that was an opportunity for representatives of the HR Commission to engage the public concerning fair housing awareness; and 2) Township Staff Fair Housing Training with the Fair Housing Rights Center in Southwest Pennsylvania.

2018 Accomplishments: The Township conducted two (2) fair housing awareness activities: 1) Abington Human Relations Commission Pre-Night Out (community engagement block party that was an opportunity for representatives of the HR Commission to engage the public concerning fair housing awareness) and 2) Willow Grove NAACP education events. One hundred (100) persons participated in the fair housing education activities.

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Impediment 2: PUBLIC POLICIES AND REGULATIONS – The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, etc.

Goal: Complete the work on the revisions to the Township’s Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations.

The strategies to achieve this goal include:

- **2-A:** Review and revise the definition of "Family" in the Zoning Ordinance to permit up to six (6) disabled persons to live together as a single family unit in any residential zoning district. The Township has been administratively abiding by this, but should now include this in the wording of the Zoning Ordinance.

- **2-B:** Revise the General Purpose and Intent Section of the Zoning Ordinance to reaffirm the Township's commitment to affirmatively further fair housing.
- **2-C:** Revise the Zoning Ordinance to develop a chart with the revised permitted uses, including all types of housing: i.e. group residences, community living arrangements, elderly housing, etc.
- **2-D:** Review and revise all of the other definitions in the Zoning Ordinance Township's and include new definitions for Handicapped (Disabled), Fair Housing Act, Group Home, Community Living Arrangement, Elderly Housing (Senior Citizen Housing), Visitability, Accessibility, Americans With Disabilities Act, etc.

2015 Accomplishments: The Township continued to work on the revisions to its Zoning Ordinance; the Zoning Ordinance has not yet been approved by all parties.

2016 Accomplishments: The Township Staff received Fair Housing Training led by Angela McIver of the Fair Housing Rights Center in Southwest Pennsylvania.

2017 Accomplishments: The Township Staff received Fair Housing Training led by Angela McIver of the Fair Housing Rights Center in Southwest Pennsylvania.

2018 Accomplishments: The Township Staff has been working with the Montgomery County Planning Commission to finalize the update to the Township's Zoning Ordinance.

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Impediment 3: NEED FOR AFFORDABLE RENTAL HOUSING UNITS – The cost of rent for apartments in the Township has increased over the past ten years to the point that 52.6% of all renter households in Abington are paying more than 30% of their income on the cost of their housing, which means that these households are considered cost overburdened.

Goal: Promote and encourage the construction and development of additional affordable rental housing units in the Township, especially for households whose income is less than 80% of the median income.

The strategies to achieve this goal include:

- **3-A:** Support and encourage both private developers and non-profit housing providers to develop and implement plans for the construction of new affordable mixed income rental housing that would be located throughout the Township that provide access to employment opportunities, transportation, amenities, and services throughout the Township; especially for the Elderly.

- **3-B:** Assist in supporting and promoting financial assistance to households that are cost overburdened, particularly those households below 80% of the area median family income.
- **3-C:** Continue to support and encourage the rehabilitation of existing housing units and the construction of upper floor housing units in mixed use buildings, as outlined in the "Old York Road Corridor Improvement Study," to increase the supply of decent, safe and sound rental housing that is affordable to low- and moderate-income households.

2015 Accomplishments: The Township supported the Willow Grove Community Development Corporation in its efforts to provide affordable housing, management, regular inspections, and preventative maintenance to individuals and families in Abington Township and other Eastern Montgomery County areas. Additionally, the Township funded Crest Manor, the Montgomery County Housing Authority's general occupancy public housing community located in the Crestmont neighborhood. The rehabilitation work is on-going and will be completed during the FY 2016 CAPER period.

2016 Accomplishments: The Township completed construction of forty (40) rental-housing units with MCHA replacing the Crestmont Public Housing Development.

2017 Accomplishments: The Township funded the Renter-Occupied Housing Rehabilitation Program with $100,000 in FY 2017 CDBG funds. No units were completed in FY 2017 but are expected to be completed during the FY 2018 and 2019 Program Years.

2018 Accomplishments: The Township funded the Renter-Occupied Housing Rehabilitation Program with $100,000 in FY 2017 CDBG funds; activity is ongoing.

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Impediment 4: NEED FOR AFFORDABLE HOUSING FOR SALE – The monthly housing cost for homeowners with a mortgage has increased to over $1,958 per month and it is estimated that 36.4% of all homeowners with a mortgage are paying more than 30% of their income on housing costs, which makes them cost overburdened, and limits the choice of housing for lower income households.

Goal: Promote and encourage the development of for-sale single family houses that are affordable to low- to moderate-income households.

The strategies to achieve this goal include:

- **4-A:** Continue to support the construction and development of new for sale housing that provides affordable housing options to low- and moderate-income households outside of economically impacted areas.

- **4-B:** Continue to support down-payment assistance and financing to assist low- and moderate-income homebuyers to purchase housing outside of economically impacted areas.
- **4-C:** Continue to support the rehabilitation of the existing housing stock to increase the supply of decent, safe, and sound housing that is affordable to low- and moderate-income households.
- **4-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities of fair housing choice for lower income households to move outside impacted areas.
- **4-E:** Apply to the Federal Home Loan Bank, Pennsylvania Housing Finance Agency, and State CDBG and HOME programs for funds for down payment assistance to lower income households so they can become homeowners.

2015 Accomplishments: The Township provided funding for the Owner-Occupied Housing Rehabilitation program, which assisted a total of three (3) households during this CAPER period. Additionally, the Township has engaged the Habitat for Humanity of Montgomery County to initiate the development of Habitat housing in the Township.

2016 Accomplishments: No activities this CAPER period.

2017 Accomplishments: The Township's Owner-Occupied Housing Rehabilitation Program assisted two (2) owner-occupied households.

2018 Accomplishments: The Township's Owner-Occupied Housing Rehabilitation Program assisted one (1) owner-occupied households.

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Impediment 5: NEED FOR ACCESSIBLE HOUSING – There is a need for more accessible housing that is decent, safe, and sound, as well as affordable to persons with disabilities.

Goal: Increase the number of accessible housing units that are decent, safe, and sound, as well as affordable to lower income households throughout the Township.

The strategies to achieve this goal include:

- **5-A:** Increase the number of accessible housing units through rehabilitation of the existing housing stock.
- **5-B:** Increase the number of accessible housing units through the development and construction of new rental and single family homes for sale.

- **5-C:** Continue to enforce the ADA requirements for landlords to make "reasonable" modifications and accommodations to their rental properties, which will increase the number of accessible housing units for the disabled.
- **5-D:** Provide financial assistance to homeowners to make their properties accessible in order to allow the elderly to remain in their residences.

2015 Accomplishments: Abington Township assisted in the funding of Crest Manor for the rehabilitation of 40 affordable housing rental units. The units were rehabilitated to be accessible or convertible to be accessible and "visitable."

2016 Accomplishments: The Township completed construction of forty (40) rental-housing units with MCHA replacing the Crestmont Public Housing Development. Three (3) units are fully accessible and the housing development is visitable.

2017 Accomplishments: Previous years' CDBG funds were used to make one (1) owner-occupied housing unit handicap accessible.

2018 Accomplishments: The Township has funded its Owner-Occupied Housing Rehabilitation program with multiple years of CDBG funds; activity is ongoing.

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Impediment 6: COUNTYWIDE APPROACH TO AFFIRMATIVELY FURTHERING FAIR HOUSING – There are four (4) Federal Entitlement jurisdictions in Montgomery County: Abington, Lower Merion, Norristown, and Montgomery County. Housing, racial, and socio-economic data from the U.S. Census of 2010, as well as the location of subsidized housing illustrates that there is a disproportionate concentration of low- and moderate-income persons, minorities, and Hispanics living in impacted areas throughout Montgomery County, which demonstrates a lack of housing choice.

Goal: Provide housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work throughout all of Montgomery County, including outside impacted areas.

The strategies to meet this goal include:

- **6-A:** Establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for Montgomery County with representatives from the Township of Abington, Lower Merion Township, the Municipality of Norristown, Montgomery County, U.S. Department of Housing and Urban Development (HUD), the two Fair Housing Councils, and the Montgomery County Housing Authority (MCHA).
- **6-B:** The AFFH Task Force should review the mobility policies and procedures of the Montgomery County Housing Authority to encourage and

support low- and moderate-income Housing Choice Voucher holders to move outside racially and economically impacted areas in Montgomery County.

- **6-C:** The four (4) federal Entitlement jurisdictions: Montgomery County, Norristown, Lower Merion and Abington should coordinate and cooperate in the preparation and implementation of their individual Analysis of Impediments (A.I.) and/or prepare and adopt a joint countywide fair housing strategic plan.
- **6-D:** The three (3) federal Entitlement jurisdictions should work with Montgomery County to promote and encourage the development of affordable housing throughout Montgomery County in areas that are not economically or racially impacted.

2015 Accomplishments: Abington Township assisted in the funding of the rehabilitation of 40 affordable housing rental units located in Crest Manor and owned by the Montgomery County Housing Authority. The Office of Community Development is a routine participant in countywide community and housing development meetings, including such activities as the homeless Point In Time Count. Additionally, the Township Human Relations Commission activities are regularly disseminated to surrounding communities and their participation is encouraged.

2016 Accomplishments: The Township has been discussing participation with other Montgomery County Entitlement Communities to form a Consortium to complete a countywide Assessment of Fair Housing.

2017 Accomplishments: The Township has been partnering with surrounding municipalities to address regional fair housing issues by exploring opportunities to collaborate on projects and informing partners of the Township's fair housing needs and goals.

2018 Accomplishments: The Township has been partnering with surrounding municipalities to address regional fair housing issues by exploring opportunities to collaborate on projects and informing partners of the Township's fair housing needs and goals.

Impediment 7: SUPPORT THE HUMAN RELATIONS COMMISSION – The Township needs to continue to support the Human Relations Commission, to become a local coordination, outreach, investigation, and adjudication organization; fair housing choice will be promoted and encouraged.

Goal: The Human Relations Commission of Abington Township will be a motivating force in affirmatively furthering fair housing in the Township and will promote fair housing choice for all protected classes of people.

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The strategies to achieve this goal include:

- **7-A:** The local governing body of the Township will keep the appointments of members to the Human Relations Commission current and will provide the Commission with technical and clerical support.
- **7-B:** Establish procedures and protocols for how fair housing complaints are to be reported, monitored, and mediated, as well as training for Commission members and the Township Solicitor.
- **7-C:** Advertise to the community, including the Township's website, the existence of the Human Relations Commission, its mission, and how to report fair housing complaints.
- **7-D:** Promote seminars and educational programs for the community in cooperation with local fair housing organizations to increase the knowledge base of all residents, owners, renters, and landlords, concerning their rights under the Fair Housing Act, as well as the Americans with Disabilities Act.

2015 Accomplishments: During this CAPER period, Abington Township continued to financially and programmatically assist the Human Relations Commission. This was accomplished by conducting housing inspections and assisting occupants on fair housing related issues for the Commission. Additionally, the Township purchased a table and tent for the Abington Human Relations Commission to use during events, such as the "One Community Program" focused on diversity and inclusion.

2016 Accomplishments: The Township sponsored the Abington Human Relations Commission participation in the Township's Pre-Night Out community engagement block party.

2017 Accomplishments: The Township sponsored the Abington Human Relations Commission participation in the Township's Pre-Night Out community engagement block party.

2018 Accomplishments: The Township sponsored the Abington Human Relations Commission participation in the Township's Pre-Night Out community engagement block party.

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IV. Impediments to Fair Housing 2020

In order to determine if impediments to fair housing choice exist, interviews and meetings were conducted, as well as a review of previous fair housing complaints filed in the Township.

A. Fair Housing Complaints:

1. Township of Abington Human Relations Commission

Township of Abington Human Relations Commission
1176 Old York Road
Abington, PA 19001
(267) 518-8049
abingtontownshiphrc@gamil.com

The Abington Township Board of Commissioners adopted the "Abington Township Human Relations Ordinance" on April 12, 2012 by Ordinance Number 2029. In the ordinance, the the Township of Abington declared it's intent: "To foster equality and equal opportunity for all citizens, regardless of actual or perceived race, color, religious creed, ancestry, sex, national origin, handicap or disability, use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity of gender expression in all matters affecting employment, housing and commercial property and public accommodation, and to safeguard the right of all persons to remain free of discrimination or discriminatory practices in any of the foregoing aspects of their lives."

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The Abington Township Human Relations Commission consists of five (5) members. The Commission members are appointed by the Board of Commissioners to terms of three years. The terms of the members of the Commission are staggered, such that the terms of one third (1/3) of the members of the Commission shall expire each year. All members of the Commission must be residents or business owners in the Township of Abington and will serve without compensation.

The Human Relations Commission annually designates one member to serve as Chairperson of the Commission. The Chairperson is responsible for coordinating the activities, meetings, and operations of the Commission. The Chairperson also reports, from time to time, to the President of the Board of Commissioners regarding the activities of the Commission. All members of the Commission are

required to attend training and educational seminars in conjunction with the state Human Relations Commission.

When complaints are received, the Chairperson of the Commission will designates one member of the Commission to be responsible to receive the complaint and conduct an intake meeting with the complainants. The member charged with this duty does not participate in any mediations involving parties to the complaint for which they handled the intake.

Complaints may be filed in person at the office of the Township Manager, or by mailing complaints to the Township offices, to the attention of the Township Manager or the Human Relations Commission. All complaints must be received by the Township within one hundred eighty (180) days of the occurrence of the act giving rise to the complaint or the complaint shall be dismissed as untimely.

The Commission provides a process by which persons seeking to file a complaint may consult with a volunteer or other staff person affiliated with the Commission who is trained to assist the prospective complainant in discerning the facts relevant to the prospective complaint. The process also includes referral of additional information to the prospective complainant, the content of the Pennsylvania Human Relations Act, and the availability of the Pennsylvania Human Relations Commission as an additional venue within which the prospective complainant may seek redress when possible.

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The Township formed the Human Relations Commission at of the end of 2012 and has not received any complaints or implemented any programs or activities to promote fair housing.

To contact the Human Relations Commission, the following contact information is applicable:

The Township of Abington Human Relations Commission
1176 Old York Road, Abington, PA 19001

OR

Michael LeFevre, Township Manager
1176 Old York Road, Abington, PA 19001
Phone: 267-536-1001
Email: mlefevre@abington.org

In addition to the Human Relations Commission, there are two Fair Housing Rights organizations that operate in the Abington Township

area. The two groups are the Fair Housing Rights Center in Southeastern Pennsylvania, located in Philadelphia, PA, and the Fair Housing Equality Center of Pennsylvania, located in Fort Washington, PA.

The Fair Housing Rights Center in Southeastern Pennsylvania was incorporated in 1992 with a mission to ensure equal access to housing opportunities for all people. The Center educates the public on fair housing laws, provides assistance to individuals who have experienced housing discrimination, monitors the community for compliance with applicable housing laws, and offers information and counseling on housing related issues. The Fair Housing Rights Center did not have any major fair housing findings regarding the Township.

Fair Housing Rights Center in Southeastern Pennsylvania
444 N. 3rd Street, Suite 110, Philadelphia, PA 19123
Toll Free: 886-576-1968 Phone: 215-625-0700
http://www.fairhousingrights.org

The Housing Equality Center of Pennsylvania (formerly known as the Fair Housing Council of Suburban Philadelphia) is the oldest fair housing agency in the United States. Founded in 1956, the Housing Equality Center's mission is to educate and advocate for equal access to quality, affordable housing for everyone in Southeast Pennsylvania. As a part of the Housing Equality Center's contract with Montgomery County, the Fair Housing Council has conducted testing, reviewed zoning codes, and reviewed housing advertisements. There were no major findings from these activities in the Township of Abington over the past few years. Additionally, no complaints for housing discrimination were filed with the Housing Equality Center.

Housing Equality Center of Pennsylvania
455 Maryland Drive, Suite 190, Fort Washington, PA 19034
Toll Free: (866) 540-FAIR (3247) Phone: (267) 419-8918
http://www.equalhousing.org

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2. Pennsylvania Human Relations Commission

PA Human Relations Commission
Executive Offices
333 Market St., 8th Floor
Harrisburg, PA 17101-2210
(717) 787-4410 (Voice)
(717) 787-7279 (TTY users only)

The Pennsylvania Human Relations Commission (PHRC) is tasked to enforce state laws that prohibit discrimination: which are the Pennsylvania Human Relations Act, and the Pennsylvania Fair Educational Opportunities Act. The Pennsylvania Fair Educational Opportunities Act, created in 1961 by the General Assembly of the Commonwealth of Pennsylvania and amended in 1992, prohibits discriminatory practices in educational institutions based on race, religion, color, ancestry, national origin, or sex. The Pennsylvania Human Relations Act was created in 1955 and amended in 1997; the Act prohibits certain discriminatory practices because of race, color, religious creed, ancestry, age, or national origin by employers, employment agencies, labor organizations, etc. This Act additionally created the Pennsylvania Human Relations Commission (PHRC) in the Governor's Office and defined its powers; PHRC's mission is to "not only seek to end and prevent discrimination through enforcement of the laws, but through educating Pennsylvanians on their legal rights and responsibilities" (PHRC 2011-2013 Annual Plan.

PHRC investigates employment and housing discrimination complaints on behalf of the U.S. Equal Employment Opportunity Commission (EEOC) and the U.S. Department of Housing and Urban Development (HUD), respectively. The State Governor appoints eleven commissioners (confirmed by the Senate) to act as public liaisons, establish policies, and resolve cases not settled voluntarily. The commission is independent and nonpartisan, with the chairperson appointed by the governor and a vice-chairperson, secretary, and assistant secretary elected by the commissioners every year. The commission holds monthly meetings, which are open to the public, to address issues of discrimination or civil tension.

The PHRC organizes the PA Interagency Task Force on Community Activities and Relations, a group of state agencies unified in preventing and stopping civil tension and violence stemming from conflicts between ethnic or cultural groups. In addition, the PHRC offers hotlines to report bias and hate crimes, as well as an online way of filing a complaint regarding discrimination; the current law

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protects citizens in matters of employment, education, public accommodations, housing, and commercial property.

The PHRC publishes an annual summary of docketed cases filed during the State's fiscal year (July 1st – June 30th). The table below illustrates the trends for new complaints that were docketed and conciliated for Montgomery County from 2010 to 2014. In FY 2014, housing related complaints accounted for 16.99% of total complaints; since 2010, housing related complaints have accounted for 6.77% of total complaints. Housing related complaints have been steadily increasing in comparison to other types of complaints from 2010 to 2014 in Montgomery County, with the exception of the comparative decrease in housing related complaints between 2012 and 2013.

PHRC New Complaints Docketed in Montgomery County

Category	2010	2011	2012	2013	2014	Total
Employment	362	190	191	185	118	1,046
Housing	20	19	26	16	26	107
Public Accommodations	191	15	14	13	7	240
TOTALS	**573**	**224**	**231**	**214**	**151**	**1,393**

Source: Pennsylvania Human Rights Commission Annual Reports, 2010-2014

PHRC New Complaints Docketed in the Commonwealth of Pennsylvania

Category	2010	2011	2011	2013	2014	Total
Employment	4,403	2,675	2,431	1,899	1,554	12,962
Housing	293	253	243	210	184	1,183
Public Accommodations	430	160	157	103	78	928
TOTALS	**5,377**	**3,187**	**2,804**	**2,207**	**1,816**	**15,391**

Source: Pennsylvania Human Rights Commission Annual Reports, 2010-2014

PHRC Complaints Closed

Category	2010	2011	2012	2013	2014
Percentage of Complaints Closed	39.8%	56.0%	50.0%	48.6%	53%

Source: Pennsylvania Human Rights Commission Annual Reports, 2010-2014

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3. Fair Housing & Equal Opportunity (HUD)

Philadelphia HUD Regional Office
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380
(215) 656-0500
(215) 861-7620 (Voice)

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing & Equal Opportunity (FHEO) receives complaints regarding alleged violations of the Fair Housing Act. From January 1, 2008 to December 31, 2013 there were a total of 97 fair housing complaints originated in Montgomery County.

HUD-FHEO Complaints

Case Number	Filing Date	Violation County	Filed Cases	Race Basis	Color Basis	National Origin Basis	Disability Basis	Familial Status Basis	Religion Basis	Sex Basis	Retaliation Basis
03-08-0215-8	01/24/08	Montgomery	1	1	0	0	0	0	0	0	0
03-08-0209-8	01/28/08	Montgomery	1	0	0	0	1	0	0	0	0
03-08-0248-8	02/19/08	Montgomery	1	0	0	0	1	0	0	0	0
03-08-0282-8	03/03/08	Montgomery	1	0	0	0	0	1	0	0	0
03-08-0343-8	04/09/08	Montgomery	1	1	1	0	0	0	0	0	0
03-08-0354-8	04/10/08	Montgomery	1	0	0	0	1	0	0	0	0
03-08-0361-8	04/28/08	Montgomery	1	1	0	0	0	0	0	0	0
03-08-0440-8	06/17/08	Montgomery	1	0	0	1	0	0	0	0	0
03-08-0441-8	06/17/08	Montgomery	1	0	0	1	0	0	0	0	0
03-08-0484-8	07/02/08	Montgomery	1	1	0	0	0	0	0	0	0
03-08-0514-8	07/28/08	Montgomery	1	1	0	0	0	0	0	1	0
03-08-0521-8	08/01/08	Montgomery	1	1	0	0	0	0	0	0	0
03-08-0599-8	09/16/08	Montgomery	1	1	1	0	1	1	0	1	0
03-09-0001-8	10/02/08	Montgomery	1	0	0	0	1	0	0	0	0
03-09-0002-8	10/03/08	Montgomery	1	1	0	0	0	0	0	0	0
03-09-0025-8	10/16/08	Montgomery	1	1	0	1	0	0	0	0	0

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03-09-0050-8	10/30/08	Montgomery	1	1	0	0	0	0	0	1	0
03-09-0085-8	12/01/08	Montgomery	1	0	0	0	0	1	0	0	0
03-09-0141-8	12/30/08	Montgomery	1	1	0	0	1	0	0	0	0
03-09-0196-8	01/30/09	Montgomery	1	1	0	0	0	0	0	0	0
03-09-0265-8	03/10/09	Montgomery	1	1	0	0	0	0	0	0	0
03-09-0328-8	04/28/09	Montgomery	1	0	0	0	1	0	0	0	0
03-09-0388-8	06/05/09	Montgomery	1	1	0	0	0	0	0	0	0
03-09-0449-8	07/08/09	Montgomery	1	0	0	0	1	0	0	0	0
03-09-0473-8	07/21/09	Montgomery	1	0	0	0	0	1	0	0	0
03-09-0476-8	07/22/09	Montgomery	1	0	0	0	1	0	0	0	0
03-09-0511-8	08/10/09	Montgomery	1	0	0	1	0	0	0	0	0
03-09-0519-8	08/12/09	Montgomery	1	0	0	0	1	0	0	0	0
03-09-0564-8	09/11/09	Montgomery	1	0	0	0	0	0	0	1	1
03-09-0585-8	09/24/09	Montgomery	1	0	0	0	1	0	0	0	0
03-10-0006-8	10/06/09	Montgomery	1	1	0	0	0	0	0	0	0
03-10-0115-8	01/07/10	Montgomery	1	1	0	0	0	0	0	0	0
03-10-0142-8	01/21/10	Montgomery	1	0	0	0	0	1	0	0	0
03-10-0166-8	02/12/10	Montgomery	1	1	0	0	0	0	0	0	0
03-10-0332-8	05/24/10	Montgomery	1	0	0	0	0	1	0	0	0
03-10-0416-8	07/06/10	Montgomery	1	0	0	0	1	0	0	0	0
03-10-0556-8	08/23/10	Montgomery	1	0	0	0	1	0	0	0	0
03-11-0071-8	11/29/10	Montgomery	1	1	0	0	0	0	0	0	0
00-11-0017-8	12/06/10	Montgomery	1	1	0	1	0	0	0	0	0
03-11-0117-8	01/06/11	Montgomery	1	1	0	0	0	0	0	0	0
03-11-0120-8	01/07/11	Montgomery	1	0	0	0	1	0	0	0	0

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03-11-0167-8	01/07/11	Montgomery	1	1	0	0	0	0	0	0	0
03-11-0162-8	02/16/11	Montgomery	1	1	0	0	0	0	0	0	0
03-11-0202-8	03/18/11	Montgomery	1	0	0	0	1	0	0	1	0
03-11-0224-8	04/04/11	Montgomery	1	0	0	0	0	1	0	0	0
03-11-0237-8	04/11/11	Montgomery	1	0	0	0	0	0	0	0	1
03-11-0272-8	05/06/11	Montgomery	1	0	0	0	1	0	0	0	0
03-11-0340-8	06/07/11	Montgomery	1	0	0	0	1	0	0	0	0
03-11-0362-8	07/08/11	Montgomery	1	1	0	0	0	0	0	0	0
03-11-0462-8	08/19/11	Montgomery	1	0	0	0	0	0	0	0	1
03-11-0468-8	09/23/11	Montgomery	1	0	0	0	0	0	0	0	1
03-11-0470-8	09/26/11	Montgomery	1	0	0	0	1	0	0	0	0
03-11-0492-8	09/27/11	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0058-8	10/27/11	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0234-8	02/09/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0140-8	02/24/12	Montgomery	1	1	0	0	0	0	0	0	0
03-12-0201-8	02/29/12	Montgomery	1	0	0	0	0	0	0	0	1
03-12-0145-8	03/02/12	Montgomery	1	0	0	1	0	0	0	0	0
03-12-0211-8	04/19/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0223-8	04/30/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0309-8	05/07/12	Montgomery	1	1	0	0	1	0	0	0	0
03-12-0295-8	05/21/12	Montgomery	1	1	0	0	0	0	0	0	0
03-12-0352-8	05/29/12	Montgomery	1	1	0	0	1	0	0	0	1
03-12-0280-8	06/05/12	Montgomery	1	0	0	0	1	0	1	0	0
03-12-0367-8	06/25/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0391-8	07/10/12	Montgomery	1	0	0	0	1	0	0	0	0

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03-12-0336-8	07/11/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0392-8	07/19/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0426-8	07/31/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0414-8	08/06/12	Montgomery	1	0	0	0	1	0	0	0	0
03-12-0438-8	08/28/12	Montgomery	1	1	0	0	0	1	0	0	0
03-12-0401-8	08/31/12	Montgomery	1	1	0	0	0	0	0	0	0
03-12-0437-8	09/20/12	Montgomery	1	0	0	0	0	1	0	0	0
03-13-0005-8	10/05/12	Montgomery	1	1	1	1	0	0	0	0	0
03-13-0030-8	11/01/12	Montgomery	1	1	0	0	1	0	0	0	0
03-13-0066-8	11/02/12	Montgomery	1	1	0	0	0	0	0	0	0
03-13-0054-8	11/23/12	Montgomery	1	0	0	0	1	0	0	0	0
03-13-0057-8	11/28/12	Montgomery	1	0	0	0	1	0	0	0	0
03-13-0074-8	12/04/12	Montgomery	1	0	0	0	1	0	0	0	0
03-13-0083-8	12/06/12	Montgomery	1	0	0	0	0	1	0	0	0
03-13-0106-8	12/19/12	Montgomery	1	1	0	0	0	0	0	0	0
03-13-0177-8	03/07/13	Montgomery	1	0	0	0	1	0	0	0	0
03-13-0264-8	05/29/13	Montgomery	1	0	0	0	0	1	0	0	0
03-13-0277-8	06/05/13	Montgomery	1	0	0	0	0	0	0	1	0
03-13-0303-8	06/27/13	Montgomery	1	0	0	0	0	1	0	0	0
03-13-0430-8	07/09/13	Montgomery	1	1	0	0	1	0	0	0	0
03-13-0310-8	07/11/13	Montgomery	1	0	0	0	1	0	0	0	0
03-13-0342-8	07/12/13	Montgomery	1	1	0	0	1	0	0	0	0
03-13-0314-8	07/15/13	Montgomery	1	0	0	0	0	0	0	1	0
03-13-0428-8	07/15/13	Montgomery	1	0	0	0	0	0	0	0	1
03-13-0340-8	07/16/13	Montgomery	1	0	0	0	0	0	0	0	1

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03-13-0316-8	07/17/13	Montgomery	1	1	0	0	1	0	0	0	0
03-13-0424-8	08/05/13	Montgomery	1	0	0	0	1	0	0	0	0
03-13-0372-8	08/21/13	Montgomery	1	0	0	0	1	0	0	0	0
03-14-0151-8	10/07/13	Montgomery	1	0	0	0	1	0	0	0	0
03-14-0153-8	10/28/13	Montgomery	1	0	0	0	0	0	0	0	1
03-14-0152-8	10/30/13	Montgomery	1	1	0	0	0	0	0	0	0
TOTAL			**97**	**37**	**3**	**7**	**44**	**12**	**1**	**7**	**9**

National Trends

The U.S. Department of Housing and Urban Development (HUD) releases annual reports on the basis of fair housing complaints nationwide. The following table highlights the frequency of housing complaints by basis from 2010 to 2013.

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Housing Complaints Nationwide

Basis	FY 2010		FY 2011		FY 2012		FY 2013	
	Number of Complaints	% of Total	Number of Complaints	% of Total	Number of Complaints	% of Total	Number of Complaints	% of Total
Disability	4,839	48%	4,498	48%	4,379	50%	4,429	53%
Race	3,483	34%	3,025	32%	2,597	29%	2,337	28%
Familial Status	1,560	15%	1,425	15%	1,301	15%	1,149	14%
National Origin	1,177	12%	1,195	13%	1,114	13%	1,040	12%
National Origin - Hispanic or Latino	722	7%	759	8%	691	8%	629	8%
Sex	1,139	11%	1,033	11%	1,067	12%	985	12%
Retaliation	707	7%	856	9%	970	11%	928	11%
Religion	287	3%	262	3%	229	3%	220	3%
Color	219	2%	185	2%	155	2%	170	2%
Number of Complaints filed	10,155	-	9,354	-	8,818	-	8,368	-

Source: www.hud.gov

Much like housing complaints in Montgomery County in the past few years, complaints based on disability and race are the most common causes for complaints across the nation, with complains based on sex beginning to have a larger proportional share as well. Note that the total percentages for each year do not equal 100% and that the number of complaints each year does not equal the total number of complaints per basis. The reason for this is that most housing complaints reported are based on multiple factors and as such all sources of complaints are recorded.

4. Legal Aid of Southeastern PA

Legal Aid of Southeastern PA
625 Swede Street
Norristown, PA 19401
(610) 275-4500

Legal Aid of Southeastern PA (LASP) serves Bucks, Chester, Delaware, and Montgomery Counties. The LASP stated mission is: "To provide quality legal representation to low-income and vulnerable people in Bucks, Chester, Delaware and Montgomery County, to empower them to solve problems without legal representation through legal education and increased access to the courts, and to change community practices and systems that cause or aggravate poverty."

LASP provides free legal services and advising to those who are eligible based on finances, residency, and the type of issue requiring assistance. Those seeking help are encouraged to call the toll-free hotline for more information regarding what actions they should take. LASP has access to interpreters for over 150 languages and several Spanish-speaking staff members. Links to legal information on some topics, such as disability, immigrant issues, and health law, are available on the website. Along with these topics, general legal information on housing is available online. Brochures with more detailed information relating to rights and procedures are available by contacting LASP.

Examples of legal information that LASP provides regarding housing issues include: landlord/tenant law, evictions, security deposits, public housing, utility law, LIHEAP, and preventing foreclosure. It is unclear from this list whether housing discrimination cases are advised or handled through this organization.

5. Housing and Human Services Agencies

Agencies offering housing and human services within the Township were contacted and interviewed in order to obtain their input and gain

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insight into potential impediments to fair housing in the Township of Abington. A summary pf agency input can be found in Appendix D.

B. Public Sector:

Part of the Analysis of Impediments is to examine the public policies of the jurisdiction and the impact on fair housing choice. The local government controls land use and development through the comprehensive plan, zoning regulations, subdivision regulations, and other laws and ordinances passed by the local governing body. These regulations and ordinances govern the types of housing that may be constructed, the density of housing, and the various residential uses in a community. Local officials determine the community's commitment to housing goals and objectives. The local policies therefore determine if fair housing is to be promoted or passively tolerated.

This section of the Analysis of Impediments evaluates the Township's policies to determine if there is a commitment to affirmatively further fair housing.

1. CDBG Program -

The objective of the Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the Township of Abington. The following six (6) priorities and subsequent goals/strategies have been identified for the Township of Abington, PA for the period of FY 2015 through FY 2019 for the Community Development Block Grant (CDBG) Program:

Housing Priority – (High Priority)

Priority Need: There is a need to improve the quality of the housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

Goals:

HS-1 Housing Rehabilitation - Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.

HS-2 Rental Rehabilitation - Provide financial assistance to affordable housing providers to rehabilitate housing units that are rented to low- and moderate-income tenants.

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HS-3 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the community through rehabilitation of vacant buildings and new construction.

HS-4 Fair Housing - Promote fair housing choice through education and outreach in the community.

HS-5 Home Ownership - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.

HS-6 Public Housing - Support the local public housing authority in its efforts to improve and maintain the existing public housing communities, and promote homeownership programs through the use of Section 8 Vouchers for home purchase.

Homeless Priority – (Low Priority)

Priority Need: There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.

Goals:

HO-1 Continuum of Care - Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, transitional housing, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.

HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.

HO-3 Prevention and Housing - Continue to support the prevention of homelessness and programs for rapid rehousing.

HO-4 Housing - Support the rehabilitation of and making accessibility improvements to emergency shelters, transitional housing and permanent housing for the homeless.

HO-5 Permanent Housing - Support the development of permanent supportive housing for homeless persons and families.

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Other Special Needs Priority – (High Priority)

Priority Need: There is a continuing need for affordable housing, services, and facilities for persons with special needs and the disabled.

Goals:

SN-1 Housing - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation of existing buildings and new construction.

SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.

SN-3 Accessibility - Improve the accessibility of owner occupied housing through rehabilitation and improve renter occupied housing by making reasonable accommodations for the physically disabled.

Community Development Priority – (High Priority)

Priority Need: There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the community.

Goals:

CD-1 Community Facilities - Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the municipality.

CD-2 Infrastructure - Improve the public infrastructure through rehabilitation, reconstruction, and new construction.

CD-3 Public Services - Improve and increase public safety, municipal services, and public service programs throughout the community.

CD-4 Accessibility - Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.

CD-5 Public Safety - Improve the public safety facilities, equipment, and ability to respond to emergency situations.

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CD-6 Code Enforcement - Enforce the local codes and ordinances to bring buildings into compliance with the standards through systematic code enforcement.

CD-7 Clearance - Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned and dilapidated structures.

CD-8 Revitalization - Promote neighborhood revitalization in strategic areas through acquisition, demolition, rehabilitation, code enforcement, infrastructure improvements, housing construction, public and community facilities improvements, etc.

CD-9 Historic Preservation - Promote historic preservation and adaptive reuse of existing buildings in the community through financial incentives.

CD-10 Community Policing - Improve neighborhoods by having the Police Department work cooperatively with residents and community based organizations to identify and resolve issues affecting the neighborhood.

Economic Development Priority – (Low Priority)

Priority Need: There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low and moderate income residents in the community.

Goals:

ED-1 Employment - Support and encourage new job creation, job retention, employment, and job training services.

ED-2 Financial Assistance - Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.

ED-3 Redevelopment Program - Plan and promote the development and redevelopment of the downtown business district.

ED-4 Financial Incentives - Support and encourage new economic development through local, state and Federal tax incentives and programs such as Tax Incremental Financing (TIP), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.

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Administration, Planning, and Management Priority – (High Priority)

Priority Need: There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.

Goals:

AM-1 Overall Coordination - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

The Township of Abington receives CDBG funds from HUD as an entitlement Township under the program. The Township will receive $706,700 in CDBG funds in FY 2015. The Township allocates its funds to public facility improvements, public services, senior services, youth services, and emergency housing assistance. All of the CDBG funds directed towards public services, or 80% of the Township's CDBG funds, directly benefit low- and moderate-income persons.

In order to address the identifiable needs of the Township of Abington, the proposed FY 2015 One-Year Action Plan proposes the following activities:

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AM-1 Overall Coordination	
Administration	$ 140,000
Abington Human Relations Commission (Training, Seminars, Outreach & Educational Programs)	$ 2,000
Total	**$ 142,000**
HS-1 Housing Rehabilitation	
Owner-Occupied Rehabilitation	$ 116,700
Total	**$ 116,700**
HS-2 Rental Rehabilitation and HS-3 Housing Construction	
Crest Manor	$ 153,000

Total	**$ 153,000**
CD-2 Infrastructure	
Street Improvements	$ 295,000
Total	**$ 295,000**
Total FY 2015 CDBG Funds for Project Activities	**$ 706,700**

2. Other Funds -

HOME Program

The Township does not receive a HOME allocation from the U.S. Department of HUD. The Township has received HOME allocations from the Pennsylvania Department of Community and Economic Development Department in previous years. Through the last DCED HOME allocation, the Township rehabilitated three (3) owner-occupied units and currently the Township has about $100,000 remaining in DCED HOME funds allocated to three (3) additional owner-occupied housing rehabilitation activities that are expected to commence construction the end of 2015. Currently, there are no HOME applications pending.

Low Income Housing Tax Credit

The Low Income Housing Tax Credit (LIHTC) Program was created under the Tax Reform Act of 1986 and is intended to attract private investment to develop affordable rental housing for low- and moderate-income households. This program provides a dollar-for-dollar tax credit to reduce the developer's Federal income tax.

Montgomery County is supportive of the use of Low Income Housing Tax Credit (LIHTC) projects to provide housing that is affordable to low income households. There are twenty-one (21) LIHTC projects with 821 LIHTC units in Montgomery County. However, there currently are no known, proposed, or planned projects in the Township of Abington, which is probably due to the fact that Abington is almost a totally developed environment and has less than 2% of its land area as vacant or unimproved.

The chart below illustrates which LIHTC projects in Montgomery County:

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LIHTC in Montgomery County

HUD ID Number:	Project Name:	Project Address:	Project Township:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:
PAA1987210	618-620 CHERRY ST.	618 CHERRY ST	NORRISTOWN	PA	19401	4	4
PAA1989105	1802 E. RIDGE PIKE	1802 E RIDGE PIKE	ROYERSFORD	PA	19468	4	4
PAA1989215	246 MAPLE AVENUE	246 W MAPLE ST	AMBLER	PA	19002	1	1
PAA1989455	829 SWEDE ST.	829 SWEDE ST	NORRISTOWN	PA	19401	3	3
PAA1989765	ROLLING HILLS	2120 BUCHERT RD	SANATOGA	PA	19464	232	231
PAA1990080	311 N. FRANKLIN ST.	311 N FRANKLIN ST	POTTSTOWN	PA	19464	2	2
PAA1990150	611 GREEN STREET	611 GREEN ST	NORRISTOWN	PA	19401	1	1
PAA1991405	FORD APARTMENTS	159 MAIN ST	ROYERSFORD	PA	19468	9	9
PAA1993010	1402 DRAYTON LANE	1402 DRAYTON LN	WYNNEWOOD	PA	19096	3	3
PAA1993240	POWELL 224 DUPLEX REHAB	224 E HECTOR ST	CONSHOHOCKEN	PA	19428	2	2
PAA1993275	RAHN'S HORIZON III	12 SCHOOL HOUSE RD	COLLEGEVILLE	PA	19426	3	3
PAA1993330	STEPS - KING STREET	519 KING ST	POTTSTOWN	PA	19464	10	10
PAA1997005	13 ST. ASAPH'S ROAD	13 SAINT ASAPHS RD	BALA CYNWYD	PA	19004	6	6
PAA2000075	LIMERICK GREEN	827 N LEWIS RD	LIMERICK	PA	19468	80	80
PAA2001010	AMBLER MANOR APARTMENTS	32 N MAIN ST	AMBLER	PA	19002	60	60
PAA2001145	PARKVIEW AT OAK CREST	560 OAK DR	HARLEYSVILLE	PA	19438	100	99
PAA2003090	JEFFERSON APARTMENTS	250 HALE ST	POTTSTOWN	PA	19464	46	46
PAA2003185	VILLAS AT RED HILL	550 SINGER WAY	RED HILL	PA	18076	68	67
PAA2006005	ARDMORE CROSSING APTS	213 W COUNTY LINE RD	ARDMORE	PA	19003	53	53
PAA2006120	PARK VIEW AT CHELTENHAM	990 ASHBOURNE RD	ELKINS PARK	PA	19027	75	74
PAA2008155	SCHWENCKFELD MEWS	1292 ALLENTOWN RD	LANSDALE	PA	19446	63	63

Source: http://lihtc.huduser.org/

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3. Planning, Zoning, and Building Codes -

Township of Abington:

The Montgomery County Regional Planning Commission prepared a Zoning Ordinance for the Township of Abington in 2006, which was adopted by the Township on September 28, 2006. A "draft" Zoning Ordinance was prepared in 2014 to revise the existing zoning ordinance. For the purpose of this Analysis of Impediments, the proposed "draft" zoning ordinance has been reviewed for conformance with the Fair Housing Act, as amended, and current HUD policies and regulations. The Township of Abington should review the proposed "draft" zoning ordinance and make the following revisions prior to its adoption:

- Article I: Section 102. General Purpose and Intent: add "M." – Abide by the provisions of the Fair Housing Act of 1968, as amended, by promoting fair housing choice for all residents in the Township, assure the rights of all individuals who are identified as members of a protected class by the Federal

Government, and therefore affirmatively further fair housing. The "draft" zoning ordinance does not appear to contain any discriminatory language, however, several definitions need to be added to the document and other definitions should be revised. These definitions should be reviewed by the planning staff and solicitor for conformance with the Fair Housing Act, as amended.

- Article II: Section 201. SPECIFIC DEFINITIONS. Add the following:

  - Accessibility: the ease of access to and around the exterior and interior of a building or facility without obstruction to a person who may be physically disabled.

  - Visitability: the basic level of accessibility that enables persons with disabilities to visit the home or housing unit of a friend, family member, or neighbor.

  - Disabled/Handicapped: Disabled means "handicapped" as defined according to the Fair Housing Act Amendments of 1988. 42 U.S.C.S. Subsection 3602 (h), and any amendments thereto. Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a

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record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.'

- Group Care Facility: A facility which provides services to six (6) or more individuals who are mentally or physically handicapped, homeless, disabled, or undergoing rehabilitation, and are provided a program to meet their needs. When required, or available, Group Care Facilities must be licensed by appropriate Federal, State, or County health/welfare agencies. Group Care Facility is not a "family" as defined by this Ordinance, but is a conditional use in Residential Districts. Neither is a Group Care Facility a nursing home or senior citizen housing, which are regulated separately."

- The definition of "family" should be revised and clarified.

  - Family: One or more persons related by blood, marriage, or adoption, or a group of not more than five (5) unrelated disabled persons living together as a single housekeeping unit in a dwelling unit and sharing common facilities as considered reasonably appropriate for a family related by blood, marriage or adoption. If appropriate, one (1) staff person may or may not reside on the premises and will not be counted in the total number of occupants of the dwelling unit.

If the definition of "family" is revised and includes a group of 5 or less disabled persons, then that group of unrelated individuals will be allowed by right to live in any residential zoning district in the Township. However, a "Group Care Facility" will have to abide by the higher density residential provision of the zoning ordinance.

Article XXI: Section 2103. Categories of Permitted Uses –

Use E-7: Group Home/Personal Care Home: The Use Regulations are too vague and general and should be more specific. In the case of a Group Care facility for the disabled, the facility may contain six (6) or more residents and should be considered a multi-family use

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and permitted in multi-family zoning districts. It is permitted in the R1, R2, R3 and R4 Districts but not in the RC District.

In its 2009 Analysis of Impediments to Fair Housing Choice, the Township of Abington identified one impediment to Fair Housing that directly related to the Township's planning, zoning, and building codes; this impediment was first identified in the Township of Abington's 1996 Analysis of Impediments to Fair Housing Choice: Act, in the following areas:

- Land Use Ordinances – Many of the Township's regulations are outdated and could serve as impediments to fair housing for the protected classes.

The 2009 A.I. review of the Zoning Ordinance did not identify what language it considered to be restrictive, in accordance with the Fair Housing Act.

The Zoning Ordinance was reviewed and revised as necessary, to bring it into compliance with the Federal Fair Housing Act, as revised.

The Township has adopted the Pennsylvania State Building Code which contains the 2009 International Building Code Amendments.

U.S. Department of Housing and Urban Development (HUD):

HUD encourages its grantees to incorporate "visitability" principles into their designs. Housing that is "visitable" has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. "Visitable" homes have at least one accessible means of egress/ingress for each unit, and all interior and bathroom doorways have 32-inch clear openings. At a minimum, HUD grantees are required to abide by all Federal laws governing accessibility for disabled persons.

Federal Requirements:

Federal laws governing accessibility requirements include Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act.

Section 504 of the Rehabilitation Act (24 CFR Part 8), known as "Section 504" prohibits discrimination against persons with disabilities in any program receiving Federal funds. Specifically, Section 504 concerns the design and construction of housing to

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ensure that a portion of all housing developed with Federal funds is accessible to those with mobility, visual, and hearing impairments.

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. Specifically, ADA gives HUD jurisdiction over housing discrimination against persons with disabilities.

The Fair Housing Act was amended in 1988 to include persons with disabilities as a protected class, as well as to include design and construction requirements for housing developed with private or public funds. Specifically, this law requires property owners to make reasonable modifications to units and/or public areas in order to allow the disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit. As it relates to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.

- 2-A: Review and revise the definition of "Family" in the Zoning Ordinance to permit up to six (6) disabled persons to live together as a single family unit in any residential zoning district. The Township has been administratively abiding by this, but should now include this in the wording of the Zoning Ordinance.
- 2-B: Revise the General Purpose and Intent Section of the Zoning Ordinance to reaffirm the Township's commitment to affirmatively further fair housing.
- 2-C: Revise the Zoning Ordinance to develop a chart with the revised permitted uses, including all types of housing: i.e. group residences, community living arrangements, elderly housing, etc.
- 2-D: Review and revise all of the other definitions in the Zoning Ordinance Township's and include new definitions for Handicapped (Disabled), Fair Housing Act, Group Home, Community Living Arrangement, Elderly Housing (Senior Citizen Housing), Visitability, Accessibility, Americans With Disabilities Act, etc.

4. Environmental Justice –

Federal Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" dated February 11, 1994 focuses attention on the

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environmental and human health conditions of minority and low-income populations with the goal of achieving environmental protection for all communities. The Order directs federal entitlement communities to develop environmental justice strategies to help those communities address disproportionately high and adverse human health or environmental effects of their programs on minority and low-income populations. The order is also intended to promote nondiscrimination in federal programs that affect human health and the environment and aims to provide minority and low-income communities' access to public information and public participation in matters relating to human health and the environment.

For HUD, environmental justice means equal access to safe and healthy housing for all; mitigating risks to communities in disaster-prone areas; improving access to affordable, quality housing free of hazards to residents' health; and working to achieve inclusive, sustainable communities free from discrimination. (Source: 2012-2015 HUD Environmental Justice Strategy dated March 30, 2012)

In determining decent, safe, and sound housing conditions one needs to look at the environmental quality of these units. Lead based paint is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above $30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States.

These estimates for the Township are illustrated in the table below and are based on the 2007-2011 American Community Survey.

Estimate of Units with Lead-Based Paint

Year Unit Built	Number of Units	Est. % of Units With LBP	Est. No. of Units with LBP

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Pre-1939	5,231	90%	4,708
1940-59	9,839	80%	7,871
1960-79	4,844	62%	3,003
Total	**19,914**	**78%**	**15,582**

Source: 2007-2011 American Community Survey

For the Township of Abington it is estimated that 15,582 housing units are at risk of lead-based paint hazards. Based on the 2007-2011 American Community Survey, 70.6% of the Township's total housing stock is at risk for lead-based-paint hazards. CHAS data reports that there are 190 (1%) owner occupied housing units with children present that contain LBP and 8 (0%) renter occupied housing units with children present that contain LBP in the Township.

The Township complies with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Residential Structures (Current Rule). In order to meet the requirements of the new lead-based paint regulations the Township of Abington will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable
- Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

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5. Taxes -

Real estate property taxes also impact housing affordability. This may not be an impediment to fair housing choice but it does impact the affordability of housing.

The Township's tax assessments are set by the County; therefore the Township does not have any control over the assessed value. The last time a county-wide reassessment was done was 1996. The assessment is the basis used by the County and Township to levy taxes by multiplying the millage rate of the taxing authority times the assessment. The following equations apply:

Market Value X Assessment Ratio = Assessment

Assessment X Millage Rate = Taxes

Currently, all assessments are set at 100% of the 1996 base year value. The following tables represent the 2015 Real Estate and Township taxes for Abington residents:

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Real Estate Taxes 2015	Mils
Abington Township	3.9711
Abington School District (07/01/11 to 06/30/12)	29.89
Montgomery County	3.152
Total	**37.0131**

Breakdown of Township Taxes	Mils
General	2.1177
Fire Tax (to support Abington Volunteer Companies)	0.641
Library Tax	0.43
Debt Service	0.52
Ambulance Service	0.01

Parks & Recreation Tax	0.2524
Total	**3.9711**

According to “City-Data.com,” the median real estate property taxes paid in Montgomery County for housing units with mortgages in 2009 was $3,936 (1.3%). Meanwhile, the median real estate property taxes paid for housing units with no mortgage in 2009 was $3,417 (1.2%).

6. Public Housing -

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves the Township of Abington. The Montgomery County Housing Authority owns and operates seven public housing communities. There are a total of 616 housing units in the public housing communities through Montgomery County. Roughly one quarter of the public housing units are reserved for the elderly. There is one public housing community in Abington, Crest Manor.

Since, 1963 the Montgomery County Housing Authority (MCHA) has owned and managed Crest Manor, located in Abington, as rental housing for very low income households. Today, over fifty (50) years after its construction, Crest Manor is in need of critical functional and aesthetic improvements in order to preserve the development's sustained habitability as a vibrant, affordable asset to the Crestmont neighborhood, Abington Township and Montgomery County. Through competitive procurement, the MCHA partnered with Pennrose Properties, LLC (Pennrose) to redevelop and revitalize Crest Manor. The partnership, Crest Manor Housing LP, submitted an application for Low Income Housing Tax Credits ("LIHTC") to the Pennsylvania Housing Finance Agency ("PHF A"). The partnership plans on investing over $17 million, through the combination federal, state and local funds, to completely revitalize Crest Manor. As part of its financing plan, the MCHA together with Pennrose requested $200,000 in Community Development Block Grant (CDBG) funds from the Township to support the redevelopment of Crest Manor.

Crest Manor's proposed plans call for comprehensive rehabilitation of thirty-four (34) existing twin homes and the new construction of twelve (12) one-bedroom units for a total of forty-six (46) units, an increase of six (6) total units from the current condition. Bedroom

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sizes will vary from one to five (5)-bedroom units. A newly constructed, high-quality community building with management, maintenance, amenity space, and a computer lab is included in the plans. The property, while increasing the number of affordable units it offers, also alleviates stress on the existing flood plain at Hamilton and Washington Avenues by demolishing two structures and building in its place tot-lot and playground.

Additionally, the Housing Authority administers 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the Municipality and surrounding region. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH) and Family Unification Program (FUP) Vouchers. According to the Montgomery County Housing Authority's Five Year Plan for the period of 2015 - 2019, the goals of the Housing Authority are as follows:

- Continue to demonstrate a successful conversion to asset management and project based management
- Improve the quality of assisted housing by striving to maintain a high performer rating and achieving high scores in each component
- Concentrate on efforts to improve specific management functions (if PHAS scores show a need for improvement, MCHA will concentrate on areas of need)
- Strive to reduce public housing vacancies and improve vacant unit turnaround time
- Increase customer satisfaction and improve marketability of current public housing units
- Continue to consult with Resident Advisory Board with management and maintenance planning and policy development
- Renovate and modernize public housing units and systems to be energy efficient and appealing to the community
- Diligently preserve renovated public housing units and systems
- Acquire or build units or developments
- Demolish or dispose of obsolete public housing
- Consider submitting applications to HUD for competitive grants to support the revitalization of public housing properties
- Explore leveraging private or other public funds to create additional housing opportunities, including mixed-finance public housing and assisted housing with Section 8 project-based voucher subsidy
- Consider conversion of at-risk public and assisted housing to long-term Section 8 rental assistance contracts under the HUD Rental Assistance Demonstration Program

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- Consider providing public housing homeownership opportunities
- Provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa
- Implement public housing security improvements
- Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in public housing families
- Continue to actively promote Section 3 requirements through contracting preferences and advertisement
- Ensure equal opportunity and affirmatively further fair housing by ensuring a suitable living environment is available for families living in public housing, regardless of race, color, religion national origin, sex, familial status and disability
- Ensure accessible housing is available to persons with all varieties of disabilities
- Continue to maintain cooperative agreements with other agencies and support the Montgomery County Consolidated Plan to ensure housing and supportive services are available for low income residents

7. Comprehensive Plan -

The Township of Abington updated its Comprehensive Plan in 2007. The previous Comprehensive Plan had been completed in 1992. The stated purpose of the Comprehensive Plan is to define goals and objectives for the future of the Township and chart the path through which those goals can be realized. The primary focus of the Township's goals focus on the following areas: Housing; Natural Resources/Green Spaces; Parks and Recreation; Community Identity and Pride; Wastewater Treatment; Transportation; Township Finance; Economic Development; and Land Use and Zoning.

Specific to Housing the following goal and objectives have been identified:

Housing Goal – As a community, Abington Township should work to maintain the existing housing diversity and encourage the creation of housing choices to meet the needs of current and future residents.

Objective A: Conserve the character and encourage the maintenance of existing housing within Abington Township and where practical rehabilitate and renovate deteriorated housing.

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Objective B: With new incentives encourage replacement of untenable, existing units with new housing to provide a diversity of alternative housing types which will serve the needs of all age groups and economic levels.

Objective C: Establish communities of interest or create an agency which encourages private and public resources to be directed to achieving housing goals and objectives.

Objective D: Encourage housing which maximizes the use of existing transit infrastructure, to achieve a greater utilization of available economic resources.

Objective E: Develop/redevelop communities which allow for living, walking, and working within Abington Township.

8. Transportation -

Public transit is important to the economic development and housing development in the Township and County. Many people rely on bus service for access to work, school, and other services, and often use mass transit routes to decide where they will live.

The residents of the Township of Abington and Montgomery County are served by the Southeastern Pennsylvania Transportation Authority (SEPTA) bus and rail lines. There is also a Montgomery County Transportation Authority, which oversees transportation improvement issues, except for mass transit.

The Township of Abington has selected two existing Septa Regional Railroad Stations, within its jurisdiction, to improve vehicular mobility and pedestrian accessibility. Improvements at these two regional railroad stations will act as a catalyst for future real estate development projects in the area. The Township was approved for $3,000,000 in PennDOT Multi-modal Transportation Fund grant and $200,000 in Montgomery County Local Share Account grant funds.

SEPTA's Customized Community Transportation (CCT) provides on-demand, paratransit services to individuals with disabilities and senior citizens. Additionally, there is a Shared-Ride Program which picks up senior citizens aged 65 and over at their door, following an advanced reservation. The Shared-Ride Program is funded by The

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Commonwealth of Pennsylvania Lottery Fund, but also costs riders $4.00 for one way.

SEPTA also operates regional rail lines, trolley lines, light rail, a high speed line, and the bus system. There are 16 regional rail lines, including service between Center City and Philadelphia International Airport, Center City and Trenton, NJ, and even Center City and Newark and Wilmington, DE. Abington itself is serviced by West Trenton Line, and Warminster Line; the Warminster Line's Rosyln stop is accessible for people with disabilities.

Fares, if paid in cash, costs $2.25, but tickets, tokens, and passes also exist and offer savings to regular commuters. The following table, found on www.septa.org, gives a comparison of fares.

If you ride SEPTA	Best Fare Value	Total Cost	Average Savings Over Cash Fare
5 Days and use 2 or more Transit Routes	Weekly or Monthly TransPass	$24 (W) $91 (M)	$8.50 and Unlimited rides
5 Days and use 1 Transit Route each way	Tokens	$18.00	$4.50
More than 3 rides on any Transit Route in one day	One Day Convenience Pass (8 ride limit)	$8.00	$10.00
More than 3 rides on any Transit Route or Regional Rail Line in one day	Independence Day Pass	$12.00	$6.50
Norristown High Speed Line	Zone 1 TrailPass	$27.25	$.25 and Unlimited rides

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SEPTA has recently adopted the use of electronic fare cards called the SEPTA Key. Currently there are 71 fare kiosks throughout Philadelphia and surrounding areas that dispense the SEPTA Keys. There are currently 115 turnstiles that accept that Key, with 14 ADA gates, and over 200 validators on buses, trolleys, and light rail. The SEPTA Key will adhere to the fares listed above, providing no additional discount.

According to the 2007-2011 American Community Survey estimates, workers age 16 years and over in the Township of Abington and Montgomery County largely took cars, trucks, or vans for commuting. Of commuters in Abington, 86.8% drove, with 78.1% driving alone; in Montgomery County, 87.2% of commuters drove, 79.4% driving

alone. Public transportation accounted for just 7.4% of commuters in Abington Township, and 4.9% of commuters in Montgomery County.

However, Abington Township was recently awarded a Transportation & Community Development Initiative (TCDI) Grant for $60,000.00 from the Delaware Valley Regional Planning Commission. The grant, along with a cash match from the township, will help fund a Township Master Bicycle Plan. The plan will identify areas in which bicycle lanes of varying classes will link residential areas, businesses, transportation, schools, existing trails, and other municipalities. The addition of bicycle lanes can help low- to moderate-income residents with alternatives to owning a car or constantly using public transportation for shorter trips.

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9. Education -

Education is often an important factor influencing where people choose to live. The Abington School District is located in the southeastern corner of Montgomery County, Pennsylvania. The district covers Abington Township and the Borough of Rockledge. The school district serves the Township's population of 55,310 and has a student population of 7,639 in grades K-12. The school district employs 647 full time K-12 professional teaching faculty, with 100% considered Highly Qualified. The school district contains seven elementary schools (Copper Beech, Highland, McKinley, Overlook, Roslyn, Rydal East, and Willow Hill), one middle school (Abington Junior High School), and one senior high school (Abington).

The Abington School District's mission is to "*Build upon the historical and culturally diverse roots of our community and its proud traditions, and recognize the uniqueness in each student, the Abington School District promotes excellence as our standard and achievement as the result*". The school district has a minority population of 34.44% and a high school enrollment of 1,745. The high school Class of 2014 saw 87% attend college, with 4% joining the military, and 9% joining the work force directly.

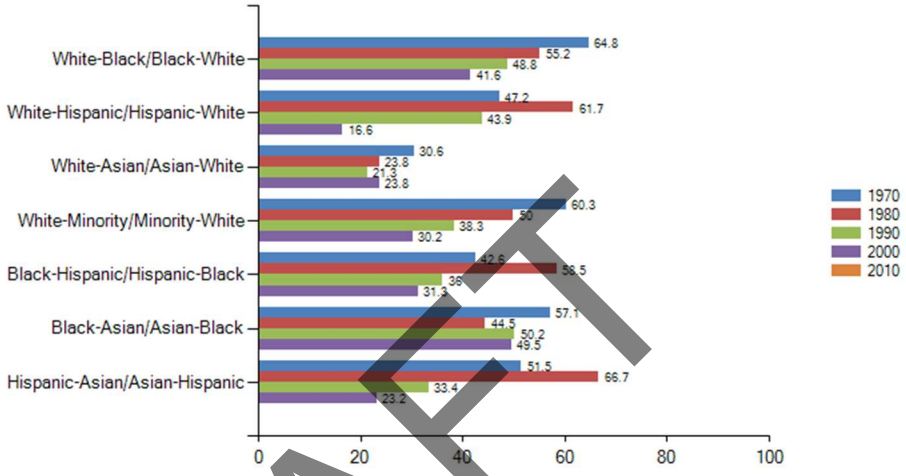
20.02% of students within the district are considered economically disadvantaged; the schools participate in the National School Lunch and Breakfast Program, which serves free or low-cost nutrionally balanced meals throughout the school week. The district's website provides contact information for resources that can help provide free meals to children throughout the summer months.

According to the 2007-2011 American Community Survey, 93.5% of the Township's population age 25 years and over have at least a high school education or higher, and 42.3% have a bachelor's degree or higher. The Abington Senior High School for 2013-2014 shows that the district has met most of its indicators of academic achievement; however, the Science and Biology – Percent Proficient or Advanced on PSSA/Keystone is at 69.53%, the lowest of any indicator score for the year.

The following school dissimilarity index focusing on the public school system is based on Census data and was calculated as part of Brown University's American Communities Project (http://www.s4.brown.edu/us2010/). The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A

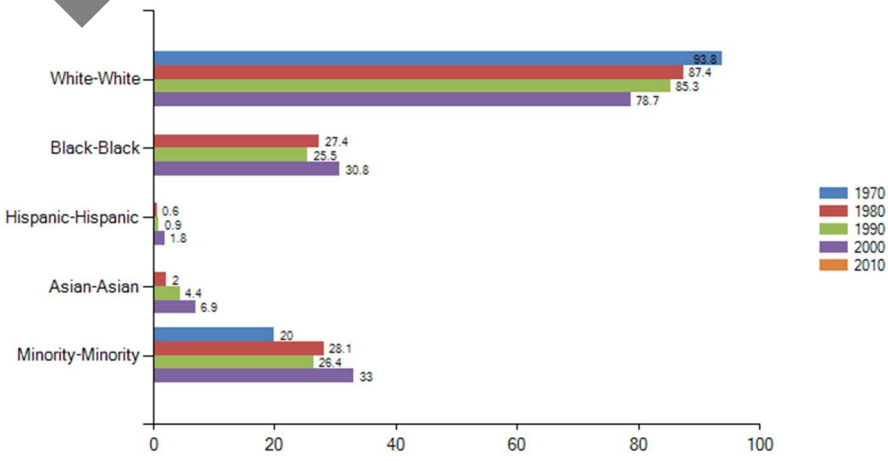
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high value indicates that the two groups tend to live in different tracts. Dissimilarity ranges from 0 to 100. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.



Source: American Communities Project, U.S. Census

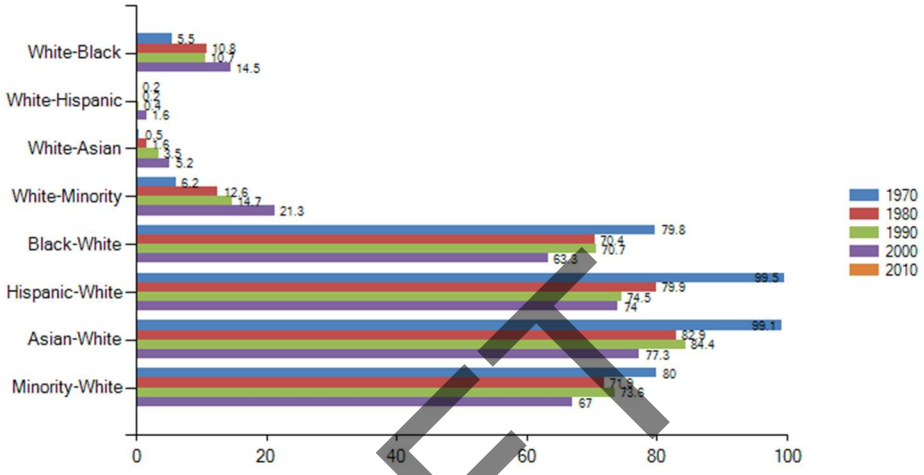
The isolation index (below) is the percentage of same-group population the elementary schools where the average member of a racial/ethnic group attends. It has a lower bound of zero (for a very small group that is quite dispersed) to 100 (meaning that group members are entirely isolated from other groups). It should be kept in mind that this Index is affected by the size of the group -- it is almost inevitably smaller for smaller groups, and it is likely to rise over time if the group becomes larger.



Source: American Communities Project, U.S. Census

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Indices of exposure to other groups, illustrated below, also range from 0 to 100, where a larger value means that the average group member attends elementary school with a higher percentage of children from the other group. These indices depend partly on the overall size of the other group in the region.



Source: American Communities Project, U.S. Census

The Abington School District recently approved a Comprehensive Plan for the 2015-2018 cycle, which identifies the following shared values:

1. *"Public education, providing opportunities for all children, is the cornerstone of American society and essential to the future of our country.*
2. *Diversity is a strength and an asset.*
3. *Everyone can learn and learning is accomplished in different ways and at different rates.*
4. *Every individual has equal human value.*
5. *A secure and safe environment and peaceful conflict resolution are essential to learning and to society.*
6. *The commitment to excellence is essential and worth the effort.*
7. *A quality school district requires the allocation of appropriate resources.*

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8. *Successful individuals and institutions actively engage in the process of reflection and improvement.*

9. *Shared decision making and active participation strengthen organizations and communities.*

10. *The involvement of each school family and every member of the community essential to the educational process.*

11. *Every individual needs to be prepared to function in a global society.*

-Abington School District Comprehensive Plan (pg. 2)

10. Section 3 -

HUD's definition of Section 3 is:

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

During this Analysis of Impediments study, no impediments or complaints were mentioned or filed based on Section 3 Requirements.

11. Food Access

Limited access to supermarkets, supercenters, grocery stores, or other sources of healthy and affordable food may make it harder for some Americans to eat a healthy diet. There are many ways to measure food store access for individuals and for neighborhoods, and many ways to define which areas are food deserts - neighborhoods that lack healthy food sources. Most measures and definitions take into account at least some of the following indicators of access:

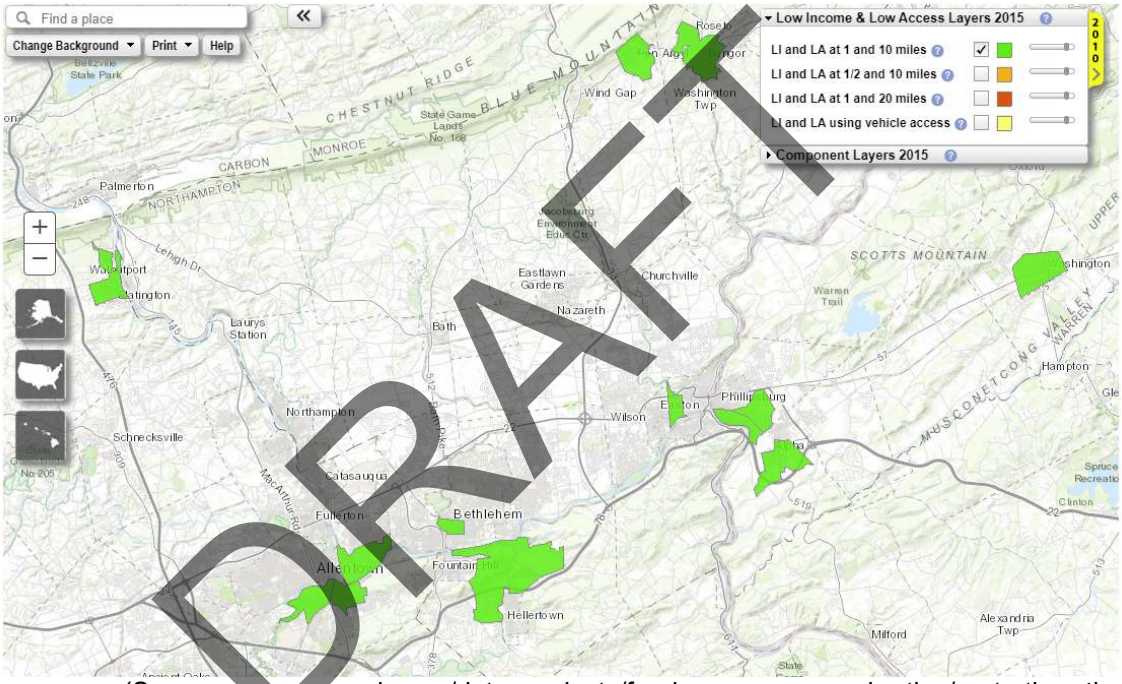
- Accessibility to sources of healthy food, as measured by distance to a store or by the number of stores in an area.

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- Individual-level resources that may affect accessibility, such as family income or vehicle availability.
- Neighborhood-level indicators of resources, such as the average income of the neighborhood and the availability of public transportation.

(Source: https://www.ers.usda.gov/data-products/food-access-research-atlas/documentation)

Food Access Map



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(Source: www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas)

In the map above, low access to healthy food is defined as being far from a supermarket, supercenter, or large grocery store. A census tract is considered to have low access if a significant number or share of individuals in the tract is far from a supermarket. There are three (3) census tracts located in Allentown, two census tracts located in Bethlehem, and one (1) census tract located in Easton that are defined as having low access to healthy food

C. Private Sector:

The private sector has traditionally been the greatest impediment to fair housing choice in regard to discrimination in the sale, rental or advertising

of dwellings, the provision of brokerage services, or in the availability of financing for real estate purchases. The Fair Housing Act prohibits such practices as the failure to give the same terms, privileges, or information, charging different fees, steering prospective buyers or renters toward a certain area or neighborhood, or using advertising that discourages prospective buyers or renters because of race, color, religion, sex, handicap, familial status or national origin.

1. Real Estate Practices -



The Montgomery County Association of Realtors, a member of the National Association of REALTORS, Inc., is the local organization of real estate brokers operating in Montgomery County. The Montgomery County Association of REALTORS has an open membership policy and does not discriminate. Members are bound by the Code of Ethics of the National Association of REALTORS (NAR). This Code of Ethics is available on the Montgomery County Association of REALTORS website (http://www.mcarealtors.org) and it obligates its members to maintain professional standards including efforts to affirmatively furthering fair housing.

In order for realtors to maintain their license in Pennsylvania they must annually complete continuing education courses which includes fair housing education. The Montgomery County Association of REALTORS offers continuing education courses on a variety of topics including fair housing, ethics and professional standards to ensure that its members are up to date on policies, practices, and procedures. Pennsylvania requires that realtors complete 14 hours of continuing education every two years. There is generally a 3.5 hour class offered which includes fair housing that is available several times a year. In addition, new members must complete an orientation course which includes a 2.5 hour Code of Ethics class which also incorporates Fair Housing. In the event of a complaint of discrimination, the Montgomery County Association of REALTORS has the policies in place to handle such complaints. There have not been any fair housing complaints against local area realtors reported during the review period.

Each year, the Pennsylvania Association of Realtors recognizes the significance of the anniversary of the 1968 Fair Housing Act and reconfirms their commitment to uphold fair housing laws as well as the commitment to offer equal professional service to all Pennsylvania citizens in their search for real property by participating

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in the Pennsylvania Human Rights Commission's Annual Fair Housing Conference.

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2. Newspaper Advertising -

Under Federal Law, no advertising with respect to the sale or rental of a dwelling unit may indicate any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin. Under the Fair Housing Act Amendments, descriptions are listed in regard to the use of words, photographs, symbols or other approaches that are considered discriminatory.



Real estate advertisements were reviewed for several real estate publications, including *The Intelligencer, The Times Chronicle, Apartments for Rent,* and Craigslist. There were no signs of discriminatory advertising in the sources reviewed.

3. Private Financing -

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans, to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The data does not suggest wide spread discriminatory lending practices but there are some patterns of minority groups having higher denial rates.

The table below compares lending in Abington Township to Montgomery County and the Philadelphia, PA MSA; this MSA includes all the Census Tracts in Montgomery County, as well as the Township of Abington. Conventional mortgages in Abington Township made up 5.9% of the conventional mortgages in Montgomery County and 1.6% of such mortgages in the Philadelphia MSA for 2013.

Home Purchase Loans Originated

	FHA, FSA/RHS & VA		Conventional		Refinancing		Home Improvement Loans	
	#	Amount $000's	#	Amount $000's	#	Amount $000's	#	Amount $000's
Abington Township	139	30,778	382	87,900	1,195	234,114	92	6,646

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Montgomery County	1,771	385,750	6,478	1,727,513	17,465	3,873,736	1,508	144,260
Philadelphia MSA	8,833	1,683,314	25,212	6,630,590	67,689	13,960,137	6,899	562,177
% of County Lending in Abington	7.8%	8.0%	5.9%	5.1%	6.8%	6.0%	6.1%	4.6%
% of MSA Lending in Montgomery County	20.0%	22.9%	25.7%	26.1%	25.8%	27.7%	21.9%	25.7%
% of MSA Lending in Abington	1.6%	1.8%	1.5%	1.3%	1.8%	1.7%	1.3%	1.2%

Source: http://www.ffiec.gov/hmda

The table below shows the conventional loan applications in Abington Township. Of the conventional loan applications in the township, 7.04% were denied, while 7.87% were withdrawn and 4.14% were approved but not accepted.

Disposition of Conventional Loans

	Abington Township (Count)	% of Abington Township Applications	% of Montgomery County Applications	% of Total MSA Applications
Loans Originated	382	79.09%	5.90%	1.52%
Approved, Not Accepted	20	4.14%	0.31%	0.08%
Applications Denied	34	7.04%	0.52%	0.13%
Applications Withdrawn	38	7.87%	0.59%	0.15%
File Closed for Incompleteness	9	1.86%	0.14%	0.04%

Source: http://www.ffiec.gov/hmda

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The following table outlines the disposition of conventional loans in the Philadelphia, PA MSA by income level. Loan applications from households making less than 50% of MSA median income have the lowest origination rates and highest denial rates.

Disposition of Conventional Loans by Income Level

Income Level	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness	
	Count	% of Total	Count	% of Income Level Applications	Count	% of Income Level Originations	Count	% of Income Level Originations	Count	% of Income Level Originations	Count	% of Income Level Originations
Less than 50% of MSA Median	2,351	7.06%	1,436	61.08%	97	4.13%	569	24.20%	182	7.74%	67	2.85%
50-79% of MSA Median	5,590	16.78%	4,018	71.88%	260	4.65%	668	11.95%	503	9.00%	141	2.52%
80-99% of MSA Median	3,699	11.11%	2,773	74.97%	156	4.22%	385	10.41%	300	8.11%	85	2.30%
100-119% of MSA Median	3,322	9.97%	2,496	75.14%	140	4.21%	290	8.73%	309	9.30%	87	2.62%
120% or More of MSA Median	18,342	55.07%	13,755	74.99%	965	5.26%	1,389	7.57%	1,852	10.10%	381	2.08%
Total	33,304	100.00%	24,478	73.50%	1,618	4.86%	3,301	9.91%	3,146	9.45%	761	2.29%

Source: http://www.ffiec.gov/hmda

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The following table shows the dispositions of conventional loans disaggregated by minority status and income level for the Philadelphia, PA MSA. The number of applications for conventional loans submitted by White, non-Hispanic applicants significantly outnumbers minority applicants in each income level analyzed. The percentage of loans originated by White households is greater than the percentage of loans originated by minority households; however, as the White, non-Hispanic applicants far outnumber the minority applicants in each category, the results may be misleading.

Conventional Loan Disposition Rates by Minority Status, Less than 50% of MSA Median Income

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Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Denied	% of Loans Originated by Minority Status	Applications Approved but Not Accepted	% of Loans Originated by Minority Status	Applications Withdrawn	% of Loans Originated by Minority Status	Applications Closed for Incompleteness	% of Loans Originated by Minority Status
White, Non-Hispanic	1273	60.27%	841	66.06%	61	4.79%	249	19.56%	91	7.15%	31	2.44%
Minority, Including Hispanic	839	39.73%	481	57.33%	28	3.34%	239	28.49%	65	7.75%	26	3.10%
Total	2,112	100.00%	1,322	62.59%	89	4.21%	488	23.11%	156	7.39%	57	2.70%

Source: http://www.ffiec.gov/hmda

The number of White, non-Hispanic low-income applicants significantly outnumbers the number of minority applicants. Minority applicants have a lower applicant origination rate and a lower denial rate.

Conventional Loan Disposition Rates by Minority Status, 50-79% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Denied	% of Loans Originated by Minority Status	Applications Approved but Not Accepted	% of Loans Originated by Minority Status	Applications Withdrawn	% of Loans Originated by Minority Status	Applications Closed for Incompleteness	% of Loans Originated by Minority Status
White, Non-Hispanic	3999	79.35%	3014	75.37%	178	4.45%	394	9.85%	323	8.08%	90	2.25%
Minority, Including Hispanic	1041	20.65%	666	63.98%	51	4.90%	175	16.81%	119	11.43%	30	2.88%
Total	5,040	100.00%	3,680	73.02%	229	4.54%	569	11.29%	442	8.77%	120	2.38%

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Source: http://www.ffiec.gov/hmda

The number of White, non-Hispanic middle-income applicants significantly outnumbers the number of minority applicants. White, non-Hispanic households have a higher origination, while Minority applicants have a slightly higher denial rate.

Conventional Loan Disposition Rates by Minority Status, 80-99% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Denied	% of Loans Originated by Minority Status	Applications Approved but Not Accepted	% of Loans Originated by Minority Status	Applications Withdrawn	% of Loans Originated by Minority Status	Applications Closed for Incompleteness	% of Loans Originated by Minority Status
White, Non-Hispanic	2733	82.97%	2124	77.72%	101	3.70%	245	8.96%	211	7.72%	52	1.90%
Minority, Including Hispanic	561	17.03%	381	67.91%	25	4.46%	94	16.76%	46	8.20%	15	2.67%
Total	3,294	100.00%	2,505	76.05%	126	3.83%	339	10.29%	257	7.80%	67	2.03%

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Source: http://www.ffiec.gov/hmda

The number of White, non-Hispanic upper middle-income applicants significantly outnumbers the number of minority applicants. In this income category, minority applicants have a lower origination rate and a higher denial rate.

Conventional Loan Disposition Rates by Minority Status, 100-119% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Denied	% of Loans Originated by Minority Status	Applications Approved but Not Accepted	% of Loans Originated by Minority Status	Applications Withdrawn	% of Loans Originated by Minority Status	Applications Closed for Incompleteness	% of Loans Originated by Minority Status
White, Non-Hispanic	2454	82.52%	1916	78.08%	88	3.59%	176	7.17%	221	9.01%	53	2.16%
Minority, Including Hispanic	520	17.48%	351	67.50%	34	6.54%	61	11.73%	53	10.19%	21	4.04%
Total	2,974	100.00%	2,267	76.23%	122	4.10%	237	7.97%	274	9.21%	74	2.49%

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Source: http://www.ffiec.gov/hmda

The number of White, non-Hispanic upper-income applicants significantly outnumbers the number of minority applicants. Minority applicants have a lower loan origination rate than White, non-Hispanic upper-income applicants, as well a higher denial rate.

Conventional Loan Disposition Rates by Minority Status, 120% or More of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Denied	% of Loans Originated by Minority Status	Applications Approved but Not Accepted	% of Loans Originated by Minority Status	Applications Withdrawn	% of Loans Originated by Minority Status	Applications Closed for Incompleteness	% of Loans Originated by Minority Status
White, Non-Hispanic	13034	82.16%	10166	78.00%	558	4.28%	868	6.66%	1209	9.28%	233	1.79%
Minority, Including Hispanic	2831	17.84%	1976	69.80%	143	5.05%	278	9.82%	352	12.43%	82	2.90%
Total	15,865	100.00%	12,142	76.53%	701	4.42%	1146	7.22%	1561	9.84%	315	1.99%

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Source: http://www.ffiec.gov/hmda

The number of White, non-Hispanic high-income applicants significantly outnumbers the number of minority applicants. Compared to white applicants, minority applicants have a higher denial rate, though a smaller origination rate.

The following table offers a closer look at the denial rates of conventional loans by denial reason and income level. For applicants earning up to 119% of median income, the most common reason for denial is debt-to-income ratio. Collateral is the most common reason for denial for applicants earning 120% of median income or more. Overall, the most common reasons for denial were debt-to-income ratio, followed by collateral and credit history.

Conventional Loan Denial Rates by Denial Reason and Income Level

	Less than 50% Low		50-79%		80-99%		100-119%		120% or More		Income Not Available		Total Denials	
	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of total
Debt to Income Ratio	211	35.64%	170	28.57%	80	22.99%	58	23.29%	196	15.67%	17	24.64%	732	23.58%
Employment History	24	4.05%	24	4.03%	7	2.01%	3	1.20%	26	2.08%	2	2.90%	86	2.77%
Credit History	132	22.30%	118	19.83%	58	16.67%	29	11.65%	151	12.07%	9	13.04%	497	16.01%
Collateral	74	12.50%	86	14.45%	76	21.84%	56	22.49%	315	25.18%	8	11.59%	615	19.81%
Insufficient Cash	37	6.25%	40	6.72%	20	5.75%	11	4.42%	66	5.28%	3	4.35%	177	5.70%
Unverifiable Information	24	4.05%	37	6.22%	19	5.46%	11	4.42%	92	7.35%	7	10.14%	190	6.12%
Credit Application Incomplete	32	5.41%	59	9.92%	48	13.79%	49	19.68%	242	19.34%	10	14.49%	440	14.18%
Mortgage Insurance Denied	5	0.84%	5	0.84%	3	0.86%	5	2.01%	13	1.04%		0.00%	31	1.00%
Other	53	8.95%	56	9.41%	37	10.63%	27	10.84%	150	11.99%	13	18.84%	336	10.82%
Total Denials/ % of Total	592	19.07%	595	19.17%	348	11.21%	249	8.02%	1,251	40.30%	69	2.22%	3,104	100.00%

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Source: http://www.ffiec.gov/hmda

In summary, the HMDA Data indicates that low income households have a higher rate of denial than higher income households; More than one-third (38.24%) of denied loans originated from applicants earning less than 80% of the area's median income. Overall, the origination rate of conventional loans in the Philadelphia MSA is 73.5%; the number of white applicants far exceeds the number of minority applicants and the origination and denial rates by race do vary by income. The most common reasons for denial are debt-to-income ratio, followed by collateral and credit history.

In every income category, White, non-minority applicants for a conventional home purchase loan significantly outnumber minority applicants. The percentage of total applications by Whites accounts for at least 79% or more of the total in all income groups except for those making less than 50% AMI, where White applicants accounted for 60% of all applicants. Loan origination rates are slightly higher for White applicants (76.9%) than for minority applicants (66.1%) as a whole, and minority denial rates (4.9%) are higher than White denial rates (4.2%). However, the disparity in the categories of results of the applications is not as great between Whites and minorities as it is when comparing the percentage of applications.

An additional analysis of loans granted by race in Montgomery County, Pennsylvania, and across the country, is beneficial to further illustrate the financial trends in the Township of Abington. The following tables' present data gathered from www.dataplace.org. The table below presents loans for the purchase of single-family homes by race. Montgomery County has a lower rate of loans made to minorities as compared to the national rate.

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Home Purchase Loans by Race

Loans by Race	Montgomery County	Pennsylvania	United States
Percentage of owner-occupied home purchase loans to Whites (2007)	83.2%	84.1%	72.7%
Percentage of owner-occupied home purchase loans to Blacks (2007)	5.3%	5.9%	7.9%
Percentage of owner-occupied home purchase loans to Asian/Pacific Islanders (2007)	6.8%	3.6%	5.2%

Percentage of owner-occupied home purchase loans to Native Americans (2007)	0.1%	0.1%	0.3%
Percentage of owner-occupied home purchase loans to Hispanics (2007)	1.9%	4.5%	10.8%
Percentage of owner-occupied home purchase loans to mixed race pairs (2007)	2.5%	1.7%	2.9%
Percentage of owner-occupied home purchase loans to minorities (2007)	16.8%	15.9%	27.3%
Percentage of owner-occupied home purchase loans made to multiracial applicants (2007)	0.2%	0.1%	0.2%

Source: www.dataplace.org

The table below highlights home loans made in Montgomery County, Pennsylvania, and the United States. The median income in the Montgomery County is higher than the median income in Pennsylvania and the United States. Montgomery County has a low rate of lending to very low- and low-income borrowers.

Home Purchase Loans by Income

Income (2007)	Montgomery County	Pennsylvania	United States
Median borrower income for owner-occupied purchase 1 to 4 family	$90,000	$66,000	$74,000
Median borrower income for owner-occupied purchases of manufactured homes	$50,000	$43,000	$42,000
Percentage of owner-occupied home purchase loans to very low-income borrowers	2.6%	8.4%	5.7%
Percentage of owner-occupied home purchase loans to low-income borrowers	15.9%	23.1%	19.2%
Percentage of owner-occupied home purchase loans to middle-income borrowers	27.1%	26.7%	25.8%
Percentage of owner-occupied home purchase loans to high-income borrowers	54.4%	41.8%	49.3%

Source: www.dataplace.org

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The table below considers the percentage of conventional and refinancing mortgages made by subprime lenders. The prevalence of these loans in Montgomery County in 2005 (the most recent data available) is lower than rates in the Commonwealth of Pennsylvania and United States.

Loans from Subprime Lenders by Purpose and Loan Type

Type	Montgomery County	Pennsylvania	United States
Percentage of conventional home purchase mortgage loans by subprime lenders (2005)	6.6%	9.8%	17.7%
Percentage of conventional refinancing mortgage loans by subprime lenders (2005)	14.6%	18.1%	20.4%

Source: www.dataplace.org

4. Insurance

The Housing Equality Center of Pennsylvania conducted a review of insurance practices in Montgomery County. It found discrepancies in the rates and amounts of insurance coverage available to minority households. Further investigation and assessment is needed to determine if there is a barrier for a discrimination lawsuit.

D. Community Participation:

The Township of Abington, in compliance with the Township's Citizen Participation Plan, advertised and held three (3) public hearings on the needs of the Township of Abington that provided residents with the opportunity to discuss the Township's CDBG Program and to offer their suggestions on future CDBG program priorities. The public hearings were advertised in The Times Chronicle and Glenside News on April 12, 2015, May 10, 2015, and June 7, 2015.

The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails and phone calls notifying the listees of all public hearings, meetings, and surveys.

A "Draft AI" was placed on display at the Office of Community Development, 1176 Old York Road, Abington, PA 19001 from June 8, 2015 until July 8,

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2015 for review and comment. The draft plan review period was advertised in The Times Chronicle and Glenside News on June 7, 2015.

Additionally, the Township developed and disseminated an online citizen's survey at the following address: www.surveymonkey.com/s/Abington2015 and www.surveymonkey.com/s/abingtonespanol. There were a total of 36 surveys completed.

Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are male at 61.76%.
- The vast majority (87.88%) of respondents are White.
- The majority, at 31.43%, are over the age of 60.
- 100% of respondents are homeowners.

Notable Needs

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Streets – 36.36%
- Property Maintenance – 9.09%
- Curbs/Sidewalks – 31.82%
- Public Safety – 40.91%
- Litter – 18.18%
- Parking – 31.82%
- Storm Sewers – 22.73%
- Traffic – 36.36%
- Handicap Access – 9.09%
- Sanitary Sewers – 9.09%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Recreation:

- 13.33% would like to see aesthetic improvements to parks, including landscaping, additional trees, park benches, and trash cans.

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- Other recreation needs included:
  - Adult sports leagues.
  - Senior citizen fitness programs.
  - Better lighting, parking, and access to parks.
  - New playground equipment.
  - Sports field for special needs children.

Medical:

- One respondent mentioned a need for subsidized programs that offered transportation services, food delivery, and pharmacy delivery to those in need.
- Another mentioned a need for senior fitness programs.
- Other medical needs included:
  - Mental health treatment and programs.
  - Special needs assessments.

Social Services:

- 3.7% of respondents indicated that they used social services.
- One respondent mentioned a need for programs that support energy efficiency of homes with grants for insulation, etc.
- Another respondent mentioned a need for social service programs that provide transportation for seniors.
- A need for more mental health and special needs programs was cited.
- A need for street cleaning programs was also stated.

Employment:

- There is a need for additional job opportunities.
- There is a need for employment opportunities for seniors.

Housing:

- One respondent mentioned a need to remove blighted properties and improve the appearance of dilapidated homes.
- One respondent said that there is a need for quality, affordable, income-based housing.

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- Another stated that senior citizen tax rebates should be age-based and not income-based, which would encourage long-term residents to stay in the Township.

Reasons Fair Housing Complaints Are Not Reported:

- 45.45% said that people either lack knowledge on the issue and their fair housing rights, or don't know where to go to make a complaint.
- 9.09% said that fear of retaliation through eviction, increased rents, or harm prevents some victims of housing discrimination from making a report.
- 9.09% think that reporting a violation will be a waste of time and energy because they won't be taken seriously and/or nothing will be done about it.

The following situations result in further discriminations and/or barriers to fair housing in the Township:

Reasons for Discrimination

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	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	12.50%	18.75%	43.75%	6.25%	18.75%
Lack of affordable housing in certain areas	12.50%	25.00%	25.00%	25.00%	12.50%
Lack of accessible housing for persons with disabilities	12.50%	12.50%	62.50%	6.25%	6.25%
Lack of accessibility in neighborhoods (i.e. curb cuts)	13.33%	6.67%	53.33%	20.00%	6.67%
Lack of fair housing education	12.50%	31.25%	37.50%	6.25%	12.50%
Lack of fair housing organizations in the Township	12.50%	6.25%	68.75%	0.00%	12.50%
State or Local laws and policies that limit housing choice	12.50%	0.00%	68.75%	6.25%	12.50%
Lack of knowledge among residents regarding fair housing	12.50%	31.25%	43.75%	6.25%	6.25%
Lack of knowledge among landlords and property managers regarding fair housing	12.50%	18.75%	50.00%	6.25%	12.50%
Lack of knowledge among real estate agents regarding fair housing	12.50%	12.50%	43.75%	18.75%	12.50%

Lack of knowledge among bankers/lenders regarding fair housing	13.33%	6.67%	53.33%	13.33%	13.33%
Other barriers	8.33%	8.33%	83.33%	0.00%	0.00%

Citizen Comments:

Any comments received by the Township at the public hearing in regard to the "draft" Analysis of Impediments to Fair Housing Choice are included in the Appendix Section of this report.

The Township developed the Analysis of Impediments to Fair Housing Choice based on the input received from residents and stakeholders through interviews, public hearings, meetings, surveys, and draft plan review comments.

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V. Actions and Recommendations

The following impediments to fair housing choice and recommendations are presented to assist the Township of Abington to affirmatively further fair housing in the community. The previously identified impediments to fair housing choice were discussed in Section III and progress was reported for each impediment. New and carried over impediments to Fair Housing Choice are presented on the pages that follow. The FY 2020-2024 Analysis of Impediments to Fair Housing Choice has identified the following impediments, goals, and strategies to affirmatively further fair housing.

- **Impediment 1: Fair Housing Education and Outreach**

  There is a need to educate persons about their rights and responsibilities under the Fair Housing Act and raise awareness, especially for low-income households, that all residents of Abington Township have a right to fair housing choice.

  Goal: Improve the knowledge and awareness of both the public and the local officials of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

  The strategies to achieve this goal include:

  - **1-A:** Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
  - **1-B:** Continue to educate and make realtors, bankers, and housing providers aware of their responsibilities under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
  - **1-C:** Continue to support Fair Housing organizations and legal advocacy groups to assist persons who may be victims of housing discrimination and/or not aware of how to file a housing compliant.
  - **1-D:** Support the continuing efforts of the local fair housing organizations to provide training and technical assistance to the staff of Abington Township, the local Human Relations Commission members, Township Solicitor, affordable housing providers, and other organizations that are concerned with housing and civil rights in Abington.
  - **1-E:** Continue to identify Limited English Proficiency (LEP) persons to provide the specific language assistance that is needed.
  - **1-F:** Support the Human Relations Commission to become a local coordination, outreach, investigation, and adjudication organization.

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- **1-G:** Promote seminars and educational programs for the community in cooperation with local fair housing organizations to increase the knowledge base of all residents, owners, renters, and landlords, concerning their rights and responsibilities under the Fair Housing Act, as well as the Americans with Disabilities Act.

- **Impediment 2: Continuing Need for Affordable Housing**

  According to the 2011-2015 ACS, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income.

  Goal: Increase the supply of affordable housing by new construction and rehabilitation of various types of housing that is affordable to lower income households.

  The strategies to achieve this goal include:

  - **2-A:** Continue to support and encourage private developers and non-profit housing providers to create, through construction or rehabilitation, affordable and mixed-income housing that provides access to employment opportunities, transportation, amenities, and services throughout the Township; especially for the Elderly.
  - **2-B:** Continue to support and encourage the rehabilitation of existing housing units in the Township to become decent, safe, sound and affordable housing for households below 80% AMI.
  - **2-C:** Continue to support homebuyer education and training programs, as well as down-payment assistance and financing to increase low-income homeownership rates.
  - **2-D:** Continue to support tenant education and training programs, as well as rental and utility assistance for low-income renter households.
  - **2-E:** Provide federal, state and local funding in response to HMDA data discrimination patterns to support a higher loan to value ratio for minority homebuyers.

- **Impediment 3: Continuing Need for Accessible Housing**

  There is a lack of accessible housing units in the Township as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.

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Goal: Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons with disabilities.

The strategies to achieve this goal include:

- **3-A:** Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is accessible to persons with disabilities.
- **3-B:** Continue to provide financial assistance for accessibility improvements to owner-occupied and renter-occupied housing units to enable the elderly and/or persons with disabilities to remain in their existing homes.
- **3-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to make "reasonable accommodations" to their rental properties so they become accessible to tenants with disabilities.

- **Impediment 4: Public Policy**

The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, etc.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations.

The strategies to achieve this goal include:

- **4-A:** Revise the Zoning Ordinance to include additional definitions, statements, and revisions.
- **4-B:** Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.
- **4-C:** Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.
- **4-D:** Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

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- **Impediment 5: Regional Approach to Fair Housing**

  There are four (4) Federal Entitlement jurisdictions in Montgomery County: Abington, Lower Merion, Norristown, and Montgomery County. Housing, racial, and socio-economic data from the U.S. Census, as well as the location of subsidized housing illustrates that there is a disproportionate concentration of low- and moderate-income persons, minorities, and Hispanics living in impacted areas throughout Montgomery County, which demonstrates a lack of housing choice.

  Goal: Form a regional cooperative fair housing consortium to affirmatively further fair housing in the area by providing housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work throughout all of Montgomery County, including outside impacted areas.

  The strategies to meet this goal include:

  - **5-A:** Establish an Affirmatively Furthering Fair Housing (AFFH) Consortium for Montgomery County with representatives from the Township of Abington, Lower Merion Township, the Municipality of Norristown, Montgomery County, U.S. Department of Housing and Urban Development (HUD), the two Fair Housing Councils, and the Montgomery County Housing Authority (MCHA).
  - **5-B:** The AFFH Consortium should review the mobility policies and procedures of the Montgomery County Housing Authority to encourage and support low- and moderate-income Housing Choice Voucher holders to move outside racially and economically impacted areas in Montgomery County.
  - **5-C:** The AFFH Consortium should coordinate and cooperate in the preparation and implementation of their individual Analysis of Impediments (A.I.) and prepare and adopt a joint countywide fair housing strategic plan.
  - **5-D:** The AFFH Consortium should plan and promote regional fair housing activities and projects.
  - **5-E:** The AFFH Consortium should work with affordable housing developers/providers to develop affirmative fair marketing plans and encourage the development of affordable housing throughout Montgomery County through deconcentration policies in areas that are not economically or racially impacted.

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VI. Certification

Signature Page:

I hereby certify that this 2015 Fair Housing Analysis is in compliance with the intent and directives of the Community Development Block Grant Program regulations.

_____
Wayne C. Luker, President, Board of Commissioners, Township of Abington, PA

_____
Date

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VII. Appendix

The following items are in the appendix:

- **Appendix A – Demographic Data**

  The 2000 and 2010 Census Data for the Township of Abington, Montgomery County, and Pennsylvania and the 2007-2011 American Community Survey Data for the Township of Abington, Montgomery County, and Pennsylvania.

- **Appendix B – Home Mortgage Disclosure Act Data**

  HMDA Reports from 2013.

- **Appendix C – Maps**

  Maps of the Township of Abington.

- **Appendix D – Citizen Participation**

  Public hearing notices, public hearing sign-in sheets, public hearing minutes, summaries of the public hearings and interviews, and other documents outlining the citizen participation.

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- **Appendix A – Demographic Data**

  The 2000 & 2010 Census Data for the Township of Abington, Montgomery County, and Pennsylvania and the 2007-2011 American Community Survey Data for the Township of Abington, Montgomery County, and Pennsylvania.

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- **Appendix B – Home Mortgage Disclosure Act Data**

  HMDA Reports from 2013.

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- **Appendix C – Maps**

  The following maps are included:
  - Population Density by Block Group
  - Percentage of White Population by Block Group
  - Percentage of Minority Population by Block Group
  - Percentage of Population Age 65+ by Block Group
  - Total Housing Units by Block Points
  - Percentage of Owner-Occupied Housing Units by Block Group
  - Percentage of Renter-Occupied Housing Units by Block Group
  - Percentage of Vacant Housing Units by Block Group
  - Low/Moderate Income Percentage by Block Group

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- **Appendix D – Citizen Participation**

  Public hearing notices, public hearing sign-in sheets, public hearing minutes, summaries of the public hearings and interviews, and other documents outlining the citizen participation.

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FY 2020-2024 FIVE YEAR CONSOLIDATED PLAN AND FY 2020 ANNUAL ACTION PLAN TOWNSHIP OF ABINGTON, PA



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OCTOBER 1, 2020 to SEPTEMBER 30, 2025

The Township of Abington, Pennsylvania
Department of Community Development
1176 Old York Road, Abington, PA 19001

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Township of Abington, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-530.1 et seq. (Source: www.hudexchange.info/programs/cdbg-entitlement)

In compliance with HUD regulations, the Township must prepare a Consolidated Plan every five years to assess its affordable housing, community development, economic development, and strategic planning needs. The needs and priorities identified in the Consolidated Plan are addressed annually through the Annual Action Plans which present what specific activities the Township will accomplish with CDBG, HOME (through DCED), and other funding sources. To complete the CDBG program year, the Township reports annually on the progress it has made toward its Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). In conjunction with the new Consolidated Plan the Township updated its Analysis of Impediments to Fair Housing Choice (AI).

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The Five Year Consolidated Plan covers the period of FY 2020 (beginning October 1, 2020) through FY 2024 (ending September 30, 2025) and how the Township will strategically address its housing and community development needs through federally funded activities that principally benefit low- and moderate-income individuals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Township of Abington's FY 2020-2024 Five-Year Consolidated Plan has identified the following six (6) priority needs and goals:

Housing Need: There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.

Goals:

- **HS-1 Housing Support –** Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for rent or for sale through housing counseling and down payment/closing cost assistance.
- **HS-2 Housing Construction –** Encourage the construction of new affordable renter- and owner-occupied housing units.
- **HS-3 Housing Rehabilitation –** Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

Homeless Need: There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.

Goals:

- **HO-1 Housing –** Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.

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- **HO-2 Operation/Support –** Support social service programs and facilities for the homeless and persons at-risk of becoming homeless.

Other Special Needs: There is a need for housing, services, and facilities for persons with special needs.

Goals:

- **SN-1 Housing –** Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
- **SN-2 Social Services –** Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Community Development Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.

Goals:

- **CD-1 Community Facilities and Infrastructure –** Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
- **CD-2 Public Services –** Improve and enhance the public and community development services in the Township.
- **CD-3 Public Safety –** Support the Township's public safety organizations.
- **CD-4 Accessibility –** Improve public and common use areas to be readily accessible and usable by persons with disabilities.
- **CD-5 Clearance/Demolition –** Remove and eliminate slum and blighting conditions in the Township.
- **CD-6 Code Enforcement –** Enforce the local building code and zoning ordinance to ensure structures and properties are compliant.

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Economic Development Need: There is a need to promote skills training, employment development, connectivity, and economic opportunities in the Township.

Goals:

- **ED-1 Employment –** Support and promote job creation, retention, and skills training programs.
- **ED-2 Redevelopment –** Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial areas.
- **ED-3 Financial Assistance –** Promote new economic development through local, state, and federal tax incentives and programs.
- **ED-4 Access to Transportation –** Support the expansion of multimodal transportation services to assist the transportation needs of the Township.

Administration, Planning, and Management Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- **AM-1 Overall Coordination –** Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

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3. Evaluation of past performance

Annually, the Township of Abington prepares its Consolidated Annual Performance Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Township's Department of Community Development and on the Department's web page.

The FY 2019 CAPER, which was the fifth and final CAPER for the FY 2015-2019 Five Year Consolidated Plan, was submitted to HUD on March 29, 2021. During FY 2019, the Township expended 100.0% of its CDBG funds to benefit low- and moderate-income persons. The Township expended 0.0% of its funds during the FY 2019 period on public service, which complied with the

15% regulatory cap. The Township committed 8.4% of its funds during the FY 2019 period on Planning and Administration, which complied with the 20% regulatory cap. The Township's expenditure ratio at the end of FY 2019 was 1.96, which exceeded the 1.5 expenditure ratio maximum.

The Township did not make any substantial amendments to prior year Annual Action Plans during the previous plan year and did not make any changes to its Five Year Priorities or Goals during the previous plan year.

4. Summary of citizen participation process and consultation process

The Five Year Consolidated Plan is a collaborative planning document that was created with input from the Township, surrounding municipalities, the County, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The consultation process was completed through a series of public meetings, stakeholder meetings, surveys, statistical data, and reviews of active planning documents.

The Township of Abington, in compliance with the Township's Citizen Participation Plan, advertised and held three (3) public hearings during the planning process to provide residents and stakeholders the opportunity to discuss the CDBG Program and to offer their suggestions on future CDBG program priorities. The public hearings were advertised in The Times Chronicle on May 24, 2020, July 20, 2020, and April 20, 2021.

The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails and phone calls notifying the listees of all public hearings, meetings, and surveys. A copy of the list can be found in the attachment.

A "Draft Plan" was placed on display at the Department of Community Development, 1176 Old York Road, Abington, PA 19001 and online at: www.abingtonpa.gov/departments/community-development-dept from July 13, 2020 until August 12, 2020 for review and comment. And placed on display again from April 20, 2021 until April 29, 2021. The draft plan review period was advertised in The Times Chronicle on July 12, 2020 and April 20, 2021.

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Additionally, the Township developed and disseminated an online citizen's survey at the following address:

https://www.surveymonkey.com/r/TwnshpofAbington

The Township developed the Consolidated Plan based on the input received from residents and stakeholders through interviews, public hearings, meetings, surveys, and draft plan review comments.

5. Summary of public comments

The Township of Abington held its Needs Public Hearing on June 18, 2020 at 9:30 AM. The following comments were received:

- There is a need for affordable housing
- There is a need for supportive service programs

The Township of Abington held its Second Public Hearing on July 30, 2020 at 10:00 AM. The following comments were received:

- There is a need for affordable housing

The Township of Abington held its Third Public Hearing on April 29, 2021 at 6:00 PM. The following comments were received:

- There is a need for affordable housing

No additional comments were received during the draft plan display period.

The Township of Abington Resident Survey was live from July 2020 until August 2020 and can be viewed at https://www.surveymonkey.com/r/TwnshpofAbington. There were a total of nine (9) responses. The most common needs identified in the survey were: affordable housing and community programs.

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A complete list of the comments received at the public hearings and survey results are included in the Appendix.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were incorporated into this plan.

7. Summary

The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in the Township of Abington, to create a suitable and sustainable living environment, and to address the housing and community development needs of the Township. The Five Year Consolidated Planning process requires the Township to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The Township will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of the Township of Abington. HUD will evaluate the Township's performance under the Five Year Consolidated Plan against these goals.

The following demographic maps are included at the end of this section:

1. Percent White Population by Block Group
2. Percent Minority Population by Block Group
3. Percent Population Age 65 and Over by Block Group
4. Population Age 65 and Over by Block Group
5. Population Density by Block Group
6. Percent Owner Occupied Housing Units by Block Group
7. Percent Renter Occupied Housing Units by Block Group
8. Low- and Moderate-Income Percentage by Block Group

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The Process

PR-05 Lead and Responsible Agencies 24 CFR 91.200(b)

1. **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

   The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Abington Township	Department of Community Development

Table 1 – Responsible Agencies

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Narrative

The Township of Abington's Department of Community Development is the administrating agency for the CDBG program. The Department of Community Development prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis. In addition, the Township has a private planning consulting firm available to assist the Office on an as needed basis.

Consolidated Plan Public Contact Information

Kimberly Hamm, MBA

Director of Community Development

Township of Abington, 1176 Old York Road, Abington, PA 19001

khamm@abington.org

(267) 536-1019 Direct

(267) 536-1000 Main

(215) 884-8271 Fax

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Township of Abington held a series of meetings and consultations with local housing providers, social service agencies, community and economic development organizations, Montgomery County Housing Authority, members of the Continuum of Care, Township Department Directors, and surrounding jurisdictions. An online survey was created for stakeholders and residents to complete, which identified needs, gaps in the system, goals, and priorities. Input from the meetings and survey were used in the development of specific strategies, goals, and priorities for the Five Year Consolidated Plan.

Each year, as a part of the CDBG application process, local agencies/organizations are invited to submit proposals for CDBG grant eligible activities and to participate in the consultation process through attending a public hearing or responding directly to the correspondence or survey. A complete list of agencies contacted and representatives that participated in meetings can be found in the Appendix.

The multiple forms of consultation were designed to collect as many possible opinions as possible from the community at large. None of the forms of consultation took precedent in terms of identifying needs or assigning priority over any other form of consultation. It should be noted that all forms of consultation in this planning process identified similar needs and relative importance of addressing those needs.

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Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Township of Abington acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The Township works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the Township:

- **Township of Abington Department of Community Development** - oversees the CDBG program and administers competitive HOME grants
- **Montgomery County Housing Authority** - manages the Public Housing and Section 8 Housing Choice Voucher Program, creates improvements to public housing communities, and develops affordable housing
- **Social Services Agencies** - provides services to address the needs of low- and moderate-income persons
- **Housing Providers** - rehabilitates and develops affordable housing for low- and moderate-income families and individuals
- **Montgomery County CoC** - oversees the Continuum of Care Network for Montgomery County

Collaboration and coordination with these entities will continue throughout the five-year period in order to capitalize on potential future funding opportunities, as well as potential project partnerships, that would result in increased benefits to low- and moderate-income households.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Township of Abington is a member of the PA-504 Montgomery County Pennsylvania Continuum of Care which is also known collectively as Your Way Home Montgomery County. Your Way Home (YHW) is a transformational partnership between government, philanthropy, nonprofits and community partners to solve the problem of homelessness in the community. Montgomery County Office of Housing and Community Development (OHCD) submits the annual CoC Consolidated Application for funding on behalf of the CoC. The Township works with the CoC, OHCD, and YWH to address homelessness by collaborating to develop a framework to deliver housing and services to the homeless.

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Your Way Home (YWH) is a public-private partnership co-chaired by the Office of Housing and Community Development (OHCD) and the President of the North Penn Community Health Foundation, acting as a philanthropic leader governed by the Leadership Council. Stakeholders from all geographic areas ("Lower Merion/Abington/Norristown/Montgomery County) of the County are involved with YWH. These partners are knowledgeable about homelessness, and include CoC and ESG funded agencies. These agencies are represented on the Community Advisory Board (CAB) and Action Teams. The CAB meets regularly and is comprised of business, healthcare, educational and faith leaders, as well as elected officials, service providers, consumers, law enforcement, educators, housing developers, property managers/landlords, and advocates. The CAB review progress and provides feedback on YWH initiatives. Action Teams are short term, cross-sector volunteer teams focused on systems change and service innovation. Members include experts in each relevant subject area, which work together to make recommendations to the Your Way Home Leadership Council. They measure success by the number of residents for whom homelessness and its devastating consequences have been prevented or ended quickly and more effectively. The ultimate goal is for families and individuals to achieve housing and financial stability as well as food security, better health outcomes a higher quality of life, and lasting independence.

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The 2019-2022 Your Way Home Program Operations Plan set the following three-year strategic priorities for the Your Way Home Program to end and prevent homelessness in Montgomery County:

- Coordinated Entry
- Emergency Shelter
- Diversion
- Rapid Re-Housing
- Housing Location and Landlord Engagement
- Housing Focused Case Management

- Homeless Prevention efforts, including Sprout, EPIC, and other potential pilots
- Connections to Supportive Services
  - Permanent Supportive Housing
  - Education
  - Financial Literacy
  - Physical, Mental, and Behavioral Health
  - Job Training and Employment
  - Legal Services and Public Benefits (including SOAR)
  - Public Housing and Housing Choice Vouchers

The Montgomery County Office of Housing and Community Development coordinates public funding sources, including Affordable Housing Trust Fund, Community Development Block Grant, Emergency Solutions Grants, First Time Homebuyers Program, HOME Investment Partnership Program, Housing Reinvestment Program (in partnership with the Office of Behavioral Health and Developmental Disabilities), and performance-based contracts for shelter, transitional and permanent supportive housing providers, as well as rapid rehousing assistance. OHCD is also the Collaborative Applicant for the CoC and is the HMIS Lead Agency. In its capacity as the lead for the CoC and HMIS Lead Agency, OHCD has policies and procedures for the HMIS that are in conformance with 2020 HMIS Data Standards and all related HUD notices. OHCD works closely with the HMIS vendor to ensure that the database is in compliance with the 2020 data standards.

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2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	**Montgomery County Housing Authority**
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Housing Authority was consulted to determine the housing and community development needs in the Township of Abington.
2	**Agency/Group/Organization**	**Your Way Home**
	Agency/Group/Organization Type	Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Your Way Home was consulted to determine the homeless needs in the Township of Abington, as well as information on publicly funded institutions and systems of care that may discharge persons into homelessness.
3	**Agency/Group/Organization**	**CADCOM**
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CADCOM was consulted to determine the housing, community, and economic development needs in the Township of Abington.
4	**Agency/Group/Organization**	**Housing Equality Center**
	Agency/Group/Organization Type	Service-Fair Housing

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Equality Center was consulted to determine the housing and community development needs in the Township of Abington.
5	**Agency/Group/Organization**	**Fair Housing Rights Center**
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Rights Center was consulted to determine the housing and community development needs in the Township of Abington.
6	**Agency/Group/Organization**	**ACLAMO**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Service-Fair Housing Planning organization Latino
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ACLAMO was consulted to determine the housing and community development needs in the Township of Abington.
7	**Agency/Group/Organization**	**Community Lenders**
	Agency/Group/Organization Type	Community Lending Consortium Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Community Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Lenders was consulted to determine the housing, community, and economic development needs in the Township of Abington.
8	**Agency/Group/Organization**	**GENESIS HOUSING CORP.**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Genesis was consulted to determine the housing, community, and economic development needs in the Township of Abington.
9	**Agency/Group/Organization**	**Habitat for Humanity of Montgomery County**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat was consulted to determine the housing, community, and economic development needs in the Township of Abington.

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10	**Agency/Group/Organization**	**INTER-FAITH HOUSING ALLIANCE**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Alliance was consulted to determine the housing and homeless needs in the Township of Abington.
11	**Agency/Group/Organization**	**Laurel House**
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Laurel House was consulted to determine the needs of victims of domestic violence in the Township of Abington.
12	**Agency/Group/Organization**	**Montgomery County Planning Commission**
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Community Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Montgomery County Planning Commission was consulted to determine the housing, community, and economic development needs in the Township of Abington.
13	**Agency/Group/Organization**	**PENNSYLVANIA DEPARTMENT OF HEALTH**
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Pennsylvania Department of Health was consulted to determine the lead-based paint strategy for the Township. The Childhood Lead Surveillance Annual Reports were reviewed, as well.
14	**Agency/Group/Organization**	**HEDWIG HOUSE INC.**
	Agency/Group/Organization Type	Psychiatric rehabilitation and special housing services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hedwig House was consulted for information on publicly funded institutions and systems of care that may discharge persons into homelessness.
15	**Agency/Group/Organization**	**Visiting Nurse Association Community Services**
	Agency/Group/Organization Type	Services-Health Social Services

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VNA was consulted to determine the needs for community-based programs that address family health and social service needs and that support individual and family capacity, as well as information on publicly funded institutions and systems of care that may discharge persons into homelessness.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Office of Housing and Community Development	The CoC is the primary provider of housing and supportive services for the area's homeless and at-risk of being homeless population. The goals of the Township and the CoC are complementary.
Your Way Home Montgomery County Strategic Plan	Montgomery County Office of Housing and Community Development	Your Way Home Montgomery County updated its Strategic Plan in 2019. The goals in this plan were incorporated in the Five Year Consolidated Plans and the Annual Action Plans.
Five Year Plan and Annual Action Plan	Montgomery County Housing Authority (MCHA)	The Montgomery County Housing Authority is the lead agency providing public housing assistance and Section 8 vouchers in the Township of Abington. The goals of the Township and MCHA are complementary.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Vision2035, Abington's Comprehensive Plan Update	Abington Township Planning Department	The Township's Comprehensive Plan is in the process of being updated to define the goals and objectives for the future of the Township. The goals of the plans are complementary.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Township of Abington Department of Community Development is the lead planning and administrating agency for the Township's CDBG program. Close coordination is maintained between the Department of Community Development and other Township Departments to ensure the needs for affordable housing and community development are being met.

The Township participates in regional planning efforts that affect Abington's housing and community development goals. Cooperation exists between the Township and the County through the Township's participation in the CoC and Housing Authority planning efforts. Communication between the Township's CDBG program and surrounding CDBG/HOME entitlement communities exists to ensure activities are coordinated to efficiently utilize CDBG and HOME funds. The Township of Abington applies for HOME funds through the Commonwealth of Pennsylvania's Department of Community and Economic Development.

Narrative (optional):

The Vision of the Township of Abington's Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of

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government and the private sector, including for-profit and non-profit organizations. The Annual Action Plan is an application for FY 2020 CDBG funds under HUD's formula grant program. The Plans combined act as a strategic plan to be followed by the Township in carrying out federal programs.

Consultations during the planning process included the following stakeholders:

- Housing Services and Assisted Housing
- Health Services
- Social and Fair Housing Services
- Continuum of Care
- Public and Private Agencies that address housing, health, social service, victim services, employment, and education needs
- Publicly Funded Institutions and Systems of Care that may discharge persons into homelessness
- Corrections Institutions
- Business and Civic Leaders
- Child Welfare Agencies concerned with lead poisoning
- Adjacent Units of general Local Government and Regional Government Agencies
- Broadband Internet Service Providers
- Natural Hazard Risk Assessors

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Consultation with persons, especially low-income persons, living in areas designated by the local jurisdiction as a revitalization area, areas designated by either a local jurisdiction or as a slum and blighted area and areas where CDBG funds are proposed to be used.

The Township prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data. The Township has not designated any revitalization or blighted areas. Meetings, communications, and announcements are directed at these areas in the Township to consult and educate the LMI population of their housing and community development needs. Additionally, consultations with stakeholders that serve the LMA eligible areas were consulted on the prioritization and availability of CDBG funding.

Consultation with residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations).

The Department of Community Development works closely with the Montgomery County Housing Authority to address the housing and community development needs of HUD assisted housing residents. The Department participates in Housing Authority planning meetings and posts notices at Crest Manor, a public housing community located in the Crestmont neighborhood of Abington Township, concerning housing and community development activities.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Township of Abington, in compliance with the Township's Citizen Participation Plan, advertised and held three (3) public hearings on the Township of Abington's CDBG Program that provided residents and stakeholders with the opportunity to discuss the Township's housing and community development needs and priorities. The public hearings were advertised in The Times Chronicle on May 24, 2020, July 12, 2020, and April 20, 2021.

The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails and phone calls notifying the listees of all public hearings, meetings, and surveys. A copy of the list can be found in the Appendix.

A "Draft Plan" was placed on display at the Department of Community Development, 1176 Old York Road, Abington, PA 19001 and online at: www.abingtonpa.gov/departments/community-development-dept from July 13, 2020 until August 12, 2020 for review and comment. And placed on display again from April 20, 2021 until April 29, 2021. The draft plan review period was advertised in The Times Chronicle on July 12, 2020 and April 20, 2021.

Additionally, the Township developed and disseminated an online citizen's survey at the following address: https://www.surveymonkey.com/r/TwnshpofAbington.

The Township developed the Five Year Consolidated Plan based on the input received from residents and stakeholders through interviews, public hearings, meetings, surveys, and draft plan review comments.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was held on June 18, 2020 to discuss the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing; and There is a need for supportive service programs.	All comments were accepted.	Not applicable.
2	Public Hearing	Non-targeted/broad community	A public hearing was held on July 30, 2020 to discuss the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing.	All comments were accepted.	Not applicable.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	Non-targeted/broad community	An electronic survey was distributed to the community to encourage input for the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing; and There is a need for community development programs.	All comments were accepted.	www.surveymonkey.com/r/TwnshpofAbington
4	Public Hearing	Non-targeted/broad community	A public hearing was held on April 29, 2021 to discuss the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing.	All comments were accepted.	Not applicable.

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Township of Abington identified the following priority needs to be addressed in the Five Year Consolidated Plan:

1. Affordable Housing Needs
2. Homeless Needs
3. Other Special Needs
4. Community Development Needs
5. Economic Development Needs
6. Administration, Planning and Management Needs

The Township determined these needs based on consultations with various community stakeholders, area service agencies, government staff, community residents, as well as an analysis of demographic, economic and housing statistics.

The following section presents the priority needs identified as it pertains to:

- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

To determine the grantee's housing needs, the Township of Abington assessed its supply of and demand for affordable housing. The Township analyzed data provided by the U.S. Census Department and input provided through consultations. The following data sets were used:

- 2000 U.S. Census
- 2010 U.S. Census
- 2011-2015 American Community Survey (ACS)
- 2011-2015 Comprehensive Housing Affordability Strategy (CHAS)

Based on a comparison of the 2005-2009 American Community Survey and the 2011-2015 American Community Survey; the Township of Abington experienced a small population growth (0.6% increase), a slight increase in the number of households (1.0% increase), and a limited increase in household median income (2.8% increase) over the six-year period defined below. The median income in Abington is $77,410 and $80,675 in Montgomery County.

According to the 2011-2015 ACS, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. In Montgomery County, 44.4% of renter households paid rents that exceeded 30% of their household income and 25.5% of owner households had housing costs that exceed 30% of their household income.

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Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	55,310	55,640	1%
Households	20,708	20,910	1%
Median Income	$74,946	$77,014	3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,895	1,800	3,450	2,015	11,750
Small Family Households *	455	460	1,145	670	6,825
Large Family Households *	55	75	400	240	1,050
Household contains at least one person 62-74 years of age	309	350	745	510	2,375
Household contains at least one person age 75 or older	564	655	770	395	1,275
Households with one or more children 6 years old or younger *	240	244	595	324	790
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	0	25	10	105	4	0	10	30	44

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	60	10	0	70	0	4	25	0	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	0	25	0	20	10	4	34
Housing cost burden greater than 50% of income (and none of the above problems)	640	210	110	35	995	645	420	460	64	1,589

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	90	305	359	15	769	114	405	835	435	1,789
Zero/negative Income (and none of the above problems)	55	0	0	0	55	114	0	0	0	114

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	710	270	170	45	1,195	645	445	500	104	1,694
Having none of four housing problems	230	400	844	405	1,879	135	690	1,925	1,465	4,215

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	55	0	0	0	55	114	0	0	0	114

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	239	205	133	577	160	168	399	727
Large Related	4	30	0	34	50	40	230	320
Elderly	230	210	180	620	439	489	434	1,362
Other	320	94	180	594	115	150	250	515
Total need by income	793	539	493	1,825	764	847	1,313	2,924

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

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4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	235	55	20	310	145	114	160	419
Large Related	4	0	0	4	50	30	65	145
Elderly	175	105	70	350	340	189	160	689

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	290	44	50	384	115	95	80	290
Total need by income	704	204	140	1,048	650	428	465	1,543

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	30	50	0	80	0	10	29	4	43
Multiple, unrelated family households	0	0	10	0	10	0	14	4	0	18
Other, non-family households	0	25	0	0	25	0	0	0	0	0
Total need by income	0	55	60	0	115	0	24	33	4	61

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments: 2011-2015 CHAS

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Describe the number and type of single person households in need of housing assistance.

According to the 2011-2015 American Community Survey, there were 20,910 households in the Township of Abington. Of those households, 5,365 (25.7%) were householders living alone. It is estimated that 17.4% or 934 single person households were age 65 or older and can be presumed to have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing modifications and supportive services for seniors should be considered based on the seniors living alone in the Township of Abington.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

People with Disabilities - Based on the 2000 CHAS Data and the 2011-2015 ACS Data, it is estimated that 45% of all disabled renters have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 35% of disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. From these estimates, it can be deduced that approximately 202 disabled renters have a housing problem and approximately 611 disabled homeowners have a housing problem. The population of people with disabilities of the Township of Abington comprises 9.6% of the Township's residents; 2.8% of the population has a hearing difficulty; 1.5% of the population has a vision difficulty; 3.7% of the population has a cognitive difficulty; 5.0% of the population has an ambulatory difficulty; 2.0% of the population has a self-care difficulty; and 4.7% of the population has an independent living difficulty.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – Based on the local crime statistics and social service agency responses to interviews and surveys, it is estimated that approximately 100 households are victims of domestic violence, dating violence, sexual assault, and stalking, are in need of housing assistance, as well as supportive services.

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What are the most common housing problems?

The most common housing problem in the Township of Abington is housing affordability. According to the 2011-2015 American Community Survey, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. Additional housing problems that were discussed in consultations and received from stakeholder comments included: need for housing rehabilitation assistance, handicap accessible housing, and availability/accommodation of senior housing.

Are any populations/household types more affected than others by these problems?

Based on an analysis of information provided by the U.S. Census data: lower income renter and owner households; elderly persons; single person households; large families; victims of domestic violence, dating violence, sexual assault and stalking; and persons with disabilities were more affected by these housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Specific needs of the extremely low-income who are housed but at imminent risk of becoming unsheltered or residing in shelters are: rent and utility assistance, conflict resolution, mediation, and employment assistance. According to the Montgomery County Office of Housing and Community Development, over 80% of the at-risk homeless households in Montgomery County that are in shelter care after a doubled-up situation. OHCD has a diversion program to address this situation by diverting households away from emergency shelters. The program has over a 50% success rate. Most households in shelter care were not homeless on the street. The households are housed, but precariously housed. This is true of both individuals and families with children.

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People nearing the end of RRH assistance are tracked through the Service Prioritization and Decision Assistance Tool. The tool is an on-going case management tool and is used every three months to track those receiving RRH assistance. Administrators review the progress that has been made in increasing housing security for recipients and identify particular interventions to help households to achieve self-sufficiency. As the administrators of RRH, Carson Valley Children's Aide partners with the Montgomery County Chamber of Commerce to help with job counseling and resumé assistance, and also work with Genesis Housing Corporation for credit counseling and long term mental health services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness." Individuals and families qualify as at risk of homelessness under three categories; 1) Individuals and families (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions: (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B)Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan 2) Unaccompanied children and youth A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute 3) Families with children and youth An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of

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the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Doubling-up, or "couch-surfing" is the main housing characteristic of instability and an increased risk of homelessness. Another major indicator is having been homeless before. The Service Prioritization and Decision Assistance vulnerability tool looks at many different indicators – large family size, frequent use of emergency services, significant mental health, substance abuse, and a multitude of physical health conditions, to name a few.

The high cost of decent, safe, and sanitary housing in the County creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing.

Another housing characteristic that adds to instability is the lack of housing educational services. For example, some Abington homeowners carry high-cost loans as a result of predatory lending practices in the community, as well as a lack knowledge of home maintenance.

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Discussion

The Township of Abington will address the housing needs of the Township's residents by continuing its housing rehabilitation program and encouraging partnerships to develop affordable and accessible housing. Additionally, the Township will continue to apply for HOME funds through DCED to provide owner-occupied and renter-occupied housing assistance.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the Township's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems: 1. Housing lacks complete kitchen facilities; 2. Housing lacks complete plumbing facilities; 3. Housing has more than 1 person per room; and 4. Housing cost burden is over 30%. The following tables evaluating the 2011-2015 CHAS and ACS data highlight disproportionate needs in the Township of Abington.

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0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,560	148	169
White	1,125	143	114
Black / African American	345	4	35
Asian	70	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,415	390	0
White	1,020	330	0
Black / African American	260	60	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,875	1,575	0
White	1,369	1,230	0
Black / African American	305	230	0

Asian	90	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	55	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	1,430	0
White	465	1,085	0
Black / African American	70	224	0
Asian	25	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	40	0

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Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial and ethnic demographics of the Township of Abington's households according to the 2011-2015 American Communities Survey were: 82.8% White; 12.3% African American; 0.1% Native American; 3.5% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 4.1%. There

were no disproportionately impacted groups in terms of housing problems. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 74.0% White households; 18.2% Black/African American households; 4.4% for Asian households; 0.0% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 3.3% Hispanic households.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the Township's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of severe housing problems. A severe housing problem is defined as one of the four following housing problems: 1. Housing lacks complete kitchen facilities; 2. Housing lacks complete plumbing facilities; 3. Housing has more than 1 person per room; and 4. Housing cost burden is over 50%. The following tables evaluating the 2011-2015 CHAS and ACS data highlight disproportionate needs in the Township of Abington.

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0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,355	365	169
White	945	335	114
Black / African American	325	25	35
Asian	60	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	715	1,090	0
White	479	870	0
Black / African American	114	195	0
Asian	35	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

DRAFT

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	670	2,769	0
White	445	2,159	0
Black / African American	110	420	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	75	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	75	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	149	1,870	0
White	104	1,440	0
Black / African American	30	264	0
Asian	10	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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Discussion

The racial and ethnic demographics of the Township of Abington's households according to the 2011-2015 American Communities Survey were: 82.8% White; 12.3% African American; 0.1% Native American; 3.5% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 4.1%. There was one (1) disproportionately impacted group in terms of severe housing problems: 0-30% AMI Black/African American households. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 60.5% White households; 28.0% Black/African American households; 6.6% for Asian households; 2.3% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 2.6% Hispanic households.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the Township's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as household paying over 30% of household AMI on housing costs. The following tables evaluating the 2011-2015 CHAS and ACS data highlight disproportionate needs in the Township of Abington.

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Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,155	3,799	2,769	179
White	11,925	2,965	1,980	114
Black / African American	1,370	565	585	35
Asian	460	105	145	4
American Indian, Alaska Native	4	0	0	0
Pacific Islander	0	0	0	0
Hispanic	305	115	50	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The racial and ethnic demographics of the Township of Abington's households according to the 2011-2015 American Communities Survey were: 82.8% White; 12.3% African American; 0.1% Native American; 3.5% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 4.1%. There were no disproportionately impacted groups in terms of housing cost burden.

Comparing all households that are housing cost burdened by 30% to 50%: 14.3% of White households were cost burdened; 22.4% of Black/African American households were cost burdened; 14.8% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 24.5% of Hispanic households were cost burdened.

Comparing all households that are housing cost burdened by over 50%: 9.6% of White households were cost burdened; 23.2% of Black/African American households were cost burdened; 20.4% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 10.6% of Hispanic households were cost burdened.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The racial and ethnic demographics of the Township of Abington's households according to the 2011-2015 American Communities Survey were: 81.5% White; 13.6% African American; 0.8% Native American; 5.7% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 3.4%.

There were no disproportionately impacted groups in terms of housing problems. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 74.0% White households; 18.2% Black/African American households; 4.4% for Asian households; 0.0% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 3.3% Hispanic households.

There was one (1) disproportionately impacted group in terms of severe housing problems: 0-30% AMI Black/African American households. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 60.5% White households; 28.0% Black/African American households; 6.6% for Asian households; 2.3% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 2.6% Hispanic households.

Comparing all households that are housing cost burdened by 30% to 50%: 14.3% of White households were cost burdened; 22.4% of Black/African American households were cost burdened; 14.8% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 24.5% of Hispanic households were cost burdened. Comparing all households that are housing cost burdened by over 50%: 9.6% of White households were cost burdened; 23.2% of Black/African American households were cost burdened; 20.4% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 10.6% of Hispanic households were cost burdened.

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If they have needs not identified above, what are those needs?

There are no additional housing needs which were not identified in Sections NA-10 to NA-25.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

HUD defines an Area of Minority Concentration as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population."

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey were: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

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NA-35 Public Housing – 91.205(b)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administers up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers.

According to the Montgomery County Housing Authority's Five Year Plan for the period of 2020 - 2024, the goals of the Housing Authority are as follows:

- Continue to demonstrate a successful conversion to asset management and project based management
- Improve the quality of assisted housing by striving to maintain a high performer rating and achieving high scores in each component
- Concentrate on efforts to improve specific management functions (if PHAS scores show a need for improvement, MCHA will concentrate on areas of need)
- Strive to reduce public housing vacancies and improve vacant unit turnaround time
- Increase customer satisfaction and improve marketability of current public housing units
- Continue to consult with Resident Advisory Board with management and maintenance planning and policy development
- Renovate and modernize public housing units and systems to be energy efficient and appealing to the community
- Diligently preserve renovated public housing units and systems
- Acquire or build units or developments
- Demolish or dispose of obsolete public housing

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- Consider submitting applications to HUD for competitive grants to support the revitalization of public housing properties
- Explore leveraging private or other public funds to create additional housing opportunities, including mixed-finance public housing and assisted housing with Section 8 project-based voucher subsidy
- Consider conversion of at-risk public and assisted housing to long-term Section 8 rental assistance contracts under the HUD Rental Assistance Demonstration Program
- Consider providing public housing homeownership opportunities
- Provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa
- Implement public housing security improvements
- Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in public housing families
- Continue to actively promote Section 3 requirements through contracting preferences and advertisement
- Ensure equal opportunity and affirmatively further fair housing by ensuring a suitable living environment is available for families living in public housing, regardless of race, color, religion national origin, sex, familial status and disability
- Ensure accessible housing is available to persons with all varieties of disabilities
- Continue to maintain cooperative agreements with other agencies and support the Montgomery County Consolidated Plan to ensure housing and supportive services are available for low income residents

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The following data concerning the housing authority is provided by HUD's PIH Information Center. The data is representative of only a portion of the Housing Commission's housing portfolio and services. Additional information concerning the Howard County Housing Commission's housing portfolio, programs, and services is available in Sections MA-25, SP-50, and AP-60.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	41	602	2,507	102	2,370	1	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	10,841	13,036	13,938	13,388	13,743	11,820	0
Average length of stay	0	6	7	6	5	6	1	0
Average Household size	0	1	1	2	1	2	1	0
# Homeless at admission	0	2	0	6	0	6	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	15	266	404	98	302	1	0
# of Disabled Families	0	17	170	717	4	701	0	0
# of Families requesting accessibility features	0	41	602	2,507	102	2,370	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	383	918	59	841	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	19	215	1,559	43	1,500	1	0	0
Asian	0	1	4	23	0	22	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	43	176	7	166	0	0	0
Not Hispanic	0	40	559	2,331	95	2,204	1	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

MCHA is Section 504 compliant and the available units are meeting the needs of the disabled population (specific to mobility, vision, and hearing needs). MCHA encourages residents and applicants to request reasonable accommodations defined as, any modification or change MCHA can make to its apartments or procedures that will assist an otherwise eligible applicant or resident with a disability to take advantage of MCHA's programs. The MCHA has allocated $100,000 (or 7.3%) of its FY 2020 Grant to address Section 504 related physical improvements. The primary need for accessible units is for mobility modifications.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The MCHA Public Housing Waiting List consists of 1,667 families. There are 201 elderly families on the list. The majority of the list is comprised of very low-income households; 99% of the household incomes fall at or below 50% HAMFI and 79% of households at or below 20% HAMFI. The waiting list is currently closed.

The MCHA Housing Choice Voucher Program Waiting List consists of 684 families. There are 72 elderly families on the list. The majority of the list is comprised of very low-income households; 99.6% of the household incomes fall at or below 50% HAMFI and 79% of households at or below 20% HAMFI. The waiting list is currently closed.

Waiting lists indicate a lack of quality affordable housing for low-income persons. Additionally, analysis of the waiting list indicates a need for supportive services simultaneous with affordable housing access.

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How do these needs compare to the housing needs of the population at large

The Housing Authority's waiting lists are disproportionately representative of the extremely-low income population of Montgomery County. While there are some similarities, such as the need for decent, safe, and sanitary housing that is affordable and accessible, the needs of the lowest income residents of Montgomery County are specific to the need for highly subsidized housing. The Housing Authority also identified the need to focus on supportive services in its residents and those in similar income categories, as well.

Discussion

The Montgomery County Housing Authority is an important part of the Township of Abington's housing strategy, especially for households that are low-income, very low-income, and extremely low-income. The Township of Abington has identified that there is a need for affordable housing to address all households affected by housing problems, severe housing problems, and housing cost burdens. The Housing Authority plans to improve quality assisted housing by rehabilitating and construction new units. Waiting lists indicate a need for housing targeted to non-elderly and extremely low-income households. There is a need for one bedroom units for persons over and under 62 years of age.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Montgomery County "Your Way Home" Continuum of Care (CoC) operates the Homeless Management Information System (HMIS) to record and store client-level information about the numbers, characteristics, and needs of persons who access homeless services and supportive services within the Montgomery County. The HMIS also collects client information through Montgomery County "Your Way Home" (YWH) Call Center, including information on persons at-risk of homelessness or those calling to access homeless services in Montgomery County.

The CoC uses its HMIS system to aggregate data about the extent and nature of homelessness over time; produces an unduplicated count of homeless persons; understands patterns of service use; and measures the effectiveness of homeless assistance projects and programs. Data produced is used for evaluating program outcomes, producing required HUD reports and for planning and research purposes that may impact the direction of the Continuum of Care.

The PA 504 Continuum of Care (CoC), covering Lower Merion/Norristown/Abington/Montgomery County, is a collaboration of public and private groups working to prevent and end homelessness in Montgomery County. The CoC is responsible for:

- Designating a single information system as the official HMIS software for Montgomery County geographic area;
- Designating an HMIS lead to operate the HMIS;
- Providing governance of the HMIS Lead, including: The requirement that HMIS lead enter into written HMIS Participation Agreements with each other contributing to HMIS organization (CHO), requiring that CHO comply with federal regulations regarding HMIS and imposing sanctions for failure to comply and imposing a participation fee, if any, charged by the HMIS.

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- Maintaining documenting evidencing compliance with this part and with the governance agreement; and
- Reviewing, revising and approving the policies and plans required by federal regulation.

The most recent Point In Time Count was completed in January 2019. The data below was calculated from the 2019 PIC.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	131	0	100	100	100	50
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	96	15	100	100	100	50
Chronically Homeless Individuals	24	3	20	20	20	50
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

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Data Source Comments: Montgomery County CoC data

Indicate if the homeless population is: Has No Rural Homeless

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If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Not applicable.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	33	0
Black or African American	88	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	10	0
Not Hispanic	121	0

Data Source Comments: Montgomery County CoC data

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Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2013 Continuum of Care Application from the Lower Merion/Norristown/Abington/Montgomery County CoC reports the change in the number of chronically homeless individuals and families, families with children, and veterans.

Chronic Homeless - In 2012, the number Chronic Individuals was 49, compared to 18 in 2013. This decrease is due to using the housing first model and prioritizing chronic individuals in emergency shelter care into Rapid Re-Housing (RRH) slots. Several formerly chronic homeless were permanently housed

through RRH. In 2014, the number of chronic homeless individuals rose slightly to 25, but there has been a noticeable decrease since the adoption of the housing first model. In 2012, the number of chronic families was 3, compared to 0 in 2013 and 2014. This decrease is a result of aggressive Rapid Re-Housing of all chronic identified families.

Families with Children - In 2013, Montgomery County counted 256 homeless persons in families with children and the Office of Housing and Community Development allocated 93% of its 2013 ESG funds or $193,359 to RRH for 20 homeless households with children from the streets and shelters. In 2014, the number of homeless persons in families with children dropped to 243. Due to the sizable drop in the number of chronically homeless households and the adopted strategy to prioritize non-chronic turnover beds to chronic homeless, the CoC approved Valley Youth House to apply for $109,000 of reallocated CoC dollars to serve 6-9 families with children, targeting parenting youth ages 18-24. Lacking a major increase in chronic homeless, Montgomery County continued to prioritize use of both ESG and CoC dollars for RRH of families with children in 2014 and 2015. In addition, Montgomery County has allocated $2 million of County Housing Trust Fund dollars to be used for RRH for families through the Housing Resource Centers, estimated to serve over 200 families per year.

Veterans - In 2012 and 2013, there were 12 homeless veterans counted in both years. In 2014, this number was down to 6. The CoC believes that there may be more veteran homeless within the CoC that are not being counted. In order to track this more carefully, the County Department of Veteran Affairs will be hiring a full-time homeless staff person to do specific veteran outreach within the CoC.

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Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The data for homelessness by racial and ethnic group was provided by the Montgomery County Office of Housing and Community Development. The CoC estimates 24% of sheltered homeless are White, and 60% are Black/African American. There were 268 homeless persons counted during the 2014 Point in Time Count conducted on January 29, 2014, so the CoC estimates that 64 persons were White, and 161 were Black/African American. The missing percentage in the "Race" part of the chart is "multiple races". No racial or ethnic data was available for the unsheltered homeless. The CoC estimates that 15%, or 40 of those counted were Hispanic, and 85%, or 228 were not Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

For the sheltered homeless, the 2013 CoC application reports that from 10/1/12 to 9/30/13, the average stay in emergency shelter care was 58 days and the average stay in transitional housing was 607 days. With initiation of the new Call Center, Montgomery County will be able to track the entire length of time homeless. Efforts to reduce time homeless include: contracts requiring a 10% reduction in average time homeless each year; that all benefits be applied for within 15 days; and County prioritization of sheltered and unsheltered homeless households for housing stability and housing locator services. New Housing Locator Specialists are increasing opportunities for Rapid Re-Housing and Permanent Supportive Housing. The CoC's Your Way Home HMIS/Data and Outcomes Action Team oversees and monitors HMIS data collection and production of the following reports: sheltered point-in-time count; Housing Inventory Chart; Annual Homeless Assessment Report (AHAR); and Annual Performance Reports (APRs). The HMIS was the main source of subpopulation data for the sheltered point-in time count. All participating providers received the subpopulation data report from HMIS and were asked verify accuracy or make any necessary corrections.

Client Interviews were also conducted using Interview Forms that included the Subpopulation questions. These forms were compared to sub-population data in the HMIS and de-duplicated as needed. A unique identifier was coded on each form to avoid duplication interviews. Interviews using Client Survey Forms were also used for non-HMIS participating agencies - including 2 DV programs and 2 ES that do not participate in HMIS.

An outreach team from the Coordinated Homeless Outreach Center (CHOC) conducts street outreach 6 days per week and during weather emergencies to identify and engage unsheltered homeless throughout Montgomery County. To address geographic barriers, outreach is conducted in wooded areas, train stations and other known locations, responding to calls from police, libraries, local townships, and businesses. Teams try to engage individuals and offer them to come to the CHOC for a shower, a meal, to apply for benefits or access treatment. If CHOC beds are not available, alternate shelters and/or treatment options are made available. Mobile outreach is available thru Montgomery County Emergency Service for situations involving homeless individuals in mental health crisis. No unsheltered households with dependent children were counted in the 2010, 2011, 2012, 2013, or 2014 Point in Time County. There were 2 unaccompanied youth in 2013 and 1 in 2014. The strategy to end homelessness among these

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households is through focused outreach and increased permanent housing. Outreach will be significantly enhanced by the widely advertised Call Center. There was a decrease in the number of unsheltered individuals from the 2012 PIT Count - from 23 to 18 in 2013, and 6 in 2014. The CoC attributes this to aggressive outreach to the unsheltered by the CoC Outreach team and convincing unsheltered people to come into shelter. The January 2013 and 2014 count dates were also on a cold-blue night, therefore more unsheltered were likely to come into shelter. Many unsheltered homeless are battling mental health issues and/or addiction, and most shelters will not accept those that are under the influence of drugs or alcohol.

Discussion:

Montgomery County and the CoC members provide a wide range of services to the homeless. The Township does not have any emergency shelters, transitional housing, or permanent housing units located within its borders. There are households receiving RRH funds living in the Township. The Township will continue to work collaboratively with the CoC to achieve the Your Way Home strategies to end and prevent homelessness.

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NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The groups to be addressed in this assessment include:

- Elderly Persons (65 years and older)
- Frail Elderly
- Persons with mental, physical, and/or developmental disabilities
- Persons with Alcohol or other Drug Addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing needs of each one of these groups were determined by consultations with social service providers and statistical information provided by social service providers.

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Describe the characteristics of special needs populations in your community:

Elderly Persons (65 years and older) - According to the 2011-2015 American Community Survey, the elderly population represents 17.43% of the total population if the Township of Abington. There is a high number of elderly households on a fixed income and a need for transportation and housing rehabilitation assistance.

Frail Elderly - According to the 2011-2015 American Community Survey 43.2% of the elderly population have a disability; 17.6% have a hearing difficulty, 8.3% have a vision difficulty, 8.5% have a cognitive difficulty, 31.2%, have an ambulatory difficulty, 10.4% have a self-care difficulty, and 20.5% have an independent living difficulty. There is a need for additional senior housing and accessibility modifications to owner-occupied and renter-occupied housing units.

Persons with Mental, Physical, and/or Developmental Disabilities - According to the 2011-2015 American Community Survey, 20.3% of the population have a disability. Of the Under 18 Population,

10.8% have a disability. Of the 18-64 Population, 19.8% have a disability. For the 18-64 Age Group, 4.1% have a hearing difficulty, 3.1% have a vision difficulty, 10.3% have a cognitive difficulty, 9.5% have an ambulatory difficulty, 3.9% have a self-care difficulty, and 8.3% have an independent living difficulty. There is a need for accessible housing, employment opportunities, and supportive services.

Persons with Alcohol or other Drug Addiction - In Montgomery County each year approximately 6,000 residents receive drug and alcohol awareness counseling (prevention). In addition, 3,500 residents receive short term counseling (intervention), and 1,500 residents receive ongoing outpatient and inpatient care (treatment), with the primary focus being on attaining and maintaining a drug and alcohol free life. There are three (3) facilities that provide assessment for substance abuse and forty-two (42) facilities that provide substance abuse counseling. There is a need for additional supportive services, affordable housing, and employment opportunities.

Persons with HIV/AIDS and their Families - As of 2018, the Pennsylvania Department of Health HIV/AIDS Surveillance Summary Report identified 1,971 cumulative cases for HIV disease in Montgomery County. Of those 1,97 cases, 1,187 persons are alive and 784 are reported dead. Additional characteristics reported by the AIDS Activities Coordinating Office that 75% of the diagnoses are Males. The rate of AIDS was highest in Blacks at 61%. The largest age group affected was 30-39 year olds (34%). The most common mode of transmission was men sex with men (33%). There is a need for supportive services and affordable housing.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - Based on crime statistics and social service agency responses, it can be estimated that a total of 100 households are victims of domestic violence, dating violence, sexual assault, and stalking are in need of housing assistance. There is a need for supportive services and affordable housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on an update to previous housing needs estimates, the following housing and supportive service needs have been identified:

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- Elderly - 500 units, plus recreational and health care services
- Frail Elderly - 200 units, plus in-home health care services and Meals on Wheels
- Persons with Mental Illness - 250 units, plus health care services
- Developmentally Disabled - 100 units, plus job training and recreational services
- Physically Disabled - 500 units, plus rehabilitation and accessibility services
- Persons with Alcohol/Drug Addiction - 50 units, plus health care counseling and job training
- Persons with HIV/AIDS - 5 units, plus health care counseling
- Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - 25 units, plus counseling and health care services

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Surveillance Summary Report identified 1,971 cumulative cases for HIV disease in Montgomery County. Of those 1,97 cases, 1,187 persons are alive and 784 are reported dead. Additional characteristics reported by the AIDS Activities Coordinating Office that 75% of the diagnoses are Males. The rate of AIDS was highest in Blacks at 61%. The largest age group affected was 30-39 year olds (34%). The most common mode of transmission was men sex with men (33%). There is a need for supportive services and affordable housing. For Montgomery County, there were 36 annual diagnoses in 2015, 34 in 2016, 48 in 2017, and 36 in 2018. The rate of disease in Montgomery County as of 2017 was 5.8 per 100,000 people.

Discussion:

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While the Township of Abington supports local service providers, the special needs population is primarily provided housing and supportive services through State, County and private non-profit housing and supportive service providers in the Township. The Pennsylvania Department of Health, Department of Aging, and Department of Human Services are the funding sources for County based special needs services. The

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County administers programs through the Montgomery County Behavioral Health Commission and the Montgomery County Agency on Aging.

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Township of Abington compiled a Comprehensive Plan in 2007 to "define goals and objectives for the future of the Township and chart the path through which those goals can be realized." The Comprehensive Plan's goal for Community Facilities and Services is to, "To provide community facilities and services adequate to meet the ever-changing needs of the municipality." In order to accomplish this goal, the Township intends to: "identify community needs on an ongoing basis, set priorities, determine financing techniques; pursue intermediate and long range planning activities to attempt fulfillment of the identified needs." The Comprehensive Plan is currently being updated and is expected to be completed in 2021.

Abington's reputation as a prestigious residential community rests to a large degree upon the quality and abundance of community facilities and services provided by the Township for the enjoyment of its residents. If such a standing is to be maintained, the Township must develop and carry out a plan for community facilities consistent with the high standards of living expected by its residents.

School - The Abington School District is a premier school system earning many state and national awards. Many of the schools have earned blue ribbon status, and staff members have received state and national recognition for excellence in education. The favorable property values in Abington Township are highly dependent upon and reflect the quality public school system operated by the Abington School District. The provision of school facilities is a dynamic process, continually changing in response to a variety of factors. Obviously, growth and decline in student populations will impact space requirements and overall facility needs as well as meeting academic standards for the 21st century. Facilities must comply with laws requiring accessibility for the physically and mentally disabled and infuse much needed technology and changes in school space to meet curricular requirements. Modifications, extensions, or expansions of traditional curriculum may require the public education system to provide services (and space for such services) previously not part of its programs. Building age and the ability of a structure to be rehabilitated or "modernized" will affect the decision to retain, abandon, or sell a particular site or structure. The Abington School District facilities plans are now complete and provide quality educational programs. Class size is optimal for student achievement, and all schools will have dedicated space for libraries, computer laboratories, science, music and art instruction. Technology has been included in all infrastructures so

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classrooms are connected for video, voice and data. Plans are in progress to install a wide area fiber network for all Abington School District buildings to upgrade technology access. Future capital projects include renovation of the Junior High School Little Theatre and continued upgrades in the school district infrastructure.

Higher Education - Abington Township is home to two higher education facilities, Manor College and more notably Penn State, the Abington College of the Pennsylvania State University.

Libraries - The Abington Township Public Library was founded in 1971. It has evolved from the Roslyn Branch and a small portion of the Best Building at 1030 Old York Road into a cultural and informational center, with a collection in excess of 130,000 volumes and a host of services and programming for adults and children. The Library serves the informational, professional, educational and recreational needs of Abington Township's diverse, multicultural community, Abington Free Library's building of 23,000 square feet houses more than 131,000 books, ranging from current best-sellers to the latest in popular psychology, history and medicine, as well as more than 325 magazines and newsletters. An extensive reference collection includes encyclopedias, indexes and current business services such as Standard & Poor's, Mergent, Morningstar Mutual Funds, and Value Line. Through provision of the Commonwealth Libraries Power Library Databases, citizens have access to business, health, encyclopedias, literature, and magazine/newspaper articles on general, business, and health topics. All of these databases are available at public access computers in the Library, and the majority is also available to Abington cardholders through remote access at home, work, school, or anywhere Internet access is available.

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Recreational/Cultural Facilities - The responsibility for providing leisure opportunities is normally shared by the public and private sectors in most communities. Abington Township has a primary role in the location, preservation, and design of open space; the development of recreational facilities; and the delivery of social programs to serve the leisure needs of the public. The Township abounds in recreational and cultural facilities. The Bureau of Parks and Recreation maintains over 333 acres of park land; providing Township residents with abundant recreation and leisure-time opportunities.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

Future strategies for improvements include:

1. Identification of new Planning Districts to include those commercial areas omitted from the prior studies and analysis.
2. Expansion of existing revitalization districts to include portions or extensions previously omitted in the planning process.
3. A comprehensive maintenance and funding program for the established planning districts, to ensure that the value-added improvements are maintained to an acceptable level of satisfaction, and representative of their initial pristine and fresh appearance.
4. Since the Tax Abatement Program associated with the Revitalization Program will expire in 2006, decisions on its continuance and acceptance by the Abington School District must be pursued. New and more creative applications of this State provision must be explored for causation of some property-specific revitalization goals.
5. Reapplication of the Façade Enhancement grant programming, which achieved moderate success in its first-generation format using Community Development fund and Federal Home Loan dollars, must be developed to ensure that continued improvement to semi-public space or private property frontage will keep pace with improvements to the public realm.
6. Coordination of the Committee's revitalization efforts with land development applications which have largely eluded adherence to or participation with the design guidelines set forth for planning districts.
7. Development of future zoning amendments that promote redevelopment in targeted areas or larger site-specific properties, either as a Special District Provision, or as a Redevelopment Overlay District, and design standards that are supportive of planned corridor enhancements.

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8. A unified approach to gateway beautification and business corridor identification utilizing improved business signage criteria and improved standards for all business district signage including street, traffic, directional, informational, and cultural landmark signs.
9. Analysis and application of other traditionally recognized tools and strategies that foster economic development, such as the formation of Business Improvement Districts for tax reinvestment specific to the BID area, tax increment financing opportunities, and corporation or entities that specifically promote redevelopment in Abington Township.
10. A strategy to match neighboring municipal competition in the economic development arena, which has included strong programs advanced by Jenkintown Borough and its Community Alliance in the area of Business Improvement District and Main Street programming; a comprehensive redevelopment program by Cheltenham Township, which includes an Economic Development Corporation, Main Street programming, and a large capture of State and County grant funding due to its greater eligibility for use programs; and an aggressive redevelopment plan initiated by Upper Moreland which completely redefines town center and planning principles for Rt. 611.
11. Incorporation of electronic technology to economic development strategies which provide for better data awareness, resource marketing advertising opportunities, and business promotion opportunities made available to businesses located in Abington Township.
12. A program of support for regional economic development and regional branding which might take the form of partnerships with neighboring municipalities, and/or area Chamber of Commerce initiatives. Such a program could make use of Regional Comprehensive Planning provisions under the MPC, which would allow for site-specific development plans to be pre-approved by the municipality and developed strictly in accord with that plan. Such an effort would also enhance grant application status for shared development projects, and would increase the likelihood for unified development, at least along major access corridors such as Old York Road – State Route 611.
13. Explore the long-term future of economics with Abington Township and the general region, with focus on defining the strategies needed by the Township to remain competitive and to cultivate a viable economic base. Maintain a focus on connectivity with regional attractors such as the Willow Grove Mall and the Keswick Theatre.
14. Explore provisions for sustainable business promotion and supplemental decorations within those districts so inclined that outline a strategy for continued funding and support of promotional programs left over from initial economic development and Main Street planning.

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15. Define the future relationships between economic development and community development with respect to integration of mutual benefit areas such as projects similar to the newer State Elm Street Program, and how grants for such undertakings can be obtained through more comprehensive community planning.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The Comprehensive Plan's goal for Community Facilities and Services is to, "To provide community facilities and services adequate to meet the ever-changing needs of the municipality." In order to accomplish this goal, the Township intends to: "identify community needs on an ongoing basis, set priorities, determine financing techniques; pursue intermediate and long range planning activities to attempt fulfillment of the identified needs."

Police - The Township is dedicated to providing its residents the highest quality of law enforcement and crime prevention. Beyond these program, the Abington Township Police Department is deeply committed to the youth of the community, maintaining a strong presence in local schools. In addition to its continued support of Abington's youth, through the DARE and Youth Aid programs, new programs have been initiated to place special emphasis on the protection of Abington's senior citizens. New enforcement practices have been initiated that are designed to bring attention and resources to sites of troublesome traffic violation patterns. Cop Stat is another Abington Police Department initiative designed to provide continuity to local police patrol practices ensuring that there are specific officers and commanders who retain long-term responsibility for individual areas within the community. The Police Department is a technology leader as well. Officers can access data through their in-car computers, which are connected wirelessly to the Police Department's records system. Sophisticated incident mapping software lets officers and detectives quickly detect and counteract patterns of criminal behavior. The Police Department is presently planning for the replacement of its computerized system with a new state of the art computerized system.

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Fire - The Fire Department consists of five independent volunteer fire companies: Abington Fire Company, Weldon, McKinley, Edge Hill, and Roslyn. Approximately 230 volunteer firefighters handle an average of 1,800 calls for service per year. In addition to traditional firefighting, the fire department also has qualified personnel trained for vehicle, trench, building collapse, confined space, water rescue and hazardous materials incidents. It is highly unusual that a community of Abington's size and complexity has been able to maintain an all-volunteer suppression force when most communities half this size have already begun the transition to a paid force. The challenge for the future will be to maintain the professional all-volunteer force versus the more expensive paid alternative.

Emergency Management - In 1992, Abington Township along with several neighboring communities formed the Eastern Montgomery County Emergency Management Group to work together as partners in all phases of disasters and emergencies. Since then, the Group has grown to include 12 municipalities, as well as local hospitals, school districts, the Red Cross and major industrial and utility partners. In accordance with State and Federal directives, an emergency management plan has been created, a management coordinator nominated, and an emergency operations center established.

Sewer - Sewer and Wastewater Treatment Abington Township Wastewater Utilities is a department of Abington Township, and is responsible for improvements, upgrading, and maintenance of the wastewater system. These projects are funded by sewer fees collected by Abington Township and through municipal bonds issued by the Township. Virtually all of the built-up areas of Abington Township (99.99) are served by public sanitary sewers; a small portion of Abington Township remains unsewered. Those properties not serviced by public sewer rely on on-site septic systems or small, private package treatment plants (Meadowbrook Apartments). Abington has met the long-range plan for the extension of public sewers throughout the entire Township and now faces the task of replacing the over-aged sanitary system.

Stormwater - Abington needs to address additional management techniques of the current stormwater run-off which occurs during periods of rain and storms.

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How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

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Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2011-2015 American Community Survey, over one-third (36.57%) of the Township's housing stock was built prior to 1950, which is now over 70 years old. Just under ten percent (8.37%) of the Township's housing stock was built after 1980. The majority (71.18%) of the housing units in the Township of Abington were single-unit detached structures. The majority (88.83%) of owner-occupied housing units were 3+ bedrooms. There is diversity in the type of renter occupied housing units: 3.25% are efficiencies; 32.06% are 1 bedrooms; 40.65% are 2 bedrooms, and 24.23% are 3+ bedrooms. The median value for an owner-occupied home in the Township of Abington in 2015 was $265,500 compared to $292,300 for Montgomery County. The median contract rent for a renter-occupied home in the Township of Abington in 2015 was $932 compared to $1,012 for Montgomery County.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2011-2015 ACS data, there were a total of 22,299 total housing units in the Township. The majority of the housing units (71%) in the Township were single unit detached structures. Owner-occupied units represented 74.5% of the housing stock and renter occupied housing units represented 25.5% of the housing stock. The majority (89%) of owner-occupied housing units are 3 or more bedrooms. There is diversity in the type of renter occupied housing units: 3.25% are efficiencies; 32.06% are 1 bedrooms; 40.65% are 2 bedrooms, and 24.23% are 3 or more bedrooms. Multi-family housing units represent 13% of the housing stock.

The following tables highlight the housing characteristics of the Township of Abington:

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All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,865	71%
1-unit, attached structure	2,150	10%
2-4 units	1,350	6%
5-19 units	1,079	5%
20 or more units	1,810	8%
Mobile Home, boat, RV, van, etc	45	0%
Total	***22,299***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	140	3%
1 bedroom	275	2%	1,380	32%
2 bedrooms	1,505	9%	1,750	41%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	14,755	89%	1,043	24%
Total	***16,600***	***100%***	***4,313***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Township of Abington does not have its own housing authority. The Township utilizes the Montgomery County Housing Authority (MCHA) to provide public housing and housing choice vouchers for the low-income residents of the Township. The Public Housing Waiting List is closed, along with the Housing Choice Voucher Waiting List. There are 140 HCVs distributed throughout the Township. There is one general population public housing community located in the Township, Crest Manor, that is comprised of 46 two, three, and four bedroom townhomes. Willow Grove CDC, an affordable housing provider, has 58 affordable rental units at 47 separate properties in Abington, Ambler, Hatboro, Horsham, and Upper Moreland.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The need for decent, safe, and sanitary housing that is affordable and accessible exceeds the supply of housing; especially, for low-income (670 households with a housing problem), very low-income (715 households with a housing problem), and extremely low-income (1,355 households with a housing problem) households in the Township.

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Describe the need for specific types of housing:

The greatest need for housing in the Township of Abington is decent, safe, and sanitary housing that is affordable and accessible. Based on Census data, there is a need for owner housing units with less than 3 bedrooms. Based on the Housing Authority's waiting lists, the largest demand for affordable rental housing units is for 1 bedroom units. This need is also supported by the Census and CHAS data that demonstrate a lack of 1 bedroom affordable housing rentals.

Discussion

The Township's housing supply is older and an older housing stock will require substantial maintenance and rehabilitation to keep up the supply of housing units. Over half (55.0%) of the Township's housing supply was built between 1950 and 1979, while an additional 36.57% was built prior to 1939. The median year housing was built in the Township was 1959. There is a disparity between the housing supply and the housing needs of the community. Rehabilitation efforts (both owner-occupied and renter-occupied), weatherization improvements, construction of new rental housing, construction of multi-family owner-occupied housing, and demolition of existing housing accompanied with new construction can address the gap.

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The value of housing in Abington has increased slightly over the six-year period indicated below. The value of housing has aggressively increased when comparing the current value of housing at $265,500 versus $141,300 in 2000; a gain of 87.9% in fifteen years. The median contract rent increased modestly over the six-year period indicated below. The contract rent has substantially increased when comparing the current contract rent of $932 versus $668 in 2000; a gain of 39.5% in fifteen years.

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Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	$257,500	$265,500	3%
Median Contract Rent	$862	$932	8%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	508	11.8%
$500-999	2,064	48.0%
$1,000-1,499	1,200	27.9%
$1,500-1,999	325	7.6%
$2,000 or more	210	4.9%
Total	***4,307***	***100.1%***

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	250	No Data
50% HAMFI	720	284
80% HAMFI	2,550	2,618

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	4,791
Total	***3,520***	***7,693***

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$864	$1,013	$1,226	$1,528	$1,754
High HOME Rent	$864	$1,013	$1,226	$1,528	$1,754
Low HOME Rent	$846	$906	$917	$1,256	$1,401

Table 32 – Monthly Rent

Data Source Comments: 2020 HUD FMR and HOME Rents

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Is there sufficient housing for households at all income levels?

According to the 2011-2015 American Community Survey, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. In total, there are 6,940 households paying more than 30% of their household income on housing costs. The following housing affordability is disaggregated by income:

- There are 640 renter 0-30% AMI households paying more than 50% of their income on housing costs
- There are 210 renter 30-50% AMI households paying more than 50% of their income on housing costs
- There are 110 renter 50-80% AMI households paying more than 50% of their income on housing costs
- There are 730 renter 0-30% AMI households paying more than 30% of their income on housing costs

- There are 515 renter 30-50% AMI households paying more than 30% of their income on housing costs
- There are 469 renter 50-80% AMI households paying more than 30% of their income on housing costs
- There are 645 owner 0-30% AMI households paying more than 50% of their income on housing costs
- There are 420 owner 30-50% AMI households paying more than 50% of their income on housing costs
- There are 460 owner 50-80% AMI households paying more than 50% of their income on housing costs
- There are 759 owner 0-30% AMI households paying more than 30% of their income on housing costs
- There are 825 owner 30-50% AMI households paying more than 30% of their income on housing costs
- There are 1,295 owner 50-80% AMI households paying more than 30% of their income on housing costs

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on rising real estate prices and stagnant income growth, the housing market in the Township of Abington is experiencing a decrease in affordability for both owner-occupied and renter-occupied units. Approximately 98% of the Township is developed and the housing market continues to increase in demand based on the limited housing supply, quality of life, public safety, public school system, and location. The area median rents and housing values are higher than low- and moderate-income households can afford.

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How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to "RentoMeter" (www.rentometer.com), it is estimated that the average rent for an efficiency is $1,364; for a one bedroom apartment, $1,214 per month; for a two-bedroom apartment, $1,706 per month; for a three-bedroom apartment, $1,663 per month; and for a four bedroom, apartment $2,438 per month. Compared to the High HOME Rents and Fair Market Rents, these estimates are significantly higher. This difference puts pressure on landlords to provide affordable rents when the market rate is higher than a subsidized rate. Additionally, the difference can create a situation where affordable rents are being charged for substandard housing units as the supply for affordable rental units is limited.

Discussion

The Township of Abington has a very strong housing market. Affordability in the Township has always been an issue and continues to be the primary housing problem affecting low- and moderate-income residents in the Township.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The Township of Abington contains 6,075 housing units which were built prior to 1950. This represents 36.57% of the housing units in the Township. Less than 2% (275 units) of all housing units were built after 2000. Of the 20,905 occupied housing units in the Township, 6,640 (31.76%) housing units have at least one "selected condition." Additionally, 18,680 (89.36%) housing units were built before 1980, and therefore have a potential lead-based paint hazard.

Definitions

The following definitions are used in the table below:

"Standard" - Meets minimum housing code standards.

"Selected Housing Condition" - Over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.

"Substandard Condition" - Does not meet code standards, or contains one of the selected housing conditions.

"Substandard Condition but Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

"Substandard Condition but Not Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standards exceeds the fair market value of the property after rehabilitation work is complete.

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Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,720	28%	1,920	45%
With two selected Conditions	40	0%	95	2%
With three selected Conditions	0	0%	35	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,850	71%	2,245	52%
Total	***16,610***	***99%***	***4,295***	***100%***

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	275	2%	115	3%
1980-1999	1,115	7%	719	17%
1950-1979	9,135	55%	2,100	49%
Before 1950	6,075	37%	1,370	32%
Total	***16,600***	***101%***	***4,304***	***101%***

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

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Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,210	92%	3,470	81%
Housing Units build before 1980 with children present	328	2%	269	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	612	19	631
Abandoned Vacant Units	172	3	175
REO Properties	11	1	12
Abandoned REO Properties	3	1	4

Table 36 - Vacant Units

Data Source: 2011-2015 ACS

Need for Owner and Rental Rehabilitation

The Township estimates that there are approximately 6,272 housing units that are suitable for and in need of rehabilitation work. However, the cost of rehabilitation exceeds the incomes and assets of many low- and moderate-income persons. Therefore, many of these housing units will remain in disrepair or underutilized since the financial resources are not available to rehabilitate the housing units. There is a need for increased federal funding to provide financial assistance to lower income families to rehabilitate properties to preserve affordable housing in the Township.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead based paint is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above $30,000 per year.

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Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States.

For the Township of Abington, it is estimated that 15,210 owner-occupied housing units and 3,470 renter-occupied housing units are at risk of lead-based paint hazards. CHAS data reports that there are 328 owner-occupied housing units with children present that contain LBP and 269 renter-occupied housing units with children present that contain LBP in the Township.

Discussion

The Township will continue to support its housing rehabilitation program and code enforcement efforts, as well as encourage new housing development to address the housing condition needs of the Township.

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administers up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers.

MCHA owns forty-six (46) Low Income Housing Tax Credit (LIHTC) units located in Abington Township known as Crest Manor. The property consists of: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units.

The following data concerning the housing authority is provided by HUD's PIH Information Center. The data is representative of only a portion of the Housing Authority's housing portfolio and services. Additional information concerning the Montgomery County Housing Authority's housing portfolio, programs, and services is available in Sections SP-50 and AP-60.

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Totals Number of Units

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	41	614	2,822	120	2,702	0	9	0

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of accessible units	-	-	-	-	-	-	-	-	-
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Montgomery County Housing Authority operates seven (7) public housing communities, consisting of 269 General Occupancy units, and 347 Elderly/Disabled units. The public housing communities operated by MCHA are listed below:

General Occupancy

- Bright Hope Community - 467 W. King Street, Pottstown, PA 19464 - 179 townhomes from 1 to 4 bedrooms
- Crest Manor - 2231 Hamilton Avenue, Willow Grove, PA 19090 - 40 semidetached homes from 1 to 5 bedrooms
- North Hills Manor - 300 Linden Avenue, North Hills, PA 19038 - 50 townhomes from 1 to 4 bedrooms

Elderly/Disabled

- Robert P. Smith Towers - 501 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 80 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments

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- Marshall W. Lee Towers - One W. Third Avenue, Conshohocken, PA 19428 - 80 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Sidney Pollock House - 450 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 102 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Golden Age Manor - 400 Walnut Street, Royersford, PA 19468 - Five story mid-rise consisting of 85 Efficiency and 1 Bedroom apartments, including Wheelchair accessible apartments

Public Housing Condition

Public Housing Development	Average Inspection Score
Bright Hope Community	84
Crest Manor	-
North Hills Manor	70
Robert P. Smith Towers	-
Marshall W. Lee Towers	-
Sidney Pollock House	99
Golden Age Manor	90

Table 38 - Public Housing Condition

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Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Since 1963, the Montgomery County Housing Authority (MCHA) has owned and managed Crest Manor, located in Abington, as rental housing for very low income households. Crest Manor was rehabilitated from 2016 until 2018. The MCHA partnered with Pennrose Properties, LLC to redevelop and revitalize Crest Manor with Low Income Housing Tax Credits ("LIHTC") through the Pennsylvania Housing Finance Agency ("PHFA"). The partnership invested over $17 million, through the combination of federal, state and local funds, to completely revitalize Crest Manor. The Township spent previous CDBG funds on the redevelopment effort.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

MCHA is committed to providing excellent service to all public housing applicants, residents, and the public. The Housing Authority follows applicable federal and state laws and regulations to provide decent, safe, and sanitary housing in good repair; achieve a healthy mix of incomes in its public housing developments; work toward deconcentration of poverty; encourage self-sufficiency of participant families; promote fair housing and opportunities for very low- and low-income families; create positive public awareness; attain and maintain a high level of standards and professionalism, high performing agency through continuous improvements and support systems.

MCHA will focus on resident services. The goal is to retain a high performer status, to receive additional capital funds, and to create partnerships with service providers. MCHA will improve resident supportive services through management ownership of the program. Resident supportive services department will establish a newsletter to market and inform MCHA communities. More community space will be established for resident programs. Resident services will work to increase the number of working families living in public housing units. MCHA will also assist residents to participate in GED programs and graduate. MCHA will continue to support resident participation to build a working relationship with the housing agency and creating a positive living environment in public housing units. The Resident Council plays a part in improving the quality of life for public housing communities and brings a wide variety of issues to the attention of the PHA.

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Discussion:

MCHA will continue to improve property maintenance by:

- Increase Occupancy - Occupancy has increased to 89%
- Increase Rent Collection - Rent collection has increased to 96%
- Increase REAC Scores - REAC scores have increased consistently from low 70s in 2009 to mid-90s in 2019
- Managers maintain controllable expenses within budget
- Maintain HCVP as a high performer

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Your Way Home Montgomery County was established as the County's unified and coordinated housing crisis response system for families and individuals experiencing homelessness or at imminent risk of homelessness. Your Way Home embraces a "housing first" approach to ending homelessness by first helping people find or maintain permanent housing with stability and then connecting them with community, health, human, and financial services they need to prevent future experiences of homelessness.

Through coordinated entry and assessment, Your Way Home prioritizes housing and services based on vulnerability and need rather than on a first come, first serve basis. Through progressive engagement, consumers are given just as much services and support as they need to succeed in order to preserve costly interventions like permanent supportive or subsidized housing for families and individuals with significant and lasting barriers to housing stability.

Montgomery County has a large number of organizations offering facilities and services for the homeless and persons threatened with homelessness. Abington actively supports the Montgomery County Continuum of Care (COC) and will continue to support the CoC's goal to improve the housing stability, economic security and health of all Montgomery County residents. The CoC's vision is by creating more coordination, collaboration, communication and accountability among government, philanthropic, nonprofit and community partners, the CoC will achieve better health, housing and financial outcomes for the most vulnerable members of Montgomery County.

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Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	112	0	220	71	0
Households with Only Adults	77	0	82	86	0
Chronically Homeless Households	27	0	85	85	0
Veterans	27	0	85	85	0
Unaccompanied Youth	27	0	85	85	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: CoC

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

There are several mainstream services available to the homeless or those at risk of homelessness in the Township of Abington. Food pantries and the church communities provide services and some private landlords work with the CoC agencies to transition households into housing.

Services offered by the Coordinated Homeless Outreach Center (CHOC) include the following:

- Health Care - Medical Assessment, Health and nutrition classes by the Coordinated Homeless Outreach Center (CHOC)
- Mental Health Services - Psychiatrist provided by CHOC and Hospitality Center
- Social Services - AA and NA meetings, Benefits Acquisition and Critical Time Intervention by CHOC and Hospitality Center
- Educational - Life skill and recovery oriented classes by CHOC
- Rental Assistance - Housing placement by CHOC
- Shelter - CHOC, Hospitality Center

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The Your Way Home (YWH) Montgomery County's Program Outcomes Committee will be responsible for increasing the percentage of project participants that access non-cash mainstream benefits from entry date to program exit. They will have access to data from the HMIS and be able to evaluate performance of the Housing Stability Coaches as well as of individual CoC recipients in accessing mainstream benefits. Barriers to accessing specific mainstream resources will be identified and strategies developed to address the barriers. Reports are also shared with the Leadership Council whose members have relationships with agencies providing mainstream benefits for implementation of strategies to overcome barriers.

Housing Stability Coaches in the Housing Resource Centers (Lansdale, Norristown, and Pottstown) will assist homeless and other consumers maximize cash benefits and supportive services. All County contracts with homeless providers require that all mainstream resources be applied for within 15 days of program entry. HRC Housing Stability Coaches and agency case workers will use COMPASS to access resources including Medicaid, Children's Health Insurance Program, Child Care Works Program, Food Stamps, Energy Assistance, School Meals, Home and Community Based Services, Long Term Care, and

Select Plan for Women. They will also work with RHD and the PA Mental Health Consumers Association (PA's Health Insurance Marketplace providers), to access health insurance under the ACA. Finally, the Coaches will assist participants to access TANF Child Care and transportation, EARN and other resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

YWH coordinates the Homeless Prevention Center toll-free hotline, which conducts initial screening and assessment for housing crisis response. The Housing Crisis Response system is divided into regional operations to focus on the different municipalities' needs. The hotline refers individuals and families to the nearest Housing Resource Center. Abington's Housing Resource Center Lansdale works with area shelters in order to connect with people in shelter care, as well working with the most vulnerable populations to prioritize their needs. The CoC uses Rapid Rehousing funds to move people into apartments of their own, in their own community. Once they are moved in, the CoC works with the community to match families with food pantries, furniture resources, churches, counseling services, etc.

Montgomery County's strategy is to ensure all eligible veterans access VASH/SSVF resources and that CoC/ESG funds are used to serve ineligible veterans. Local efforts to prioritize ineligible veterans include: OHCD funded the local VA to collect data on homeless veterans and improve outreach for the PIT count; CHOC prioritizes ineligible veterans referred by the VA for shelter and other services; and YWH will develop a policy to give priority for non-VASH PH resources to ineligible veterans.

The Valley Youth House works with children and teens, including teens aging out of foster care, and young adults in the 18-24 transition stage. Valley Youth House provides prevention and intervention services, counseling, life skills, and behavioral health services to abused, neglected, and homeless youth and their families. According to the Montgomery County Office of Housing and Community Development, homelessness manifests itself differently with the unaccompanied youth population. It is hard to locate

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young adults in transition, and CoC agencies often use Facebook and friends to contact this hard to reach population.

The chronically homeless are assisted by the Street Outreach team at the Coordinated Homeless Outreach Center. The following facilities and services are provided Township through the CHOC for the homeless:

- **Case Management** - provides housing placement, benefits acquisition and community linkage and referral.
- **Health and Behavioral Health** - medical assessment, health and nutrition classes, psychiatrist, AA and NA meetings, Life skill and recovery oriented classes.
- **Critical Time Intervention (CTI)** - community based case management that will assist eligible individuals with establishing themselves in the community for the first 9 months after leaving CHOC.
- **Street Outreach team** - identifies chronically unsheltered homeless in the Township. The team canvases the woods regularly to look for unsheltered homeless individuals.
- **Call Center** - toll-free number operated by New Jersey 211. CHOC distributes cards to vulnerable populations, and every social service agency in the Township has the phone number. Word of mouth also aides with outreach efforts. The call center received over 10,000 calls last year, and they were only able to service 900 people.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Township of Abington has identified the priorities for services and facilities for the Township's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

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The Township of Abington will use the following strategies for the non-homeless special needs housing and supportive service needs. These priorities are based on the information obtained from housing providers and supportive service organizations, as well as statistical information provided in the Housing and Homeless Needs Section of this Five Year Consolidated Plan.

Elderly and Frail Elderly Strategy: Promote housing opportunities and provide assistance to supportive service programs that serve the elderly and frail elderly in the Township. Through various housing programs, the Township of Abington will continue to address the housing needs of elderly households and will support activities, including rehabilitation, new construction, rental assistance, accessibility improvements, etc., which address these needs. Potential funding sources include CDBG, HOME, HUD Section 202, Section 8, State programs, LIHTC, FHL Bank, and private funds. The Township will support the efforts of social and health care service providers who serve the elderly population. Potential funding sources include CDBG funds, state funds, federal funds, charitable contributions, and private foundations.

Persons with Disabilities Strategy: Promote housing opportunities and provide assistance to supportive service programs for persons with disabilities. Both Census data and anecdotal information indicate a need for housing for persons with disabilities. The Township will continue to support activities that increase the supply of accessible units. Such activities may include the following: promote the availability

of accessibility grants and loans through the Township's housing improvement and new housing programs; and continue to work with agencies that serve persons with disabilities to identify and address this population's housing needs. The Township will endorse and encourage applications for public funds (federal, state, and local) and private funds to increase the supply of accessible units and supportive services needs for persons with disabilities. Potential funding sources include CDBG, HOME, HUD Section 811, Section 8, FHL Bank, LIHTC, and private funds. The Township will continue to encourage social service agencies to identify and address the supportive service needs of persons with disabilities.

Persons with Alcohol/Drug Addictions Strategy: Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions. The Township will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The Township will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Persons with AIDS/HIV: Promote housing opportunities and supportive service needs of persons with AIDS/HIV. The Township will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The Township will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Public Housing Residents Strategy: Promote housing opportunities and supportive service needs for public housing residents. The Township will continue its partnership with the Montgomery County Housing Authority to explore new housing construction and housing rehabilitation opportunities, as well as further network local service providers to those public housing residents in need of supportive services. Potential funding sources include CDBG, HOME, FSS, HUD Section 202 and 811, HUD Public Housing financing, FHL Bank, LIHTC, and private funds.

Facilities and Services that Assist Persons Who are Not Homeless but Who Require Supportive Housing

The following facilities and services are available to persons who are not homeless and but require supportive housing in the Township:

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The Township maintains a list of supportive services on the Township's website (www.abington.org/resident/organizations_health.htm) that cover Counseling, Disability Services, Nutrition, Senior Services, and Support Services. In addition, the Visiting Nurses Association Community Services is very active in the community providing the following programs: In-Home Services; Senior Health Specialists; Personal Navigator with Prescription Assistance; Primary Pediatric Health Care; CPR and Pediatric First Aid Training; Pediatric Health Consultation; and Preschool Screening. Salem Baptist Church has started developing a Senior Center in the Township.

The Montgomery County Office of Aging and Adult Services (MCAAS) serves as the designated area agency on aging for Montgomery County including Abington Township. MCAAS and over 100 area agencies offer in-home services, senior community center services, comprehensive long term care assessment, care management, information and assistance, caregiver support programs, protective services, adult daily living center services, ombudsman services, transportation, nursing home transition, and other important services and programs to assist County residents and their families as part of a continuum of care across all areas of the County. MCAAS has a community office located in Willow Grove that provides direct access to MCAAS services and programs, and links to community services available to meet individual needs. The County maintains a list of affordable housing options at its Willow Grove community office and on the County's website (www.montcopa.org/DocumentCenter/View/6064).

Abington has been an active partner with Willow Grove Community Development Corporation, who provides affordable rental housing units in the Township. Willow Grove CDC also provides tenant support services that allow individuals and families to reach their personal goals and independence such as: financial literacy training; credit repair counseling; household budgeting; home buyers savings planning; and referrals to other supportive service agencies. There are a total of nine (9) Section 202 Supportive Housing for the Elderly properties in Montgomery County consisting of 663 units. There are a total of eight (8) Section 811 Supportive Housing for Persons with Disabilities properties in Montgomery County consisting of 79 units. All Section 811 and 202 housing properties provide supportive services to its residents. Montgomery County Housing Authority (MCHA) owns and manages four high-rise towers with units that were originally designed for elderly and disabled residents. They include the following: Robert P. Smith Towers, Marshall W. Lee Towers, Sidney Pollock House, and Golden Age Manor. MCHA provides or makes available supportive service programs to its residents. Montgomery County Habitat for Humanity has also participated in assisting the supportive housing needs in and around Abington.

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Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, resources, and supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, permanent care home, rehab hospital, or as a last resort a non-HUD funded shelter. The Coordinated Homeless Outreach Center shelter has a protocol against accepting certain individuals directly from a hospital. Previously the CoC worked with the PA Health Care Cost Containment Council (PHC4) to analyze their existing data and develop better information on hospital discharges among the homeless population. The CoC used this information to work with the Hospital and Healthsystem Association of Pennsylvania (HAP) to improve discharge outcomes for homeless persons.

Pennsylvania has a formal policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehab services are in place at the county level (the Office of Mental Health and Substance Abuse Services Continuity of Care Bulletin). The goal is for all individuals to move into the most integrated housing of their choice in the community. Staff from area hospitals notify the County Office of Behavioral Health and Developmental Disabilities of candidates ready for discharge and identifies those who may require extra support. Ongoing meetings occur specific to discharge. Each individual is discharged to his/her own housing, housing with a friend or relative, or to a mental health residential program.

The Township of Abington and Montgomery County have several organizations that help provide and assist with appropriate supportive housing for persons returning from mental and physical health institutions:

- **Genesis –** Housing Counseling Program provides free classes and individual counseling.
- **Hedwig House –** Special Housing Services that coincide with Montgomery County Office of Behavioral Health and Development and Your Way Home.

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- **Montgomery County Your Way Home –** Public Private Partnership using resources to end and prevent homelessness.
- **Horizon House –** Assertive Community Treatment (ACT) provides multidisciplinary team that supports people with severe and persistent mental illness living within their community.
- **Mental Health Association Halfway There Supportive Housing Program –** to assist persons with behavioral health issues and substance abuse issues in their transition to independent living.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

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The Township will address the special needs of the non-homeless population to provide housing and supportive service supports to persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents). The Township will fund projects that undertake the housing, other special needs, community development, economic, and administration priorities identified in the Consolidated Plan. The following goals will be addressed over the FY 2020 to serve the needs of the special needs subpopulation:

- **SN-1 Housing –** Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
- **SN-2 Social Services –** Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified

in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable; the Township is not a federal HOME entitlement community.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

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4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Use of state funds to abate housing units from lead based paint hazards
- Encourage higher density new housing construction in commercial areas with access to transportation

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economic development goal of Abington Township is to view economic development as a means to enhance the Township's image and improve and stabilize the commercial tax base through the following:

- Objective A: Improving the Township's commercial corridors (Old York Road, Easton Road (Roslyn), Easton Road (Glenside), Keswick Village. Improvements of these commercial corridors should go beyond streetlights, benches and pavers and should examine architectural continuity to give identity, tax incentives to promote investment in business and/or property and zoning changes to allow greater flexibility.
- Objective B: Develop a strategy to promote business interest in the Township (marketing, advertising, etc.).
- Objective C: Create business development relationships with local institutions to promote knowledge-based and entrepreneurial businesses.
- Objective D: Analyze and identify commercial/industrial districts for outdated, failing and troubled businesses and uses.
- Objective E: Promote a mixture of uses for business districts along main arteries (residential, retail, office).
- Objective F: Develop methods to mitigate commercial corridors with surrounding neighborhoods in order to create a supporting climate.

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Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	31	21	0	0	0
Arts, Entertainment, Accommodations	2,224	2,181	9	9	0
Construction	1,194	697	5	3	-2
Education and Health Care Services	7,043	11,812	27	47	20
Finance, Insurance, and Real Estate	2,329	857	9	3	-6
Information	654	10	3	0	-2
Manufacturing	1,652	111	6	0	-6
Other Services	939	855	4	3	0
Professional, Scientific, Management Services	3,237	740	12	3	-10
Public Administration	0	0	0	0	0
Retail Trade	3,175	5,361	12	21	9
Transportation and Warehousing	621	111	2	0	-2
Wholesale Trade	1,131	339	4	1	-3
Total	**24,230**	**23,095**	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	30,517
Civilian Employed Population 16 years and over	31,000
Unemployment Rate	28,955
Unemployment Rate for Ages 16-24	6.50
Unemployment Rate for Ages 25-65	24.28

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,830
Farming, fisheries and forestry occupations	1,145
Service	2,279
Sales and office	7,440
Construction, extraction, maintenance and repair	1,860
Production, transportation and material moving	1,095

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,220	56%
30-59 Minutes	9,480	35%
60 or More Minutes	2,595	10%
Total	***27,295***	***100%***

Table 43 - Travel Time

Data Source: 2011-2015 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	655	75	430
High school graduate (includes equivalency)	4,770	540	1,360
Some college or Associate's degree	5,905	455	1,140
Bachelor's degree or higher	12,680	330	1,530

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	28	199	55	320	309
9th to 12th grade, no diploma	300	100	130	370	769
High school graduate, GED, or alternative	1,235	1,395	1,090	4,180	3,470
Some college, no degree	1,675	1,073	1,410	2,590	1,255
Associate's degree	338	509	539	1,390	480
Bachelor's degree	530	2,625	1,970	4,245	1,685
Graduate or professional degree	55	1,110	1,350	3,225	1,750

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$87,093
High school graduate (includes equivalency)	$100,855
Some college or Associate's degree	$140,038
Bachelor's degree	$167,593

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Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	$196,987

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Township of Abington is a northern suburban Philadelphia community. The Township is one of Montgomery County's oldest communities, dating back to before 1700 and being incorporated in 1704. It is home to some of the county's oldest transportation routes, industries and churches.

The three (3) largest categories of jobs in business by sector is as follows:

- Education and Health Care Services 11,812 jobs
- Retail Trade 5,361 jobs
- Arts, Entertainment, Accommodations 2,181 jobs

These three categories represent 77% of the total number of jobs in the Township.

Describe the workforce and infrastructure needs of the business community:

It is the mission of the Economic Development Committee to work and to facilitate economic development by promoting idea sharing and collaboration between Abington Township and existing and future businesses within the Township.

The Township's Economic Development needs include:

- Support and encouragement for new job creation, job retention, and job training opportunities.
- Support for business and commercial growth through expansion and new development.
- Planning and promotion of the development and redevelopment of vacant commercial and industrial sites.

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The Township realizes that there is a need to increase employment, self-sufficiency, educational training, and economic empowerment of the residents of the Township.

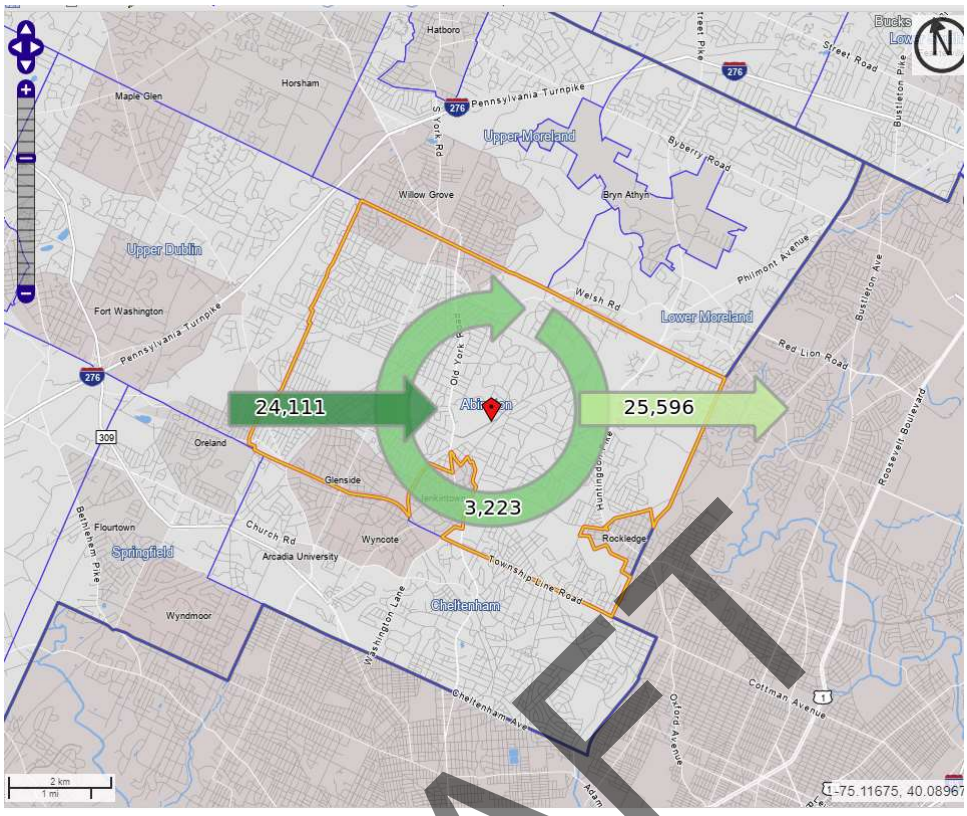
Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Old York Road Corridor Improvement Plan is the product of a year-long study by Abington Township examining the current circumstances of the Old York Road (PA Route 611) corridor, a 2.5-mile-long segment of roadway and adjoining parcels of land from Rydal Road in the north to Moreland Road in the south, and advancing the linked causes of economic development, multimodal mobility, and improved visual quality. The impetus for the study was the Township's preparation of a new Comprehensive Plan, which recognized the significance of the Old York Road corridor to the economy, transportation system, and image of the community. From the Township's perspective, the Old York Road corridor has been underperforming as a setting for business and a reflection of character of the community and this has affected its tax base and its quality of life. In order to maximize benefits to Abington Township, measures need to be taken to improve the support the corridor offers for commercial, residential, and community activity.

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How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2011-2015 American Community Survey data, the Township has an unemployment rate of 6.5% which is slightly higher than the Montgomery County unemployment rate of 6.42%. In Abington, there are 24,230 workers and 23,095 jobs. The following graphic from OnTheMap.ces.census.gov highlights the inflow/outflow of jobs in Abington. There are 24,111 workers employed in Abington and live outside of Abington, 25,596 workers that live in Abington and employed outside of Abington, and 3,223 workers employed in Abington that live in Abington.



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Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Business Resource Information Center (BRIC) is a joint economic development project of the Eastern Montgomery County Chamber of Commerce, Abington Township, and Penn State Abington, BRIC guides businesses along the path to a new infusion of resources and mentoring expertise necessary for existing enterprises to strengthen and grow and to help prospective business owners successfully launch new ventures.

PA CareerLink Montgomery County is located in Norristown. The goals of the Workforce Investment Boards are set at the state level. The Commonwealth proposes the following goals to address workforce needs:

- Increasing our goals in the Adult and Dislocated Worker entered employment rate measure
- Increasing WIA Youth Placement, Attainment of Degree or Certificate, and Literacy Numeracy

- Increasing Wagner-Peyser Retention and six-month average earnings
- Maintaining WIA Adult and Dislocated Worker Retention and six-month average earnings measures
- Maintaining Wagner-Peyser entered employment rate at the PY 2013 level

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Economic Development Committee has established the following goals and objectives:

1. Work on and give input into new zoning code to help facilitate redevelopment and revitalization of Abington's commercial corridors and business districts.
2. Create main focus areas for economic development that include the Easton Road corridor and the Old York Road corridor.
3. Create a "Go Abington" or similar flier that helps promote new businesses in the Township and utilize the Township's new website accordingly.
4. Help facilitate immediate needs of local institutions such as, but not limited to, the Abington YMCA, Penn State Abington, Abington Memorial Hospital, Abington Library.
5. Encourage new business development in the Township, particularly restaurants and a movie theater.
6. Help bring a small hotel to Abington that has a banquet facility.
7. Revitalize and energize the Business Resources Information Center (BRIC), a shared project of Abington Township, Penn State Abington, and the EMCCC, to promote and assist businesses in Abington.

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Discussion

The Township will focus on the following commercial corridors for future economic development efforts:

Old York Road - The Township has started the process of hiring a consulting team to develop strategies that will create a fabric which will develop sustainable economic and aesthetic revitalization. More information related to this corridor and the economic development potential will be a major aspect of the study.

Easton Road - The commercial areas that flank Easton Road present, in many ways, opportunities to transform into a town center along the lines of what the Township did at Keswick Village. Easton Road is occupied by small properties with locally owned Mom and Pop type businesses. Therefore, a sense of community already exists and provides energy to build a revitalization strategy. This corridor would benefit from a corridor study much like that being conducted for Old York Road. The study should be used to develop regulatory changes that will attract businesses to redevelop or enhance existing properties, create design guidelines to create some commonality to the redevelopment project that would further reinforce the Main Street idea and develop implementation tolls from tax cuts, grants, etc. to developers or property owners' incentive to adhered to the guidelines developed for the corridors redevelopment. The following is a list of goals and initiatives that the Township should consider for the next ten years:

- Develop partnerships with our institutions and create methods that could use their focus and reputation to attract new industries, businesses and residents.
- Evaluate zoning districts and the zoning map to develop nodes of similar and complementary sues so that these nodes can thrive and the businesses within them can support each other.
- Master Plan large properties within potentially obsolete zoning districts to develop potential regulatory changes and use classifications that will enhance the surrounding neighborhoods and the Township.
- Create a position within the township that would be responsible for promoting the Township to potential business tenants creating development partnerships and manage the ever-changing commercial areas throughout the Township.

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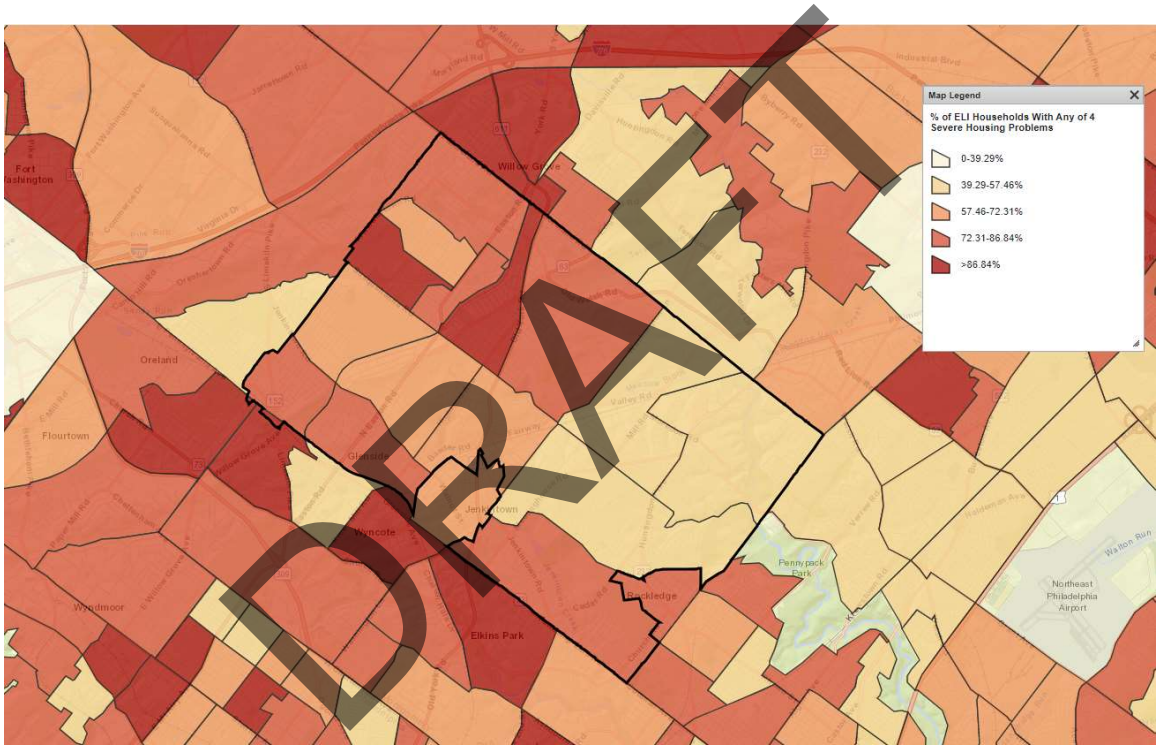
- Develop appropriate areas within the Township to promote mixed use development that includes a residential component that could retain our older residents or attract new and/or existing residents that desire less personal property maintenance.
- Provide and promote tax incentives to local business so that they may use the tax dollars to invest in their business and properties.

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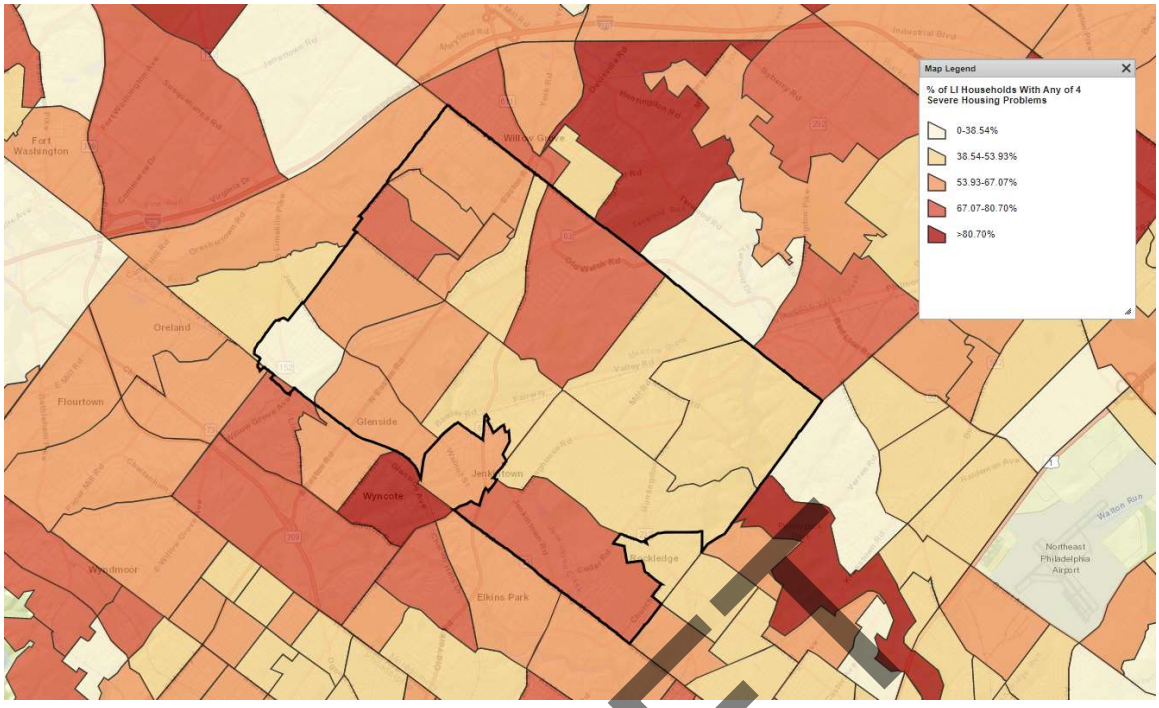
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

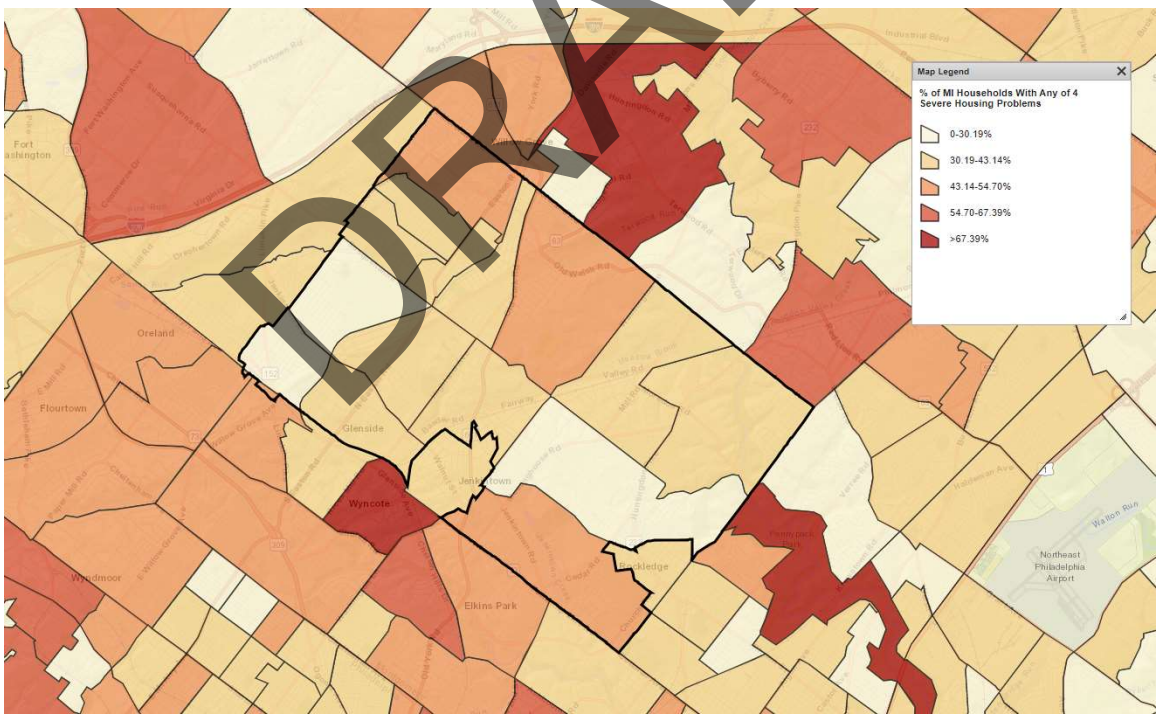
See attached maps for locations of Extremely Low Income (ELI), Low Income (LI), and Moderate Income (MI) severe housing problems. Concentration is defined as any Census Tract that has above average severe housing problems as compared to the Township as a whole.



Extremely Low Income (ELI) Severe Housing Problems



Low Income (LI) Severe Housing Problems



Moderate Income (MI) Severe Housing Problems

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Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines an Area of Minority Concentration as, “A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.”

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey were: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

What are the characteristics of the market in these areas/neighborhoods?

The following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for the Township of Abington: CT 201607 BG 1 69.78%; CT 201706 BG 1 59.62%; CT 201606 BG 1 57.21%; CT 201605 BG 2 50.77%; CT 201501 BG 3 50.41%; CT 201704 BG 2 49.42%; CT 201603 BG 3 45.45%; CT 201607 BG 2 44.56%; CT 201606 BG 2 43.45%; CT 201800 BG 41.23%; CT 201902 BG 2 40.74%; and CT 201604 BG 2 40.59%. The Township of Abington has an overall low- and moderate-income percentage of 30.80% and an upper quartile limit of 40.59%.

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Are there any community assets in these areas/neighborhoods?

These areas are located near or within the commercial cores of the Township. The commercial cores offer the highest redevelopment opportunities based on their proximity to employment, services, and transportation. Private and public investment in these areas has been occurring and connecting the investments could offer redevelopment opportunities.

Are there other strategic opportunities in any of these areas?

The areas identified with multiple housing problems, high minority concentrations, and high low- and moderate-income populations border the areas of economic activity in the Township. Redevelopment efforts could be connected to these areas that provide community and economic investments that could increase job opportunities, increase in housing choices, and increase public facilities.

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210 (a)(4), 91.310 (a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access in Abington Township will promote economic development, social equity, public health, public safety, and expand educational opportunities for residents of the Township.

Broadband services empower low/mod households, and give the economic and educational opportunities that they would not have access to such as: job listings and applications, online education, telemedicine, etc.

Connectivity in the Township is good, according to the 2013-2017 ACS Estimates 92.9% of households have an internet subscription and 92.8% of households have a broadband subscription; additionally, 73.7% of households that have less than $20,000 in annual income have a broadband subscription.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In general, broadband internet service is widely available in Abington Township. According to highspeedinternet.com, Abington (zip code 19001) has four (4) residential Internet Service Providers (ISPs): Xfinity, Verizon, Viasat, and HughesNet. The Township will work on developing relationships with local broadband providers to ensure broadband access for all lower income households through the Township's housing programs.

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MA-65 Hazard Mitigation – 91.210 (a)(5), 91.310 (a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2017, Montgomery County updated its Hazard Mitigation Plan for the County. The plan highlights the potential natural hazard vulnerabilities and risk lever in the County:

- Drought (Moderate)
- Earthquake (Low)
- Extreme Temperature (High)
- Floods, Flash Floods and Ice Jams (High)
- Hail (Low)
- Hurricanes, Tropic Storms, Northeasters (High)
- Landslide (Low)
- Lightning (Low)
- Pandemic/Infectious Disease (Low)
- Radon (Moderate)
- Land Subsidence/Sinkholes (Low)
- Tornado, Severe Wind (Moderate)
- Wildfire (Low)
- Winter Storms (High)

Risk Factors were calculated by assigning varying degrees of risk to five variables for each of the hazards identified; those variables include probability, impact, spatial extent, warning time, and duration.

The County notes in the Plan that, "The global climate has experienced significant changes over the last few decades due to increased temperatures that are caused by elevated levels of greenhouse gases in the troposphere. The increased temperatures have also created more variability in the occurrence of storms as well as the severity of individual storm events." (Page 15)

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Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents in the Township are among the most vulnerable to natural disasters or events, including flooding and winter storm damage which are two of the most likely hazards that were identified as risks in the County. In particular, low- and moderate-income residents of the Township are at-risk for flood damage to their housing, as the area is prone to flooding. Land use management for low- and moderate-income residents will be very important as it relates to climate change. Hazard control measures can be implemented in all construction and rehabilitation activities the Township undertakes with federal funds.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the Township of Abington to establish its housing, homeless, other special needs, community development, economic development, and planning priorities and strategies that it anticipates it will complete during the next five years. The Strategic Plan has been developed based on evaluating and prioritizing the Township's Needs Assessment and Market Analysis.

The priority need goals are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the "target income" group. Areas in the Township with 40.59% or more of households with incomes less than 80% AMI are designated as CDBG Target Areas. The Township has an overall low- and moderate-income population of 30.80%.

The Township based its goals and objectives for the FY 2020-2024 Consolidated Plan on the following guiding principles, which provided a framework for the development of the Five Year Consolidated Plan:

- Assist - Develop comprehensive strategies to support and assist those in need in the Township of Abington.
- Involve - Involve the community and provide opportunities for citizen input and involvement in the Five Year Consolidated Plan process and the preparation of the report.
- Collaborate - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.
- Leverage - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.
- Promote - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The Township's priority needs were determined based on existing data on the needs of the community:

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- Existing data on community needs
- Consultation with County employees
- Consultation with stakeholders
- Public hearings
- Community meetings
- Surveys
- Local and regional planning documents

The key factors affecting the determination of the five-year priorities include the following:

- The types of target income households with greatest need for assistance.
- The Township's low- and moderate-income areas with the greatest need.
- Those activities that will best address the needs of the Township residents.
- The limited amount of funding available to meet the needs.
- The ability to leverage additional resources.

The priority ranking for housing, homeless, other special needs, community development, economic development, and anti-poverty needs are as follows:

- High Priority - Activities are assigned a high priority if the Township expects to fund them during the Five Year Consolidated Plan period
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the Township during the Five Year Consolidated Plan period. The Township may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

	Area Name:	Areawide
1	**Area Type:**	Township of Abington
	Other Target Area Description:	Activities that are broadly based across all areas of the Township.
	HUD Approval Date:	N/A
	% of Low/ Mod:	30.80%
	Revital Type:	CDBG Eligible at 40.59%
	Other Revital Description:	Low Mod Area (LMA) Benefit
	Identify the neighborhood boundaries for this target area.	The boundaries are the Township limits.
	Include specific housing and commercial characteristics of this target area.	Area Name: Areawide Low-Mod Area Type: Local Target area Other Target Area Description: The Township prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data areawide. The Township has not designated any revitalization or blighted areas. The Township has designated, "Areawide Low-Mod" to represent the areas that are CDBG eligible on a LMA basis. % of Low/ Mod: CTs BGs LMI% > 40.59% See Sections NA and MA.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Sections PR-10 and PR-15.
	Identify the needs in this target area.	See Section NA.
	What are the opportunities for improvement in this target area?	See Section SP.

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	Are there barriers to improvement in this target area?	See Section MA-40.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Township of Abington allocates its CDBG funds based on which activities will principally benefit low and moderate income persons.

The Public Facility Improvement activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

The Housing activities have an income eligibility criteria; therefore, the income requirement restricts funds only to low and moderate income households throughout the Township.

The Public Services activities are for social service organizations serving low- and moderate-income clientele.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	**Housing Need**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Areawide
	Associated Goals	HS-1 Housing Support HS-2 Housing Construction HS-3 Housing Rehabilitation
	Description	There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.
	Basis for Relative Priority	According to the 2011-2015 ACS, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. Priority was determined through consultation with social service agencies, housing providers, and public and private entities.
2	**Priority Need Name**	**Homeless Need**
	Priority Level	Low

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Areawide
	Associated Goals	HO-1 Housing HO-2 Operation/Support
	Description	There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
3	**Priority Need Name**	**Other Special Needs**
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	Areawide
	Associated Goals	SN-1 Housing SN-2 Social Services
	Description	There is a need for housing, services, and facilities for persons with special needs.
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
4	**Priority Need Name**	**Community Development Priority**
	Priority Level	High

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Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Areawide
Associated Goals	CD-1 Community Facilities and Infrastructure CD-2 Public Services CD-3 Public Safety CD-4 Accessibility CD-5 Clearance/Demolition CD-6 Code Enforcement
Description	There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.
Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.

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	Priority Need Name	**Economic Development Need**
	Priority Level	Low
5	**Population**	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Areawide

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	Associated Goals	ED-1 Employment ED-2 Redevelopment ED-3 Financial Assistance ED-4 Access to Transportation
	Description	There is a need to promote skills training, employment development, connectivity, and economic opportunities in the Township.
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
6	**Priority Need Name**	**Administration, Planning, and Management Need**
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Areawide
	Associated Goals	AM-1 Overall Coordination
	Description	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

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	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.

Narrative (Optional)

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

High Priority - Activities are assigned a high priority if the Township expects to fund them during the Five Year Consolidated Plan period.

Low Priority - Activities are assigned a low priority if the activity may not be funded by the Township during the Five Year Consolidated Plan period. The Township may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	CDBG funds and HOME funds may be used to provide direct rental assistance for eligible low-income households. The per beneficiary amount of CDBG or HOME funds for Tenant-Based Rental Assistance (TBRA) will be calculated by the difference between what a renter can afford to pay and the actual rent for a housing unit. Priority is directed to Rapid Rehousing activities.
TBRA for Non-Homeless Special Needs	CDBG funds and HOME funds may be used to provide direct rental assistance for eligible low-income households. The per beneficiary amount of CDBG or HOME funds for Tenant-Based Rental Assistance (TBRA) will be calculated by the difference between what a renter can afford to pay and the actual rent for a housing unit. Priority is directed to Rapid Rehousing activities.
New Unit Production	The housing needs in the Township of Abington are for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation and preservation of affordable housing. Given the limited amount of CDBG and HOME funds, the housing priority for the Township of Abington is to rehabilitate existing housing units.
Rehabilitation	The housing needs in the Township of Abington are for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation and preservation of affordable housing. Given the limited amount of CDBG and HOME funds, the housing priority for the Township of Abington is to rehabilitate existing housing units.

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Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The housing needs in the Township of Abington are for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation and preservation of affordable housing. Given the limited amount of CDBG and HOME funds, the housing priority for the Township of Abington is to rehabilitate existing housing units.

Table 49 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Township of Abington will be receiving $789,126 from CDBG funds for the FY 2020 program year. The Township's FY 2020 CDBG program year starts on October 1, 2020 and concludes on September 30, 2021. The Township projects the CDBG allocation to remain level over the five-year period.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$789,126	$0	$0	$789,126	$3,000,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding five (5) CDBG projects in FY 2020.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Township regularly applies for and receives HOME funds through the Pennsylvania Department of Community and Economic Development HOME Investment Partnership Program. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as housing rehabilitation, homeownership or rental activities to revitalize communities with new investment. Homeownership and housing rehabilitation creates economic prosperity for communities and families and acts as a dynamic generator of economic growth.

CDBG/HOME sub-recipients are encouraged to leverage additional resources (such as private, state and local funds) for projects. Sub recipients are required to submit matching fund sources in the sub recipient contracts. The Township assists sub grantees to match federal grants with the following private, state and other funds:

- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Housing Finance Agency (PFHA)
- HUD Section 202 Housing for the Elderly
- HUD Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Pennsylvania Department of Community and Economic Development (DCED)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2020 CDBG Program Year (October 1, 2020 through September 30, 2021), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Homeless Needs
- Community Development Needs
- Administration, Planning, and Management Needs

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Abington Township	Government	Planning	Jurisdiction
Montgomery County Housing Authority	PHA	Public Housing	Region
Your Way Home	Other	Homelessness	Region
Commonwealth of Pennsylvania Department of Community and Economic Development	Departments and agencies	Ownership Rental	State

Table 51 - Institutional Delivery Structure

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Assess of Strengths and Gaps in the Institutional Delivery System

The Township of Abington Department of Community Development will coordinate activities among the public and private agencies and organizations in the area. This coordination will ensure that the goals and objectives of the Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Five Year Consolidated Plan involves a variety of agencies both in the community and in Montgomery County. Coordination and collaboration between agencies is important to ensuring that the needs within the community are adequately addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below.

Public Sector

The Township's Department of Community Development will be responsible for the administration of the Township's community development programs, including some of the local programs that assist target income residents. The staff's responsibilities include managing and implementation of the Township's affordable housing policies, including the Consolidated Plan and related documents. Several other Township Departments will continue to serve an integral role in meeting the Consolidated Plan objectives. The Montgomery County Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice Voucher Program. The Township will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Abington.

The Township will continue to partner with the following government-related agencies in meeting the Consolidated Plan objectives. There are several non-profit and community agencies that serve target income households in the Abington area. The Township will collaborate with these essential service providers. The private sector is an important partner in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others.

The Township is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the community. It will continue to meet with these agencies and organizations. Their input is important to the Township and their role in meeting the Township's needs is recognized and encouraged.

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Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 52 - Homeless Prevention Services Summary

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Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Pennsylvania Department of Health, along with the AIDS Activities Coordinating Office, provide referral services and case management to persons with HIV to ensure that those persons receive the supportive services and housing support that they will need.

The Montgomery County CoC provides a number of housing/shelter options, as well as supportive services for homeless persons.

The Township provides referral services and information on supportive service programs in the area and affordable housing options in the Township.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Montgomery County has experienced extraordinary stability in its CoC-funded Permanent Supportive Housing Programs, attributed to factors including: effective case management; availability of behavioral health; and access to need specific supports. The Your Way Home Permanent Housing Action Team is responsible for maintaining the rate of housing stability for CoC funded projects. The challenge will be to maintain this same high level of stability once the new chronic bed turnover policy goes into effect and more beds are filled with chronically homeless who may face greater barriers than current permanent supportive housing (PSH) residents. The Housing Locators at the Housing Resource Centers will develop relationships with private landlords, the PHA, and other housing providers to increase non CoC-funded permanent housing opportunities in the community.

Family Services of Montgomery County operates the Project HOPE (HIV/AIDS Outreach Prevention Education) project that began in 1989 as a demonstration project for case management to assist those infected with HIV/AIDS in Montgomery County. Today, Project HOPE is the only comprehensive HIV/AIDS services program in Montgomery County. Project HOPE improves the lives of those living with HIV/AIDS

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and those at risk for HIV/AIDS by providing medical case management, HIV antibody testing, prevention education, and outreach. Project HOPE links clients with the proper nutrition, dental care, transportation, public benefits, and counseling they need. They also help connect individuals and families with an HIV/AIDS diagnosis to long term permanent supportive housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Township of Abington's strategy for overcoming gaps in the institutional structure and service delivery system is continued analysis and consultation with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to identify unmet needs of target individuals and families in the Township. Through gap analysis performed by the Township, the Housing Authority, the County, and the CoC underserved areas can be assessed. The biggest problem the Township must overcome in identifying alternative strategies to address gaps is a lack of funding.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	HS-1 Housing Support	2020	2024	Affordable Housing	Areawide	Housing Priority
2	HS-2 Housing Construction	2020	2024	Affordable Housing	Areawide	Housing Priority
3	HS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Areawide	Housing Priority
4	HO-1 Housing	2020	2024	Homeless	Areawide	Homeless Priority
5	HO-2 Operation/Support	2020	2024	Homeless	Areawide	Homeless Priority
6	SN-1 Housing	2020	2024	Non-Homeless Special Needs	Areawide	Other Special Needs Priority
7	SN-2 Social Services	2020	2024	Non-Homeless Special Needs	Areawide	Other Special Needs Priority
8	CD-1 Community Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
9	CD-2 Public Services	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
10	CD-3 Public Safety	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
11	CD-4 Accessibility	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
12	CD-5 Clearance/Demolition	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
13	CD-6 Code Enforcement	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
14	ED-1 Employment	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority
15	ED-2 Redevelopment	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority
16	ED-3 Financial Assistance	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
17	ED-4 Access to Transportation	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority
18	AM-1 Overall Coordination	2020	2024	Administration, Planning, and Management	Areawide	Administration, Planning, and Management Priority

Table 53 – Goals Summary

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Goal Descriptions

1	**Goal Name**	HS-1 Housing Support
	Goal Description	Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for rent or for sale through housing counseling and down payment/closing cost assistance.
2	**Goal Name**	HS-2 Housing Construction
	Goal Description	Encourage the construction of new affordable renter- and owner-occupied housing units.
3	**Goal Name**	HS-3 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

4	**Goal Name**	HO-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.
5	**Goal Name**	HO-2 Operation/Support
	Goal Description	Support social service programs and facilities for the homeless and persons at-risk of becoming homeless.
6	**Goal Name**	SN-1 Housing
	Goal Description	Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
7	**Goal Name**	SN-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
8	**Goal Name**	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
9	**Goal Name**	CD-2 Public Services
	Goal Description	Improve and enhance the public and community development services in the Township.
10	**Goal Name**	CD-3 Public Safety
	Goal Description	Support the Township's public safety organizations.

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11	**Goal Name**	CD-4 Accessibility
	Goal Description	Improve public and common use areas to be readily accessible and usable by persons with disabilities.
12	**Goal Name**	CD-5 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions in the Township.
13	**Goal Name**	CD-6 Code Enforcement
	Goal Description	Enforce the local building code and zoning ordinance to ensure structures and properties are compliant.
14	**Goal Name**	ED-1 Employment
	Goal Description	Support and promote job creation, retention, and skills training programs.
15	**Goal Name**	ED-2 Redevelopment
	Goal Description	Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial areas.
16	**Goal Name**	ED-3 Financial Assistance
	Goal Description	Promote new economic development through local, state, and federal tax incentives and programs.
17	**Goal Name**	ED-4 Access to Transportation
	Goal Description	Support the expansion of multimodal transportation services to assist the transportation needs of the Township.

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18	**Goal Name**	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
19	**Goal Name**	CD-4 Accessibility
	Goal Description	Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Township estimates that it will provide affordable housing to fifty (50) low-income households over the five-year consolidated period through rental assistance and housing rehabilitation assistance. This is expected to be completed through the Township's Housing Rehabilitation Program funded with CDBG and HOME funds.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable; the Montgomery County Housing Authority is Section 504 compliant and the available units are meeting the needs of the disabled population (specific to mobility, vision, and hearing needs). The MCHA has allocated $100,000 (or 7.7%) of its FY 2020 Grant to address Section 504 related physical improvements. The primary need for accessible units is for mobility modifications.

Activities to Increase Resident Involvements

The MCHA encourages resident involvement by promoting citizen participation at regularly scheduled meetings and through the formation of resident groups, such as the Resident Council. Crest Manor has an active Resident Council that is supported by the developer, Pennrose, by collaborative activities to increase community amongst residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

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SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

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From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Use of state funds to abate housing units from lead based paint hazards
- Encourage higher density new housing construction in commercial areas with access to transportation

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Township of Abington will support efforts of social service agencies, housing providers, and other organizations that provide services and assistance to individuals and families who are at imminent risk of becoming homeless. The Township is a participant in the development of the Montgomery County's 2019-2022 Program Operations Plan. Abington supports all of the actions to implement this strategy.

Montgomery County has a Coordinated Assessment system that starts with the Your Way Home Call Center, a toll-free hotline. The Call Center does initial screening with a HUD approved Assessment Tool, and then refers to one of the County's three (3) Housing Resource Centers (HRC's). The HRCs serve as central locations for coordinated housing crisis response for families and individuals in each major region of Montgomery County. HRC staff conducts a more comprehensive assessment using the Service Prioritization and Decision Assistance Tool (SPDAT) that also includes questions from the 100,000 Homes Vulnerability Index. HRC Housing Stability Coaches use progressive engagement strategies, a nationally recognized best practice, that provides customized levels of assistance, preserving the most expensive interventions for those with the most severe barriers to housing success. HRC's connect the most vulnerable residents, (persons with HIV/AIDS, mental, physical, or developmental disabilities, or substance use disorders) to specialty providers skilled in helping them secure and maintain permanent supportive housing.

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The Program Operations Plan identified the following goals to address this need:

GOAL #1 Reduce the number of African American children under the age of 18 who are experiencing homelessness.

Objectives:

- Pending funding, expand EPIC to one or more new magisterial district courts that see high rates of evictions of AA families.

- Pending funding, replicate a revised Sprout project in the Norristown Area School District focused on highly mobile AA families.
- Develop policies and procedures for a philanthropy-funded emergency rent and utility project to provide one-time cash assistance to families in Montgomery County at imminent risk of becoming homeless.
- With guidance from the community, including people with lived experience, finalize a dynamic prioritization process to target housing interventions to AA families experiencing literal homelessness.

Key Performance Indicators:

1. A 25% decrease in the number of AA children under the age of 18 who are enrolled in one or more Your Way Home services.
2. At least 75 AA families avoiding eviction through EPIC.
3. At least 40 AA families maintaining permanent housing stability through Sprout.
4. At least 50 AA families prevented from becoming homeless through emergency rent and utility assistance.

GOAL #2 Increase access of Your Way Home housing and homeless services to underserved, underrepresented populations who may not meet HUD's definition of literal homelessness.

Objectives:

- Create the space and opportunity for people in the community with lived experience to provide input on Your Way Home policies and procedures through dedicated Community Advisory Boards.
- Conduct yearly consumer feedback and focus group surveys for customers of Your Way Home programs.
- Develop policies and procedures for an emergency rent and utility project to provide one-time cash assistance to households in the Hispanic community in Montgomery County at imminent risk of becoming homeless.
- Develop policies and procedures for a criminal justice re-entry project to provide housing, supportive services, and family reunification services to re-entrants.
- Incorporate trauma-informed safe and inclusive LGBTQ spaces within all Your Way Home emergency shelters and other program offices.

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Key Performance Indicators:

1. At least 10 people with lived experience actively engaged in the Community Advisory Board.
2. Receive at least 100 responses yearly through a consumer feedback survey and focus groups.
3. At least 30 Hispanic households prevented from becoming homeless through emergency rent and utility assistance.
4. Pending funding, at least 10 households prevented from becoming homeless through a joint re-entry initiative.

GOAL #3 Develop more effective policies, procedures and partnerships to stabilize households fleeing domestic violence, dating violence, human trafficking, or sexual assault.

Objectives:

- Launch a RRH project for survivors and develop policies and procedures guided by people with lived experience.
- Train all housing and homeless service providers in trauma informed care and working with survivors.
- Increase the stock of emergency housing options for survivors in their time of need (e.g., TH/RRH, Emergency Shelter, temporary Hotel Vouchers).

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Key Performance Indicators:

1. A minimum of 50 survivors enrolled in RRH.
2. At least 50 providers trained in working effectively with survivors.
3. A net increase of 25 safe and appropriate emergency housing units available to survivors.

GOAL #4 Engage vulnerable and at-risk youth to define the scope of youth experiencing homelessness in Montgomery County.

Objectives:

- Secure philanthropic funding to provide stipends for youth to serve on a Youth Advisory Board (YAB) consisting of youth with lived experience to help inform policy & practice.

- Publish a report consisting of quantitative & qualitative data describing the state of youth homelessness in Montgomery County.
- Incorporate a youth-centered homelessness prevention program into Coordinated Entry in partnership with the Montgomery County Office of Children & Youth.
- Incorporate youth-centric homeless street outreach services.

Key Performance Indicators:

1. At least 5 youth actively engaged in the Youth Advisory Board.
2. At least 15 youth aging out of foster care who are prevented from becoming homeless.
3. At least 50 youth engaged by Street Outreach

GOAL #8 Improve access and services provided by the Your Way Home Call Center.

- Evaluate the costs and benefits of moving to a "no wrong door" Coordinated Entry approach.
- Prioritize cultural & linguistic competency training, trauma-informed training, and safety planning training for Call Center Specialists.
- Move to a phased assessment approach to promote diversion and rapid resolution strategies.
- Implement emerging just and best practices on Call Center's equitable use of the VI-SPDAT.

Objectives:

1. Number of assessments completed by the Call Center will decrease by at least 50%.
2. 75% of all calls will last less than 10 minutes.
3. No Rapid Re-Housing eligible household will be on the Community Queue for more than 60 days.

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Addressing the emergency and transitional housing needs of homeless persons

Many of the shelters provide case management services to assist homeless persons, including chronically homeless individuals and families, to make the transition to permanent housing. During their shelter stay, counseling is provided to the heads of the households to improve their incomes, either through employment or referrals to state and federal agencies to supplement their income and/or to address their disabilities. They are referred to programs such as Medicaid, food stamps, veterans' health benefits, disability, social security, etc. Case management staff refer the disabled, homeless individuals and families to permanent supportive housing programs. Veterans are referred to the VA Center in the County,

veterans' housing choices, and the VASH supportive housing vouchers. Shelter care case management staff assists clients in locating suitable housing that they can continue to live in upon discharge. The CoC has a long-standing partnership with the Montgomery County Housing Authority (MCHA) in the spirit of preventing and ending homelessness. The Director of MCHA is a member of the Leadership Team of Your Way Home and the CoC Review and Ranking Committee. MCHA administers Vesta, Behavioral Health and Development Disabilities Department's Shelter Plus Care Project, and the Family Unification Program vouchers, as well as four (4) other HOME funded tenant-based rental assistance (TBRA) programs for which homeless and those at risk of homelessness are eligible - Valley Youth House's TBRA for Youth, Family Services' TBRA for people with HIV/AIDS, Hedwig House's TBRA for people with behavior health disabilities, and Inter-Faith Housing Alliance's TBRA for homeless families. The CoC is working with the MCHA to develop a Housing Choice Voucher preference for homeless individuals leaving transitional housing programs. Although this has been stalled due to Federal cuts in the Housing Choice Voucher program, MCHA has agreed to consider adopting such a preference prior to re-opening its waiting list.

The Program Operations Plan identified the following goals to address this need:

GOAL #5 Incorporate physical health service delivery & connections in housing & homeless programming.

Objectives:

- Incorporate street medicine & nursing into Your Way Home street outreach.
- Develop cross-data sharing with medical & behavioral health hospitals to identify high system utilizers who are experiencing homelessness in need of PSH.
- Formalize partnerships between Housing Resource Centers and a local Federally Qualified Health Center.

Key Performance Indicators:

1. At least 50 Street Outreach clients provided with medical services.
2. Develop a Data-Sharing Memorandum of Understanding (MOU) with at least 1 health organization or managed care organization.
3. 75% of Rapid Re-Housing clients with a medical condition connected to a local Federally Qualified Health Center.

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GOAL #7 Help households enrolled in Your Way Home Emergency Shelters and Rapid ReHousing to improve their economic self-sufficiency.

Objectives:

- Work with Housing Resource Centers to connect more households to employment and public benefits access through Coordinated Entry and case management referrals.
- Secure additional philanthropic funding to support job training and educational opportunities for Your Way Home program participants.
- Incorporate performance metrics into Housing Resource Center contracts around connections to jobs and other employment services for Rapid Re-Housing clients.
- Develop more partnerships with employers, workforce development agencies, and other organizations that promote employment.

Key Performance Indicators:

1. Housing Resource Centers will refer 75% of Rapid Re-Housing clients referred to economic self-sufficiency services.
2. 30% of households that will exit Your Way Home programs with more income than when they were enrolled.
3. Develop Memorandums of Understanding (MOUs) with at least 5 new employment, job training, and/or workforce development agencies.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Abington will aid in the efforts of area organizations which provide supportive services and transitional and supportive permanent housing options to persons with mental illness, drug and alcohol addiction,

and HIV/AIDS. The Township will issue certificates of consistency for supportive service programs and affordable housing opportunities for persons experiencing homelessness.

The Program Operations Plan identified the following goals to address this need:

Goal #6 Move people out of homelessness quickly into permanent housing by increasing access to affordable housing for Your Way Home consumers.

Objectives:

- Develop and launch an online platform to promote apartment vacancies, landlords willing to work with Your Way Home, and housing resources available in all neighborhoods across Montgomery County.
- Conduct a joint Housing Locator & Landlord/Property Manager Forum.
- Introduce a shared housing component to RRH for single adults.
- Intentionally engage landlords in municipalities who have not historically worked with Your Way Home to de-concentrate RRH households and affirmatively further fair housing.

Key Performance Indicators:

1. A 30% decrease in the average number of days people exit from homelessness to permanent housing.
2. At least 25 landlords using online platform to advertise and promote units.
3. At least 50 landlord & municipality leader attendees at the Housing Forum.
4. At least 30 single adults Rapidly Re-Housed in shared housing units.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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Foster Care Discharge Policy

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington Region of Montgomery County, work is continuing for discharge protocol for youth exiting the foster care system. In the meantime, the Office of Children and Youth (OCY) works with youth to ensure that appropriate housing is in place prior to their exit from the system. Independent living services are provided to those aged 16 to 21 who reside in out-of-home placement facilities. Aftercare services are also provided to promote self-sufficiency through support in employment, education, life skills, preventive services, and housing. Seventeen-year-old youths are not eligible for the county's Emergency Tenant Based Rental Program. OCY also supports the Valley Youth House TBRA program for Young Adults coming out of foster care. This was developed through collaboration with county agencies and the housing authority. In addition, the Commonwealth of Pennsylvania is also working to develop a protocol for foster discharge. If passed, it would provide for the disposition of dependent children. This includes the development of a written plan that identifies appropriate services and supports for the child's transition from the child welfare system and requires a description of the child's suitable housing plan.

Health Care Discharge

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, hospitals in Pennsylvania must have written discharge policies for appropriate referral and transfer plans that comply with requirements of the Federal Conditions for Participation in Medicare and Medicaid Services and the Pennsylvania Code (028 Section 105.21 to 105.25). Ensuring compliance with these regulations is the responsibility of the PA department of Health, Division of Acute and Ambulatory Care.

Mental Health Discharge

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, the Commonwealth of PA has a Formal Policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehabilitation services are in place at the County level. In Montgomery County, there is a letter of Agreement between the area hospitals and the County Office of Mental Health/Mental Retardation/Drug and Alcohol/Behavioral Health related to the continuity of care for individuals who leave the hospital. OMH has developed a Continuity of Care Manual that serves as a guide to the roles of NSH team members

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responsible for discharge planning. OMH has a dedicated staff person on the grounds of the state hospital. Hospital staff sends the County staff an Active Discharge Candidate Notice informing him of all pending discharges so that he can assist in the assessment and planning, especially for those who may be difficult to place or require extra supports. In addition, to ensure that the person being discharged has adequate housing, the staff coordinator makes sure that he/she is linked to the county mental health system before discharge so that there is no hiatus in medication or mental health services.

Correctional Institution Discharge

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, the Commonwealth of PA has two ways of ensuring that individuals released from State Correctional Institutions do not become homeless. First, the PA Department of Corrections issued a policy statement on Inmate Re-entry and Transition on January 5, 2006. It requires that the Continuity of Care planners in each institution make every effort to assure a viable home plan and follow-up services for all who will be released at the maximum term of their sentence. This policy includes providing each inmate with written information on housing, ID, and other personal documents. Of particular relevance are sections I-VII, a 1;2(d), H1-5 and 3A 1-5. Second, the PA Board of Probation and Parole has a formal policy that no individual may be released on parole without an approved Home Plan. Reverence to this policy is found in Chapter 623 of the PA Code, Conditions Governing Parole. Section 63.4(2) specifically relates to housing.

On the County level, the Montgomery County Correctional Facility (MCCF) will not discharge an individual on parole without a verified address. The County Office of Mental Health has developed protocols for linkage, ongoing treatment services, and the identification of a housing plan for persons who have been identified as having a serious mental illness who are leaving state prisons, those being discharged from MCCF, and residents of the county being discharged from the County prisons in the region.

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SP-65 Lead Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In order to meet the requirements of the new lead-based paint regulations, the Township of Abington will take the following actions regarding rehabilitation, tenant based rental assistance, homeownership, and homeless/special needs housing:

Rehabilitation Programs - The Township of Abington will continue to utilize good work procedures to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

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Homeownership Programs - The Township of Abington will continue to utilize good work procedures to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead based paint is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above $30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States.

For the Township of Abington, it is estimated that 15,210 owner-occupied housing units and 3,470 renter-occupied housing units are at risk of lead-based paint hazards. CHAS data reports that there are 328 owner-occupied housing units with children present that contain LBP and 269 renter-occupied housing units with children present that contain LBP in the Township.

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How are the actions listed above integrated into housing policies and procedures?

Lead reduction involves the implementation of a lead-based paint treatment program which will be carried out in conjunction with the Township of Abington's CDBG and HOME funded housing activities. The Township of Abington will receive applications for rehabilitation assistance. The applications will be processed in the order in which they are received. The goal of the lead based paint treatment program is the reduction of lead paint hazards.

The lead-based paint treatment program will include the following responsibilities:

- financial management and recordkeeping of all funds
- qualification of households
- inspection and treatment of non-lead aspects of the projects
- procurement of third-party service contractors
- relocation of households where required
- implementation of the bidding process
- awarding of contracts
- monitoring of ongoing projects
- preparation of progress and final payments to contractors
- overall responsibility for program compliance with HUD 24 CFR Parts 905, 941, 965, and 968

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The work tasks of third-party service contractors shall include:

- initial lead risk assessments
- testing of all painted surfaces in structures which include testing by approved XRF and Spectrum Analyzers and, where required, laboratory analysis (TCLP)
- testing reports
- preparation of specifications for lead treatment
- monitoring of the treatment process
- disposal of hazardous materials to approved landfill facilities
- medical examinations where necessary

- post treatment testing
- certifications

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Township's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development opportunities including job-training services for low income residents, as well as supportive services where applicable to assist in the success of the job-training activities. Based on the public policies and programs in place, the Township of Abington will pursue the following:

- The Township along with Montgomery County will continue to pursue new economic development opportunities to create jobs for the unemployed and underemployed.
- The Township is willing to use the Section 108 Loan Guarantee Program to promote economic development.
- CDBG funds are available for public service programs for job training, education, health, and social services to raise the standard of living of families above the poverty level.

The Township with various community and economic development agencies would use different loan programs to attract new businesses into the area.

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How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Providing access and increasing the supply of affordable housing is integrally tied to the Township's Anti-Poverty Strategy. The Township views that the most successful components for its Anti-Poverty Strategy is to provide both job training/creation activities while providing affordable housing availability.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Township of Abington's Department of Community Development has the primary responsibility for monitoring the Township's Five Year Consolidated Plan. The Department of Community Development maintains records on the progress toward meeting the goals and on the statutory and regulatory compliance of each activity. The Department of Community Development is responsible for the ongoing monitoring of sub-recipients.

For each activity authorized under the National Affordable Housing Act, the Township has established fiscal and management procedures that ensures program compliance and fund accountability. Additionally, the department ensures that the reports to the U.S. Department of Housing and Urban Development (HUD) are complete and accurate. The programs are subject to the Single Audit Act.

The Township of Abington provides residents with reasonable notice of, and the opportunity to comment on its Annual Action Plan, its performance under previously funded CDBG Program Years, and substantial amendments to the Five Year Consolidated Plan and Annual Action Plans. The Township of Abington will respond within 15 days in writing to any written complaints or inquiries from residents in regard to the CDBG Program, its housing strategy, or it's CAPER. This is enumerated in its Citizen Participation Plan.
The Township of Abington and its sub-recipients shall comply with the requirements and standards of OMB Circular Number A-87, OMB Circular Number A-110, OMB Circular Number A-122, OMB Circular Number A-128 and 24 CFR Part 85. In addition, the Township will have written agreements with each of its sub-recipients.

The Department of Community Development will monitor performance on meeting its goals and objectives with its Five Year Consolidated Plan. It will review the goals on an annual basis in the preparation of its CAPER and will make adjustments to its goals as needed.

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The Township does not have a problem with the timeliness of expenditures. The Township abides by the Federal cost principles and expenditures.

In the expenditures of the CDBG funds for housing rehabilitation or project improvements, the Township's inspectors will make periodic on-site inspections to insure compliance with the local housing codes. The Township also requires submittal of architectural drawings, site plan, and work specifications for any new construction work or public facility improvements. These will be reviewed prior to issuance of building permits and the distribution of CDBG funds.

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Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Township of Abington will be receiving $789,126 from CDBG funds for the FY 2020 program year. The Township's FY 2020 CDBG program year starts on October 1, 2020 and concludes on September 30, 20. The Township projects the CDBG allocation to remain level over the five-year period.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$789,126	$0	$0	$789,126	$3,000,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding five (5) CDBG projects in FY 2020.

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Township regularly applies for and receives HOME funds through the Pennsylvania Department of Community and Economic Development HOME Investment Partnership Program. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as housing rehabilitation, homeownership or rental activities to revitalize communities with new investment. Homeownership and housing rehabilitation creates economic prosperity for communities and families and acts as a dynamic generator of economic growth.

CDBG/HOME sub-recipients are encouraged to leverage additional resources (such as private, state and local funds) for projects. Sub recipients are required to submit matching fund sources in the sub recipient contracts. The Township assists sub grantees to match federal grants with the following private, state and other funds:

- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Housing Finance Agency (PFHA)
- HUD Section 202 Housing for the Elderly
- HUD Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Pennsylvania Department of Community and Economic Development (DCED)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2020 CDBG Program Year (October 1, 2020 through September 30, 2021), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Homeless Needs
- Community Development Needs
- Administration, Planning, and Management Needs

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AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AM-1 Overall Coordination	2020	2021	Administration, Planning, and Management	Areawide	Administration, Planning, and Management Priority	CDBG: $157,000	Other: 2 Other
2	CD-1 Public Facilities and Infrastructure	2020	2021	Non-Housing Community Development	Areawide	Community Development Priority	CDBG: $300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
3	HO-1 Housing	2020	2021	Homeless	Areawide	Homeless Priority	CDBG: $50,000	Public Service Activities Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	HS-3 Housing Rehabilitation	2020	2021	Affordable Housing	Areawide	Housing Priority	CDBG: $282,126	Public Service Activities Low/Moderate Income Housing Benefit: 5 Persons Assisted

Table 55 – Goals Summary

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Goal Descriptions

1	**Goal Name**	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
2	**Goal Name**	CD-1 Public Facilities and Infrastructure
	Goal Description	Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
3	**Goal Name**	HO-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.
4	**Goal Name**	HS-3 Housing Rehab
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

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AP-35 Projects – 91.220(d)

Introduction

In order to address the identifiable needs of the Township of Abington, the proposed FY 2020 One-Year Action Plan proposes the following activities:

Projects

#	Project Name
1	Administration
2	Fair Housing
3	Public Facilities Improvements
4	Tenant Rental Assistance
5	Owner-Occupied Housing Rehabilitation

Table 56 – Project Information

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Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established through discussions with Township decision makers, meetings with stakeholders, survey responses, and public meetings. The largest obstacle to addressing the Township's underserved needs are financial in nature; there is a need for additional federal, state, and local funding to undertake additional housing and community development projects.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Administration**
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: $156,000
	Description	CDBG Program Administration
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Areawide 55,640 people
	Location Description	Township of Abington 1176 Old York Road Abington, PA 19001
	Planned Activities	Matrix Code: 21A General Program Administration 570.206
2	**Project Name**	**Fair Housing**
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: $1,000
	Description	Fair Housing Training, Seminars, Outreach & Education
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Areawide 55,640 people
	Location Description	Township of Abington
	Planned Activities	Matrix Code: 21 D Fair Housing Activities 570.206(c)
3	**Project Name**	**Public Facilities Improvements**
	Target Area	Areawide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: $300,000
	Description	Improvements to Township public facilities

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	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,000 LMI People
	Location Description	Township of Abington
	Planned Activities	Matrix Code: 03A Senior Center 24 CFR 570.201(c) National Objective: LMC Low/mod limited clientele benefit: activities which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)(2)
4	**Project Name**	**Tenant Rental Assistance**
	Target Area	Areawide
	Goals Supported	HO-1 Housind
	Needs Addressed	Homeless Priority
	Funding	CDBG: $50,000
	Description	Rental assistance for at-risk homeless
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI People
	Location Description	Township of Abington
	Planned Activities	Matrix Code: 05Q Subsistence Payments 24 CFR 570.207(b)(4) National Objective: LMC Low/mod limited clientele benefit: activities which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)(2)
5	**Project Name**	**Owner-Occupied Rehabilitation Assistance**
	Target Area	Areawide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: $282,126
	Description	Housing Rehabilitation assistance for LMI households
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI Households
	Location Description	Township of Abington

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	Planned Activities	Matrix Code: 14A Rehabilitation: Single-Unit Residential 24 CFR 570.202(a)(1) National Objective: LMH Low/mod housing benefit: activities carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. 570.208(a)(3)

Notes:

- **Administration is capped at 20% of award ($157,000 for 2020)**
- **Public services are capped at 15% of award ($118,368 for 2020)**

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Township of Abington will direct CDBG funds areawide.

HUD defines an Area of Minority Concentration as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population."

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey was: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

The following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for the Township of Abington: CT 201607 BG 1 69.78%; CT 201706 BG 1 59.62%; CT 201606 BG 1 57.21%; CT 201605 BG 2 50.77%; CT 201501 BG 3 50.41%; CT 201704 BG 2 49.42%; CT 201603 BG 3 45.45%; CT 201607 BG 2 44.56%; CT 201606 BG 2 43.45%; CT 201800 BG 41.23%; CT 201902 BG 2 40.74%; and CT 201604 BG 2 40.59%. The Township of Abington has an overall low- and moderate-income percentage of 30.80% and an upper quartile limit of 40.59%.

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Geographic Distribution

Target Area	Percentage of Funds
Areawide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Township of Abington has allocated its CDBG funds for FY 2020 based on which activities will principally benefit low and moderate income persons.

The Public Facilities and Infrastructure activity has a low- and moderate-income service area benefit or clientele.

The Public Service activities have an income eligibility criteria; the income requirement restricts funds only to low- and moderate-income households in the Township.

Discussion

Under the FY 2020 CDBG Program, the Township of Abington will receive a grant in the amount of $789,126 and anticipates no program income for the year. The Township will budget $157,000 for general administration and Fair Housing activities. The balance of funds ($632,126) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of $632,126 (100%) and $0 for the removal of slums and blight (0%).

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AP-55 Affordable Housing – 91.220(g)

Introduction

The Township of Abington will utilize its CDBG funds to provide tenant based rental assistance to eligible low- and moderate-income person that are homeless or at-risk of homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	5
Special-Needs	0
Total	**25**

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	**25**

Table 59 - One Year Goals for Affordable Housing by Support Type

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Discussion

During the FY 2020 CDBG program year, the Township of Abington does not plan to fund any projects that will produce new units or acquire existing units. The Township of Abington will fund the following project:

- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

AP-60 Public Housing – 91.220(h)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers.

MCHA owns forty-six (46) Low Income Housing Tax Credit (LIHTC) units located in Abington Township known as Crest Manor. The property consists of: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units.

Actions planned during the next year to address the needs to public housing

The Montgomery County Housing Authority plans to allocate the following FY 2020 funds ($1,362,722) for its public housing units:

- Operations $XX
- Management Improvements $XX
- Administration $XX
- Fees and Costs $XX
- Dwelling Structures $XX
- Non-dwelling Structures $XX
- Relocation Costs $XX
- Development Activities $XX
- Contingency $XX

Actions to encourage public housing residents to become more involved in management and

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participate in homeownership

The Montgomery County Housing Authority encouraged and supported Resident Advisory Boards and provided advisory and counseling services to its residents. The MCHA continues to implement the Resident Opportunities and Self-Sufficiency Programs. Through the Self-Sufficiency Programs, the MCHA has successfully graduated a number of families into home ownership opportunities.

The Crest Manor community has a very active resident council that remains engaged in the operation of their housing. MCHA works closely with the Township of Abington and local social service providers to offer residents opportunities by connecting the residents to available housing programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

According to HUD guidelines and standards and their annual assessments tools, the MCHA is classified as a 'High-Performing' Public Housing Authority. Therefore, no assistance was needed to improve operations of this Public Housing Authority.

Discussion

The Township of Abington has identified that there is a need for decent, safe, and sanitary housing that is affordable and accessible to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income households. The Montgomery County Housing Authority is an important part of the Township of Abington's housing strategy. MCHA is the primary assisted housing provider of housing for extremely low income, very low income, and lower income residents of Montgomery County and the Township of Abington.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Montgomery County Office of Housing and Community Development is the Collaborative Applicant responsible for facilitating Your Way Home Montgomery County's PA-504 Continuum of Care (CoC) Program Competition issued by the federal department of Housing and Urban Development (HUD), including the review, rating and ranking of new and renewal projects that provide housing and services for residents experiencing or at imminent risk of homelessness using these federal dollars. These funds are used to operate other emergency shelters, transitional housing facilities, and permanent supportive housing facilities throughout Montgomery County. These funds are also used to provide supportive services such as case management services, counseling, job training, and life skills classes.

Abington will support efforts of human service agencies, social service providers, and other organizations that provide services and assistance to individuals and families who are homeless or at imminent risk of becoming homeless. The Township of Abington does not receive Emergency Shelter Grant (ESG) funds to assist with homeless needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Your Way Home (YWH) Call Center is a centralized system for screening and intake for Montgomery County residents in need of housing. Instead of calling individual shelters, those experiencing homelessness or those at-risk of becoming homeless can call one toll-free number and may be connected to appropriate services. Calls to the Center are answered by operators at NJ 2-1-1, which has access to up-to-date data about which providers have space available, if the caller needs emergency shelter.

Abington supports the efforts of area organizations and will issue certificates of consistency for projects that provide supportive services, transitional, and supportive permanent housing options to homeless

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persons in Montgomery County.

Addressing the emergency shelter and transitional housing needs of homeless persons

For individuals and families who are experiencing homelessness, emergency shelters offer temporary housing, often for a maximum of 30 days. There are several emergency shelters in Montgomery County. Individuals experiencing homelessness, call the Your Way Home Call Center.

The CoC has set up three (3) Housing Resource Centers (HRC) that serve as a central location for coordinated response to housing crises for the most vulnerable families and individuals who are experiencing homelessness or at-risk for homelessness in Montgomery County.

Families and individuals referred to an HRC from the Your Way Home Call Center work with a Housing Stability Coach to develop and achieve a personalized Housing Stability Plan based on their own goals, strengths and assets.

A Housing Locator Specialist with deep knowledge and relationships in the local rental housing market will then connect HRC clients to suitable housing.

In addition, HRCs will connect these families and individuals with mainstream and community resources, including food, shelter, child care, primary and behavioral healthcare, budget counseling, career counseling and educational opportunities as needed. The Township of Abington is served by the North Penn HRC.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The member agencies of the CoC provide supportive services to homeless persons to prepare them to make the transition from homelessness to permanent housing. The CoC, through the Your Way Home (YWH) Permanent Housing Subcommittee, is working with landlords, builders and other housing providers to formulate policies and implement strategies for increasing permanent and PSH opportunities. The CoC has found that the first year after moving into permanent housing is the most critical in the program to end homelessness. Using the Coordinated Assessment System to make timely, appropriate referrals as vacancies become available the team will increase the number of PSH beds for persons experiencing chronic homelessness. It is imperative that supportive services be provided on an intensive case management basis to ensure the success of permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Montgomery County Department of Health and Human Services (DHHS) provides referral services and case management to persons being discharged from publicly funded intuitions and systems of care, such as state mental institutions, health care facilities, foster care and correctional facilities. Cases are also referred to local social service agencies for follow-up and additional services available in the community.

Discussion

Montgomery County has allocated the following ESG funding for FY 2020 activities:

- Rapid Rehousing $XX
- Shelter Operations $XX
- ESG Administration $XX

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AP-75 Barriers to Affordable Housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

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From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Use of state funds to abate housing units from lead based paint hazards
- Encourage higher density new housing construction in commercial areas with access to transportation

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Discussion:

The Township of Abington will fund the following affordable housing projects with FY 2020 CDBG funds:

- CD-20-01 Administration
- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

AP-85 Other Actions – 91.220(k)

Introduction:

The Township of Abington has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in the Township of Abington is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing. The Township of Abington is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the FY 2020 CDBG Program the Township will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide financial assistance for housing rehabilitation
- Continue to provide funding for public service activities
- Continue to do provide public facility improvement

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Actions planned to foster and maintain affordable housing

The Township of Abington will fund the following affordable housing projects with FY 2020 CDBG funds:

- CD-20-01 Administration
- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

The Montgomery County Housing Authority will continue to fund the following activities to foster and

maintain affordable housing in the Township of Abington:

- Continue to provide Housing Choice Vouchers and public housing units
- Continue to rehabilitate and make improvements to public housing units

Actions planned to reduce lead-based paint hazards

The Township of Abington will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the Township of Abington will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable
- Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and

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document ongoing lead-based paint maintenance activities, when applicable.

- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Actions planned to reduce the number of poverty-level families

Based on 2011-2015 American Community Survey data, approximately 6.36% of the Township of Abington's residents lived in poverty, which is less than Montgomery County's poverty rate of 6.60%. There were 2,310 persons living on poverty in family households and 1,160 persons living in poverty in non-family households. The Township's goal is to reduce the extent of poverty by actions the Township can control and through work with other agencies and organizations. During this program year, the Township will fund:

- CD-20-01 Administration
- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

Actions planned to develop institutional structure

The Township of Abington Department of Community Development will coordinate activities among the public and private agencies and organizations in the Township. This coordination will ensure that the goals and objectives outlined in the FY 2020-2024 Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff of the Department of Community Development will facilitate and coordinate the linkage between these public and private partnerships and develop new partnership opportunities in the Township.

This coordination and collaboration between agencies is important to ensure that the needs of the residents of Abington are being addressed. The main agencies that are involved in the implementation of the Plan, as well as additional financial resources that are available are the following:

Public Agencies - Township of Abington Department of Community Development – is responsible for administration of the CDBG program. Montgomery County Housing Authority – is responsible for

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administering Housing Choice Vouchers and public housing units.

Non-Profit Agencies - There are several non-profit agencies that serve low income households in the Township. The Township continued to collaborate with these agencies.

Private Sector - The private sector is a key collaborator in the services and programs associated with the Five Year Consolidated Plan. The private sector brings additional financial resources and expertise that can be used to supplement existing services in the Township. Examples of these private sectors are: local lenders, affordable housing developers, business owners, community and economic development organizations, healthcare organizations, and others. The Township will continue to collaborate with local financial institutions, private housing developers, local realtors, etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The Township of Abington is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the Township of Abington. The Township solicits funding requests for CDBG funds annually. The Department of Community Development staff provides help and assistance as needed to assist these public agencies that receive CDBG funding.

During this program year, the Township funded Project CD-20-01 Administration in the amount of $156,000 to accomplish this.

Discussion:

The Department of Community Development has the primary responsibility for monitoring the Township's Consolidated Plan and Annual Action Plan. The department maintains records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Service area documentation is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project

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activities are not able to be completed within the allowable time limits of the grant. The department is also responsible for the on-going monitoring of any sub-recipients for similar compliance.

The Department of Community Development has a "monitoring process" that is directed to the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

The Township responsibility is to ensure that Federal Funds are used in accordance with all program requirements, determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. The Department of Community Development developed a "monitoring checklist" that is utilized when programs and activities are reviewed. A checklist, was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform administrative Requirement for Grants and Cooperative Agreements of State and Local Governments.

CDBG funded activities are monitored periodically, during the construction phase and a final inspection is performed which details the cost benefit and benefit to low/moderate income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. The Township also reviews all affordable housing projects it has funded to insure compliance with all CDBG Program requirements. Copies of financial statements and audit reports are required and kept on file. For those activities, which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payment and on-site employee interviews will be held.

These monitoring standards are required for all administered projects and sub-recipient activities. For each activity authorized under the National Affordable Housing Act, the department has established fiscal and management procedures that will ensure program compliance and fund accountability. The monitoring process is an ongoing system of planning, implementation, communication and following up.

In the planning stage, sub-recipients are required to submit "proposals for funding". These proposals are reviewed by the department for eligibility, recommendations, and are then forwarded to the Township's

DRAFT

Manager and Township Board of Commissioners for final funding approval. After a sub-recipient is approved for funding, the Community Development staff conducts "orientation" meetings to provide agencies information on their regulatory, financial and performance responsibilities. In addition, the monitoring process is outlined for the groups who are then guided into the "implementation" phase of the project. A scope of services and budget are finalized and the contract with each agency is executed.

The Township monitors it performance with meeting its goals and objectives with its Five Year Consolidated Plan. It reviews it goals on an annual basis in the preparation of it CAPER and makes adjustments to its goals, as needed.

The Township has a Section 3 Plan that to the greatest extent possible, provides job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

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AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The Township of Abington will receive an annual allocation of CDBG funds in the amount of $789,126 for FY 2020. Since the Township receives a CDBG allocation, the questions below have been completed as applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

Under the FY 2020 CDBG Program, the Township of Abington will receive a grant in the amount of $789,126 and anticipates no program income for the year. The Township will budget $157,000 for general administration and Fair Housing activities. The balance of funds ($632,126) will be allocated to: activities which principally benefit low and moderate income persons in the amount of $632,126 (100%) and $0 for the removal of slums and blight (0%). Of those activities, $50,000 (7.9%) will be allocated to public service activities, $282,126 (44.6%) will be allocated to housing rehabilitation activities, and $300,000 (47.5%) will be allocated to public facility activities.

The Township of Abington makes applications available to non-profits, for-profit agencies, and other public organizations for CDBG eligible funded activities. A percentage of the Township's Community Development Block Grant (CDBG) funds are awarded on a competitive basis to applicants of eligible activities. The applications are reviewed by the Department of Community Development, forwarded to the Finance Committee for recommendation, and finally submitted to the Township Board of Commissioners for approval.

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Appendix

The following appendices are attached:

- Citizen Participation Comments
- Grantee Unique Appendix
- Grantee SF-424's and Certification

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Citizen Participation Comments

DRAFT

Grantee Unique Appendix

DRAFT

Grantee SF-424's and Certification

DRAFT

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	BOC-01-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

RFP Existing Conditions Assessment

EXECUTIVE SUMMARY:

The Fiscal Year 2021 Township budget included funding for an Existing Conditions Assessment of the Township building, the Abington Fire Company Fire Station, Ardsley Community Center's HVAC system, and the Abington Township Library. Formal requests for proposals were solicited on April 16, 2021, proposals were received by the following companies:

- KCBA Architects
- Taheri Architecture Inc.
- W2A Design Group
- IEI Group LTD.
- Phillips & Donovan Architects, LLC
- Kimmel Bogrette Architecture

The Request for Proposal document and proposals received may be reviewed at https://www.abingtonpa.gov/home/showdocument?id=16811 .

Table RFP 1, depicts a checklist of the respondent proposers as it relates to each proposer compliance with the requirements of the proposal and the cost for each proposal.

The most responsive in thoroughly addressing all requested specifications, information and details, were KCBA Architects and Phillips Donovan Architects. In reviewing in great detail all proposal including the two aforementioned companies as well as conducting interviews with each of those two proposers, KCBA is the professional services that is recommended and that recommendation considers the cost in relationship to the scope of services delivered.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to award the Abington Township Existing Conditions Assessment Proposal to KCBA Architects in the amount of $29,250.00 and to authorize the Township Manager execute the contract.

RFP RESPONSIVE PROPOSAL CHECK LIST

	KCBA	Taheri	W2A	IE Group LTD	Phillips & Donovan Architects, LLC	Kimmel Bogrette Architecture +Site
Title Page	x	x	x	x	x	x
Table of Contents	x	x	x	x	x	x
Contact Information	x	x	x	x	x	Only on business card. Did include resume, but with no contact information.
Personnel Qualifications	x	x	x	x	x	x
Capability	x	x	x	x	x	x
Responses to Requested Identified Scope of Work	x	-	-	-	x	-
Client List	x	x	x	x	x	x
Site Visit	x	No	x	x	x	x
All Costs of Services	x	Lump sum	x	x	x	x
Anticipated Reimbursamble Expenses	x	No	x	x	x	No amounts
Any reduced fees offered	No	No	No	No	No	No
Any other fees charged Not outlined in cost proposal	x	No	x	x	x	Personnel rates only
Signed Addendum	x	No	x	x	x	x
Cost	**$ 29,250.00**	**$ 28,400.00**	**$ 28,200.00**	**$ 146,200.00**	**$ 60,350.00**	**$ 9,975.00**

Preferred Proposal Strengths:

Structural Engineer Included

Proposal includes an Interior Designer on Project Team

Unlimited meetings and public engagement component to work proposed, including a public survey and public workshops.

Thorough response that clearly indicated approach and process.

Thorough response and explanation of activities associated with scope of work. Only proposal to explicitly call out site signage, wayfinding, site grading and drainaage, library reconfiguration.

ABINGTON TOWNSHIP
REQUEST FOR PROPOSALS (RFP):

Existing Conditions Assessment

PROPOSAL INFORMATION

Submittal Deadline:
Friday, April 16, 2021, at 1:00 PM

Submit Proposal to:

Richard J. Manfredi
Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Any inquiry concerning this RFP should be directed in writing to:

Richard J. Manfredi
c/o Theresa Castorina
tcastorina@abingtonPA.gov

{01263184;v2}

REQUEST FOR PROPOSALS:

TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PA.
EXISTING CONDITIONS ASSESSMENT

Abington Township's Office of the Township Manager will accept sealed proposals for an existing conditions assessment of the Township Building and other specific improvements at other identified facilities until 1:00 PM on Friday, April 16, 2021, at 1176 Old York Road, Abington, Pennsylvania 19001.

All qualifications presented will be in accordance with the Request for Proposal ("RFP") specifications. An original, clearly marked as the "ORIGINAL," two (2) copies, and one (1) electronic copy of each proposal shall be submitted in sealed envelopes and must be marked with "Request for Proposals – Abington Township Existing Conditions Assessment" and addressed to:

Richard J. Manfredi
Township Manager
1176 Old York Road
Abington, PA 19001

The electronic copy of the proposal must be sent to:

Richard J. Manfredi
c/o Theresa Castorina
tcastorina@abingtonPA.gov

The envelopes should be delivered via hand-delivery service or overnight mail delivery service to the Office of the Township Manager, at the address listed above, so as to arrive by the specified date and time specified above.

Abington Township will require one original, two (2) print copies, and one (1) electronic copy of the proposal.

If you have any questions regarding the contents of this RFP, please contact Richard J. Manfredi, Township Manager, as noted on page 5 of this proposal.

{01263184;v2}

ABINGTON TOWNSHIP REQUEST FOR PROPOSAL

EXISTING CONDITIONS ASSESSMENT

TABLE OF CONTENTS

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B. FORMAT OF TECHNICAL PROPOSAL
C. FORMAT OF COST PROPOSAL

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I. GENERAL INFORMATION

A. BACKGROUND

Abington is a Township located in Montgomery County, Pennsylvania, comprised of more than 56,000 residents. The Township functions under a fifteen (15) member Board of Commissioners under a Council Manager form of Governance with an Office of the Township Manager assuring numerous public services to its residents are effectively delivered. This scope of services will include the selection of an architectural firm to produce a report that gives a facilities overview, detailed analysis of existing conditions, and spatial analysis with a range of proposed improvement options accompanied by cost estimates. The report should include sufficient detail for the Township to consider an immediate resolution to potential defects in the facility and for short- and long-term capital planning.

B. PROFESSIONAL CREDENTIALING

The firm selected must be a full-service architectural firm specializing in municipal facilities and have professionals from every discipline of the architectural profession. The firm must also have the ability to employ or partner with licensed professional engineers with expertise in municipal facilities. Firms with experience with Pennsylvania municipalities and knowledge of municipal law preferred.

C. RFP SCHEDULE (SUBJECT TO CHANGE)

This Request for Proposal schedule:

DATE	EVENT
March 19, 2021	Issue and Advertised on Township Website
April 2, 2021	Site Survey Deadline
April 16, 2021	Submission Deadline at 1:00 PM
April 19 - 23, 2021	Review and Evaluation of Submissions
April 26 – 30, 2021	Possible Interviews
May 14, 2021*	Selection (*Scheduled to be by May 14, 2021)

D. QUESTIONS

Any questions regarding this Request for Proposal should be directed to the Office of the Township Manager in writing to:

Richard J. Manfredi
c/o Theresa Castorina
tcastorina@abingtonPA.gov

All questions must be received by 3:00 PM on April 14, 2021. Inquiries received after 3:00 PM will not receive responses. No responses will be provided to telephone inquiries.

D. ADDENDA

To ensure consistent interpretation of certain items, answers to questions the Township deems to be in the interest of all will be made available to all other respondents. Responses to questions will not be issued in the form of an Addendum to the Request for Proposals.

Abington Township may, at our discretion and without explanation to the prospective proposer(s), at any time choose to discontinue this RFP without obligation to any proposer(s) who have submitted a proposal.

II. SCOPE OF WORK

The Township is soliciting proposals from firms interested in serving as an architectural firm to produce a report that gives a facilities overview, detailed analysis of existing conditions, and spatial analysis with a range of proposed improvement options accompanied by cost estimates. The report should include sufficient detail for the Township to address the immediate resolution to potential defects in the facility and to address short- and long-term capital planning, including, but are not limited to, the following:

1) Assess existing conditions of the Abington Township Building HVAC and electrical systems;
2) Evaluate the Abington Township Building to include vehicular circulation and parking, as well as pedestrian pathways and provide a spatial analysis.
3) Assess existing conditions of the Abington Fire Company fire apparatus access and circulation plan;
4) Assess the Abington Free Library and the Ardsley Community Center HVAC systems;
5) Assess the Abington Township Building interior and exterior; including sanitary lines and plumbing;
6) Attend (4) meetings in person or virtually when requested by the Township Manager; and
7) Perform other related architectural services deemed necessary to complete the report.

III. PROPOSAL ELEMENTS

A. GENERAL REQUIREMENTS

1) Proposal Submission: One original, (2) print and one (1) electronic copy of the Proposal shall be received in a sealed envelope and must be prominently marked.
2) Sealed proposals must be submitted Friday, April 16, 2021, at 1:00 PM to:

Office of the Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Electronically to:
Richard J. Manfredi
c/o Theresa Castorina
tcastorina@abingtonPA.gov

Paper proposals must be mailed or hand delivered. Late proposals will not be accepted.

3) Preparation costs: The Township will not be responsible for any costs associated with the preparation, submission, or presentation of any proposal.
4) **Minority Proposer: Abington Township encourages all qualified businesses, including minority-owned and women-owned businesses, to respond to all invitations to Requests for Proposals.**
5) All submitted qualifications will be the property of Abington Township.
6) Open Records Law/Public Information: Under the Pennsylvania Right-to-Know (the "Law"), 65 P.S., §67.101, eq. seq., as amended, and other applicable laws, a record in the position of the Township is presumed to be a public record subject to disclosure to any legal resident of the United States upon request, unless protected by a statutory exception.

B. FORMAT OF TECHNICAL PROPOSAL

1) Title Page & Table of Contents:
    a. The title page should show the RFP subject; the firm's name; contact name, contact title, office address, telephone number, and e-mail address; and the date of the proposal.
    b. The Table of Contents should identify matters submitted by section and page number.

2) Contact Information: On a single cover sheet in your proposal, please provide:
    a. The name of the firm, owner, address, and telephone number.
    b. The name and contact information for the firm's primary contact.
    c. The e-mail address for firm principals or individuals working with the Township.
    d. The year the firm or individual practice was established.

3) Personnel Qualifications:
    a. Identify the firm team lead who will serve as primary project manager and contact.
    b. Provide a resume and summary of their experience for the individual who will serve in the team lead position.
    c. Provide the same for other architects and firm team members (if any) in the firm who may assist with the provision of services.
    d. Describe your experience assisting municipalities or other public governmental agencies.
    e. Describe any existing or potential legal or other conflicts of interest, or appearance of conflict of interest, you may have, or which reasonably might arise, because of your proposed representation of the Township.
    f. State whether you or any principals in your firm have been (in the past five years) or are currently the subject of any Federal or State investigation or any investigation by any law enforcement agency, and indicate the nature of this investigation.
    g. Indicate any pending litigation in which you are involved which may directly or indirectly affect your ability to complete this project in any manner.
    h. Please indicate the amount of professional liability insurance coverage which you carry.

4) Capability:
    a. Provide information about the firm's capability to perform on short notice and in a timely manner.
    b. Describe the firm's approach to communicating with the Township in regard to the status of reports and recommendations.

5) Client List:
    a. Provide a list of current municipal clients, including at least two references from each of those organizations, including names, contact persons, and phone numbers.
    b. List any clients you have that could cause a conflict of interest with your performing the scope of work for the Township, if selected, and describe how you would be willing to resolve a conflict or any future conflicts of interest.

NOTE: No fees and/or pricing of the RFP should be included in the technical proposal.

C. FORMAT OF COST PROPOSAL

The sealed cost proposal shall contain detailed pricing information relative to the work as described in the RFP.

Please include:

1) All costs for providing the services described above;
2) A list of anticipated reimbursable expenses and the rate charged for each;
3) Any reduced fees offered to other municipalities or government entities; ;and
4) Any other fees or charges not outlined in the other sections of the cost proposal.

Pricing will be reviewed based on reasonableness for services being provided, competitive market fees/rates, and fee structure. The Township is not obligated to select the Proposal with the lowest fee proposal to perform these professional services.

IV. SELECTION PROCESS

A. SELECTION DATE

Selection of the firm(s) will be based on timely written qualifications. Oral interviews may be conducted by telephone, virtual visual media, or in person. It is anticipated that the selection will be made by May 14, 2021 with commencement of the appointment anticipated to start immediately thereafter, subject to execution of a written contract as approved by the Township Solicitor.

B. EVALUATION CRITERIA

1) Any award to be made pursuant to this RFP will be based upon the proposal, with appropriate consideration given to operational, technical, cost, and management requirements. Evaluation of offers will be based upon the proposer' responsiveness to the RFP, and the ability of the proposer to meet the needs of Abington Township.
2) The following elements will be the primary consideration in evaluating all submitted qualifications in the selection of a consultant(s):
    a. Clarity and completeness of the proposal and the apparent understanding of the work to be performed;
    b. General qualifications, experience, and expertise of the Proposer;
    c. Soundness of the methods and approach to the work;
    d. Information derived from reference checks and review of other documents completed by the Proposer; and
    e. Comparative cost of the Firm's proposal.

C. SITE TOURS

Each firm will be provided the opportunity to survey the buildings, property, and grounds that are the subject of the proposal. Once the qualifications have been evaluated, Proposers selected to proceed may receive an invitation for in-person or virtual interviews with their key staff that would be responsible for supporting the Township.

D. RESERVATIONS REGARDING SELECTION

The Township reserves the right to do any or all of the following:

1) Conduct interviews with some or all of the Proposers.

2) Reject any or all Proposals.
3) Waive any informality or irregularity in a Proposal.
4) Hold all Proposals for a period of thirty (30) days after the date fixed for the opening thereof.
5) Enter into good faith negotiations with the Proposers to modify service or project descriptions to a greater or lesser magnitude than described in this RFP or any Proposal.
6) Accept the Proposal that the Township deems at its sole discretion to be the most favorable in the best interest of the Township.
7) Enter into good faith discussions with the selected Proposers regarding the pricing set forth in the Proposal prior to final selection.
8) Re-advertise this RFP for new Proposals as may be deemed necessary at the sole discretion of the Township.

1176 Old York Road, Abington PA 19001 | www.abingtonpa.gov | 267-536-1000 | TTY/TTD: 9-1-1 | Fax 215-884-8271

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ADDENDUM NUMBER 1
TO

EXISTING CONDITIONS ASSESSMENT

C. FORMAT OF COST PROPOSAL

Each Respondent shall acknowledge receipt of this Addendum No. 1 in the space provided. Failure to do so may subject the Respondent to disqualification.

5) PROPOSAL TO INCLUDE A LUMP SUM FOR A-F AS WELL AS PRICING FOR EACH FACILITY:
   a. ABINGTON TOWNSHIP BUILDING HVAC AND ELECTRICAL SYSTEMS
   b. ABINGTON TOWNSHIP BUILDING PARKING AND PEDESTRIAN PATHWAYS
   c. ABINGTON FIRE COMPANY
   d. ARDSLEY COMMUNITY CENTER
   e. ABINGTON TOWNSHIP BUILDING INTERIOR AND EXTERIOR
   f. ABINGTON LIBRARY

NOTE: ALL RESPONDENTS MUST SUBMIT WITH THEIR RESPECTIVE PROPOSALS THIS CONFIRMATION OF RECEIPT OF THIS ADDENDUM NO. 1. PLEASE PRINT COMPANY NAME, SIGN AND DATE THIS PAGE.

Receipt Acknowledged By: _____

Print Name: _____

Company: _____

Date: _____

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	BOC-04-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Declaration of Disaster Ratification of Resolution No. -21-008

EXECUTIVE SUMMARY:

Resolution No. 21-013 ratifying the Declaration of Disaster and State of Emergency from April 22, 2021 to May 13, 2021 and approving the Declaration through May 20, 2021.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution No. 21-013 ratifying the Declaration of Disaster and State of Emergency from April 22, 2021 to May 13, 2021 and approving the Declaration through May 20, 2021.

RESOLUTION # 21-013
DECLARATION OF DISASTER AND EMERGENCY

May 13, 2021

WHEREAS, COVID-19 has been declared by the World Health Organization and the Centers for Disease Control and Prevention a "public health emergency of international concern"; **and**

WHEREAS, both the Commonwealth of Pennsylvania and Montgomery County have declared a state of emergency due to the identification of COVID-19 infected citizens; **and**

WHEREAS, on or about March 16, 2020 COVID-19 has caused or threatens to cause injury, damage, and suffering to the persons and property of Abington Township; **and**

WHEREAS, this incident has or is about to continue endangering the health, safety and welfare of a substantial number of persons residing in Abington Township and threatens to create problems greater in scope than Abington Township may be able to resolve; **and**

WHEREAS, Section 74-2.A of the Code of Ordinances of the Township of Abington requires that the Board of Commissioners ratify a Declaration of Emergency within seventy-two (72) hours; **and**

WHEREAS, emergency measures are required to reduce the severity of this disaster and emergency to protect the health, safety, and welfare of affected residents in Abington Township;

NOW, THEREFORE, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Services Code, 35 Pa. C.S.A, Section 7101 et seq., do hereby declare the existence of a disaster emergency in Abington Township and pursuant to the provision of Chapter 74 - Public Emergencies in the Abington Township Municipal Code, the President of the Board of Commissioners of the Township of Abington is authorized to declare a state of emergency and take any one or more of the specified measures per the legislation, and that the state of emergency in Abington Township is extended, the seventy two (72) duration requirement is waived, and the disaster declaration is affirmed for an additional seven (7) days subject to ratification by the Board of Commissioners at a future date.

FURTHER, the Abington Township Emergency Management Coordinator is directed to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public services, and to take any other emergency response action deemed necessary to respond to this disaster emergency.

STILL FURTHER, the Abington Township Manager is to act as necessary to meet the current exigencies as legally authorized under this Proclamation, namely, and to include, by the employment of temporary workers, by the rental of equipment, and by entering into such contracts and agreements as may be required to meet the emergency, all without regard to those time consuming procedures and formalities normally prescribed by law, mandatory constitutional requirement excepted.

STILL FURTHER, the Board of Commissioners hereby waives the provisions of Section 74-2.A of the Code of Ordinances of the Township of Abington to the extent that ratification of the declaration of emergency is required within 72 hours of the declaration, and to the extent that further formal ratification is required pursuant to the Township Ordinance.

This declaration shall take effect immediately this thirteenth day of May 2021.

_____

John L. Spiegelman
President, Abington Township Board of Commissioners

ATTEST: _____
Richard J. Manfredi
Township Manager & Secretary

Date: May 13, 2021

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	PW-03-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Molly Court Dedication

EXECUTIVE SUMMARY:

Molly Court Associates, LLC is the owner of a tract of land known as 720 Rhoads Avenue, Abington Township, PA, being Block No. 60, Units 2 and 93, and also designated as Tax Parcel Nos. 30-00-48164-00-1 and 30-00-48168-00-6.

Molly Court Associates has secured the Township's approval to subdivide the Property into eight (8) lots for the purpose of construction of new single family homes on each of the lots, the Project included the construction of an approximately 325 feet right of way extending southwesterly from Rhoads Avenue and terminating in a cul-de-sac and known as Molly Court and has offered the above mentioned Molly Court for dedication to the Township for use as and for a public highway in order to promote the public welfare.

PREVIOUS BOARD ACTIONS:

PW-04-040821 - The Board of Commissioners at their regular public meeting authorized advertisement of Ordinance 2181.

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance #2181 accepting the dedication of Molly Court Roadway Right of Way.

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2181

AN ORDINANCE ACCEPTING THE DEDICATION OF MOLLY COURT ROADWAY RIGHT OF WAY

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, Molly Court Associates, LLC ("Owner") is the owner of a tract of land known as 720 Rhoads Avenue, Abington Township, PA, being Block No. 60, Units 2 and 93, and also designated as Tax Parcel Nos. 30-00-48164-00-1 and 30-00-48168-00-6 ("Property"); and

WHEREAS, the Owner secured the Township's approval to subdivide the Property into eight (8) lots for the purpose of construction of new single family homes on each of the lots ("Project"); and

WHEREAS, the Project included the construction of an approximately 325 feet right of way extending southwesterly from Rhoads Avenue and terminating in a cul-de-sac and known as Molly Court; and

WHEREAS, Owner, for itself and its successors and assigns, has offered the above mentioned Molly Court for dedication to the Township for use as and for a public highway in order to promote the public welfare; and

WHEREAS, it is in the judgment of the Board of Commissioners necessary for the public convenience to formally accept the offer of dedication of Molly Court as a public roadway.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

Section 1. The offer of dedication of Molly Court as laid out, being a right of way measuring 325 total feet extending southwesterly from Rhoads Avenue and terminating in a cul-de-sac is hereby accepted by the Township of Abington.

Section 2. Molly Court, as referenced herein, shall become a part of the general system of highways of the Township of Abington, and shall be entered as such on the general plan of the streets of the Township.

Section 3. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

Section 4. This Ordinance shall become effective five (5) days after enactment.

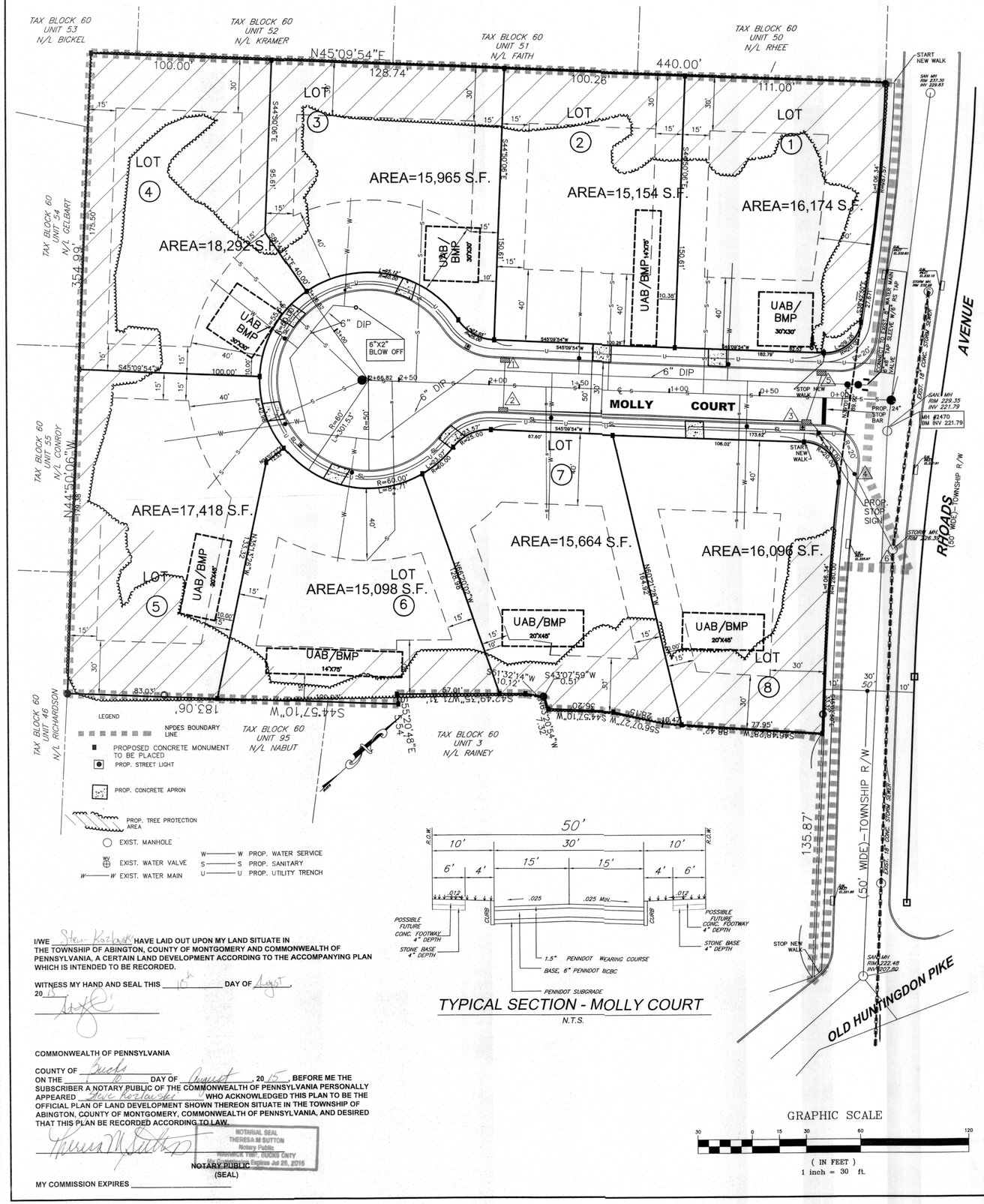
ORDAINED AND ENACTED this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____
Richard J. Manfredi, John L. Spiegelman, President
Township Manager & Secretary

70
W-3
SUB


TAX BLOCK 60 UNIT 53 N/L BICKEL
TAX BLOCK 60 UNIT 52 N/L KRAMER
TAX BLOCK 60 UNIT 51 N/L FAITH
TAX BLOCK 60 UNIT 50 N/L RHEE
TAX BLOCK 60 UNIT 54 N/L GELBART
TAX BLOCK 60 UNIT 55 N/L CONROY
TAX BLOCK 60 UNIT 46 N/L RICHARDSON
TAX BLOCK 60 UNIT 95 N/L NABUT
TAX BLOCK 60 UNIT 3 N/L RAINEY
N45°09'54"E
128.74'
100.26'
440.00'
111.00'
100.00'
N44°50'06"W
354.09'
S44°57'10"W
183.06'
AREA=15,965 S.F.
AREA=15,154 S.F.
AREA=16,174 S.F.
AREA=18,292 S.F.
AREA=17,418 S.F.
AREA=15,664 S.F.
AREA=16,096 S.F.
AREA=15,098 S.F.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
MOLLY COURT
RHOADS AVENUE (50' WIDE) TOWNSHIP R/W
(50' WIDE)-TOWNSHIP R/W
OLD HUNTINGDON PIKE
UAB/BMP 30'X30'
UAB/BMP 14'X75'
UAB/BMP 20'X45'
6" DIP
6"X2" BLOW OFF
PROP. 24" STOP BAR
PROP. STOP SIGN
START NEW WALK
STOP NEW WALK
SAN MH RIM 227.30 INV 220.83
GAS MH RIM 229.35 INV 221.79
MH #2470 BM INV 221.79
STORM MH RIM 226.35
SAN MH RIM 222.48 INV 207.60
CONNECT TO EXIST. 8" WATER MAIN W/ 8"X8" TAP SLEEVE W/6" RS TAP
CONC. 18" STORM SEWER
EXIST. 18" CONC. STORM SEWER
135.87'
S61°32'14"W 10.12'
S43°07'59"W 0.51'
S49°49'35"W 21.47'
S44°57'10"W 96.20'
S56°07'27"W 28.19'
S44°57'10"W 10.47'
S20°54'48"E 77.95'
S56°07'27"W 88.47'
S49°49'35"W 27.61'
S44°57'10"W 29.13'
S20°54'48"E 67.01'
S49°49'35"W 21.37'
S44°57'10"W 83.03'
S20°54'48"E 67.01'
N68°20'00"W 129.98'
N68°20'00"W 129.98'
N68°20'00"W 129.98'
R=60.00' L=94.71'
R=60.00' L=30.53'
R=425.00'
R=50.00'
R=25.00'
R=50.00'
R=50.00'
R=50

Prepared by and Return to:

Metropolitan Abstract Inc.
701 Lakeside Park
Southampton, Pa 18966

File No. MOLLYCOURT

UPI #

DEED OF DEDICATION

This Indenture, made the 14th day of January 2021,

Between

MOLLY COURT ASSOCIATES, LLC

(hereinafter called the Grantor), of the one part, and

ABINGTON TOWNSHIP

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One And 00/100 Dollars ($1.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

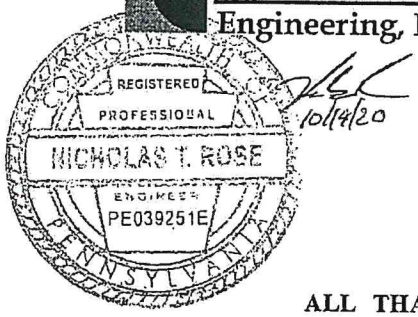
See Attached Exhibit A

BEING PART of the same premises which Mary Woodmansee Green, Trustee of the Mary Woodmansee Green Revocable Living Trust Agreement dated December 3, 2012, by Deed dated 10/31/14 and recorded 11/21/14 in Montgomery County in Deed Book 5935 page 1884 conveyed unto Molly Court Associates, LLC, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

ProTract
Engineering, Inc.

Professional Land Development Engineers
Municipal Engineers



10/14/20

October 14, 2020

720 Rhoads Avenue Subdivision
Molly Court Roadway Right-of-Way

ALL THAT CERTAIN strip or parcel of land located in Abington Township, Montgomery County, PA, being shown on a Preliminary/Final Subdivision/Land Development Plan prepared for 720 Rhoads Avenue, sheet number 1 of 11, prepared by TEI Consulting Engineers, Inc., Southampton, PA, dated January 14, 2015, as last revised May 5, 2015, and as recorded in Plan Book 42 Page 451, Instrument Number 2015061980, recorded August 18, 2015 and being more fully described as follows:

BEGINNING at a point on the Southwestern ultimate right-of-way line of Rhoads Avenue (50' wide at this point), said point being North 45°02'50" West 33.32 feet from a point, said point being along the arc of a circle curving to the right having a radius of 1,280.00 feet, the arc distance of 106.34 feet from a common corner of Lot 8 and Tax Block 60 Unit 3; thence from said point of beginning extending along Lot 8, along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 33.00 feet to a point of tangency; thence continuing along the same and along Lot 7, South 45°09'54" West, 173.62 feet to a point of curvature; thence continuing along Lot 7, along the arc of a circle curving to the left having a radius of 25.00 feet, the arc distance of 23.57 feet to a point of reverse curvature; thence continuing along Lot 7 and extending along Lots 6, 5, 4, and 3, along the arc of a circle curving to the right having a radius of 60.00 feet, the arc distance of 301.52 feet to point of reverse curvature; thence continuing along Lot 3, along the arc of a circle curving to the left having a radius of 25.00 feet, the arc distance of 23.55 feet to a point of tangency, said point being a corner of Lot 3 and Lot 2; thence extending along Lot 2 and Lot 1, North 45°09'54" East, 182.79 feet to a point of curvature; thence continuing along Lot 1, along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 29.28 feet to a point on the said Southwestern ultimate right-of-way line of Rhoads Avenue; thence extending along said ultimate right-of-way line, South 39°01'17" East 89.92 feet to the point and place of beginning.

P.O. Box 58, Hatboro, PA 19040 *Phone (215) 442-9230* *Fax (215) 442-9238*

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST:

MOLLY COURT ASSOCIATES, LLC

By: _____
Steven Kozlowski, Member

{SEAL}

Commonwealth of Pennsylvania }
County of Montgomery } ss

AND NOW, this 14th day of January, 2021, before me, the undersigned Notary Public, appeared **Steven Kozlowski**, who acknowledged himself/herself to be the **Member** *(title)* of **Molly Court Associates, LLC**, a corporation, and he/she, as such **Member** *(title)* being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Member *(title)*.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHAEL McGOWAN, Notary Public
Southampton Township, Bucks County
My Commission Expires July 14, 2021

_____
On behalf of the Grantee

Deed of Dedication

UPI # _____

Molly Court Associates, LLC

TO

Abington Township

Metropolitan Abstract Inc.
701 Lakeside Park
Southampton, Pa 18966

Commissioner Luker asked for any public comments. There were none.

MOTION was ADOPTED 12-1. Commissioner Myers opposed.

Land Development LD-15-02 – Molly Court Associates, LLC – 720 Rhoads Avenue

Commissioner Sanchez made a MOTION, seconded by Commissioner Myers to approve the subdivision and land development application of Molly Court Associates, LLC, applicant and owner of the property located at 720 Rhoads Avenue. The applicants seek approval to demolish the existing structures onsite and subdivide the property into eight lots. A new road is proposed with access to Rhoads Avenue. The eight proposed lots will range in size from 15,098 square feet to 18,292 square feet. The applicant proposes to construct a new single-family dwelling on each of the lots. The properties are zoned within the (R-2) Residential District in Ward No. 3 of the Township of Abington.

This motion is subject to the following conditions:

1. The applicant is required to provide the Township with eight (8) new executed, signed, notarized and recorded deeds. This is a requirement of the subdivision process.
2. The applicant is required to set eight (8) concrete monuments as directed by the Abington Township Engineering Office.
3. Any work proposed within the roadway will require a "Highway Permit" from the Township Engineer's Office.
4. The items listed within the staff review letter dated, February 2, 2015 becomes conditions of the application.
5. The applicant has submitted an Act 537 Exemption application for the seven (7) new EDU's that will be required for this proposal.
6. Sidewalks to be installed along the south side of Rhoads Avenue from Old Huntingdon Pike to Essex Road.

This motion is subject to the following waivers:

1. Waiver from Section 146-11.A – Property Identification Plan.
2. Waiver from Section 146.11B – Existing Features Plan.
3. Waiver from Section 146-11.F.b. – Phasing Plan.
4. Waiver from Section 146.11.1- Phasing Plan.
5. Waiver from Section 146.11.J – Recreation Facilities Plan.
6. Waiver from Section 146-11.L. – Architectural Plan.
7. Waiver from Section 146-27- Sidewalks on Molly Court.

Commissioner Luker asked for any comments from Commissioners or staff.

Commissioner DiPlacido thanked Commissioners Jones and Sanchez and Township staff for coming up with an amicable solution for the issue of the sidewalk.

Mr. Matteo said the developer sent a letter stating they will install sidewalks on Rhoads Avenue from Old Huntingdon Pike to Essex Road and eliminate the sidewalks in the cul-de-sac area of Molly Court.

Also, the developer has no intension of dumping or storing any of the existing driveway bituminous paving and that note will be removed from the final plan.

Solicitor Clarke added that he will review it making sure the note has been removed from the final plan.

Mr. Matteo said when the final plan is received he will meet again with the neighbors so they can review it as well.

Commissioner Kline questioned whether there should be a condition No. 7 added to the motion that the note should be removed.

Solicitor Clarke replied it is not a condition, but just a note on the plan and the applicant was unsure why the note was on the plan as it was not something they were intending to do, so just as long as the note is removed and confirmed by Mr. Matteo, himself and the resident who brought it to our intention.

Commissioner Kline said since they are installing sidewalks on Rhoads Avenue has the property owners at the corners of Old Huntingdon and Rhoads and Essex and Rhoads been contacted.

Mr. Matteo replied they have been contacted, but he still needs to meet with them and get in writing that they will be responsible for maintaining the sidewalks.

Commissioner Markman commented that Rhoads is a busier street than an eight-home cul-de-sac where no sidewalks would be and, by installing sidewalks in the right-of-way through property to connect to the neighborhood, is a positive thing to connect this eight-home subdivision to surrounding neighborhoods with sidewalks. He thanked the developer as it was a good compromise.

Commissioner Jones added that the connection will also connect the new subdivision, but also enable those to walk to Alverthorpe Park, so this is a win-win situation.

Commissioner Luker thanked Commissioner Jones for doing an outstanding job as well as Commissioners Sanchez and Markman and also Mr. Matteo for their time and effort in this matter.

Commissioner Luker asked for any public comments. There were none.

MOTION was ADOPTED 14-0.

Zoning Code Amendment – Temporary Sales – Ordinance No. 2093

Commissioner Sanchez made a MOTION, seconded by Commissioner Spiegelman to advertise Ordinance No. 2093 – an amendment to the Township Zoning Code, Article VIII – "Supplemental District Regulations," Section 801.N – "Display and Storage of Goods."

Commissioner Luker asked for any comments from Commissioners.

Commissioner Schreiber questioned whether a date needs to be included in the motion.

Manager LeFevre replied it will be considered by the Board at its meeting in May.

Commissioner Spiegelman questioned whether the motion needs to be amended.

Solicitor Clarke replied that the advertisement will include the date.

Commissioner Kline made a MOTION to AMEND the MOTION to say that a public hearing will be held on May 14, 2015 at the Board of Commissioners Meeting, seconded by Commissioner Spiegelman.

Commissioner Luker asked for any further comments from Commissioners.

Commissioner Kline questioned whether this will be included in the revised zoning ordinance if approved.

Solicitor Clarke replied yes.

Commissioner Kline clarified that if any amendments are made to the ordinance, it would need to be re-advertised. Is that correct?

Solicitor Clarke replied it would need to be re-advertised if there were any substantial changes.

Commissioner Kline expressed concern about the 1,000 feet provision in the ordinance.

Solicitor Clarke replied that normally, distance is not necessarily considered a substantial amendment, but since it may impact business owners, it may require re-advertising, so if 1,000 feet is not something the Board is comfortable with, he advised to discuss it further this evening, so the ordinance can be amended before advertisement.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	PS-01-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Police		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Conditional Promotion to the Rank of Sergeant.

EXECUTIVE SUMMARY:

This is budgeted position to fill the Supervisory vacancy created by the retirement of Sergeant Rick Kondan.

A Civil Service Eligibility list for the Rank of Sergeant was certified on February 10, 2020 and extended by the Civil Service Commission on February 2, 2021.

Officer Wiley is the next eligible candidate Certified Civil Service Eligibility List.

PREVIOUS BOARD ACTIONS:

None.

RECOMMENDED BOARD ACTIONS:

Motion to approve the selection of Officer David Wiley's promotion to the rank of Probationary Sergeant

effective May 14th, 2021.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021

DATE

PS-03-051321

AGENDA ITEM NUMBER

Police

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Advertise Ordinance # XXXX

EXECUTIVE SUMMARY:

Motion to advertise Ordinance # 2182, amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited at All Times; No Parking Between Signs, No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," and Section 28 - "Special Purpose Parking Zones" to add a stop intersections on Joyce Road at Osbourne Avenue, add no parking except for Sundays on the West side of Fairview Avenue in front of 1673 Fairview, and remove handicap parking signs in front of 300 Tyson Avenue and 2317 Tague Avenue.

PREVIOUS BOARD ACTIONS:

Motion to adopt Ordinance #2112, amending Chapter 156 - "Vehicles and Traffic," Article III - "Special Purpose Parking Zones" to add handicap parking in front of 300 Tyson Avenue.

Motion to adopt Ordinance # 2170, amending Chapter 156 - "Vehicles and Traffic," Article III - "Special Purpose Parking Zones" to add handicap parking in front of 2317 Tague Avenue.

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance # 2182 , amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic

Regulations," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - " Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," and Section 28 - "Special Purpose Parking Zones" to add a stop intersection on Joyce Road at Osbourne Avenue, add no parking except for Sundays on the West side of Fairview Avenue in front of 1673 Fairview, and remove handicap parking signs in front of 300 Tyson Avenue and 2317 Tague Avenue.

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING
CHAPTER 156 – "VEHICLES AND TRAFFIC,"
ARTICLE II – "TRAFFIC REGULATIONS," SECTION 14 – "STOP INTERSECTIONS"
ARTICLE III – "PARKING REGULATIONS"
SECTION 25 – "PARKING PROHIBITED AT ALL TIMES; NO PARKING BETWEEN SIGNS; NO PARKING HERE TO CORNER; PARKING PROHIBITED EXCEPT CERTAIN HOURS; NO STOPPING OR STANDING"
SECTION 28 – "SPECIAL PURPOSE PARKING ZONES"

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code ("Code") at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, pursuant to section 1502.10 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56510, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

WHEREAS, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56549, the Board of Commissioners has the authority to regulate traffic and parking; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 156 – "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 14 – "Stop Intersections,"

Article III – "Parking Regulations," at Section 25 – "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing" and Section 28 – "Special Purpose Parking Zones," should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. Chapter 156 – "Vehicles and Traffic," Article II, "Traffic Regulations," Section 14 – Stop Intersections shall be amended to **add** the following restrictions:

Stop Sign On	Direction of Travel	At Intersection of
Joyce Road	South	Osbourne Avenue

2. Chapter 156 – "Vehicles and Traffic," Article III – "Parking Regulations," Section 25 – "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing" shall be amended to **add** the following restrictions:

Name of Highway	**Side**	**Hours**	**Location**
Fairview Avenue	West	Except Sunday	From Rubicam Avenue to the property line on 1676 and 1678 Fairview Avenue.

3. Chapter 156 – "Vehicles and Traffic," Article III, "Parking Regulations," Section 28 – Special Purpose Parking Zones shall be amended to **remove** the following restrictions:

Name of Highway	**Authorized Purpose of Vehicle**	**Location**
Tyson Avenue	Handicapped Parking	300 Tyson Avenue
Tague Avenue	Handicapped Parking	2317 Tague Avenue

4. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

5. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____
Richard J. Manfredi, John Speigleman, President
Township Manager & Secretary

{00822611;v2}

ABINGTON TOWNSHIP
1176 OLD YORK ROAD,
ABINGTON, PENNSYLVANIA 19001-3713
P. 267.536.1024 F. 215.572.3935
www.abington.org

Office of the Treasurer
&
Tax Collector

JAY W. BLUMENTHAL

ABINGTON TOWNSHIP REVENUES
DEPOSITED INTO REPUBLIC BANK

APRIL 2021 & YEAR TO DATE

	This Month	Year to Date
Code Enforcement	97,102	345,105
Engineering	7,172	135,788
Finance Department	310,082	1,085,645
Finance ACHs & Credit Cds	1,004,781	6,058,416
Tax Office Real Estate Taxes	20,156,371	25,951,406
Fire Marshal's Office	6,754	13,547
Parks and Recreation	15,094	32,829
Plumbing	3,851	19,356
Police	17,369	96,210
Refuse	3,382	12,551
Tax Office		
Business Privilege Tax	1,343,259	2,187,781
Mercantile Tax	1,115,591	1,293,915
Local Services Tax	73,614	401,302
Business Tax Audits	0	0
Tax Office Total	2,532,464	3,882,998
TOTALS	24,154,421	37,633,851
LAST YEAR	18,208,451	33,488,168
INCREASE/(DECREASE)	5,945,970	4,145,683

MONTHLY REPORT

By The Abington Township Treasurer
To the Board of Commissioners

DEPOSITS OF REAL ESTATE TAXES AND FEES TRANSFERRED TO FINANCE DEPARTMENT

MONTH OF **April 2021** YEAR TO DATE

	RECEIPTS			
	Adjusted Assessments	Month	Year To Date	Balance To Collect
Township	13,522,172	9,249,320	11,774,281	1,747,891
Fire	3,164,713	2,164,746	2,755,707	409,006
Sewer Fees	7,831,687	5,106,250	6,945,586	886,101
Refuse Fees	5,031,618	3,636,055	4,475,832	555,786
TOTALS	29,550,190	20,156,371	25,951,406	3,598,784
PERCENTAGE	100%		88%	12%

COMMENTS:		
	April, 2020	16,270,769
	Increase	3,885,602

Respectfully Submitted,
Jay W. Blumenthal
Treasurer

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	FC-01-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Finance		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Expenditures/Salaries & Wages for March 2021

EXECUTIVE SUMMARY:

N/A

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the March 2021 expenditures in the amount of $1,302,055.00 and salaries and wages in the amount of $1,915,945.32, and authorizing the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of June 2021.

(Motion and Roll Call)

EXPENDITURES:

Total Payroll in March	1,915,945.32
Total Accounts Payable in March	1,302,055.00
Total Bank Wires	0.00
Less Void and Stop Payments	0.00
Total Payments	3,218,000.32

Bank wires (total included above) payable to:

US Bank	2013 G. O. Bond	0.00
Republic Bank	2017 G. O. Note	0.00
Delaware Valley Reg.	Digital Radio Fund	0.00
Total Wires		0.00

Voided checks:

0.00

Payroll Related Expenditures:	March	YTD
FICA Taxes	89,895.99	349,619.61
Hospitalization	352,105.86	1,053,275.04
Prescription	152,142.68	454,320.41
Dental	23,804.50	72,122.64
Disability and Life Insurance	11,246.72	33,635.18
Unemployment Compensation	0.00	0.00
	629,195.75	1,962,972.88

Lease Debt Obligation

Principal & Interest through 3/31/21 22,729.50

EXHIBIT "A"

Payee	Description		Amount
The major areas of expenditures in the month of March 2021 ($946,154.97 or 73%) were paid as follows:			
Fidelio Insurance Co.	March Dental Premium		9,531.63
DVHT	March Prescription		152,142.68
Delaware Valley Health	March Health & Dental Insurance Premium		346,062.22
United Healthcare	February	20,997.80	
	March	20,316.51	41,314.31
Boston Mutual	Life & Disability Insurance March		11,246.72
Berkheimer Tax Administrator	Earned Income Tax		19,319.78
Covanta	Solid Waste Disposal		80,114.09
ENVIREP	Peplacement Open Channel Grinder		18,976.00
J.P. Mascaro	Single Waste Streaming		18,814.82
McMahon	Jenkintown & Meetinghouse Design		15,946.04
Morton Salt	Road Salt		50,203.07
PECO	Traffic Signals	57,949.02	
	WWTP	25,436.66	
	Various Township Accounts	20,176.66	103,562.34
Riggins Fuel	Fuel for Township Fleet		52,796.27
Rudolph Clark, LLC	Retainer		10,500.00
Second Alarmers	Monthly Services		15,625.00
		Total	946,154.97

TABLE A	
If Budget Number Begins With:	The Fund Name Is:
01	General Fund
02	Sewer Operations
03	Highway Aid
05	Health Care Fund
06	Grant Fund
07	Permanent Improvement Fund
08	Parks Capital
10	Tuition Reimbursement
12	Clearing Fund
13	Workers' Compensation
14	Refuse Fund
15	Main Street Mgr./Economic Dvlpmnt.. Fund
16	S.I.U.
17	Sewer Capital

TABLE B	
Department Codes in General Fund (Example 01-**01**-002-0101 = Administration)	
Administration	01
Tax Collector	02
Police	04
Finance	05
Code Enforcement	06
Engineering	07
Community Development	08
WWTP	02-10
Public Works	13
Vehicle Maintenance	14
Fire Services	15
Library	23
Parks & Recreation	24
Miscellaneous (Administration)	27
Insurance	28
Debt Service	30

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66663	3/1/2021	00907	21ST CENTURY MEDIA	2110355 352 34		LEGAL ADVERTISING	
	YTD Amount: 2,868.83					LEGAL ADVERTISING	
						01-01-002-5303	2,868.83
						Total :	**2,868.83**
66664	3/1/2021	15969	AMAZON	14FG 9FVK 39F		20 MASKS - 8 BOXES - TOTAL OF	
	YTD Amount: 3,976.72				76999	20 masks - 8 boxes - total of 160 m	
						01-04-043-5323	380.00
						Total :	**380.00**
66665	3/1/2021	09670	BROWNELLS, INC	20636163.00		TAKEDOWN DETENTS, SELECTC	
	YTD Amount: 685.74				77044	takedown detents, selector detent,	
						01-04-056-5322	471.89
						Total :	**471.89**
66666	3/1/2021	05441	COMCAST CABLE	February		CABLE SERVICE YORK & HORAC	
	YTD Amount: 79.51					CABLE SERVICE YORK & HORAC	
						01-01-030-5305	33.70
						Total :	**33.70**
66667	3/1/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	346914048 346		MULTI-FOLD PAPER TOWES, TIS	
	YTD Amount: 4,205.64				76974	MULTI-FOLD PAPER TOWES, TIS	
						02-10-200-5318	111.17
						Total :	**111.17**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66668	3/1/2021	16424	EDUCODE REGISTAR, INTERNATIONAL (	SEMINAR		ONLINE SEMINARS FOR JON ME	
	YTD Amount:	360.00					
					77052	3 ONLINE VIRTUAL SEMINARS F(	
						01-06-084-5234	360.00
						Total :	**360.00**
66669	3/1/2021	10207	FBI - LEEDA	42380985-21		ANNUAL MEMBERSHIP FEES - C	
	YTD Amount:	100.00					
					76984	Annual membership fees - Chief m(	
						01-04-040-5301	50.00
						Total :	**50.00**
66670	3/1/2021	05767	IPMBA	MEMBERSHIP		SGT. HUMMEL - MEMBERSHIP	
	YTD Amount:	120.00					
					76988	Sgt. Hummel - membership	
						01-04-043-5323	60.00
						Total :	**60.00**
66671	3/1/2021	10249	ITSAVVY LLC	01238259		3 REPLACEMENT DESKTOPS FC	
	YTD Amount:	9,834.13					
					76592	3 replacement desktops for Police I	
						01-01-005-5322	1,972.56
				01240927 0123(		REMOTE WORK EQUIP. ADOBE /	
					76629	Remote work equip. Adobe Acrobat	
						07-01-500-7549	1,473.65
						Total :	**3,446.21**
66672	3/1/2021	13180	LITTLEFIELD, SHAUN	REIMBURSEME		CLASS REIMBURSEMENT	
	YTD Amount:	55.00					
						CLASS REIMBURSEMENT	
						01-06-081-5234	55.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66672	3/1/2021	13180	LITTLEFIELD, SHAUN	(Continued)		Total :	**55.00**
66673	3/1/2021 YTD Amount: 186.75	14414	MESSINA, JON	REIMBURSEME		BOOK REIMBURSEMENT	
						BOOK REIMBURSEMENT	
						01-06-084-5234	186.75
						Total :	**186.75**
66674	3/1/2021 YTD Amount: 1,620.00	16000	MITCHELL 1	25553677		VEHICLE MAINTENANCE PROGF	
					76919	VEHICLE MAINTENANCE PROGF	
						01-14-186-5304	1,620.00
						Total :	**1,620.00**
66675	3/1/2021 YTD Amount: 970.52	01034	NAPA AUTO PARTS	SEE ATTACHEL		WIPER MOTOR FOR #115 $89.44	
					76935	WIPER MOTOR FOR #115 $89.44	
						01-14-186-5304	205.35
					76959	RELAYS $85.12~	
						01-14-186-5304	124.60
						Total :	**329.95**
66676	3/1/2021 YTD Amount: 695.00	01157	NAT'L TACTICAL OFFICERS ASSOC	5814		POLICE TACTICAL UNIT TRAININ	
					76716	POLICE TACTICAL UNIT training c	
						01-04-056-5234	695.00
						Total :	**695.00**
66677	3/1/2021 YTD Amount: 173.00	03079	NSI LAB SOLUTIONS INC.	388344		MID LEVEL SOLIDS STD SOLUTI	
					76950	MID LEVEL SOLIDS STD SOLUTI	
						02-10-200-5335	173.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66677	3/1/2021	03079	NSI LAB SOLUTIONS INC.	(Continued)		Total :	**173.00**
66678	3/1/2021	13804	PA RURAL WATER	61698		TREATMENT PLANT OPERATOR	
	YTD Amount: 95.00				76928	TREATMENT PLANT OPERATOR	
						02-10-200-5234	95.00
						Total :	**95.00**
66679	3/1/2021	03683	PARK AUTO REPAIR INC.	1524		SNOW PLOW REPAIR PARTS FO	
	YTD Amount: 2,106.89				76937	SNOW PLOW REPAIR PARTS FO	
						01-14-186-5304	368.49
				1596		SNOW PLOW REPAIR PARTS	
					76954	SNOW PLOW REPAIR PARTS	
						03-13-148-5322	793.02
				47505		EMISSION TESTS	
					76933	EMISSION TESTS	
						01-14-186-5304	315.00
						Total :	**1,476.51**
66680	3/1/2021	14925	PAYMENT PROCESSING, PECO	JANUARY		GAS FOR ROUND HOUSE AT CRI	
	YTD Amount: 145.70					GAS SUPPLY FOR ROUND HOU	
						01-24-157-5308	69.85
						Total :	**69.85**
66681	3/1/2021	05910	PENNBOC	1408		PENNBOC 2021 MEMBERSHIP DI	
	YTD Amount: 255.00				77053	PENNBOC 2021 MEMBERSHIP DI	
						01-06-084-5234	85.00
						Total :	**85.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66682	3/1/2021	07071	PINNACLE TECHNOLOGIES INC	21-009		RIBBON FOR ID MACHINE	
	YTD Amount: 229.33						
					76775	ribbon for ID machine	
						01-04-053-5322	229.33
						Total :	**229.33**
66683	3/1/2021	12990	READY REFRESH	JANUARY		ALVERTHORPE MANOR	
	YTD Amount: 84.13						
						ALVERTHORPE MANOR	
						01-24-157-5311	48.44
						Total :	**48.44**
66684	3/1/2021	12991	READY REFRESH	JANUARY		ALVERTHORPE PARK	
	YTD Amount: 66.86						
						ALVERTHORPE PARK	
						01-24-157-5311	50.43
						Total :	**50.43**
66685	3/1/2021	09697	ROCK RIVER ARMS INC	870464		7 CHROME LINED BARRELS AND	
	YTD Amount: 1,509.00						
					76987	7 chrome lined barrels and shipping	
						01-04-056-5322	1,509.00
						Total :	**1,509.00**
66686	3/1/2021	00989	SAYRE, INC., G. L.	0197256		STEPS FOR #222 $385.00	
	YTD Amount: 1,087.57						
					76714	STEPS FOR #222 $385.00	
						01-14-186-5304	385.32
				0197548		AIR TANK & STRAPS FOR #114	
					76941	AIR TANK & STRAPS FOR #114	
						01-14-186-5304	473.18

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66686	3/1/2021	00989	SAYRE, INC., G. L.	(Continued)		Total :	**858.50**
66687	3/1/2021	15301	SHRED-IT USA	8181393689		SHRED EVENT	
	YTD Amount: 692.64					SHRED EVENT	
						14-12-103-5305	120.21
						Total :	**120.21**
66688	3/1/2021	01012	SPAHR-EVANS PRINTERS	32054		BUSINESS CARDS FOR SGT. UR	
	YTD Amount: 168.00				76820	Business cards for Sgt. Urban, J.	
						01-04-055-5303	168.00
						Total :	**168.00**
66689	3/1/2021	15923	SUPREME SAFETY	107492-		3M - MODEL # 9010 - 50 PER MAS	
	YTD Amount: 780.00				76997	3M - Model # 9010 - 50 per masks	
						01-04-043-5323	260.00
				107512 1		4 BOXES - 50 PER BOX N95 MOL	
					77009	4 boxes - 50 per box N95 model 90	
						01-04-043-5323	260.00
						Total :	**520.00**
66690	3/1/2021	13060	TRADS	348119		JANUARY 2021	
	YTD Amount: 164.60				76991	January 2021	
						01-04-053-5305	75.00
						Total :	**75.00**
66691	3/1/2021	14369	ULINE INC	12992222328		MOBILE STORAGE CABINET ANI	
	YTD Amount: 1,917.54						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66691	3/1/2021	14369	ULINE INC	(Continued)			
					76710	mobile storage cabinet and shippin	
						01-04-055-5300	440.02
						Total :	**440.02**
66692	3/1/2021	01028	VAN'S LOCK SHOP, INC	0000115036		FIX KEY STUCK IN DOOR TO EVI	
	YTD Amount:	1,009.96					
					76978	fix key stuck in door to evidence ba	
						01-04-062-5317	127.50
						Total :	**127.50**
66693	3/1/2021	00112	VERIZON	JAQN/FEB		JAN/FEB	
	YTD Amount:	922.04					
						TELEPHONE BILLINGS	
						01-24-153-5307	118.55
						TELEPHONE BILLINGS	
						03-13-146-5304	44.01
						Total :	**162.56**
66694	3/1/2021	04072	VERIZON	MARCH		MONTHLY CONDUIT RENTAL	
	YTD Amount:	210.33					
						MONTHLY CONDUIT RENTAL	
						01-01-002-5307	70.11
						Total :	**70.11**
66695	3/1/2021	07500	VILE, SUSAN ELIZABETH	02232021		TRANSCRIPTION/EDITING OF MI	
	YTD Amount:	2,042.50					
						Transcription/Editing of minutes BC	
						01-01-002-5305	182.75
						Transcription/Editing of minutes for	
						01-01-002-5305	172.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66695	3/1/2021	07500	VILE, SUSAN ELIZABETH	(Continued)		Total :	354.75
66696	3/1/2021	04379	WHITEMARSH POLICE DEPT.	ROVING PATRC		OP ROVING PATROL - WHITEMAI	
	YTD Amount:	777.78					
					76981	OP Roving Patrol - Whitemarsh 2/8	
						06-04-101-5333	432.10
						Total :	432.10

34 Vouchers for bank code : ap2 — **Bank total :** **17,733.81**

34 Vouchers in this report — **Total vouchers :** **17,733.81**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66697	3/4/2021	01306	ABINGTON TWP PUBLIC LIBRARY	ADULT LITERC'		ADULT LITERCY PROGRAM	
	YTD Amount:	25,916.39				ADULT LITERCY PROGRAM	
						01-23-072-5702	1,785.00
						Total :	**1,785.00**
66698	3/4/2021	00975	COMMONWEALTH OF PENNSYLVANIA	EXAM		PESTICIDE CORE EXAM	
	YTD Amount:	50.00				PESTICIDE CORE EXAM	
						01-24-150-5301	50.00
						Total :	**50.00**
66699	3/4/2021	01306	ABINGTON TWP PUBLIC LIBRARY	APPROPRIATE		LIBRARY APPROPRIATION	
	YTD Amount:	27,228.58				LIBRARY APPROPRIATION	
						01-23-072-5334	3,097.19
						Total :	**3,097.19**
66700	3/4/2021	02961	ACKER'S HARDWARE, INC.	2101 106747107		REPAIRS TO ALVERTHORPE PAF	
	YTD Amount:	116.24			77080	Repairs to Alverthorpe Park Shelter	
						01-24-151-5323	44.63
						Total :	**44.63**
66701	3/4/2021	05205	AMERICAN UNIFORM	211441-01		RANGER UNIFORMS	
	YTD Amount:	1,197.20			77018	Ranger Uniforms	
						01-24-159-5316	138.00
						Total :	**138.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66702	3/4/2021	05822	AQUA PENNSYLVANIA	FEBRUARY		1059 JENKINTOWN RD, MEETIN(	
	YTD Amount:	47.70				1059 Jenkintown Rd, Meetinghouse	
						01-24-157-5311	18.60
						Total :	**18.60**
66703	3/4/2021	13853	BDI	9501678308		2" HANGER BEARINGS FOR B-4	
	YTD Amount:	1,002.72					
					77050	2" HANGER BEARINGS FOR B-4	
						02-10-200-5304	110.26
						Total :	**110.26**
66704	3/4/2021	08346	BLUMENTHAL, JAY W	MONTHLY COM		511 taxes Commission	
	YTD Amount:	18,787.30					
						511 taxes Commission	
						01-02-021-5305	9,013.52
						Total :	**9,013.52**
66705	3/4/2021	07878	BUCKS COUNTY COMMUNITY COLLEGE	1000109		CONTRACTED SERVICES.~	
	YTD Amount:	1,350.00					
					77058	CONTRACTED SERVICES.~	
						01-15-064-5305	1,200.00
						Total :	**1,200.00**
66706	3/4/2021	06866	CENTER FOR PUBLIC SAFETY	05-15633		CONTRACTED SERVICES.~	
	YTD Amount:	1,825.00					
					77055	CONTRACTED SERVICES.~	
						01-15-064-5305	325.00
						Total :	**325.00**
66707	3/4/2021	13433	COMCAST	FEBRUARY		JANUARY ALVERTHORPE PARK (	
	YTD Amount:	611.24					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66707	3/4/2021	13433	COMCAST	(Continued)			
					76669	FEBRUARY ALVERTHORPE PARI	
						01-24-151-5305	200.59
						Total :	**200.59**
66708	3/4/2021	06524	COMCAST BUSINESS	FEBRUARY		JANUARY PARKS DEPT PHONES	
	YTD Amount: 2,745.55						
					76672	FEBRUARY	
						01-24-150-5307	246.09
					76672	FEBRUARY	
						01-24-151-5307	124.98
					76672	FEBRUARY	
						01-24-152-5307	141.88
					76672	FEBRUARY	
						01-24-155-5307	403.65
						Total :	**916.60**
66709	3/4/2021	05860	COMCAST CABLE	FEBRAURY		MARCH ARDSLEY COMMUNITY (	
	YTD Amount: 636.24						
					76745	March ARDSLEY COMMUNITY CE	
						01-24-152-5305	205.59
						Total :	**205.59**
66710	3/4/2021	05894	COMCAST CABLE	MARCH		MARCH MONTHLY CABLE 515 MI	
	YTD Amount: 634.88						
					76671	MARCH MONTHLY CABLE 515 MI	
						01-24-150-5302	215.13
						Total :	**215.13**
66711	3/4/2021	07316	COMCAST CABLE	MARCH		JANUARY CABLE SERVICE CRES	
	YTD Amount: 370.05						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66711	3/4/2021	07316	COMCAST CABLE	(Continued)			
					76660	MARCH CABLE SERVICE CREST	
						01-24-153-5305	123.35
						Total :	**123.35**
66712	3/4/2021	07317	COMCAST CABLE	MARCH		MARCH CABLE SERVICE PENBR	
	YTD Amount:	370.05					
					76670	MARCH CABLE SERVICE PENBR	
						01-24-154-5305	123.35
						Total :	**123.35**
66713	3/4/2021	00975	COMMONWEALTH OF PENNSYLVANIA	EXAM		PESTICIDE CORE EXAM FOR W.	
	YTD Amount:	50.00					
						PESTICIDE CORE EXAM FOR W.	
						01-24-150-5301	50.00
						Total :	**50.00**
66714	3/4/2021	03261	CONROY'S CLEANING INC	JANUARY		CLEANING SERVICE-JANUARY -	
	YTD Amount:	4,355.00					
					77068	CLEANING SERVICE-January - $1	
						01-01-030-5305	1,290.00
						Total :	**1,290.00**
66715	3/4/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	3469140495 14(		PENS, SCISSORS, BATTERIES, A	
	YTD Amount:	4,337.97					
					76865	Pens, scissors, batteries, address l	
						01-24-150-5300	81.18

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66715	3/4/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	(Continued)			
				3469619734 973		OFFICE SUPPLIES FOR FINANCE	
					76921	9 X 12 envelopes	
						01-05-010-5300	6.91
					76921	10 X 13 envelopes	
						01-05-010-5300	9.13
					76921	monthly dividers	
						01-05-010-5300	5.00
					76921	correction tape	
						01-05-010-5300	8.92
					76921	calculator	
						01-05-010-5300	6.38
					76921	small post-it notes	
						01-05-010-5300	3.29
					76921	steno books	
						01-05-010-5300	6.65
					76921	1/3 cut folders	
						01-05-010-5300	4.87
						Total :	**132.33**
66716	3/4/2021	13240	DIAMOND, SHERRIE	REIMBURSEME		PAYROLL REIMBURSEMENT	
	YTD Amount:	50.32					
						PAYROLL REIMBURSEMENT	
						01-00-000-2052	50.32
						Total :	**50.32**
66717	3/4/2021	00419	FEDERAL EXPRESS	5-403-55311		OVERNIGHT MAILINGS	
	YTD Amount:	132.45					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66717	3/4/2021	00419	FEDERAL EXPRESS	(Continued)			
						OVERNIGHT MAILINGS	
						01-01-002-5306	70.43
						Total :	**70.43**
66718	3/4/2021	05261	FIRE PROTECTION PUBLICATIONS	172098		CONTRACTED SERVICES.~	
	YTD Amount: 399.00						
					77059	CONTRACTED SERVICES.~	
						01-15-064-5305	399.00
						Total :	**399.00**
66719	3/4/2021	13759	FORCE SCIENCE INSTITUTE	REGISTRATION		REGISTRATION FOR SGT. BLEI -	
	YTD Amount: 1,650.00						
					77076	Registration for Sgt. Blei - Use of	
						01-04-056-5234	1,650.00
						Total :	**1,650.00**
66720	3/4/2021	00512	GEPPERT INC., WILLIAM A	70974		CRESTMONT POOL REPAIRS	
	YTD Amount: 7,379.68						
					77014	Crestmont Pool Repairs	
						01-24-153-5317	10.28
						Total :	**10.28**
66721	3/4/2021	01069	GLENSIDE LAWN & GARDEN, INC.	52282		REPAIRS TO SNOWBLOWERS	
	YTD Amount: 4,296.24						
					77017	Repairs to snowblowers	
						01-24-158-5322	656.20
						Total :	**656.20**
66722	3/4/2021	13848	HARTFORD, THE	P000735699		WHOLE LIFE POLICY	
	YTD Amount: 3,211.73						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66722	3/4/2021	13848	HARTFORD, THE	(Continued)			
						WHOLE LIFE POLICY	
						14-12-105-5215	3,211.73
						Total :	**3,211.73**
66723	3/4/2021	13203	HIRSCHBERG MECHANICAL	29017-A		REPAIRS TO 2160 WOODLAND A	
	YTD Amount:	725.00					
					77019	Repairs to 2160 Woodland Ave. fur	
						01-24-157-5317	725.00
						Total :	**725.00**
66724	3/4/2021	00851	HOME DEPOT CREDIT SERVICES	7080446		METAL MAILBOX FOR WWTP	
	YTD Amount:	10,474.40					
					77048	METAL MAILBOX FOR WWTP	
						02-10-200-5322	19.48
				9013006		CRESTMONT POOL RESTROOM	
					77012	Crestmont Pool restroom repairs	
						01-24-153-5317	139.46
						Total :	**158.94**
66725	3/4/2021	09182	IAFC MEMBERSHIP	69633		CONTRACTED SERVICES.~	
	YTD Amount:	97.50					
					77054	CONTRACTED SERVICES.~	
						01-15-064-5305	97.50
						Total :	**97.50**
66726	3/4/2021	10249	ITSAVVY LLC	8298 7949 9781		REPLACEMENT DESKTOPS, WIN	
	YTD Amount:	12,149.57					
					77010	replacement desktops, windows 10	
						01-01-005-5322	2,315.44
						Total :	**2,315.44**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66727	3/4/2021	00844	KÛFEN MOTOR PUMP TECHNOLOGIES	SS10322		2 - NEW MOTORS 1HP 3600 480 '	
	YTD Amount:	649.92					
					77049	2 - NEW MOTORS 1HP 3600 480 '	
						02-10-200-5304	649.92
						Total :	**649.92**
66728	3/4/2021	01738	LUKENS & WOLF LLC	3296		APPRASIAL SERVICE	
	YTD Amount:	3,453.90					
						APPRASIAL SERVICE	
						01-01-003-5202	1,790.35
						Total :	**1,790.35**
66729	3/4/2021	01200	McMAHON ASSOCIATES, INC.	175638		MEETINGHOUSE AND FOX CHAS	
	YTD Amount:	57,959.25					
						MEETINGHOUSE AND FOX CHAS	
						06-13-018-5305	2,119.30
				176022		JENKINTOWN AND MEETINGHOI	
						JENKINTOWN AND MEETINGHOI	
						07-13-575-7570	13,826.74
						Total :	**15,946.04**
66730	3/4/2021	01034	NAPA AUTO PARTS	4607 611333		TRAILER ADAPTER PART	
	YTD Amount:	981.99					
					77013	Trailer adapter part	
						01-24-158-5322	11.47
						Total :	**11.47**
66731	3/4/2021	05628	NATIONAL ENTERTAINMENT INC.	210219012		TOY FILLED EGGS (2,000)	
	YTD Amount:	250.00					
					77045	Toy filled eggs (2,000)	
						01-24-151-5324	250.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66731	3/4/2021	05628	NATIONAL ENTERTAINMENT INC.	(Continued)		Total :	**250.00**
66732	3/4/2021	08537	OFFICE DEPOT	151090605001		MASKS AND CLEANING WIPES	
	YTD Amount: 995.40				76835	Masks and cleaning wipes	
						01-24-157-5318	130.98
				152158924001		MASKS, SANITIZING WIPES, ANI	
					76837	Masks, sanitizing wipes, and	
						01-24-153-5324	141.45
					76837	Masks, sanitizing wipes, and	
						01-24-154-5324	141.46
					76837	Masks, sanitizing wipes, and	
						01-24-156-5324	342.89
				1535709730001		DISINFECTANT SPRAY, THREE H	
					76866	Disinfectant spray, three hole puncl	
						01-24-150-5300	31.99
						Total :	**788.77**
66733	3/4/2021	11465	PA DEPT OF LABOR & INDUSTRY-B'	10263		PRESSURE VESSEL & BOILER C	
	YTD Amount: 332.70						
					77063	PRESSURE VESSEL & BOILER C	
						02-10-200-5317	165.81
						Total :	**165.81**
66734	3/4/2021	03216	PECO ENERGY COMPANY	JANUARY		MONTHLY WWTP ELECTRIC	
	YTD Amount: 53,152.66						
						WWTP PECO BILLINGS	
						02-10-200-5308	20,099.48
						WWTP PECO BILLINGS	
						02-10-203-5308	5,337.18

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66734	3/4/2021	03216	PECO ENERGY COMPANY	(Continued)		**Total :**	**25,436.66**
66735	3/4/2021	07114	PLYMOUTH MATERIALS INC	302419		CALCIUM CHLORIDE PELLETS	
	YTD Amount: 2,100.00				76989	Calcium Chloride Pellets	
						01-24-158-5323	420.00
				302503		CALCIUM CHLORIDE PELLETS	
					76990	Calcium Chloride Pellets	
						01-24-158-5323	840.00
						Total :	**1,260.00**
66736	3/4/2021	00962	PRIMEX CENTERS, INC.	2-041574		CALCIUM SALT FOR ICE REMOV/	
	YTD Amount: 1,031.70				77062	CALCIUM SALT FOR ICE REMOV/	
						02-10-203-5322	215.40
						Total :	**215.40**
66737	3/4/2021	05194	RODON SIGNS INC.	837		TWO (2) MAGNETS TO MEET AC	
	YTD Amount: 120.00				77072	Two (2) magnets to meet accredital	
						01-04-063-5300	120.00
						Total :	**120.00**
66738	3/4/2021	05053	SIGMA CONTROLS,INC.	029297		1 - RECALIBRATION AND DISPLA	
	YTD Amount: 1,514.45				77061	1 - RECALIBRATION AND DISPLA	
						02-10-203-5304	91.95
						Total :	**91.95**
66739	3/4/2021	05892	SIMPSON, ANDREA	REIMBURSEME		PAYROLL REIMBURSEMENT	
	YTD Amount: 50.32						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66739	3/4/2021	05892	SIMPSON, ANDREA	(Continued)			
						PAYROLL REIMBURSEMENT	
						01-00-000-2052	50.32
						Total :	**50.32**
66740	3/4/2021	16432	SWEENEY, JOAN	REIMBURSEME		PAYROLL REIMBURSEMENT	
	YTD Amount:	50.32					
						PAYROLL REIMBURSEMENT	
						01-00-000-2052	50.32
						Total :	**50.32**
66741	3/4/2021	05748	SYNAGRO TECHNOLOGIES INC	20046		BIOSOLIDS DISPOSAL PER BID F	
	YTD Amount:	25,931.44					
					77066	BIOSOLIDS DISPOSAL PER BID F	
						02-10-200-5305	6,462.93
						Total :	**6,462.93**
66742	3/4/2021	16426	THE CONFIDANTE	126025701		HOTEL - SGT BLEI - FORCE SCIE	
	YTD Amount:	1,179.90					
					77077	Hotel - Sgt Blei - Force Science	
						01-04-056-5234	1,179.90
						Total :	**1,179.90**
66743	3/4/2021	14228	UNIFIRST	B125901		TOWNSHIP FIRST AID BOXES TC	
	YTD Amount:	72.06					
					77070	Township First Aid Boxes to be Che	
						01-01-002-5300	72.06
						Total :	**72.06**
66744	3/4/2021	15874	UNITEDHEALTHCARE	FEBRUARY		RETIREES & COBRA MEIDCARE	
	YTD Amount:	41,516.58					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66744	3/4/2021	15874	UNITEDHEALTHCARE	(Continued)			
						Police-No Prescription	
						05-01-028-5111 Police-With Prescription	1,750.85
						05-01-028-5111 Non-Police-No Prescription	5,743.14
						05-01-029-5111 Non-Police-with Prescription	2,856.65
						05-01-029-5111 Cobra-No Prescription	10,462.86
						01-28-012-5111	184.30
						Total :	**20,997.80**
66745	3/4/2021	10015	USDA, APHIS WS	3003715511		GOOSE MANAGEMENT	
	YTD Amount: 1,613.33						
					77081	Goose Management	
						01-24-157-5305	986.92
						Total :	**986.92**
66746	3/4/2021	01028	VAN'S LOCK SHOP, INC	00001115187		DUPLICATE KEYS	
	YTD Amount: 1,047.88						
					77015	Duplicate Keys	
						01-24-157-5305	37.92
						Total :	**37.92**
66747	3/4/2021	07500	VILE, SUSAN ELIZABETH	FINANCE		TRANSCRIPTION/EDITING OF MI	
	YTD Amount: 2,268.25						
						Transcription/Editing of minutes	
						01-01-002-5305	225.75
						Total :	**225.75**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
66748	3/4/2021	01032 WEINSTEIN SUPPLY CORP.	S026651783.00		SAW BLADE AND BRASS CAP	
	YTD Amount: 102.61					
				77020	Saw blade and brass cap	
					01-24-157-5323	17.95
					Total :	17.95

52 Vouchers for bank code : ap2 — Bank total : 105,192.22

52 Vouchers in this report — Total vouchers : 105,192.22

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66749	3/9/2021	00523	ASSOC OF NATURE CENTER ADMIN	MEMBERSHIP		YEARLY MEMBERSHIP RENEWA	
	YTD Amount:	120.00					
					77114	Yearly membership renewal.	
						01-24-155-5301	120.00
						Total :	**120.00**
66750	3/9/2021	07723	AUCH PRINTING, INC.	11657		TRAINING.~	
	YTD Amount:	250.00					
					77106	TRAINING.~	
						01-15-057-5234	250.00
						Total :	**250.00**
66751	3/9/2021	12432	CINTAS	JANUARY		UNIFORMS FOR VEHICLE MAINT	
	YTD Amount:	1,182.47					
					76985	UNIFORMS FOR VEHICLE MAINT	
						01-14-180-5316	344.48
						Total :	**344.48**
66752	3/9/2021	13415	COMCAST	FEBRUARY		8499 10 138 0274354	
	YTD Amount:	122.68					
						HIGHWAY PUBLIC WORKS	
						01-13-130-5305	41.60
						Total :	**41.60**
66753	3/9/2021	14883	COMCAST	MARCH		FAX LINES FOR TOWNSHIP BUII	
	YTD Amount:	1,933.82					
						MODEM FOR TOWNSHIP BUILDI	
						01-01-005-5305	642.64
						Total :	**642.64**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66754	3/9/2021	15382	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR TWP BUILDIN(	
	YTD Amount:	2,041.16				GAS SUPPLY FOR TWP BUILDIN(	
						01-01-030-5308	951.17
						Total :	**951.17**
66755	3/9/2021	15417	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR PARKS	
	YTD Amount:	63.84				GAS SUPPLY FOR PARKS	
						01-24-157-5308	3.95
						Total :	**3.95**
66756	3/9/2021	15419	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR BBNC	
	YTD Amount:	405.88				GAS SUPPLY FOR BBNC	
						01-24-155-5308	164.32
						Total :	**164.32**
66757	3/9/2021	15420	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR ACC	
	YTD Amount:	3,992.55				GAS SUPPLY FOR ACC	
						01-24-152-5308	1,578.43
						Total :	**1,578.43**
66758	3/9/2021	15421	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR FLORY LANE	
	YTD Amount:	1,670.28				GAS SUPPLY FOR FLORY LANE	
						01-13-130-5308	794.75
						Total :	**794.75**
66759	3/9/2021	15422	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR WWTP	
	YTD Amount:	2,091.63					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66759	3/9/2021	15422	CONSTELLATION NEW ENERGY	(Continued)			
						GAS SUPPLY FOR WWTP	
						02-10-200-5308	777.36
						GAS SUPPLY FOR WWTP	
						02-10-203-5308	186.84
						Total :	**964.20**
66760	3/9/2021	15424	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR TRAINING CEI	
	YTD Amount:	1,013.68					
						GAS SUPPLY FOR TRAINING CEI	
						01-04-062-5308	438.86
						Total :	**438.86**
66761	3/9/2021	15426	CONSTELLATION NEW ENERGY	JANUARY		GAS SUPPLY FOR CRESTMONT	
	YTD Amount:	89.99					
						GAS SUPPLY FOR CRESTMONT	
						01-24-157-5308	40.29
						Total :	**40.29**
66762	3/9/2021	00290	DAVIDHEISER'S INC.	24085		INVOICE 24085 - 28 STOPWATCH	
	YTD Amount:	865.00					
					77122	Invoice 24085 - 28 stopwatches tes	
						01-04-048-5304	523.00
						Total :	**523.00**
66763	3/9/2021	14145	ENVIREP, INC.	72306		VOGEISANG GRINDER HYDRAUI	
	YTD Amount:	6,400.00					
					77088	VOGEISANG GRINDER HYDRAUI	
						17-10-851-7516	6,400.00
						Total :	**6,400.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66764	3/9/2021	00419	FEDERAL EXPRESS	5-403-55311		OVERNIGHT MAILINGS	
	YTD Amount:	199.80				OVERNIGHT MAILINGS	
						01-01-002-5306	67.35
						Total :	**67.35**
66765	3/9/2021	15662	FERGUSON PLUMBING COMP.	5692553		ATFD FIRE TRAINING FACILITY.	
	YTD Amount:	218.28					
					76798	ATFD Fire Training Facility. Four (4	
						01-15-064-5322	50.01
						Total :	**50.01**
66766	3/9/2021	00462	FRIENDS OF BRIAR BUSH	REIMBURSEME		MONTHLY FEE FOR ONLINE SOF	
	YTD Amount:	1,629.92					
					77113	Monthly fee for online software	
						01-24-155-5304	412.50
					77113	Basking reptile spot lamps and anir	
						01-24-155-5323	126.92
					77113	Animal food.	
						01-24-155-5323	49.95
					77113	Birdseed for feeders.	
						01-24-155-5323	50.97
						Total :	**640.34**
66767	3/9/2021	00512	GEPPERT INC., WILLIAM A	see list		RENOVATION SUPPLIES FOR BC	
	YTD Amount:	7,588.79					
					77225	Renovation Supplies for Board Roo	
						07-01-500-7546	209.11
						Total :	**209.11**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66768	3/9/2021	13203	HIRSCHBERG MECHANICAL	28874 A		TOWNSHIP LOBBY HEAT REPAIF	
	YTD Amount:	1,309.00			77115	Township Lobby Heat Repair - $58	
						01-01-030-5317	584.00
						Total :	**584.00**
66769	3/9/2021	10249	ITSAVVY LLC	01241987 7142		2 LAPTOPS, ADDITIONAL SCREE	
	YTD Amount:	14,556.34			76777	2 laptops, additional screens	
						07-01-500-7549	2,406.77
						Total :	**2,406.77**
66770	3/9/2021	16427	LAW ENFORCEMENT CONSULTING LLC,	1021		MONTHLY TRAINING WITH CHRI	
	YTD Amount:	2,500.00			77117	Monthly training with Chris Boyle	
						01-04-056-5234	2,500.00
						Total :	**2,500.00**
66771	3/9/2021	16431	LEAF	March		COPIER IN FINANCE OFFICE	
	YTD Amount:	304.00				COPIER FOR FINANCE OFFICE A	
						01-30-011-5213	304.00
						Total :	**304.00**
66772	3/9/2021	02900	LOWER MORELAND POLICE DEPT.	ROVING PATRC		OP - ROVING 2/4/2021 VOLKERT	
	YTD Amount:	1,067.28					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66772	3/9/2021	02900	LOWER MORELAND POLICE DEPT.	(Continued)			
					77121	OP - Roving 2/4/2021 Volkert	
						06-04-101-5333	126.46
					77121	OP - Roving 2/5/2021 Samules	
						06-04-101-5333	150.66
					77121	OP Roving - 2/17/2021 Rolon	
						06-04-101-5333	213.39
					77121	OP Roving - 2/19/2021 Hochwind	
						06-04-101-5333	259.53
						Total :	**750.04**
66773	3/9/2021	05516	LOWE'S BUSINESS ACCOUNT	907738` 902788		LEVELOR ORDERED FOR CARPI	
	YTD Amount:	1,354.38					
						LEVELOR ORDERED FOR CARPI	
						07-01-500-7546	77.67
						WHITE LATTICE	
						01-01-030-5317	23.68
				907769 908558		SUPPLIES FOR PUBLIC WORKS	
						SUPPLIES FOR PUBLIC WORKS	
						01-13-131-5323	153.75
						Total :	**255.10**
66774	3/9/2021	09136	MASON CO., INC., W.B.	217769436		DISPOSABLE FACE MASKS AND	
	YTD Amount:	2,169.72					
					77112	Disposable face masks and vinyl pc	
						01-24-155-5323	51.96
						Total :	**51.96**
66775	3/9/2021	11417	MCATO	DUES		ANNUAL DUES	
	YTD Amount:	553.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66775	3/9/2021	11417	MCATO	(Continued)			
						ANNUAL DUES	
						01-01-002-5301	553.00
						Total :	**553.00**
66776	3/9/2021	11845	MOYER INDOOR/OUTDOOR	113747		BI- MONTHLY PEST CONTROL F(	
	YTD Amount:	1,060.50					
					76986	BI- MONTHLY PEST CONTROL F(	
						14-12-101-5320	320.00
						Total :	**320.00**
66777	3/9/2021	16429	NATIONAL ACADEMY ASSOCIATES, FBI	147331		REGISTRATION FOR FBINAA CO	
	YTD Amount:	525.00					
					77123	Registration for FBINAA Conferenc	
						01-04-040-5234	525.00
						Total :	**525.00**
66778	3/9/2021	08736	NFPA	MEMBERSHIP		ASSOCIATION DUES & SEMINAR	
	YTD Amount:	1,520.50					
					77108	ASSOCIATION DUES & SEMINAR	
						01-15-057-5301	175.00
						Total :	**175.00**
66779	3/9/2021	03020	PA CHIEFS OF POLICE ASSOC	REGISTRATION		REGISTRATION AND BANQUET F	
	YTD Amount:	8,460.00					
					77126	Registration and banquet for PA Ch	
						01-04-040-5234	425.00
						Total :	**425.00**
66780	3/9/2021	04032	PREMIUM CLEANING SERVICE CORP	510635		GENERAL CLEANING FEE	
	YTD Amount:	1,665.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66780	3/9/2021	04032	PREMIUM CLEANING SERVICE CORP	(Continued)			
					76654	General Cleaning Fee	
						01-24-157-5305	150.00
						Total :	**150.00**
66781	3/9/2021	01732	REDEVELOPMENT AUTHORITY OF	01/21/2021		YORK & SUSQUEHANNA RDS	
	YTD Amount: 52.50						
						YORK & SUSQUEHANNA RDS	
						01-01-003-5201	52.50
						Total :	**52.50**
66782	3/9/2021	13056	REPUBLIC SERVICES INC	3 0320 0036735		DISPOSAL OF GRIT AND SCREEI	
	YTD Amount: 1,218.00						
					76754	DISPOSAL OF GRIT AND SCREEI	
						02-10-200-5305	1,218.00
						Total :	**1,218.00**
66783	3/9/2021	01012	SPAHR-EVANS PRINTERS	32072		BUSINESS CARDS FOR OFC. TO	
	YTD Amount: 294.00						
					76992	Business cards for Ofc. Townsend,	
						01-04-055-5303	126.00
						Total :	**126.00**
66784	3/9/2021	06102	SPOK	FEBRUARY		MONTHLY PAGING SERVICES	
	YTD Amount: 108.61						
						Parks paging services	
						01-24-150-5307	18.46
						Wastewater paging services	
						02-10-200-5307	17.89
						Total :	**36.35**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66785	3/9/2021	03986	SPRINGFIELD POLICE DEPT.	ROVING PATRC		ROVING PATROL - 2/12/2021 BOC	
	YTD Amount:	1,533.74					
					77129	Roving Patrol - 2/12/2021 Boone	
						06-04-101-5333	246.15
					77129	OP Roving Patrol - 2/16/2021 Wiley	
						06-04-101-5333	78.90
					77129	Roving Patrol - 2/19/2021 Wiley	
						06-04-101-5333	315.60
					77129	Roving Patrol 2/19/2021 Craig	
						06-04-101-5333	325.04
					77129	Roving Patrol 2/20/2021 Boone	
						06-04-101-5333	246.15
						Total :	**1,211.84**
66786	3/9/2021	13594	TANGIBL CONSULTING, LLC	20-1124		ELECTRICAL POWER SYSTEM S	
	YTD Amount:	24,705.00					
					77090	ELECTRICAL POWER SYSTEM S	
						02-00-000-7512	6,420.00
						Total :	**6,420.00**
66787	3/9/2021	15331	ULINE	129773139		3 - H-2461L CABINET DOLLY -36)	
	YTD Amount:	288.76					
					76902	3 - H-2461L Cabinet Dolly -36 x 18	
						01-04-055-5300	260.26
						Total :	**260.26**
66788	3/9/2021	11996	USALCO	20183895		BULK DELPAC 1525 FOR PHOPH	
	YTD Amount:	16,794.54					
					76803	BULK DELPAC 1525 FOR PHOPH	
						02-10-200-5326	8,187.48

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66788	3/9/2021	11996	USALCO	(Continued)		Total :	**8,187.48**
66789	3/9/2021	14709	VECTOR SECURITY	67443750		MONTHLY MONITORING FEE.	
	YTD Amount:	383.85					
					77111	Monthly monitoring fee.	
						01-24-155-5305	92.95
						Total :	**92.95**
66790	3/9/2021	03210	VERIZON	LONG DISTANC		Long Dist Centrex lines outside twp	
	YTD Amount:	57.69					
						Long Dist Centrex lines outside twp	
						01-01-002-5307 Long Dist Centrex lines outside twp	14.16
						02-10-200-5307 Long Dist Centrex lines outside twp	4.19
						01-00-000-1300 FIRE DEPARTMENT	0.08
						01-15-064-5307	0.10
						Total :	**18.53**
66791	3/9/2021	04379	WHITEMARSH POLICE DEPT.	ROVING PATRC		OP ROVING PATROL - 2/20/2021 S	
	YTD Amount:	1,209.88					
					77130	OP Roving Patrol - 2/20/2021 Swee	
						06-04-101-5333	432.10
						Total :	**432.10**
43	**Vouchers for bank code :**		ap2			**Bank total :**	**41,280.38**
43	**Vouchers in this report**					**Total vouchers :**	**41,280.38**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66792	3/11/2021	00975	COMMONWEALTH OF PENNSYLVANIA	EXAM		LAWN & TURF EXAM	
	YTD Amount:	110.00				LAWN & TURF EXAM	
						01-24-150-5301	10.00
						Total :	**10.00**
66793	3/11/2021	15969	AMAZON	16tg dxmf ldyn		1- IPAD PRO 9.7" IPAD COVER	
	YTD Amount:	4,000.11			77046	1- ipad pro 9.7" ipad cover	
						01-04-053-5322	23.39
						Total :	**23.39**
66794	3/11/2021	15971	APS	00181000		SNOW CHAINS FOR TRIAXELS ~	
	YTD Amount:	8,057.56			77025	SNOW CHAINS FOR TRIAXELS ~	
						03-13-148-5322	1,042.50
						Total :	**1,042.50**
66795	3/11/2021	08369	ATLANTIC TACTICAL	SI 80727006		TAC RIFLES ~	
	YTD Amount:	1,961.85			76737	TAC rifles ~	
						01-04-043-5322	921.93
						Total :	**921.93**
66796	3/11/2021	01294	BEE BERGVALL & CO., INC.	30531		PROGRESS BILLING	
	YTD Amount:	11,700.00				PROGRESS BILLING	
						01-05-010-5205	5,000.00
						Total :	**5,000.00**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
66797	3/11/2021	00825 BERGEY'S INC.	SEE LIST		WHEEL FOR #124 $%472.90~	
	YTD Amount: 11,636.37					
				77035	WHEEL FOR #124 $%472.90~	
					01-14-186-5304	727.23
					Total :	**727.23**
66798	3/11/2021	07170 BERKHEIMER TAX ADMINISTRATOR	FEBRUARY		EIT Commission	
	YTD Amount: 25,933.45					
					EIT Commission	
					01-02-021-5305	19,319.78
					Total :	**19,319.78**
66799	3/11/2021	07829 BIASE LANDSCAPING LLC	BUS DISTRICT		REMOVE ALL CHRISTMAS DECO	
	YTD Amount: 7,532.70					
				77119	REMOVE ALL CHRISTMAS DECO	
					07-13-575-7574	700.00
					Total :	**700.00**
66800	3/11/2021	00707 BILLOWS ELECTRIC SUPPLY INC	5137420 01 513		TOWNSHIP MAILROOM SENSOR	
	YTD Amount: 7,889.85					
				77164	Township Mailroom Sensor and Me	
					01-01-030-5317	413.80
			5158585 00		(4) ALUMINUM LIGHT ARMS	
				77027	(4) ALUMINUM LIGHT ARMS	
					01-13-117-5320	290.92
					Total :	**704.72**
66801	3/11/2021	15896 BORTEK INDUSTRIES INC.	719111 00		BROOMS FOR #154 1447.44~	
	YTD Amount: 1,043.92					
				76713	BROOMS FOR #154 1447.44~	
					01-14-186-5304	744.40

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66801	3/11/2021	15896	BORTEK INDUSTRIES INC.	(Continued)		Total :	**744.40**
66802	3/11/2021	00187	BRYNER CHEVROLET INC.	948853 948906		HEADLIGHT CONNECTORS FOR	
	YTD Amount: 1,620.25						
					77036	HEADLIGHT CONNECTORS FOR	
						01-14-186-5304	51.65
						Total :	**51.65**
66803	3/11/2021	15889	CHAPMAN FORD OF HORSHAM	905089		RADIO CLOCK REPAIR FOR 29-1	
	YTD Amount: 180,214.36						
					77098	RADIO CLOCK REPAIR FOR 29-1	
						01-14-186-5304	100.00
						Total :	**100.00**
66804	3/11/2021	14979	COMCAST	FEBRUARY		NEW INTERNET SERVICE FOR T	
	YTD Amount: 10,434.49						
						PUBLIC WORKS, TRAINING CEN	
						01-01-002-5307	3,431.10
						Total :	**3,431.10**
66805	3/11/2021	08543	COMCAST CABLE	MARCH		SURVEILLANCE CAMERA REFUS	
	YTD Amount: 462.55						
						SURVEILLANCE CAMERA REFUS	
						14-12-103-5305	128.39
						Total :	**128.39**
66806	3/11/2021	12135	COMCAST CABLE	FEBRUARY		BRIAR BUSH NATURE CENTER C	
	YTD Amount: 770.70						
						CABLE FOR BRIAR BUSH	
						01-24-155-5305	253.91
						Total :	**253.91**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66807	3/11/2021	15313	COMCAST CABLE	MARCH		INTERNET FOR SPECIAL VIDEO.	
	YTD Amount:	138.50				TWP SPC VIDEO ACCOUNT	
						01-01-030-5305	49.50
						Total :	**49.50**
66808	3/11/2021	00975	COMMONWEALTH OF PENNSYLVANIA	EXAM		EXAM PEST CONTROL	
	YTD Amount:	110.00				EXAM PEST CONTROL	
						01-24-150-5301	10.00
						Total :	**10.00**
66809	3/11/2021	14145	ENVIREP, INC.	72305		REPLACEMENT OPEN CHANNEL	
	YTD Amount:	25,376.00			77089	REPLACEMENT OPEN CHANNEL	
						17-10-851-7516	18,976.00
						Total :	**18,976.00**
66810	3/11/2021	16436	ENVIRONMENTAL LANDSCAPE ASSOC.	REFUND		ESCROW REFUND	
	YTD Amount:	360.00				ESCROW REFUND	
						07-00-000-2445 ESCROW REFUND	250.00
						01-00-000-4340	110.00
						Total :	**360.00**
66811	3/11/2021	13114	FASTENAL COMPANY	PAWIG72049		SNOW PLOW BOLTS & NUTS	
	YTD Amount:	3,137.16			76788	SNOW PLOW BOLTS & NUTS	
						01-14-186-5304	355.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66811	3/11/2021	13114	FASTENAL COMPANY	(Continued)			
				SEE LIST		CABLE TIES $234.28~	
					77095	CABLE TIES $234.28~	
						01-14-186-5304	327.28
						Total :	**682.28**
66812	3/11/2021	01069	GLENSIDE LAWN & GARDEN, INC.	51728		DRAIN PLUG	
	YTD Amount:	4,346.51					
					77042	DRAIN PLUG	
						01-14-186-5304	3.87
				52544		SNOWBLOWER REPAIRS	
					77091	Snowblower repairs	
						01-24-158-5322	46.40
						Total :	**50.27**
66813	3/11/2021	04649	GLENSIDE YOUTH ATHLETIC	GRANT		FRIENDS OF GLENSIDE WELSOI	
	YTD Amount:	2,500.00					
						FRIENDS OF GLENSIDE WELDOI	
						01-01-002-5401	2,500.00
						Total :	**2,500.00**
66814	3/11/2021	01110	GRAINGER, INC.	858231855		4 - MAXXIMA DOME LIGHT,ROUN	
	YTD Amount:	2,735.46					
					77060	4 - MAXXIMA Dome Light,Round,R	
						01-04-043-5323	273.52
						Total :	**273.52**
66815	3/11/2021	00576	GRAN TURK EQUIPMENT CO INC	1141078 01		ARM PARTS FOR REFUSE TRUC	
	YTD Amount:	30,075.68					
					77038	ARM PARTS FOR REFUSE TRUC	
						01-14-186-5304	658.38

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66815	3/11/2021	00576	GRAN TURK EQUIPMENT CO INC	(Continued)		**Total :**	**658.38**
66816	3/11/2021	12348	J.P. MASCARO & SONS	000000551		FEBRURARY SNGLE AND COMIN	
	YTD Amount:	93,205.06				FEBRURARY SNGLE AND COMIN	
						14-12-103-5305	18,814.82
						Total :	**18,814.82**
66817	3/11/2021	03119	JOHN KENNEDY FORD JENKINTOWN	363393		ENGINE FOR #518	
	YTD Amount:	11,653.18					
					76880	ENGINE FOR #518	
						01-14-186-5304	4,500.00
				363504		SERVICE PARTS FOR #518 $180	
					76942	SERVICE PARTS FOR #518 $180	
						01-14-186-5304	1,806.81
				see list		TURN SIGNAL SWITCH FOR #33(	
					77024	TURN SIGNAL SWITCH FOR #33(	
						01-14-186-5304	684.77
					77034	`WIPER MOTORS FOR #336 $1(	
						01-14-186-5304	254.72
						Total :	**7,246.30**
66818	3/11/2021	15489	JONES, JORDAN	TRAVEL EXPEN		REIMBURSEMENT FOR MEALS, I	
	YTD Amount:	976.12					
					77160	Reimbursement for meals, hotel, ai	
						01-04-056-5234	976.12
						Total :	**976.12**
66819	3/11/2021	15041	KALAHARI RESORTS	HOTEL RESER\		HOTEL FOR CHIEF MOLLOY - PA	
	YTD Amount:	549.36					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66819	3/11/2021	15041	KALAHARI RESORTS	(Continued)			
					77127	Hotel for Chief Molloy - PA Chiefs	
						01-04-040-5234	549.36
						Total :	**549.36**
66820	3/11/2021	00920	KIRKLAND PRINTING, INC	47461		"ARTICLE" EVIDENCE CARDS	
	YTD Amount:	733.00					
					77134	"Article" Evidence Cards	
						01-04-053-5340	733.00
						Total :	**733.00**
66821	3/11/2021	07492	LERRO CORPORATION, THE	73901		RENEWAL FOR VIEBIT FOR MAR	
	YTD Amount:	1,788.00					
					77074	Renewal for Viebit for March 2021 f	
						01-01-005-5305	1,788.00
						Total :	**1,788.00**
66822	3/11/2021	12761	LITTLE, INC, ROBERT E.	04 802678		PARTS FOR JOHN DEER SNOW	
	YTD Amount:	263.41					
					77021	PARTS FOR JOHN DEER SNOW	
						01-14-186-5304	95.48
						Total :	**95.48**
66823	3/11/2021	02900	LOWER MORELAND POLICE DEPT.	ROVING PATRC		OP ROVING PATROL - 2/16/21 - S	
	YTD Amount:	1,990.09					
					77162	OP Roving Patrol - 2/16/21 - Sgt.	
						06-04-101-5333	259.53
					77162	AD Roving Patrol - 2/24/21 - Sgt.	
						06-04-100-5333	346.04
					77162	AD Roving Patrol - 2/26/21 - Cattie	
						06-04-100-5333	317.24

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66823	3/11/2021	02900	LOWER MORELAND POLICE DEPT.	(Continued)		Total :	**922.81**
66824	3/11/2021	07062	MANJARDI, MARK	02/16/2021		MINUTES ZONING HEARING BO/	
	YTD Amount:	2,680.00				MINUTES ZONING HEARING BO/	
						01-06-081-5305	530.00
						Total :	**530.00**
66825	3/11/2021	09136	MASON CO., INC., W.B.	217560711		10 PACKS OF MAILING LABELS~	
	YTD Amount:	2,243.32			76819	10 packs of mailing labels~	
						01-04-055-5300	73.60
						Total :	**73.60**
66826	3/11/2021	08257	MCDONALD UNIFORMS	194141		HONOR GUARD EQUIPMENT~	
	YTD Amount:	321.21			76891	Honor Guard Equipment~	
						01-04-043-5322	321.21
						Total :	**321.21**
66827	3/11/2021	03690	METRO ELEVATOR CO., INC.	108512		JANUARY'S MAINTENANCE CON	
	YTD Amount:	1,088.22			77132	January's Maintenance Contract - $	
						01-01-030-5305	90.62
						Total :	**90.62**
66828	3/11/2021	13218	MORTON SALT, INC.	SEE ATTACHEL		1000 TONS OF SALT	
	YTD Amount:	100,653.24			76927	1000 TONS OF SALT	
						03-13-140-5325	50,203.07
						Total :	**50,203.07**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66829	3/11/2021	00928	MUNICIPAL SUPPLY CO.,INC, U.S.	6178426		WIDE SWEEP BROOMS FOR #15	
	YTD Amount:	410.00					
					76738	WIDE SWEEP BROOMS FOR #15	
						01-14-186-5304	410.00
						Total :	**410.00**
66830	3/11/2021	01034	NAPA AUTO PARTS	SEE LIST		WIPER BLADES FOR #29-03 $11	
	YTD Amount:	1,257.01					
					77032	WIPER BLADES FOR #29-03 $11	
						01-14-186-5304	275.02
						Total :	**275.02**
66831	3/11/2021	03897	NORRIS SALES CO., INC.	456875		CHAINSAW, BARS, CHAINS $162	
	YTD Amount:	3,298.06					
					77096	CHAINSAW, BARS, CHAINS $162	
						01-14-186-5304	1,627.93
						Total :	**1,627.93**
66832	3/11/2021	08537	OFFICE DEPOT	SEE ATTACHEI		DISINFECTANT SPRAY, THREE H	
	YTD Amount:	1,120.16					
					76866	Disinfectant spray, three hole puncl	
						01-24-150-5300	124.76
						Total :	**124.76**
66833	3/11/2021	03683	PARK AUTO REPAIR INC.	1611		CUB GUARDS FOR WESTERN PI	
	YTD Amount:	3,206.89					
					77039	CUB GUARDS FOR WESTERN PI	
						03-13-148-5322	1,100.00
						Total :	**1,100.00**
66834	3/11/2021	14925	PAYMENT PROCESSING, PECO	FEBRUARY		GAS FOR ROUND HOUSE AT CR	
	YTD Amount:	255.18					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66834	3/11/2021	14925	PAYMENT PROCESSING, PECO	(Continued)			
						GAS SUPPLY FOR ROUND HOU	
						01-24-157-5308	109.48
						Total :	**109.48**
66835	3/11/2021	01889	PECO ENERGY	TRAFFIC LIGHT		TRAFFIC LIGHT ACCOUNT-DISTI	
	YTD Amount:	3,633.91					
						TRAFFIC LIGHT ACCOUNT-DISTI	
						03-13-146-5308	1,202.98
						Total :	**1,202.98**
66836	3/11/2021	01890	PECO ENERGY	JAN & FEB		STREET LIGHT ACCOUNT-DISTR	
	YTD Amount:	86,928.31					
						STREET LIGHT ACCOUNT-DISTR	
						03-13-146-5308	57,949.02
						Total :	**57,949.02**
66837	3/11/2021	15258	PIONEER AUTO BODY & REPAIR	1315		REAR TAILGATE REPAIR TO #29-	
	YTD Amount:	922.80					
					76718	REAR TAILGATE REPAIR TO #29-	
						01-14-186-5304	922.80
						Total :	**922.80**
66838	3/11/2021	01309	REIT LUBRICANTS CO.	1112420		GREASE KEG $372.19~	
	YTD Amount:	7,346.11					
					77026	GREASE KEG $372.19~	
						01-14-186-5310	945.48
						Total :	**945.48**
66839	3/11/2021	14105	RIGGINS, INC.	75039774		5019 GALLONS OF GAS FOR PC	
	YTD Amount:	94,948.49					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66839	3/11/2021	14105	RIGGINS, INC.	(Continued)			
					77033	5019 GALLONS OF GAS FOR PC	
						01-14-186-5310	8,979.49
				75039948		6002 GALLONS OF UNLEADED G	
					77023	6002 GALLONS OF UNLEADED G	
						01-14-186-5310	10,739.61
				75039949		5000 GALLONS OF DIESEL FUEL F	
					77022	5000 GALONS OF DIESEL FUEL F	
						01-14-186-5310	9,549.50
						Total :	**29,268.60**
66840	3/11/2021	11298	S2VERIFY, LLC	5127		BACKGROUND CHECK FOR POT	
	YTD Amount:	50.00					
					77133	background check for potential hire	
						01-04-040-5319	25.00
						Total :	**25.00**
66841	3/11/2021	00053	SAXON OFFICE TECHNOLOGY, INC.	101369		REPLACEMENT COLOR LASERJI	
	YTD Amount:	8,550.27					
					77011	REPLACEMENT COLOR LASERJI	
						01-01-005-5322	785.00
						Total :	**785.00**
66842	3/11/2021	00989	SAYRE, INC., G. L.	01p8207		STEP BRACKETS FOR #223 $40	
	YTD Amount:	1,489.19					
					77041	STEP BRACKETS FOR #223 $40	
						01-14-186-5304	401.62
						Total :	**401.62**
66843	3/11/2021	11505	SEKELEWSKI, GRACE	AT-04		JANUARY ZOOM MEETINGS	
	YTD Amount:	727.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66843	3/11/2021	11505	SEKELEWSKI, GRACE	(Continued)			
						JANUARY ZOOM MEETINGS	
						01-01-005-5305	324.00
						Total :	**324.00**
66844	3/11/2021	04607	SHAPIRO FIRE PROTECTION CO	12559		ANNUAL MAINTENANCE AND INS	
	YTD Amount:	1,518.79					
					77154	Annual Maintenance and Inspectior	
						01-24-157-5305	892.76
						Total :	**892.76**
66845	3/11/2021	01012	SPAHR-EVANS PRINTERS	32073		BUSINESS CARDS FOR FALLON	
	YTD Amount:	336.00					
					76998	business cards for Fallon	
						01-04-053-5340	42.00
						Total :	**42.00**
66846	3/11/2021	13060	TRADS	348119		FEB INVOICE	
	YTD Amount:	239.60					
					77155	Feb invoice	
						01-04-053-5305	75.00
						Total :	**75.00**
66847	3/11/2021	04380	UPPER DUBLIN POLICE DEPT.	ROVING PATRC		OP ROVING PATROL - 2/5/21 - NY	
	YTD Amount:	2,034.76					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66847	3/11/2021	04380	UPPER DUBLIN POLICE DEPT.	(Continued)			
					77161	OP Roving Patrol - 2/5/21 - Nyce	
						06-04-101-5333	329.19
					77161	OP Roving Patrol - 2/6/21 - Nyce	
						06-04-101-5333	329.19
					77161	AD Roving Patrol - 2/9/21 - Readin	
						06-04-100-5333	278.80
					77161	OP Roving Patrol - 2/12/21 - Readi	
						06-04-101-5333	209.10
					77161	OP Roving Patrol 2/13/21 - Pratt	
						06-04-101-5333	197.85
					77161	OP Roving Patrol - 2/19/21 - Nyce	
						06-04-101-5333	329.19
					77161	AD Roving Patrol - 2/22/21 - Bocha	
						06-04-100-5333	361.44
						Total :	**2,034.76**
66848	3/11/2021	15891	USPS	PARKS MAILIN(		MAILING FOR SPRING/SUMMER	
	YTD Amount:	3,900.02					
						MAILING FOR SPRING/SUMMER	
						01-24-153-5308	3,655.02
						Total :	**3,655.02**
66849	3/11/2021	01028	VAN'S LOCK SHOP, INC	0000115010		DEAD BOLT AND KEYS FOR GAR	
	YTD Amount:	1,152.27					
					77037	DEAD BOLT AND KEYS FOR GAR	
						01-14-186-5304	104.39
						Total :	**104.39**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66850	3/11/2021	00112	VERIZON	MARCH		TELEPHONE BILLINGS~	
	YTD Amount: 1,103.40						
						TELEPHONE BILLINGS~	
						03-13-146-5304 TELEPHONE BILLINGS pump stat	40.74
						02-10-203-5307	140.62
						Total :	**181.36**
66851	3/11/2021	16377	VERIZON	MARCH		DATA CONNECTION FOR POLICE	
	YTD Amount: 924.70						
						Data Connection for Police cars	
						01-04-055-5305	314.90
						Total :	**314.90**
66852	3/11/2021	08044	VERIZON WIRELESS	FEBRUARY		MONTHLY VERIZON WIRELESS	
	YTD Amount: 10,457.50						

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
66852	3/11/2021	08044 VERIZON WIRELESS	(Continued)			
					MONTHLY VERIZON WIRELESS~	
					01-00-000-2155 MONTHLY VERIZON WIRELESS~	280.96
					01-01-002-5307 MONTHLY VERIZON WIRELESS~	146.46
					01-04-040-5307 MONTHLY VERIZON WIRELESS~	1,077.90
					01-04-048-5323 MONTHLY VERIZON WIRELESS~	29.30
					01-15-092-5323 MONTHLY VERIZON WIRELESS~	102.76
					01-04-060-5323 MONTHLY VERIZON WIRELESS~	26.16
					01-07-110-5305 409.29MONTHLY VERIZON WIRE	51.80
					01-13-130-5305 MONTHLY VERIZON WIRELESS~	409.57
					01-15-057-5307 MONTHLY VERIZON WIRELESS~	131.82
					01-15-063-5307 MONTHLY VERIZON WIRELESS~	51.80
					01-24-150-5307 MONTHLY VERIZON WIRELESS~	103.60
					02-10-200-5307 MONTHLY VERIZON WIRELESS~	300.67
					14-12-100-5307	155.40

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66852	3/11/2021	08044	VERIZON WIRELESS	(Continued)			
						TECHNOLOGY	
						01-01-005-5322 POLICE CAR COMPUTERS - DAT.	320.08
						01-04-043-5323 EMAP IPAD 2	40.01
						01-15-092-5323 LIBRARY	40.01
						01-23-072-5334	32.33
						Total :	**3,300.63**
66853	3/11/2021	05142	WINTER EQUIP.CO.,INC	IV46847		20 SNOW PLOW MARKERS	
	YTD Amount: 575.20						
					76854	20 SNOW PLOW MARKERS	
						03-13-148-5322	575.20
						Total :	**575.20**
62 Vouchers for bank code : ap2						Bank total :	**245,711.05**
62 Vouchers in this report						Total vouchers :	**245,711.05**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66854	3/16/2021	02776	ARCHIE, JOHN	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	1,008.22				MEDICARE PREMIUM		
						05-01-028-5101		149.80
							Total :	**149.80**
66855	3/16/2021	10406	ARCHIE, MARGARET	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	406.50				REIMBURSE MEDICARE		
						05-01-028-5101		135.50
							Total :	**135.50**
66856	3/16/2021	08319	BOERNER, ALLEN P	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50				REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66857	3/16/2021	08164	BOERNER, SONJA M	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	442.50				REIMBURSE MEDICARE		
						05-01-028-5101		147.50
							Total :	**147.50**
66858	3/16/2021	09840	CILIBERTO, ANTHONY	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	580.38				REIMBURSE MEDICARE		
						05-01-028-5101		128.50
							Total :	**128.50**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66859	3/16/2021	12623	CILIBERTO, VIRGINA	MARCH		REIMBURSE MEIDCARE		
	YTD Amount: 445.60					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66860	3/16/2021	12622	CLARK, BARBARA	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66861	3/16/2021	03941	CLARK, CHARLES	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66862	3/16/2021	15653	CLARK, ELIZABETH	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80					REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66863	3/16/2021	14873	CLARK, KENNETH	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80					REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66864	3/16/2021	02273	CLEWELL, LOUIS, J	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50							

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Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66864	3/16/2021	02273	CLEWELL, LOUIS, J	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66865	3/16/2021	01618	CONOVER, JOSEPH	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	606.00						
						REIMBURSE MEIDCARE		
						05-01-028-5101		202.00
							Total :	**202.00**
66866	3/16/2021	14474	CONOVER, MARY	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	606.00						
						REIMBURSE MEDICARE		
						05-01-028-5101		202.00
							Total :	**202.00**
66867	3/16/2021	12984	CREEDEN, JOHN S.	MARCH		REIMBURSE MEIDCARE		
	YTD Amount:	442.50						
						RETIREES' REIMBURSEMENT		
						05-01-028-5101		147.50
							Total :	**147.50**
66868	3/16/2021	14248	CREEDEN, MARGARET	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE INSURANCE		
						05-01-028-5101		148.50
							Total :	**148.50**
66869	3/16/2021	01941	CRISTALDI, ANTHONY J	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66869	3/16/2021	01941	CRISTALDI, ANTHONY J	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66870	3/16/2021	11622	DARCY, MARY	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66871	3/16/2021	11772	DARCY, THOMAS	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	433.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		144.50
							Total :	**144.50**
66872	3/16/2021	03953	DAVIS SR., GLENN A	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66873	3/16/2021	13128	DAVIS, NANCY C.	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	400.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		133.50
							Total :	**133.50**
66874	3/16/2021	09673	DEAN, BRUCE L	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66874	3/16/2021	09673	DEAN, BRUCE L	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66875	3/16/2021	10130	EVANGELISTA, MICHAEL J	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	427.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		142.50
							Total :	**142.50**
66876	3/16/2021	11838	EVANGELISTA, VIRGINIA	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66877	3/16/2021	01596	HASLAM, BRUCE	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	867.60						
						REIMBURSE MEDICARE		
						05-01-028-5101		289.20
							Total :	**289.20**
66878	3/16/2021	15292	HASSON, PETE	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	406.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		135.50
							Total :	**135.50**
66879	3/16/2021	11179	HOLT, REGINA	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	299.70						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66879	3/16/2021	11179	HOLT, REGINA	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		99.90
							Total :	**99.90**
66880	3/16/2021	00107	HOLT, WILLIAM A	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 299.70							
						REIMBURSE MEDICARE		
						05-01-028-5101		99.90
							Total :	**99.90**
66881	3/16/2021	15293	HURTADO, JAMES	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66882	3/16/2021	02255	HUTCHINSON, GEORGE A	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80							
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66883	3/16/2021	03822	HUTCHINSON, JOAN L.	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80							
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66884	3/16/2021	14462	KELLY, AILEEN	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66884	3/16/2021	14462	KELLY, AILEEN	(Continued)				
						REIMBURSE MEIDCARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66885	3/16/2021	15294	KELLY, DONNA	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	560.70						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66886	3/16/2021	06154	KELLY, GERALD W	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	433.80						
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66887	3/16/2021	14739	KELLY, WILLIAM	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66888	3/16/2021	09404	LAMPHERE, KATHRYN	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66889	3/16/2021	04091	LAMPHERE, ROBERT	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66889	3/16/2021	04091	LAMPHERE, ROBERT	(Continued)			
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
66890	3/16/2021	16411	LEARY, JAMES	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	445.50					
						REIMBURSEMENT RETIREES IN	
						05-01-028-5101	148.50
						Total :	**148.50**
66891	3/16/2021	14871	LIVINGOOD, JOHN	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	661.10					
						REIMBURSE MEDICARE	
						05-01-028-5101	220.20
						Total :	**220.20**
66892	3/16/2021	14872	LIVINGOOD, MARYJANE	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	660.60					
						REIMBURSE MEIDCARE	
						05-01-028-5101	220.20
						Total :	**220.20**
66893	3/16/2021	14460	MANN, JOANNE	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	445.50					
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
66894	3/16/2021	15720	MANN, ROBERT	MARCH		REIMBURSE MEIDCARE	
	YTD Amount:	445.50					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66894	3/16/2021	15720	MANN, ROBERT	(Continued)				
						REIMBURSE MEIDCARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66895	3/16/2021	14798	MCCREARY, CHRISTINE	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						rEIMBURSE RETIREES MEDICAR		
						05-01-028-5101		148.50
							Total :	**148.50**
66896	3/16/2021	05904	McCREARY, KEVIN	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66897	3/16/2021	15324	MCNAMARA, CHERYL	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	660.60						
						REIMBURSE MEDICARE		
						05-01-028-5101		220.20
							Total :	**220.20**
66898	3/16/2021	14908	MCNAMARA, THOMAS	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	660.60						
						REIMBURSE MEDICARE		
						05-01-028-5101		220.20
							Total :	**220.20**
66899	3/16/2021	14489	MILETTO, MADELINE	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66899	3/16/2021	14489	MILETTO, MADELINE	(Continued)			
						REIMBURSE RETIREES INSURAI	
						05-01-028-5101	148.50
						Total :	**148.50**
66900	3/16/2021	13417	MILETTO, MICHAEL A	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	445.50					
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
66901	3/16/2021	16295	MOUAT, BRUCE	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	433.80					
						REIMBURSE MEDICARE	
						05-01-028-5101	144.60
						Total :	**144.60**
66902	3/16/2021	10131	MYERS, JOHN J	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	391.50					
						REIMBURSE MEDICARE	
						05-01-028-5101	130.50
						Total :	**130.50**
66903	3/16/2021	10226	MYERS, PAUL	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	445.50					
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
66904	3/16/2021	11621	MYERS, PETRA	MARCH		REIMBURSE MEDICARE	
	YTD Amount:	445.50					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66904	3/16/2021	11621	MYERS, PETRA	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66905	3/16/2021	14159	O'CONNOR, NANCY	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	406.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		135.50
							Total :	**135.50**
66906	3/16/2021	01805	PARKS, JOHN	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66907	3/16/2021	08918	QUINN, JOSEPH	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66908	3/16/2021	10954	QUINN, NANCY C	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	445.50						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66909	3/16/2021	12174	RICE, GEORGIANNA M	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	427.80						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66909	3/16/2021	12174	RICE, GEORGIANNA M	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		142.60
							Total :	**142.60**
66910	3/16/2021	12163	RICE, MELVIN	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80							
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66911	3/16/2021	11932	RIDGE, CAROL	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66912	3/16/2021	02538	RIDGE, PHILIP	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66913	3/16/2021	00943	STEIN, KENNETH	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 365.40							
						REIMBURSE MEDICARE		
						05-01-028-5101		121.80
							Total :	**121.80**
66914	3/16/2021	13756	STEIN, PATRICIA	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 402.00							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66914	3/16/2021	13756	STEIN, PATRICIA	(Continued)				
						MEDICARE REIMBURSEMENT		
						05-01-028-5101		134.00
							Total :	**134.00**
66915	3/16/2021	04528	TERRENZIO, JOSEPHINE M	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 376.50							
						REIMBURSE MEDICARE		
						05-01-028-5101		125.50
							Total :	**125.50**
66916	3/16/2021	02219	TERRENZIO, LOUIS A	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 412.50							
						REIMBURSE MEDICARE		
						05-01-028-5101		137.50
							Total :	**137.50**
66917	3/16/2021	05785	THOMPSON, JOHN F	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80							
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66918	3/16/2021	07364	THOMPSON, MARYANN T	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 433.80							
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66919	3/16/2021	01030	TOMLINSON, DAVID J	MARCH		REIMBURSE MEDICARE		
	YTD Amount: 445.50							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
66919	3/16/2021	01030	TOMLINSON, DAVID J	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
66920	3/16/2021	04527	TRUDEAU, MARIE A	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	314.70						
						REIMBURSE MEDICARE		
						05-01-028-5101		104.90
							Total :	**104.90**
66921	3/16/2021	01683	TRUDEAU, RONALD J	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	314.70						
						REIMBURSE MEDICARE		
						05-01-028-5101		104.90
							Total :	**104.90**
66922	3/16/2021	16294	WHITNEY, ANNE	MARCH		REIMBURSE MEDICARE		
	YTD Amount:	433.80						
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
66923	3/16/2021	01104	OF TOWNSHIP COMMISSIONERS, MONT	membership		YEARLY ASSOCIATION DUES		
	YTD Amount:	350.00						
						YEARLY ASSOCIATION DUES		
						01-01-001-5301		350.00
							Total :	**350.00**
66924	3/16/2021	15267	BOUCHER & JAMES, INC	95360		1200 OLD YORK RD GARAGE~		
	YTD Amount:	12,211.39						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66924	3/16/2021	15267	BOUCHER & JAMES, INC	(Continued)			
						1200 OLD YORK RD GARAGE~	
				95362		07-00-000-2451 REDSTONE AT BEADERWOOD REDSTONE AT BEADERWOOD	1,547.40
				95363		07-00-000-2442 1051 53 57 EASTON RD~ 1051 53 57 EASTON RD~	55.00
				95364		07-00-000-2451 966 968 OLD YORK RD 966 968 OLD YORK RD	899.20
				95365		07-00-000-2442 JOHNSON DEVELOPMENT ASSC JOHNSON DEVELOPMENT ASSC	1,677.50
				95368		07-00-000-2451 BELMONT AVE LOT LINE CONSO BELMONT AVE LOT LINE CONSO	686.30
						07-00-000-2436	264.00
						Total :	**5,129.40**
66925	3/16/2021	14688	CARDMEMBER SERVICE	4798 5100 6331		PURCHASESS FOR TWP CREDIT	
	YTD Amount:	10,892.31					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66925	3/16/2021	14688	CARDMEMBER SERVICE	(Continued)			
						sale stax credit Apple	
						01-01-005-5322 Zoom	-4.14
						01-01-005-5305 Membership	299.90
						01-01-002-5301 EQUIPMENT/TRAINING	225.00
						01-04-056-5234 PESTICIDE APPLICATOR COURS	649.00
						01-24-150-5301 GFOA CONFERENCE	100.00
						01-05-010-5301 PA MUNICIPAL LEAGUE	595.00
						01-01-002-5301 COMPUTER BASED CERTIFICAT	45.00
						01-24-150-5301	200.00
						Total :	**2,109.76**
66926	3/16/2021	13612	COMCAST	FEBRUARY		CABLE FOR VIDEO ARRAINGMEI	
	YTD Amount:	34.78					
						CABLE FOR VIDEO ARRAINGMEI	
						01-04-040-5307	24.30
						Total :	**24.30**
66927	3/16/2021	14978	COMCAST	MARCH		TELEPHONE CHARGES FOR PUI	
	YTD Amount:	184.15					
						PHONE SERVICE	
						01-13-130-5305	69.15

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66927	3/16/2021	14978	COMCAST	(Continued)		Total :	**69.15**
66928	3/16/2021	15235	COMCAST	MARCH		INTERNET FOR CRESTMONT CL	
	YTD Amount:	340.05				INTERNET FOR CRSTMONT CLU	
						01-24-153-5305	113.35
						Total :	**113.35**
66929	3/16/2021	10783	COMCAST CABLE	MARCH		MONTHLY CABLE ROSLYN PARK	
	YTD Amount:	358.61				MONTHLY CABLE ROSLYN PARK	
						01-24-158-5305	118.35
						Total :	**118.35**
66930	3/16/2021	00512	GEPPERT INC., WILLIAM A	SEE LIST		SUPPLIES FOR BOARDROOM RE	
	YTD Amount:	7,743.07			77262	Supplies for Boardroom Renovatior	
						07-01-500-7546	154.28
						Total :	**154.28**
66931	3/16/2021	05516	LOWE'S BUSINESS ACCOUNT	01331 13262 01		SUPPLIES NEEDED FOR REPAIR	
	YTD Amount:	2,635.88			77107	SUPPLIES NEEDED FOR REPAIR	
						01-13-131-5323	962.75
					77107	SUPPLIES NEEDED FOR P.W. SH	
						01-13-131-5323	66.18
				08931		BOARDROOM RENOVATION SUF	
					77259	Boardroom Renovation Supplies-$7	
						07-01-500-7546	77.06

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66931	3/16/2021	05516	LOWE'S BUSINESS ACCOUNT	(Continued)			
				10013		TOWNSHIP-FAUCETS - KITCHEN	
					77260	Township-Faucets - Kitchen - $175.	
						01-01-030-5317	175.51
						Total :	**1,281.50**
66932	3/16/2021	12454	MICROSOFT	SEE ATTACHEL		OFFICE365 MARCH 21 INVOICES	
	YTD Amount:	6,793.48					
					77224	Office365 march 21 invoices, E080	
						01-01-005-5305	2,326.91
						Total :	**2,326.91**
66933	3/16/2021	12142	PA DEP, COMMONWEALTH OF PA	APPLLICATION		APPLICATION FEE FOR (NPDES)	
	YTD Amount:	1,750.00					
					77181	APPLICATION FEE FOR (NPDES)	
						14-12-103-5305	500.00
						Total :	**500.00**
66934	3/16/2021	15191	PA TURNPIKE TOLL BY PLATE	107787597-1		TRANSPORT FOR COVID VACCI	
	YTD Amount:	12.50					
					77170	transport for COVID vaccine	
						01-04-043-5340	3.90
				107802113-1		PRISONER TRANSPORT	
					77235	prisoner transport	
						01-04-043-5340	8.60
						Total :	**12.50**
66935	3/16/2021	00308	PORTER, CHRISTOPHER	PETTY CASH		PETTY CASH	
	YTD Amount:	239.15					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66935	3/16/2021	00308	PORTER, CHRISTOPHER	(Continued)			
						PETTY CASH	
						01-04-043-5340	185.47
						PETTY CASH	
						01-04-053-5340	53.68
						Total :	**239.15**
66936	3/16/2021	11505	SEKELEWSKI, GRACE	AT 05		VIDEO EDITING	
	YTD Amount:	1,402.00					
						VIDEO EDITING	
						01-01-001-5301	675.00
						Total :	**675.00**
66937	3/16/2021	16420	TRITON TRAINING GROUP	1448		870 REMINGTON SHOTGUN ARM	
	YTD Amount:	800.00					
					76920	Ofc Pfau/ Det Lindenmuth - 870	
						01-04-056-5234	800.00
						Total :	**800.00**
66938	3/16/2021	07500	VILE, SUSAN ELIZABETH	02/18/2021		TRANSCRIPTION/EDITING OF MI	
	YTD Amount:	2,375.75					
						Transcription/Editing of minutes	
						01-01-002-5305	107.50
						Total :	**107.50**
85 Vouchers for bank code : ap2						**Bank total :**	**24,384.95**
85 Vouchers in this report						**Total vouchers :**	**24,384.95**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66939	3/18/2021	12699	2 M DISTRIBUTIONS	27497		HAND SOAP FOR SHOP	
	YTD Amount:	237.76			77073	HAND SOAP FOR SHOP	
						01-14-186-5304	237.76
						Total :	**237.76**
66940	3/18/2021	00017	ACKER'S HARDWARE, INC.	2102 110599		SUPPLIES NEEDED FOR REPAIR	
	YTD Amount:	63.03			77103	SUPPLIES NEEDED FOR REPAIR	
						01-13-131-5323	17.06
				2102-110792		1/4 " SELF DRILLING SCREWS	
					77028	1/4 " SELF DRILLING SCREWS	
						01-13-117-5320	30.98
						Total :	**48.04**
66941	3/18/2021	15969	AMAZON	1X4N G9VX 376		PATROL VEHICLE CLEANING SUI	
	YTD Amount:	4,844.79			77157	Patrol vehicle cleaning supplies - tir	
						01-04-043-5323	844.68
						Total :	**844.68**
66942	3/18/2021	02053	ANALYTICAL LABORATORIES, INC.	TESTING		LABORATORY TESTING FOR JAI	
	YTD Amount:	4,806.00			77211	LABORATORY TESTING FOR JAI	
						02-10-200-5305	1,357.00
						Total :	**1,357.00**
66943	3/18/2021	15971	APS	SEE LIST		AIR FITTINGS #142.80~	
	YTD Amount:	9,339.03					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66943	3/18/2021	15971	APS	(Continued)			
					77141	AIR FITTINGS #142.80~	
						01-14-186-5304	719.27
					77190	JUNCTION BOX FOR #112 $30.30	
						01-14-186-5304	562.20
						Total :	**1,281.47**
66944	3/18/2021	10093	ARDMORE TIRE COMPANY	54469		REFUSE TRUCK TIRES $261.75	
	YTD Amount:	15,113.71					
					77184	REFUSE TRUCK TIRES $261.75	
						01-14-186-5304	261.75
						Total :	**261.75**
66945	3/18/2021	13763	ATC GROUP SERVICES, LLC	2329721		OLD HUNTINGDON PIKE STREAI	
	YTD Amount:	15,682.62					
						OLD HUNTINGDON PIKE STREAI	
						07-07-566-7544	4,452.50
				2329729		MS4 STORMWATER	
						MS4 STORMWATER	
						07-07-566-7546	2,692.62
						Total :	**7,145.12**
66946	3/18/2021	10829	AUSTIN - EDWARD COMPANY	4771		EQUIPMENT AND MATERIAL PUF	
	YTD Amount:	377.50					
					77158	EQUIPMENT AND MATERIAL PUF	
						01-15-064-5322	377.50
						Total :	**377.50**
66947	3/18/2021	00825	BERGEY'S INC.	SEE LIST		ORINGS - $3.96,. 3.96~	
	YTD Amount:	12,130.19					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66947	3/18/2021	00825	BERGEY'S INC.	(Continued)			
					77136	ORINGS - $3.96,. 3.96~	
						01-14-186-5304	493.82
						Total :	**493.82**
66948	3/18/2021	00707	BILLOWS ELECTRIC SUPPLY INC	5163694 517769		SCREWS, NUT SETTERS & STRA	
	YTD Amount:	7,938.43					
					77029	SCREWS, NUT SETTERS & STRA	
						01-13-117-5320	48.58
						Total :	**48.58**
66949	3/18/2021	13182	BOSTON MUTUAL LIFE INSURANCE	MARCH		MONTHLY LIFE AND DISABILITY I	
	YTD Amount:	33,635.18					
						MONTHLY LIFE AND DISABILITY I	
						01-00-000-2460	4,667.58
						MONTHLY LIFE AND DISABILITY I	
						01-00-000-2461	3,600.41
						MONTHLY LIFE AND DISABILITY I	
						01-00-000-2250	2,737.23
						MONTHLY LIFE AND DISABILITY I	
						05-01-029-5215	241.50
						Total :	**11,246.72**
66950	3/18/2021	10610	BURGER KING #3284	MEALS		PRISONER MEALS - FEBRUARY :	
	YTD Amount:	158.85					
					77234	Prisoner Meals - February 2021	
						01-04-043-5330	36.38
						Total :	**36.38**
66951	3/18/2021	10962	CARMEUSE LIME & STONE	94238586		20 TONS OF BULK HYDRQATED	
	YTD Amount:	3,679.87					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66951	3/18/2021	10962	CARMEUSE LIME & STONE	(Continued)			
					77064	20 TONS OF BULK HYDRQATED	
						02-10-200-5326	3,679.87
						Total :	**3,679.87**
66952	3/18/2021	06812	CDW-GOVERNMENT, INC.	7484640		COMPUTER EXPENSE.~	
	YTD Amount:	265.00					
					77159	COMPUTER EXPENSE.~	
						01-15-064-5302	265.00
						Total :	**265.00**
66953	3/18/2021	15967	CHARLES FONDER, SNAP-ON	03042115547		FILTER DRYER KIT FOR A/C MAC	
	YTD Amount:	141.50					
					77202	FILTER DRYER KIT FOR A/C MAC	
						01-14-186-5304	141.50
						Total :	**141.50**
66954	3/18/2021	12432	CINTAS	FEBRUARY		UNIFORMS FOR V.M.	
	YTD Amount:	1,526.95					
					77213	UNIFORMS FOR V.M.	
						01-14-180-5316	344.48
						Total :	**344.48**
66955	3/18/2021	12500	CLEAN MACHINE CARWASH	CAR WASHES		CAR WASHES (1/17/21 - 2/21/21)	
	YTD Amount:	407.00					
					77146	CAR WASHES (1/17/21 - 2/21/21)	
						01-14-186-5304	137.50
						Total :	**137.50**
66956	3/18/2021	08363	CODE INSPECTIONS INC	210597		BCO SERVICES-FEBRUARY 2021	
	YTD Amount:	4,793.75					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66956	3/18/2021	08363	CODE INSPECTIONS INC	(Continued)			
					77256	BCO SERVICES-FEBRUARY 2021	
						01-06-084-5305	195.00
						Total :	**195.00**
66957	3/18/2021	11905	COMBINED SYSTEMS INC	Q0003778		SGT SPACE - LESS LETHAL INST	
	YTD Amount:	1,590.00					
					77231	Sgt Space - Less Lethal Instructor	
						01-04-056-5234	795.00
						Total :	**795.00**
66958	3/18/2021	03261	CONROY'S CLEANING INC	CLEANING		MONTHLY CLEANING SERVICE-F	
	YTD Amount:	6,185.00					
					77265	Cleaning Service - February - $1,2(	
						01-01-030-5305	1,200.00
					77233	CLEANING SERVICE - February 2(	
						01-04-062-5317	630.00
						Total :	**1,830.00**
66959	3/18/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	SEE ATTACHEC		OFFICE SUPPLIES- PENS, MARK	
	YTD Amount:	5,014.94					
					77051	office supplies- pens, markers,	
						01-04-053-5300	507.90
					77075	Wireless mouse and keyboard, pov	
						01-04-040-5300	169.07
						Total :	**676.97**
66960	3/18/2021	09177	DEX MEDIA	FEBRUARY		BLUE PAGES OF PHONE BOOK	
	YTD Amount:	65.70					
						BLUE PAGES OF PHONE BOOK	
						01-01-002-5307	22.10

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66960	3/18/2021	09177	DEX MEDIA	(Continued)		Total :	**22.10**
66961	3/18/2021	02074	DSI MEDICAL SERVICES, INC.	DRUG TEST FIF		FIRE DEPT DRUG & SUBSTANCI	
	YTD Amount:	957.70				FIRE DEPT DRUG & SUBSTANCI	
						01-15-064-5305	147.02
				TOXICOLOGY S		FORENSIC TOXICOLOGY SERVI(	
						FORENSIC TOXICOLOGY SERVI(	
						01-28-012-5111	138.60
						FORENSIC & TOXICOLOGY	
						14-12-100-5111	46.20
						Total :	**331.82**
66962	3/18/2021	00960	ECKEL, BRUCE J.	498		LEGAL SERVICES	
	YTD Amount:	3,602.50				LEGAL SERVICES	
						01-06-087-5201	266.00
						Total :	**266.00**
66963	3/18/2021	12516	EFORCE COMPLIANCE	19726		EVENT FEE - COLLECTION EVEI	
	YTD Amount:	2,500.00			77094	EVENT FEE - COLLECTION EVEI	
						14-12-103-5305	2,500.00
						Total :	**2,500.00**
66964	3/18/2021	13114	FASTENAL COMPANY	SEE LIST		WIRE CONNECTORS $86.76~	
	YTD Amount:	3,813.39			77183	WIRE CONNECTORS $86.76~	
						01-14-186-5304	676.23
						Total :	**676.23**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66965	3/18/2021	13608	FISHER ACE HARDWARE	8508		WHITE MAILBOX & POST REPAIF	
	YTD Amount: 172.52				77099	WHITE MAILBOX & POST REPAIF	
						01-13-131-5323	71.08
						Total :	**71.08**
66966	3/18/2021	00512	GEPPERT INC., WILLIAM A	73047 72714 72		PARTS & SUPPLIES FOR P.W. BA	
	YTD Amount: 8,089.44				77204	PARTS & SUPPLIES FOR P.W. BA	
						01-13-131-5323	217.96
				F71138		GALVANIZED LAG SCREWS & HY	
					77030	GALVANIZED LAG SCREWS & HY	
						01-13-117-5320	36.98
				F71505 71504		REPAIR OF A MAILBOX 2/16/21	
					77101	REPAIR OF A MAILBOX 2/16/21	
						01-13-131-5323	62.67
				F71538		CEMENT MIX / TRAFFIC SIGNAL	
					77097	CEMENT MIX / TRAFFIC SIGNAL	
						01-13-117-5320	28.76
						Total :	**346.37**
66967	3/18/2021	03270	GROFF TRACTOR & EQUIP, INC.	PS0340966-1 34		LIGHTS FOR LOADER #152 $125	
	YTD Amount: 1,988.65				77137	LIGHTS FOR LOADER #152 $125	
						01-14-186-5304	753.64
				PS0340997-1		PLOW ANGLE CYLINDERS FOR #	
					77142	PLOW ANGLE CYLINDERS FOR #	
						01-14-186-5304	726.20
						Total :	**1,479.84**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66968	3/18/2021	00602	HAJOCA CORP.	S02647282		PIPE, BOLT PIPE COUPLINGS, FL	
	YTD Amount: 949.57						
					77220	PIPE, BOLT PIPE COUPLINGS, FL	
						02-10-203-5304	949.57
						Total :	**949.57**
66969	3/18/2021	08016	HARVEY INDUSTRIES, INC., SID	033104465		IGNITORS, TRANSFORMER 120V	
	YTD Amount: 127.39						
					77219	IGNITORS, TRANSFORMER 120V	
						02-10-200-5317	127.39
						Total :	**127.39**
66970	3/18/2021	15039	HIGH SWARTZ LLP	87777		TAX AUDITS	
	YTD Amount: 4,187.82						
						TAX AUDITS	
						01-02-021-5201	1,194.28
						Total :	**1,194.28**
66971	3/18/2021	00851	HOME DEPOT CREDIT SERVICES	2013857		BROOM, MOP AND GLOVES	
	YTD Amount: 10,969.33						
					77209	BROOM, MOP AND GLOVES	
						02-10-200-5318	33.91
				24681		TOWNSHIP LIGHTS FOR STATUE	
					77263	Township Lights for Statues $109.7	
						01-01-030-5317	109.70
					77263	Township Lights for Statues $109.7	
						07-01-500-7546	93.66
				7041343		WIRE, CABLE TIES AND BLEACH	
					77104	WIRE, CABLE TIES AND BLEACH	
						02-10-200-5323	12.86

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66971	3/18/2021	00851	HOME DEPOT CREDIT SERVICES	(Continued)			
				9022948		SUPPLIES NEEDED TO REPAIR M	
					77102	SUPPLIES NEEDED TO REPAIR M	
						01-13-131-5323	244.80
						Total :	**494.93**
66972	3/18/2021	12999	ID SECURITY ONLINE	1-39357		CARDS AND RIBBON FOR ID CAI	
	YTD Amount:	1,325.00					
					77109	Cards and Ribbon for ID Card Print	
						01-24-150-5302	1,325.00
						Total :	**1,325.00**
66973	3/18/2021	01894	INSTRUMENTS, INC., TELEDYNE	S020449929		ISCO FLOW METER, SENSORS &	
	YTD Amount:	6,059.00					
					76878	ISCO FLOW METER, SENSORS &	
						02-10-204-5320	4,000.00
					76878	ISCO FLOW METER, SENSORS &	
						02-10-204-5322	1,000.00
					76878	ISCO FLOW METER, SENSORS &	
						02-10-204-5323	284.00
						Total :	**5,284.00**
66974	3/18/2021	10249	ITSAVVY LLC	01243435		MEMORY SOFTWARE	
	YTD Amount:	14,656.97					
						Memory software	
				01247142		01-01-005-5322	91.65
						BAALNCE DUE ON UPGRAD SER	
						Baalnce due on upgrad services	
						07-01-500-7549	8.98
						Total :	**100.63**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66975	3/18/2021	16435	JENKINTOWN BOROUGH POLICE DEPT	ROVING PATRC		OP ROVING PATROL - 2/6/21 - TU	
	YTD Amount:	1,645.54					
					77222	OP Roving Patrol - 2/6/21 - Tuffy	
						06-04-101-5333	209.70
					77222	OP Roving Patrol - 2/17/21 - Welsh	
						06-04-101-5333	149.26
					77222	Roving Patrol - 2/17/21 - Culbreath	
						06-04-101-5333	279.60
					77222	OP Roving Patrol - 2/18/21 - Tuffy	
						06-04-101-5333	139.80
					77222	OP Roving Patrol - 2/19/21 - Welsh	
						06-04-101-5333	149.26
					77222	OP Roving - 2/21/21 - Ulary	
						06-04-101-5333	139.80
					77222	AD Roving - 2/27/21 - Welsh	
						06-04-100-5333	298.52
					77222	AD Roving - 2/28/21 - Tuffy	
						06-04-100-5333	279.60
						Total :	**1,645.54**
66976	3/18/2021	03119	JOHN KENNEDY FORD JENKINTOWN	SEE LIST		OXYGEN SENSORS FOR #518 $	
	YTD Amount:	12,833.40					
					77203	OXYGEN SENSORS FOR #518 $	
						01-14-186-5304	531.00
					77144	GAS CAP FOR #116 $10.97~	
						01-14-186-5304	463.83
				SEE LSIT		BELT TENSIONER FOR # 304 $3(	
					77135	BELT TENSIONER FOR # 304 $3(	
						01-14-186-5304	185.39

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66976	3/18/2021	03119	JOHN KENNEDY FORD JENKINTOWN	(Continued)		Total :	**1,180.22**
66977	3/18/2021 YTD Amount: 2,038.00	07492	LERRO CORPORATION, THE	73929		SERVICE CALL FOR TV EQUIPME	
					77276	Service call for tv equipment	
						01-01-005-5319	250.00
						Total :	**250.00**
66978	3/18/2021 YTD Amount: 35.00	09271	MAGEE, KEVIN	REIMBURSEME		REIMBURSEMENT FOR PLEAC C	
					77167	reimbursement for PLEAC confere	
						01-04-063-5234	35.00
						Total :	**35.00**
66979	3/18/2021 YTD Amount: 2,307.30	09136	MASON CO., INC., W.B.	218306564		WIRELESS MOUSE FOR M. GAR(	
					77116	wireless mouse for M. Gargan lapt(	
						01-04-040-5323	23.99
				218344557		10 PACKS OF MAILING LABELS~	
					76819	10 packs of mailing labels~	
						01-04-055-5300	39.99
						Total :	**63.98**
66980	3/18/2021 YTD Amount: 300.00	12947	MONTGOMERY COUNTY MIRT	DUES		NON-GRANT FUNDED EQUIPMEI	
					77169	non-grant funded equipment, trainir	
						01-04-056-5234	300.00
						Total :	**300.00**
66981	3/18/2021 YTD Amount: 1,140.50	11845	MOYER INDOOR/OUTDOOR	113747		PEST TREATMENT FOR TRANSF	

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66981	3/18/2021	11845	MOYER INDOOR/OUTDOOR	(Continued)			
					77188	PEST TREATMENT FOR TRANSF	
						14-12-101-5320	80.00
						Total :	**80.00**
66982	3/18/2021	08278	MSC INDUSTRIAL SUPPLY COMPANY	57042813		DRILL SHARPENER INDEX TOOL	
	YTD Amount:	262.63					
					77221	DRILL SHARPENER INDEX TOOL	
						02-10-200-5322	248.09
						Total :	**248.09**
66983	3/18/2021	01034	NAPA AUTO PARTS	4607 613771		FUEL STABILIZER, 2 STOKE OIL /	
	YTD Amount:	1,503.90					
					77210	FUEL STABILIZER, 2 STOKE OIL /	
						02-10-200-5322	30.68
				SEE LIST		HEAD LIGHT BULBS $18.96~	
					77143	HEAD LIGHT BULBS $18.96~	
						01-14-186-5304	216.21
						Total :	**246.89**
66984	3/18/2021	16434	PASRO	REGISTRATION		REGISTRATION FOR SCHOOL RI	
	YTD Amount:	550.00					
					77195	Registration for School Resource	
						01-04-056-5234	550.00
						Total :	**550.00**
66985	3/18/2021	00277	PENDERGAST SAFETY EQUIP. CO.	311130		2 - MOLDEX EAR MUFFS FOR NE	
	YTD Amount:	195.72					
					77208	2 - MOLDEX EAR MUFFS FOR NE	
						02-10-200-5304	46.28
						Total :	**46.28**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
66986	3/18/2021	01189 PENNONI ASSOCIATES INC.	1059906		THE FARIWAY-BEADERWOOD~	
	YTD Amount:	9,351.25			THE FARIWAY-BEADERWOOD~	
			1059907		07-00-000-2442 968 OYR~ 968 OYR~	165.00
			1059908		07-00-000-2442 JSF ROAD STORAGE~ JSF ROAD STORAGE~	990.00
			1059909		07-00-000-2451 1053 1057 EASTON ROAD~ 1053 1057 EASTON ROAD~	1,147.50
			1059910		07-00-000-2451 HUNTER SOCCER CLUB~ HUNTER SOCCER CLUB~	227.50
			1059911		07-00-000-2442 SUSQUEHANNA~ SUSQUEHANNA~	165.00
			1059912		07-00-000-2451 ROTHLEY AVE~ ROTHLEY AVE~	227.50
			1059913		07-00-000-2436 NORTH HILLS WELL STATTION NORTH HILLS WELL STATTION	886.25
			1059914		07-00-000-2442 PLAZA APARTMENTS~ PLAZA APARTMENTS~	323.75
					07-00-000-2442	1,050.00

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66986	3/18/2021	01189	PENNONI ASSOCIATES INC.	(Continued)			
				1059915		1648 HUNTINGDON PIKE~ 1648 HUNTINGDON PIKE~	
						07-00-000-2442	455.00
				1059916		MOREDON ROAD (SISTERS OF F MOREDON ROAD (SISTERS OF F	
						07-00-000-2451	455.00
				1059917		REDSTONE AT BEADERWOOD~ REDSTONE AT BEADERWOOD~	
						07-00-000-2442	630.00
				1059918		MS4 REPORT~ MS4 REPORT~	
						07-07-566-7546	86.25
				1059919		TRAFFIC ENGINEER ~ TRAFFIC ENGINEER ~	
						07-07-566-7545	420.00
				1059920		TOWNSHIP ENGINEER~ TOWNSHIP ENGINEER~	
						01-07-110-5305	837.50
						Total :	**8,066.25**
66987	3/18/2021	14691	PROCESSING CENTER/SUMMARY BILL,	FEBRUARY		SUMMARY BILLING ACCT #3019(	
	YTD Amount:	55,444.97					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66987	3/18/2021	14691	PROCESSING CENTER/SUMMARY BILL,	(Continued)			
						ELECTRIC FOR TOWNSHIP ACC	
						01-01-030-5308 ELECTRIC FOR FIRE TRAINING (	3,600.74
						01-15-064-5308 ELECTRIC FOR POLICE TRAININ	47.99
						01-04-062-5308 ELECTRIC FOR HIGHWAY	1,106.40
						01-13-130-5308 ELECTRIC FOR REFUSE	3,122.91
						14-12-100-5308 ELECTRIC FOR ARDSLEY COMM	209.69
						01-24-152-5308 ELECTRIC FOR CRESTMONT PC	2,207.59
						01-24-153-5308 ELECTRIC FOR PENBRYN POOL	207.37
						01-24-154-5308 ELECTRIC FOR BRIAR BUSH NA	63.45
						01-24-155-5308 ELECTRIC FOR PARKS FACILITIE	544.02
						01-24-157-5308	9,066.50
						Total :	**20,176.66**
66988	3/18/2021 YTD Amount:	13043 396.00	QUENCH USA INC.	INV02943535		PLANT DRINKING WATER SERVI	
					77105	PLANT DRINKING WATER SERVI	
						02-10-200-5305	198.00
						Total :	**198.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66989	3/18/2021	07388	RED THE UNIFORM TAILOR INC, GALLS I	BC1297031		BC1297031 - PANTS FOR AUXILI/	
	YTD Amount:	149.97					
					77229	BC1297031 - Pants for Auxiliary po	
						01-04-041-5316	149.97
						Total :	**149.97**
66990	3/18/2021	10046	REIDER ASSOCIATES, INC., M.J.	21B0743		TOTAL NO EXPOSURE CERTIFIC	
	YTD Amount:	8,886.25					
					77214	TOTAL NO EXPOSURE CERTIFIC	
						14-12-101-5320	203.00
				21C0009		LABORATORY TESTING FOR FEI	
					77212	LABORATORY TESTING FOR FEI	
						02-10-200-5305	1,998.50
						Total :	**2,201.50**
66991	3/18/2021	14105	RIGGINS, INC.	75041165		5020.04 GALLONS OF DIESEL FU	
	YTD Amount:	105,326.16					
					77147	5020.04 GALLONS OF DIESEL FU	
						01-14-186-5304	10,377.67
						Total :	**10,377.67**
66992	3/18/2021	00053	SAXON OFFICE TECHNOLOGY, INC.	101368		REPLACEMENT CELL BLOCK PR	
	YTD Amount:	9,777.27					
					77148	Replacement Cell Block Printer	
						01-01-005-5322	475.00
				101383		MARCH 2021 SAXON INVOICE	
					77223	March 2021 Saxon invoice	
						01-01-005-5305	752.00
						Total :	**1,227.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66993	3/18/2021	00989	SAYRE, INC., G. L.	01P9447 01P9		CAB AIR VALVE FOR #112 $151.8	
	YTD Amount:	2,031.66			77138	CAB AIR VALVE FOR #112 $151.8	
						01-14-186-5304	164.99
				01P9628 01P9		FUEL TANK STRAPS FOR #114 $	
					77139	FUEL TANK STRAPS FOR #114 $	
						01-14-186-5304	201.91
				01P9781 01P10		CAB AIR VALVES FOR #223 $168	
					77185	CAB AIR VALVES FOR #223 $168	
						01-14-186-5304	175.57
						Total :	**542.47**
66994	3/18/2021	00701	SECURITY ON LINE SYSTEMS INC	86366		PREVENTIVE MAINTENANCE-BO	
	YTD Amount:	1,382.28			77191	Preventive Maintenance-Boardroon	
						07-01-500-7546	480.00
						Total :	**480.00**
66995	3/18/2021	01882	SHERWIN WILLIAMS CO.	7528-0		PAINT SUPPLIES-BOARDROOM I	
	YTD Amount:	1,348.97			77217	Paint Supplies-Boardroom Renovat	
						07-01-500-7546	199.82
						Total :	**199.82**
66996	3/18/2021	15301	SHRED-IT USA	8181582082		SHRED PICK UP	
	YTD Amount:	1,198.30				SHRED PICK UP	
						14-12-103-5305	265.66
						POLICE TRAINING PICK UP	
						01-04-055-5323	240.00

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
66996	3/18/2021	15301	SHRED-IT USA	(Continued)		Total :	**505.66**
66997	3/18/2021	01012	SPAHR-EVANS PRINTERS	32067		PRINTED REPAIR ORDER SLIPS	
	YTD Amount: 545.00				77145	PRINTED REPAIR ORDER SLIPS	
						01-14-186-5304	167.00
				32094		BUSINESS CARDS FOR OFC. CO	
					77110	Business cards for Ofc. Coughlin	
						01-04-055-5303	42.00
						Total :	**209.00**
66998	3/18/2021	12730	STATE WORKER'S INS. FUND	05991899 4 OF		SWIF PAYMENT	
	YTD Amount: 9,597.00					SWIF PAYMENT	
						01-15-091-5215	3,199.00
						Total :	**3,199.00**
66999	3/18/2021	05748	SYNAGRO TECHNOLOGIES INC	ABB100		BIOSOLIDS DISPOSAL PER BID	
	YTD Amount: 31,606.54				77227	BIOSOLIDS DISPOSAL PER BID	
						02-10-200-5305	5,675.10
						Total :	**5,675.10**
67000	3/18/2021	15270	THE MACK SERVICE GROUP	10699580		HEATING OIL FOR 1833 HARDIN(	
	YTD Amount: 2,959.10					HEATING OIL FOR 1833 HARDIN(	
						01-24-157-5309	725.74
						Total :	**725.74**
67001	3/18/2021	16458	TREASURER, MONTGOMERY COUNTY	MAPPING		MAPPING SERVICE	
	YTD Amount: 60.00						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67001	3/18/2021	16458	TREASURER, MONTGOMERY COUNTY	(Continued)			
						MAPPING SERVICE	
						01-01-005-5319	60.00
						Total :	**60.00**
67002	3/18/2021	01028	VAN'S LOCK SHOP, INC	0000115010		CYLINDER / DEAD BOLT/ DUPLIC	
	YTD Amount:	1,256.66					
					77100	CYLINDER / DEAD BOLT/ DUPLIC	
						01-13-130-5317	104.39
						Total :	**104.39**
67003	3/18/2021	00112	VERIZON	FEBRUARY		TELEPHONE BILLINGS	
	YTD Amount:	1,127.94					
						TELEPHONE BILLINGS	
						02-10-203-5307	24.54
						Total :	**24.54**
67004	3/18/2021	14496	VERIZON	FEBRUARY		ATFD INTERNET	
	YTD Amount:	474.94					
						INTERNET SERVICE FOR FIRE D	
						01-15-064-5302	149.98
						Total :	**149.98**
67005	3/18/2021	16354	VERIZON	FEBRUARY		TRANSFER STATION	
	YTD Amount:	434.78					
						SERVICE AT TRANSFER STATIOI	
						14-12-103-5305	209.05
						Total :	**209.05**
67006	3/18/2021	12873	VISTAPRINT NETHERLANDS B.V.	HX6NF D6A04 2		RECRUITING CARDS	
	YTD Amount:	58.29					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67006	3/18/2021	12873	VISTAPRINT NETHERLANDS B.V.	(Continued)			
					77277	recruiting cards	
						01-04-040-5323	58.29
						Total :	**58.29**
67007	3/18/2021	02776	ARCHIE, JOHN	MARCH		REIMBURSE RETIREES INSURAI	
	YTD Amount:	1,191.32				REIMBURSE RETIREES INSURAI	
						05-01-028-5102	183.10
						Total :	**183.10**
67008	3/18/2021	15149	BAINBRIDGE, PATRICIA	JAN & FEB		REIMBURSE RETIREES INSURAI	
	YTD Amount:	280.49				REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
67009	3/18/2021	04594	D.V.H.T.	MARCH		MONTHLY HEALTH INSURANCE I	
	YTD Amount:	991,441.95				Police retirees	
						05-01-028-5111 Non-Police retirees	39,472.11
						05-01-029-5111 Active employees	27,547.79
						01-00-000-2455 Cobra	301,703.21
						01-28-012-5111 Rate stabilization credit	2,645.36
						01-00-000-2520	-39,579.12
						Total :	**331,789.35**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
67010	3/18/2021	07121 D.V.H.T.	MARCH		MONTHLY DENTAL INSURANCE I	
	YTD Amount: 42,818.61				MONTHLY DENTAL INSURANCE I	
					01-00-000-2459 COBRA & COMMISSIIONERS DEI	13,792.76
					01-28-012-5111	480.11
					Total :	**14,272.87**
67011	3/18/2021	14374 D.V.H.T.	MARCH		PRESCRIPTION PLAN	
	YTD Amount: 454,320.41				PRESCRIPTION PLAN	
					01-00-000-2458 PRESCRIPTION PLAN	139,914.63
					05-01-028-5111 PRESCRIPTION PLAN	11,312.18
					01-28-012-5111	915.87
					Total :	**152,142.68**
67012	3/18/2021	00970 FIDELIO INSURANCE CO.	MARCH		MONTHLY DENTAL INSURANCE I	
	YTD Amount: 29,304.03				DENTAL INSURANCE PREMIUM	
					01-00-000-2459 COBRA/COMMISSIONERS DENT/	9,393.00
					01-28-012-5111	138.63
					Total :	**9,531.63**
67013	3/18/2021	07063 FINE, JOY C.	JAN & FEB		REIMBURSEMENT FOR RETIREE	
	YTD Amount: 377.88				REIMBURSEMENT FOR RETIREE	
					05-01-029-5102	183.10

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67013	3/18/2021	07063	FINE, JOY C.	(Continued)		Total :	**183.10**
67014	3/18/2021 YTD Amount: 549.30	14425	FRANKFORD, CECILIA	MARCH		REIMBURSE REITREES INSURAI	
						REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
67015	3/18/2021 YTD Amount: 188.94	14383	GANGES, SARAH	JAN		REIMBURSE RETIREES INSURAI	
						REIMBURSE RETIREES INSURAI	
						05-01-029-5102	91.55
						Total :	**91.55**
67016	3/18/2021 YTD Amount: 549.30	06010	MacFARLAND, JAMES	MARCH		REIMBURSE RETIREES INSURAI	
						REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
67017	3/18/2021 YTD Amount: 1,076.00	10456	MEGELSH, GEORGE	FEB		RETIREES MEDICARE INSURAN(	
						RETIREES MEDICARE INSURAN(	
						05-01-028-5102	362.00
						Total :	**362.00**
67018	3/18/2021 YTD Amount: 372.04	15876	MICCIOLO, DONNA	FEB & MARCH		RETIREE INSRUANCE	
						RETIREE INSURANCE	
						05-01-029-5102	183.10
						Total :	**183.10**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67019	3/18/2021	15196	MURPHY, JACK	FEB		RETIREES INSURANCE REIMBUI	
	YTD Amount:	549.30				RETIREES INSURANCE REIMBUI	
						05-01-029-5102	183.10
						Total :	**183.10**
67020	3/18/2021	01784	ROMAN, PHILLIP A.	MARCH		RETIREES INSURANCE REIMBUI	
	YTD Amount:	1,434.63				RETIREES REIMBURSEMENT	
						05-01-029-5102	478.41
						Total :	**478.41**
67021	3/18/2021	00929	STAHL, ROBERT	MARCH		REIMBURSE RETIRESS INSURN(	
	YTD Amount:	1,133.64				REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
67022	3/18/2021	12631	VILE, EILEEN	FEBRUARY		REIMBURSE RETIREES INSURAI	
	YTD Amount:	560.98				REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
67023	3/18/2021	02904	WELLS FARGO INST. RET. & TRUST	refund		PFM OVERPAYMENT/REFUND	
	YTD Amount:	0.55				PFM OVERPAYMENT/REFUND	
						01-00-000-2510	0.55
						Total :	**0.55**
67024	3/18/2021	02975	APPLIED MICRO SYSTEMS, LTD.	MARCH		MONTHLY SOFTWARE CONTRA(	
	YTD Amount:	438.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67024	3/18/2021	02975	APPLIED MICRO SYSTEMS, LTD.	(Continued)			
						MONTHLY SOFTWARE CONTRA(	
						01-01-005-5305	146.00
						Total :	**146.00**
67025	3/18/2021	08345	BLUMENTHAL, JAY W	MARCH		COLLECTION REFUSE & SEWEF	
	YTD Amount:	3,000.00					
						COLLECTION REFUSE & SEWEF	
						01-02-020-5305	1,000.00
						Total :	**1,000.00**
67026	3/18/2021	12951	CLARKE, LLC, RUDOLPH	MARCH		LEGAL SERVICES-RETAINER	
	YTD Amount:	62,531.96					
						LEGAL SERVICES-RETAINER	
						01-01-003-5200	10,500.00
						Total :	**10,500.00**
67027	3/18/2021	01311	COMPUTYME INC	MARCH		TIME SHARING COMPUTER	
	YTD Amount:	4,675.00					
						TIME SHARING COMPUTER	
						01-01-005-5305	675.00
						TIME SHARING COMPUTER	
						01-00-000-1300	675.00
						Total :	**1,350.00**
67028	3/18/2021	13978	DE LAGE FINANCIAL SERVICES INC	MARCH		DE LAGE LANDEN FINANCIAL	
	YTD Amount:	660.00					
						COPIERS FOR HR.AND POLICE	
						01-30-011-5213	220.00
						Total :	**220.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67029	3/18/2021 YTD Amount: 715.00	15405	DE LAGE LANDEN FINANCIAL	MARCH		COPIER FOR WWTP	
						COPER FOR WWTP	
						02-28-207-5213	143.00
						Total :	**143.00**
67030	3/18/2021 YTD Amount: 234.00	15848	DE LAGE LANDEN FINANCIAL	MARCH		COPIER FOR REFUSE & HIGHW/	
						REFUSE & HIGHWAY	
						01-13-130-5300 REFUSE & HIGHWAY	39.00
						14-12-100-5300	39.00
						Total :	**78.00**
67031	3/18/2021 YTD Amount: 426.00	13845	DE LAGE LANDEN FINANCIAL SERV	MARCH		BRIAR BUSH AND CODE COPIER	
						COPIER FOR BRIAR BUSH AND (	
						01-30-011-5213	142.00
						Total :	**142.00**
67032	3/18/2021 YTD Amount: 567.00	14133	DE LAGE LANDEN FINANCIAL SERVI	MARCH		COPIER FOR PARKS AND RECRE	
						COPIER FOR PARKS AND RECRE	
						01-30-011-5213	189.00
						Total :	**189.00**
67033	3/18/2021 YTD Amount: 316.50	14276	DELAGE FINANCIAL SERVICES	MARCH		COPIER FOR POLICE PATROL AN	
						COPIER FOR POLICE PATROL AN	
						01-30-011-5213	105.50
						Total :	**105.50**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67034	3/18/2021	15731	LEAF	MARCH		COPIER FOR DETECTIVES	
	YTD Amount:	532.00				COPIER FOR DETECTIVES	
						01-30-011-5213	133.00
						Total :	**133.00**
67035	3/18/2021	14457	MARLIN BUSINESS BANK	MARCH		COPIER FOR FINANCE OFFICE	
	YTD Amount:	2,060.00				COPIER FOR 2ND FLOOR KITCH	
						01-30-011-5213	515.00
						Total :	**515.00**
67036	3/18/2021	14726	MARLIN BUSINESS BANK	MARCH		COPIER FOR POLICE RECORDS	
	YTD Amount:	372.00				Copier for Records department	
						01-30-011-5213	124.00
						Total :	**124.00**
67037	3/18/2021	15916	POSTAL SERVICE, UNITED STATES	MARCH		POSTAGE	
	YTD Amount:	9,000.00				REPLENISH POSTAGE METER	
						01-01-002-5306	3,000.00
						Total :	**3,000.00**
67038	3/18/2021	00996	SECOND ALARMERS ASSN	MARCH		MONTHLY SERVICES	
	YTD Amount:	46,875.00				MONTHLY SERVICES	
						01-27-013-5305	15,625.00
						Total :	**15,625.00**

100 Vouchers for bank code : ap2 **Bank total :** **649,386.91**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
100 Vouchers in this report					Total vouchers :	649,386.91

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67039	3/23/2021	16464	ABINGTON FEDERAL SAVINGS BANK	ASSESSMENT I		2019-27442 COURT STIPULATIOI	
	YTD Amount:	4,712.00				2019-27442 COURT STIPULATIOI	
						01-00-000-4030	3,817.00
						2019-27442 COURT STIPULATIOI	
						01-00-000-4075	895.00
						Total :	**4,712.00**
67040	3/23/2021	01306	ABINGTON TWP PUBLIC LIBRARY	APPROPRIATE		LIBRARY APPROPRIATION	
	YTD Amount:	35,066.33				LIBRARY APPROPRIATION	
						01-23-072-5334	6,052.75
						Total :	**6,052.75**
67041	3/23/2021	02961	ACKER'S HARDWARE, INC.	2102 112289		PAINT AND BRUSHES	
	YTD Amount:	160.79			77270	Paint and brushes	
						01-24-151-5323	24.07
				2103 113098		REPAIRS TO ALVERTHORPE PAI	
					77281	Repairs to Alverthorpe Park Mini G	
						01-24-151-5323	20.48
						Total :	**44.55**
67042	3/23/2021	08855	AIRGAS USA LLC	9977625696		JANUARY ACETYLENE/OXYGEN	
	YTD Amount:	302.87			76635	FEBRUARY ACETYLENE/OXYGEI	
						01-24-157-5323	103.55
						Total :	**103.55**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67043	3/23/2021	15969	AMAZON	1RJJ MVLG P1		4 - 1 GALLON REFILL JUGS OF S	
	YTD Amount:	4,899.41			77280	4 - 1 gallon refill jugs of Spray 9	
						01-04-043-5323	54.62
						Total :	**54.62**
67044	3/23/2021	08369	ATLANTIC TACTICAL	SI 80730419		TAC RIFLES ~	
	YTD Amount:	2,437.84			76737	TAC rifles ~	
						01-04-043-5322	475.99
						Total :	**475.99**
67045	3/23/2021	16470	ATTN: MAAWLE TRAINING CONF., DELW	REGISTRATION		REGISTRATION FOR OFC CARTW	
	YTD Amount:	250.00			77192	Registration for Ofc Cartwright -	
						01-04-056-5234	250.00
						Total :	**250.00**
67046	3/23/2021	00707	BILLOWS ELECTRIC SUPPLY INC	5126969 00		ELECTRICAL SUPPLIES FOR BO/	
	YTD Amount:	8,126.35			77308	Electrical Supplies - all for Boardroc	
						07-01-500-7546	187.92
						Total :	**187.92**
67047	3/23/2021	15267	BOUCHER & JAMES, INC	95359		DJS ASSOCIATES 1603 OYR LD~	
	YTD Amount:	19,712.01				DJS ASSOCIATES 1603 OYR LD~	
						07-00-000-2451	66.00
				95399		GNENRAL ENGINEERING~ GNENRAL ENGINEERING~	
						01-07-110-5305	544.50

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67047	3/23/2021	15267	BOUCHER & JAMES, INC	(Continued)			
				95400		1200 OYR PARKING GARAGE~ 1200 OYR PARKING GARAGE~	
						07-00-000-2451	1,296.32
				95402		REDSTONE AT BEADERWOOD~ REDSTONE AT BEADERWOOD~	
						07-00-000-2442	2,065.50
				95403		HERLING SITE~ HERLING SITE~	
						07-00-000-2451	190.00
				95404		966 968 OLD YORK RD~ 966 968 OLD YORK RD~	
						07-00-000-2442	560.00
				95405		JOHNSON DEVELOPMENT ASSC JOHNSON DEVELOPMENT ASSC	
						07-00-000-2451	2,745.30
				95406		1231 SUSQUEHANNA RD~ 1231 SUSQUEHANNA RD~	
						07-00-000-2451	33.00
						Total :	**7,500.62**
67048	3/23/2021	16137	BROOKS, DONALD	REFUND		REFUND RENTAL OF ACC	
	YTD Amount:	170.00					
						Refund rental ACC	
						01-00-000-4370	170.00
						Total :	**170.00**
67049	3/23/2021	15005	CAMPBELL, DURRANT P.C	70835		GENERAL LABOR AND EMPLOYM	
	YTD Amount:	16,546.20					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67049	3/23/2021	15005	CAMPBELL, DURRANT P.C	(Continued)			
						GENERAL LABOR AND EMPLOYM	
						01-01-003-5201	3,628.50
						Total :	**3,628.50**
67050	3/23/2021	13415	COMCAST	MARCH		8499 10 138 0274354	
	YTD Amount:	164.28					
						HIGHWAY PUBLIC WORKS	
						01-13-130-5305	41.60
						Total :	**41.60**
67051	3/23/2021	13433	COMCAST	MARCH		JANUARY ALVERTHORPE PARK (	
	YTD Amount:	821.83					
					76669	MARCH ALVERTHORPE PARK CC	
						01-24-151-5305	210.59
						Total :	**210.59**
67052	3/23/2021	15371	COMCAST	MARCH		PHONE SERVICE FOR CRESTMC	
	YTD Amount:	255.48					
						PHONE SERVICE FOR CRESTMC	
						01-24-153-5307	64.00
						Total :	**64.00**
67053	3/23/2021	05441	COMCAST CABLE	APRIL		CABLE SERVICE YORK & HORAC	
	YTD Amount:	103.21					
						CABLE SERVICE YORK & HORAC	
						01-01-030-5305	23.70
						Total :	**23.70**
67054	3/23/2021	05894	COMCAST CABLE	APRIL		APRIL MONTHLY CABLE 515 MEE	
	YTD Amount:	850.01					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67054	3/23/2021	05894	COMCAST CABLE	(Continued)			
					76671	APRIL MONTHLY CABLE 515 MEE	
						01-24-150-5302	215.13
						Total :	**215.13**
67055	3/23/2021	09245	COMCAST CABLE	MARCH		PARKS MAINT OFFICE -FOX CHA	
	YTD Amount:	265.20					
						PARKS MAINT OFFICE -FOX CHA	
						01-24-158-5305	88.40
						Total :	**88.40**
67056	3/23/2021	16169	CONNELLY, SAMANTHA	PERMIT REFUN		PERMIT REFUND 2006 CORINTH	
	YTD Amount:	30.00					
						PERMIT REFUND 2006 CORINTH	
						01-00-000-4325	30.00
						Total :	**30.00**
67057	3/23/2021	10315	DONNELLEY, R R	941101500		800 NON-TRAFFIC CITATIONS	
	YTD Amount:	100.50					
					77293	800 non-traffic citations	
						01-04-055-5305	79.60
						Total :	**79.60**
67058	3/23/2021	16437	DUNN, MELISSA	REFUND		REFUND CLASS	
	YTD Amount:	10.00					
						REFUND CLASS	
						01-00-000-4427	10.00
						Total :	**10.00**
67059	3/23/2021	10207	FBI - LEEDA	200052734		LT MAGEE ATTEND FBI LEEDA - I	
	YTD Amount:	795.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67059	3/23/2021	10207	FBI - LEEDA	(Continued)			
					76860	Lt Magee attend FBI LEEDA - Exec	
						01-04-056-5234	695.00
						Total :	**695.00**
67060	3/23/2021	12365	FBINAA EASTERN PA CHAPTER	REGISTRATION		REGISTRATION FOR FBINAA RE	
	YTD Amount:	400.00					
					77198	Registration for FBINAA Retrainer	
						01-04-040-5234	400.00
						Total :	**400.00**
67061	3/23/2021	13608	FISHER ACE HARDWARE	8556 99777		U-BOLTS	
	YTD Amount:	200.49					
					77232	U-BOLTS	
						02-10-200-5335	15.98
					77232	BATTERIES SIZE "C" (12 PACK)	
						02-10-200-5323	11.99
						Total :	**27.97**
67062	3/23/2021	13203	HIRSCHBERG MECHANICAL	28982 A		REPAIRS TO 2160 WOODLAND A	
	YTD Amount:	1,683.00					
					77272	Repairs to 2160 Woodland Avenue	
						01-24-157-5317	374.00
						Total :	**374.00**
67063	3/23/2021	00851	HOME DEPOT CREDIT SERVICES	1024586		REPAIRS TO FENCE AT ROSLYN	
	YTD Amount:	11,241.22					
					77282	Repairs to fence at Roslyn Park	
						01-24-157-5323	128.07

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67063	3/23/2021	00851	HOME DEPOT CREDIT SERVICES	(Continued)			
				2041817		REPAIRS TO FENCE AT PENBRYI	
					77271	Repairs to fence at Penbryn Park	
						01-24-157-5323	143.82
						Total :	**271.89**
67064	3/23/2021	05516	LOWE'S BUSINESS ACCOUNT	01411		REPAIRS TO ACEC	
	YTD Amount:	2,969.36					
					77269	Repairs to ACEC	
						01-24-152-5323	333.48
						Total :	**333.48**
67065	3/23/2021	16463	MARCOLASI LIVING TRUST	ASSESSMENT I		2019 20149 ASSESSMENT REDU	
	YTD Amount:	314.00					
						2019 20149 ASSESSMENT REDU	
						01-00-000-4030	255.00
						2019 20149 ASSESSMENT REDU	
						01-00-000-4075	59.00
						Total :	**314.00**
67066	3/23/2021	09136	MASON CO., INC., W.B.	218187772		20 CONTAINERS DISINTECTING	
	YTD Amount:	2,471.29					
					77261	20 containers disintecting wipes - ~	
						01-04-043-5323	134.00
				218461374		NEW WIRELESS KEYBOARD FOI	
					77201	new wireless keyboard for M Garga	
						01-04-040-5340	29.99
						Total :	**163.99**
67067	3/23/2021	15191	PA TURNPIKE TOLL BY PLATE	107802112 1		PA TOLL	
	YTD Amount:	22.50					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67067	3/23/2021	15191	PA TURNPIKE TOLL BY PLATE	(Continued)			
						PA TOLL	
						14-12-100-5322	10.00
						Total :	**10.00**
67068	3/23/2021	14207	PH&S PRODUCTS , LLC	0014249 IN		RESQGRIP GLOVES FOR PATRO	
	YTD Amount: 3,660.00						
					77206	resqgrip gloves for patrol and	
						01-04-043-5323	2,730.00
						Total :	**2,730.00**
67069	3/23/2021	07498	REHRIG PACIFIC COMPANY	50157637		REPLENISH TRASH AND PAPER	
	YTD Amount: 42,543.00						
					77007	Replenish Trash and Paper Cans a	
						14-00-000-7528	13,150.00
						Total :	**13,150.00**
67070	3/23/2021	16457	REICHERT, ERIN	REFUND		REFUND CLASS	
	YTD Amount: 10.00						
						REFUND CLASS	
						01-00-000-4427	10.00
						Total :	**10.00**
67071	3/23/2021	00999	SECURITY SPECIALISTS, LTD.	27014		CENTRAL MONITORING~	
	YTD Amount: 300.00						
					77268	Central Monitoring~	
						01-24-151-5305	300.00
						Total :	**300.00**
67072	3/23/2021	07191	SHADES OF GREEN, INC.	23843		TREE REMOVAL~	
	YTD Amount: 9,800.00						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67072	3/23/2021	07191	SHADES OF GREEN, INC.	(Continued)			
					77079	Tree Removal~	
						07-24-800-7604	7,000.00
						Total :	**7,000.00**
67073	3/23/2021	00082	SIGNAL SERVICES INC	38820		GPS TIME CLOCK (YORK & HOR/	
	YTD Amount:	5,618.00					
					77278	GPS TIME CLOCK (YORK & HOR/	
						03-13-146-5304	783.00
						Total :	**783.00**
67074	3/23/2021	15338	STREET COP TRAINING	36115 2031 13a		REGISTRATION FOR OFC. YOCH	
	YTD Amount:	1,497.00					
					77174	Registration for Ofc. Yochum - Stre	
						01-04-056-5234	499.00
						Total :	**499.00**
67075	3/23/2021	15234	SYSTEMS, LLC, INNOVATIVE ELECTRON	06377		CRESTMONT CLUBHOUSE SECU	
	YTD Amount:	399.76					
					77274	Crestmont Clubhouse Security Mor	
						01-24-150-5305	279.84
						Total :	**279.84**
67076	3/23/2021	15540	THE HOME DEPOT PRO	601778533		SOAP	
	YTD Amount:	2,450.14					
					77273	Soap	
						01-24-152-5318	163.29
						Total :	**163.29**
67077	3/23/2021	08592	TOBAY PRINTING CO., INC.	32473		PRINTING OF SPRING/SUMMER	
	YTD Amount:	8,995.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67077	3/23/2021	08592	TOBAY PRINTING CO., INC.	(Continued)			
					76784	Printing of Spring/Summer Activitie:	
						01-24-150-5303	8,995.00
						Total :	**8,995.00**
67078	3/23/2021	15874	UNITEDHEALTHCARE	MARCH		RETIREES & COBRA MEIDCARE	
	YTD Amount:	61,833.09					
						Police-No Prescription	
						05-01-028-5111	1,658.70
						Police-With Prescription	
						05-01-028-5111	5,743.14
						Non-Police-No Prescription	
						05-01-029-5111	2,856.65
						Non-Police-with Prescription	
						05-01-029-5111	9,873.72
						Cobra-No Prescription	
						01-28-012-5111	184.30
						Total :	**20,316.51**
67079	3/23/2021	10015	USDA, APHIS WS	3406056		GOOSE MANAGEMENT	
	YTD Amount:	3,827.43					
					77267	Goose Management	
						01-24-157-5305	2,214.10
						Total :	**2,214.10**
67080	3/23/2021	00112	VERIZON	FEB & MARCH		TELEPHONE BILLINGS	
	YTD Amount:	1,439.77					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67080	3/23/2021	00112	VERIZON	(Continued)			
						TELEPHONE BILLINGS	
						02-10-203-5307	84.73
						TELEPHONE BILLINGS	
						01-24-153-5307	227.10
						Total :	**311.83**
67081	3/23/2021	07500	VILE, SUSAN ELIZABETH	03/08/2021		TRANSCRIPTION/EDITING OF MI	
	YTD Amount:	2,870.25					
						Transcription/Editing of minutes	
						01-01-002-5305	494.50
						Total :	**494.50**
67082	3/23/2021	16456	YOUR ELECTRIC NOW, INC	PERMIT REFUN		PERMIT REFUND	
	YTD Amount:	90.00					
						PERMIT REFUND	
						01-00-000-4325	90.00
						Total :	**90.00**

44 Vouchers for bank code : ap2 **Bank total :** **83,870.92**

44 Vouchers in this report **Total vouchers :** **83,870.92**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67083	3/24/2021	16417	AQUA	JANAURY		TRANSFER STATION	
	YTD Amount: 87.21					TRANSFER STATION	
						14-12-103-5305	34.39
						Total :	**34.39**
67084	3/24/2021	15013	AQUA PA	WATER		ROUND HOUSE-WATER	
	YTD Amount: 314.75					WATER FOR ROUND HOUSE AT (	
						01-24-153-5311	105.79
						Total :	**105.79**
67085	3/24/2021	15014	AQUA PA	WATER		SPRINKLER FOR ROUND HOUSE	
	YTD Amount: 291.70					SPRINKLER FOR ROUND HOUSE	
						01-24-153-5311	98.04
						Total :	**98.04**
67086	3/24/2021	16472	AQUA PA	March		WATER FOR TRANSFER STATIOI	
	YTD Amount: 452.71					WATER FOR TRANSFER STATIOI	
						14-12-103-5311	452.71
						Total :	**452.71**
67087	3/24/2021	05812	AQUA PENNSYLVANIA	WATER		1176 OLD YORK RD	
	YTD Amount: 291.70					1176 OLD YORK RD	
						01-01-030-5311	96.83
						Total :	**96.83**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
67088	3/24/2021	05813	AQUA PENNSYLVANIA	WATER		1176 OLD YORK RD		
	YTD Amount: 537.47					1176 OLD YORK RD		
						01-01-030-5311		141.37
							Total :	**141.37**
67089	3/24/2021	05814	AQUA PENNSYLVANIA	WATER		1166 OLD YORK RD		
	YTD Amount: 399.36					1166 OLD YORK RD		
						01-01-030-5311		130.50
							Total :	**130.50**
67090	3/24/2021	05815	AQUA PENNSYLVANIA	WATER		2201 FLOREY		
	YTD Amount: 561.61					2201 FLOREY		
						01-13-130-5311		190.56
							Total :	**190.56**
67091	3/24/2021	05816	AQUA PENNSYLVANIA	WATER		925 FITZWATERTOWN ROAD		
	YTD Amount: 213.18					925 FITZWATERTOWN		
						14-12-100-5311		67.78
							Total :	**67.78**
67092	3/24/2021	05817	AQUA PENNSYLVANIA	WATER		2828 SPEAR		
	YTD Amount: 463.38					2828 SPEAR		
						01-24-152-5311		158.78
							Total :	**158.78**
67093	3/24/2021	05818	AQUA PENNSYLVANIA	WATER		ES DUMONT RD		
	YTD Amount: 730.19							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67093	3/24/2021	05818	AQUA PENNSYLVANIA	(Continued)			
						ES DUMONT RD	
						01-24-154-5311	237.25
						Total :	**237.25**
67094	3/24/2021	05820	AQUA PENNSYLVANIA	WATER		1212 EDGE HILL	
	YTD Amount:	1,259.54					
						1212 EDGE HILL	
						01-24-155-5311	227.18
						Total :	**227.18**
67095	3/24/2021	05822	AQUA PENNSYLVANIA	WATER		1059 Jenkintown Rd, Meetinghouse	
	YTD Amount:	66.74					
						1059 Jenkintown Rd, Meetinghouse	
						01-24-157-5311	19.04
						Total :	**19.04**
67096	3/24/2021	05823	AQUA PENNSYLVANIA	WATER		1383 EASTON RD	
	YTD Amount:	57.15					
						1383 EASTON RD	
						01-24-157-5311	18.85
						Total :	**18.85**
67097	3/24/2021	05824	AQUA PENNSYLVANIA	WATER		2810 ANZAC	
	YTD Amount:	313.44					
						2810 ANZAC	
						01-24-157-5311	104.48
						Total :	**104.48**
67098	3/24/2021	05825	AQUA PENNSYLVANIA	WATER		BAEDERWOOD SKATING HIGHL/	
	YTD Amount:	653.70					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
67098	3/24/2021	05825	AQUA PENNSYLVANIA	(Continued)				
						BAEDERWOOD SKATING HIGHL/		
						01-24-157-5311		527.30
							Total :	**527.30**
67099	3/24/2021	05826	AQUA PENNSYLVANIA	WATER		NS CLEVELAND		
	YTD Amount: 162.75							
						NS CLEVELAND		
						01-24-157-5311		54.25
							Total :	**54.25**
67100	3/24/2021	05829	AQUA PENNSYLVANIA	WATER		SS OLD WELSH RD		
	YTD Amount: 495.83							
						SS OLD WELSH RD		
						01-24-157-5311		104.48
							Total :	**104.48**
67101	3/24/2021	05830	AQUA PENNSYLVANIA	WATER		WS FORREST		
	YTD Amount: 592.71							
						WS FORREST		
						01-24-157-5311		194.21
							Total :	**194.21**
67102	3/24/2021	05831	AQUA PENNSYLVANIA	WATER		WS FORREST		
	YTD Amount: 259.87							
						WS FORREST		
						01-24-157-5311		87.27
							Total :	**87.27**
67103	3/24/2021	05832	AQUA PENNSYLVANIA	WATER		1013 INDIAN CREEK		
	YTD Amount: 203.01							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
67103	3/24/2021	05832	AQUA PENNSYLVANIA	(Continued)				
						1013 INDIAN CREEK		
						01-24-157-5311		4.81
							Total :	**4.81**
67104	3/24/2021	05833	AQUA PENNSYLVANIA	WATER		865 JENKINTOWN		
	YTD Amount: 66.51							
						865 JENKINTOWN		
						01-24-157-5311		18.83
							Total :	**18.83**
67105	3/24/2021	05834	AQUA PENNSYLVANIA	WATER		511 MEETINGHOUSE		
	YTD Amount: 857.84							
						511 MEETINGHOUSE		
						01-24-157-5311		280.71
							Total :	**280.71**
67106	3/24/2021	05835	AQUA PENNSYLVANIA	WATER		NS JEFFERSON		
	YTD Amount: 56.03							
						NS JEFFERSON		
						01-24-157-5311		18.60
							Total :	**18.60**
67107	3/24/2021	05836	AQUA PENNSYLVANIA	WATER		1010 FITZWATERTOWN		
	YTD Amount: 639.87							
						1010 FITZWATERTOWN		
						02-10-200-5311		213.29
							Total :	**213.29**
67108	3/24/2021	05837	AQUA PENNSYLVANIA	WATER		626 HARPERS LN		
	YTD Amount: 103.15							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
67108	3/24/2021	05837	AQUA PENNSYLVANIA	(Continued)				
						626 HARPERS LN		
						02-10-203-5311		18.60
							Total :	**18.60**
67109	3/24/2021	05840	AQUA PENNSYLVANIA	WATER		NS KIMBALL		
	YTD Amount: 162.75							
						NS KIMBALL		
						02-10-203-5311		54.25
							Total :	**54.25**
67110	3/24/2021	05841	AQUA PENNSYLVANIA	WATER		1119 TOWNSHIP LINE		
	YTD Amount: 68.97							
						1119 TOWNSHIP LINE		
						02-10-203-5311		10.06
							Total :	**10.06**
67111	3/24/2021	05843	AQUA PENNSYLVANIA	WATER		ES VALLEY		
	YTD Amount: 112.05							
						ES VALLEY		
						02-10-203-5311		34.00
							Total :	**34.00**
67112	3/24/2021	05845	AQUA PENNSYLVANIA	WATER		1858 OLD WELSH		
	YTD Amount: 67.53							
						1858 OLD WELSH		
						02-10-203-5311		18.60
							Total :	**18.60**
67113	3/24/2021	05846	AQUA PENNSYLVANIA	WATER		BRIARCLIFF		
	YTD Amount: 67.99							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67113	3/24/2021	05846	AQUA PENNSYLVANIA	(Continued)			
						BRIARCLIFF	
						02-10-203-5311	20.29
						Total :	**20.29**
67114	3/24/2021	05847	AQUA PENNSYLVANIA	WATER		WS DAVISVILLE	
	YTD Amount: 56.03						
						WS DAVISVILLE	
						02-10-203-5311	18.83
						Total :	**18.83**
67115	3/24/2021	05848	AQUA PENNSYLVANIA	WATER		635 MOREDON	
	YTD Amount: 66.30						
						635 MOREDON	
						02-10-203-5311	18.83
						Total :	**18.83**
67116	3/24/2021	05849	AQUA PENNSYLVANIA	WATER		2571 RUBICAM CRESTMONT PO	
	YTD Amount: 446.13						
						2571 RUBICAM CRESTMONT PO	
						01-24-153-5311	148.71
						Total :	**148.71**
67117	3/24/2021	07415	AQUA PENNSYLVANIA	WATER		MEADOWBROOK BIRD SANCTU/	
	YTD Amount: 66.76						
						MEADOWBROOK BIRD SANCTU/	
						01-24-157-5311	19.06
						Total :	**19.06**
67118	3/24/2021	10094	AQUA PENNSYLVANIA	WATER		86 NORTH HILL	
	YTD Amount: 175.65						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67118	3/24/2021	10094	AQUA PENNSYLVANIA	(Continued)			
						86 NORTH HILL	
						02-10-203-5311	57.39
						Total :	**57.39**
67119	3/24/2021	15814	AQUA PENNSYLVANIA	WATER		WAR MEMORIAL PARK	
	YTD Amount: 55.09						
						WAR MEMORIAL PARK	
						01-01-030-5311	18.60
						Total :	**18.60**
37	**Vouchers for bank code :**		ap2			**Bank total :**	**4,024.52**
37	**Vouchers in this report**					**Total vouchers :**	**4,024.52**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
67120	3/25/2021	16448	ANNIES PERSONAL CARE HOME CARE	REFUND LST		LST REFUND		
	YTD Amount:	18.00				LST refund		
						01-00-000-4312		18.00
							Total :	**18.00**
67121	3/25/2021	16441	ARRIS GLOBAL SERVICES INC	REFUND LST		LST REFUND		
	YTD Amount:	39.06				LST refund		
						01-00-000-4312		39.06
							Total :	**39.06**
67122	3/25/2021	16442	BUCHMAN PLUMBING & HEATING LLC, D	REFUND LST		LST REFUND		
	YTD Amount:	65.00				LST refund		
						01-00-000-4312		65.00
							Total :	**65.00**
67123	3/25/2021	10610	BURGER KING #3284	REFUND		REFUND MERCANTILE TAX		
	YTD Amount:	821.85				REFUND MERCANTILE TAX		
						01-00-000-4312		663.00
							Total :	**663.00**
67124	3/25/2021	16468	CHARTER HOME HEALTH STAFFING L	REFUND		REFUND BUSINESS PRIVILEGE		
	YTD Amount:	8,470.00				Refund business privledge		
						01-00-000-4312		8,470.00
							Total :	**8,470.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67125	3/25/2021	06524	COMCAST BUSINESS	MARCH		JANUARY PARKS DEPT PHONES	
	YTD Amount: 3,662.15						
					76672	MARCH	
						01-24-150-5307	246.09
					76672	MARCH	
						01-24-151-5307	124.98
					76672	MARCH	
						01-24-152-5307	141.88
					76672	MARCH	
						01-24-155-5307	403.65
						Total :	**916.60**
67126	3/25/2021	06339	COMCAST CABLE	MARCH		video arraignments police dept	
	YTD Amount: 571.40						
						video arraignments police dept	
						01-04-040-5307	142.85
						Total :	**142.85**
67127	3/25/2021	07341	COMCAST CABLE	MARCH		INTERNET SERVICE FOR WASTE	
	YTD Amount: 561.48						
						INTERNET SERVICE FOR WASTE	
						02-10-200-5305	187.16
						Total :	**187.16**
67128	3/25/2021	08182	COMCAST CABLE	MARCH		INTERNET SERVICE FOR ANNEX	
	YTD Amount: 725.89						
						INTERNET SERVICE FOR ANNEX	
						01-04-062-5305	181.67
						Total :	**181.67**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
67129	3/25/2021	12135 COMCAST CABLE	MARCH		BRIAR BUSH NATURE CENTER C	
	YTD Amount:	1,034.61			CABLE FOR BRIAR BUSH	
					01-24-155-5305	263.91
					Total :	**263.91**
67130	3/25/2021	16449 COOPER, JAY A	REFUND		REFUND BUSINESS PRIVILEGE T	
	YTD Amount:	12.00			Refund business privledge	
					01-00-000-4312	12.00
					Total :	**12.00**
67131	3/25/2021	16443 HEAVEN SPA LLC	REFUND LST		LST REFUND	
	YTD Amount:	1.00			LST refund	
					01-00-000-4312	1.00
					Total :	**1.00**
67132	3/25/2021	16444 HERSCHBERG MECHANICAL LLC	REFUND LST		LST REFUND	
	YTD Amount:	129.00			LST refund	
					01-00-000-4312	129.00
					Total :	**129.00**
67133	3/25/2021	16445 KORS RETAIL INC, MICHAEL	REFUND LST		LST REFUND	
	YTD Amount:	4.00			LST refund	
					01-00-000-4312	4.00
					Total :	**4.00**
67134	3/25/2021	16466 LANE BRYANT #6282	REFUND		REFUND MERCANTILE TAX	
	YTD Amount:	594.00				

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67134	3/25/2021	16466	LANE BRYANT #6282	(Continued)			
						REFUND MERCANTILE TAX	
						01-00-000-4312	594.00
						Total :	**594.00**
67135	3/25/2021	16446	LIFESTAR AMBULANCE	REFUND LST		LST REFUND	
	YTD Amount: 30.00						
						LST refund	
						01-00-000-4312	30.00
						Total :	**30.00**
67136	3/25/2021	15122	LLOYD, STEPHEN	REFUND LST		LST REFUND	
	YTD Amount: 52.00						
						LST refund	
						01-00-000-4312	52.00
						Total :	**52.00**
67137	3/25/2021	16453	MULLER, GARY	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount: 49.00						
						Refund business privledge	
						01-00-000-4312	49.00
						Total :	**49.00**
67138	3/25/2021	16450	OQUENDO, MILDRED	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount: 23.00						
						Refund business privledge	
						01-00-000-4312	23.00
						Total :	**23.00**
67139	3/25/2021	16447	PRECISION WATCHES INC	REFUND LST		LST REFUND	
	YTD Amount: 12.00						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
67139	3/25/2021	16447	PRECISION WATCHES INC	(Continued)				
						LST refund		
						01-00-000-4312		12.00
							Total :	**12.00**
67140	3/25/2021	04269	QUEST DIAGNOSTICS INC	REFUND		REFUND BUSINESS PRIVILEGE		
	YTD Amount: 262.00							
						Refund business privledge		
						01-00-000-4312		262.00
							Total :	**262.00**
67141	3/25/2021	12990	READY REFRESH	FEBRUARY		ALVERTHORPE MANOR		
	YTD Amount: 86.12							
						ALVERTHORPE MANOR		
						01-24-157-5311		1.99
							Total :	**1.99**
67142	3/25/2021	12991	READY REFRESH	FEBRUARY		ALVERTHORPE PARK		
	YTD Amount: 70.84							
						ALVERTHORPE PARK		
						01-24-157-5311		3.98
							Total :	**3.98**
67143	3/25/2021	12994	READY REFRESH	FEBRUARY		POLICE DEPARTMENT		
	YTD Amount: 703.07							
						POLICE DEPARTMENT		
						01-04-040-5340		139.44
							Total :	**139.44**
67144	3/25/2021	12995	READY REFRESH	FEBRUARY		ADMINISTRATION BUILDING		
	YTD Amount: 160.70							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67144	3/25/2021	12995	READY REFRESH	(Continued)			
						ADMINISTRATOIN BUILDING	
						01-01-030-5311	56.40
						Total :	**56.40**
67145	3/25/2021	16469	SHOE CARNIVAL INC #548	REFUND		REFUND MERCANTILE TAX	
	YTD Amount: 992.00						
						REFUND MERCANTILE TAX	
						01-00-000-4312	992.00
						Total :	**992.00**
67146	3/25/2021	15170	TEMPLETON, PATRICIA	REFUND LST		LST REFUND	
	YTD Amount: 59.00						
						LST refund	
						01-00-000-4312	59.00
						Total :	**59.00**
67147	3/25/2021	00112	VERIZON	FEB & MARCH		TELEPHONE BILLINGS	
	YTD Amount: 1,522.79						
						TELEPHONE BILLINGS	
						03-13-146-5304	83.02
						Total :	**83.02**
67148	3/25/2021	13436	VERIZON	MARCH		ALVERTHORPE MANOR PHONE-	
	YTD Amount: 105.72						
					76744	March	
						01-24-150-5307	37.04
						Total :	**37.04**
67149	3/25/2021	08425	VERIZON WIRELESS	FEBRUARY		WWTP PUMP STATIONS	
	YTD Amount: 336.96						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67149	3/25/2021	08425	VERIZON WIRELESS	(Continued)			
						WWTP PUMP STATIONS - METEI	
						02-10-203-5307	84.24
						Total :	**84.24**
67150	3/25/2021	12843	VERIZON WIRELESS	FEBRUARY		MODEMS/POLICE CARS	
	YTD Amount:	3,371.93					
						MODEMS FOR POLICE CARS	
						01-04-055-5305	1,120.69
						Total :	**1,120.69**
67151	3/25/2021	16467	VERIZON WIRELESS #2061	REFUND		REFUND MERCANTILE TAX	
	YTD Amount:	6,493.00					
						REFUND MERCANTILE TAX	
						01-00-000-4312	6,493.00
						Total :	**6,493.00**
67152	3/25/2021	16451	WALKING COMPANY	REFUND		REFUND MERCANTILE TAX	
	YTD Amount:	550.00					
						REFUND MERCANTILE TAX	
						01-00-000-4312	550.00
						Total :	**550.00**
67153	3/25/2021	16452	ZAVITSANOA, GEORGE	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	148.00					
						Refund business privledge	
						01-00-000-4312	148.00
						Total :	**148.00**

34 Vouchers for bank code : ap2 **Bank total :** **21,884.05**

34 Vouchers in this report **Total vouchers :** **21,884.05**

Replaced Checks Listing
TWP OF ABINGTON

Bank: ap2
Account: 1210645

Orig check	Date	Voided	Check amt	EFT	Paid to	Repl check	Date	Reason
63153	7/31/2020	3/26/2021	6.00	No	THOMAS TRUITT	67161	3/26/2021	STALE DATED
63645	9/10/2020	3/26/2021	400.00	No	DOUGLAS & BERTHA HEDGMAN	67155	3/26/2021	STALE DATED
64579	11/5/2020	3/26/2021	52.50	No	REDEVELOPMENT AUTHORITY OF	67160	3/26/2021	STALE DATED
64621	11/9/2020	3/26/2021	284.00	No	TAKIA & JAHRI EVANS	67159	3/26/2021	STALE DATED
64717	11/17/2020	3/26/2021	2,918.50	No	CHELTENHAM POLICE DEPT.	67157	3/26/2021	STALE DATED
64919	11/24/2020	3/26/2021	36.00	No	CLIME WELLNESS	67162	3/26/2021	STALE DATED
65465	12/29/2020	3/26/2021	280.00	No	SHADES OF GRAY	67156	3/26/2021	CHECK NOT RECEIVED
66053	2/3/2021	3/26/2021	178.53	No	MT. PENN TOOL & MACHINE CO INC	67158	3/26/2021	CHECK NOT RECEIVED
66552	2/23/2021	3/26/2021	2.00	No	ADP TAX SERVICES INC	67154	3/26/2021	WRONG VENDOR PAID
		Bank total:	4,157.53					
		Checks total:	**4,157.53**					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67163	3/29/2021	07884	AIRGAS USA, LLC	9977504018		RENTAL OF PROPANE AND WELI	
	YTD Amount: 275.57						
					77314	RENTAL OF PROPANE AND WELI	
						02-10-200-5305	51.50
						Total :	**51.50**
67164	3/29/2021	15619	AUTOMATIONDIRECT.COM, INC.	11910133 11936		2 - DOOR EXIT SWITCHES FOR I	
	YTD Amount: 285.25						
					77329	2 - DOOR EXIT SWITCHES FOR I	
						17-10-851-7516	285.25
						Total :	**285.25**
67165	3/29/2021	00707	BILLOWS ELECTRIC SUPPLY INC	5194259 01 519		SMOKE DETECTORS AND RELAY	
	YTD Amount: 8,421.18						
					77319	SMOKE DETECTORS AND RELAY	
						17-10-851-7516	294.83
						Total :	**294.83**
67166	3/29/2021	06812	CDW-GOVERNMENT, INC.	8493629		COMPUTER EXPENSE.~	
	YTD Amount: 2,423.85						
					77057	COMPUTER EXPENSE.~	
						01-15-064-5302	2,158.85
						Total :	**2,158.85**
67167	3/29/2021	10224	COMMUNICATION SOLUTIONS	14858A		PROFESSIONAL SERVICES FOR	
	YTD Amount: 6,975.00						
					77238	Professional Services for January,	
						01-15-064-5319	125.00
					77238	Professional Services for January,	
						06-15-067-5319	1,656.25

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67167	3/29/2021	10224	COMMUNICATION SOLUTIONS	(Continued)			
				14880A		PROFESSIONAL SERVICES FOR	
					77242	Professional Services for February,	
						01-15-064-5319	125.00
					77242	Professional Services for February,	
						06-15-067-5319	593.75
						Total :	**2,500.00**
67168	3/29/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	3471546564 347		CODE DIVISION OFFICE SUPPLII	
	YTD Amount:	5,185.09					
					77333	OFFICE SUPPLIES- ENVELOPES	
						01-06-081-5300	159.34
					77333	OFFICE SUPPLIES-YELLOW CAR	
						01-06-081-5300	10.81
						Total :	**170.15**
67169	3/29/2021	13388	COVANTA ENERGY, LLC	335629ABING		MUNICIPAL SOLID WASTE	
	YTD Amount:	309,428.69					
						MUNICIPAL SOLID WASTE	
						14-12-103-5305	80,114.09
						Total :	**80,114.09**
67170	3/29/2021	02659	DAYS INN PENN STATE	HOTEL		HOTEL FOR FBINAA RETRAINER	
	YTD Amount:	578.37					
					77199	Hotel for FBINAA Retrainer Course	
						01-04-040-5234	503.47
					77199	Hotel for FBINAA Retrainer Course	
						01-04-056-5234	74.90
						Total :	**578.37**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67171	3/29/2021	05440	DELAWARE RIVER BASIN	212002		ANNUAL PERMIT FEE	
	YTD Amount: 858.00						
					77318	ANNUAL PERMIT FEE	
						02-10-200-5301	858.00
						Total :	**858.00**
67172	3/29/2021	08603	DELBAR HEATING & AIR CONDITION	9088		REPAIR OF ADMINISTRATION BU	
	YTD Amount: 2,030.00						
					77315	REPAIR OF ADMINISTRATION BU	
						02-10-200-5317	2,030.00
						Total :	**2,030.00**
67173	3/29/2021	09146	EDGE HILL FIRE COMPANY	PREVENTINVE		PREVENTIVE MAINTENANCE - FI	
	YTD Amount: 1,118.00						
					77250	PREVENTIVE MAINTENANCE - FI	
						01-15-064-5342	1,118.00
						Total :	**1,118.00**
67174	3/29/2021	10207	FBI - LEEDA	REGISTRATION		REGISTRATIONG FOR FBI-LEED/	
	YTD Amount: 1,645.00						
					77171	Registrationg for FBI-LEEDA 2021	
						01-04-056-5234	850.00
						Total :	**850.00**
67175	3/29/2021	00462	FRIENDS OF BRIAR BUSH	REIBMURSEME		WILDLIFE MENAGERIE PERMIT F	
	YTD Amount: 1,780.89						
					77291	Wildlife Menagerie permit renewal.	
						01-24-155-5323	100.00
					77291	Birdseed for feeders.	
						01-24-155-5323	50.97
						Total :	**150.97**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67176	3/29/2021	16422	HILTON GARDEN INN COLUMBUS	lodging		LODGING - SGT BLEI - TASER M/	
	YTD Amount: 542.52						
					76969	Lodging - Sgt Blei - Taser Master	
						01-04-056-5234	542.52
						Total :	**542.52**
67177	3/29/2021	00851	HOME DEPOT CREDIT SERVICES	8354154		FORGED GARDEN HOE, FORGEI	
	YTD Amount: 11,279.18						
					77328	FORGED GARDEN HOE, FORGEI	
						02-10-200-5323	37.96
						Total :	**37.96**
67178	3/29/2021	16265	LANDSCAPE GROUP LLC, TRIAD TREE C	03/03/2021		CONTRACTED SERVICES - FIRE	
	YTD Amount: 2,150.00						
					77284	CONTRACTED SERVICES - Fire S	
						01-15-064-5305	2,150.00
						Total :	**2,150.00**
67179	3/29/2021	03690	METRO ELEVATOR CO., INC.	108914		MAINTENANCE ELEVATOR CONT	
	YTD Amount: 1,178.84						
					77287	Maintenance Elevator Contract for I	
						01-01-030-5305	90.62
						Total :	**90.62**
67180	3/29/2021	01034	NAPA AUTO PARTS	4607 616903 61		PARTS WASHER	
	YTD Amount: 3,269.24						
					77325	PARTS WASHER	
						02-10-200-5320	1,755.00
					77325	2 - TOGGLE SWITCHES	
						02-10-205-5304	10.34
						Total :	**1,765.34**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67181	3/29/2021	12333	NUCHEM CORP.	210744		SLUDGE BOILERS WATER TREA	
	YTD Amount: 301.95						
					77323	SLUDGE BOILERS WATER TREA	
						02-10-200-5305	301.95
						Total :	**301.95**
67182	3/29/2021	04265	OFFICE BASICS, INC.	L 172014		WHITE COPY PAPER FOR TOWN	
	YTD Amount: 663.40						
					77321	WHITE COPY PAPER FOR TOWN	
						01-01-002-5300	279.90
						Total :	**279.90**
67183	3/29/2021	16425	PECO	MARCH		ELECTRIC SUPPLY FOR TRANSF	
	YTD Amount: 2,003.04						
						ELECTRIC SUPPLY FOR TRANSF	
						14-12-103-5308	950.89
						Total :	**950.89**
67184	3/29/2021	02920	PENN POWER GROUP	4207596		GENERATOR FOR NORTH HILLS	
	YTD Amount: 2,550.00						
					76663	GENERATOR FOR NORTH HILLS	
						02-10-203-5304	2,550.00
						Total :	**2,550.00**
67185	3/29/2021	02204	PENNSYLVANIA STATE UNIVERSITY	116221		BIOSOLIDS SAMPLE ANALYSIS	
	YTD Amount: 810.00						
					77320	BIOSOLIDS SAMPLE ANALYSIS	
						02-10-200-5305	405.00
						Total :	**405.00**
67186	3/29/2021	10464	PETSMART	5631 101101		FOOD AND SUPPLIES FOR K9 BE	
	YTD Amount: 485.02						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67186	3/29/2021	10464	PETSMART	(Continued)			
					77326	food and supplies for K9 Bella	
						01-04-049-5323	231.92
						Total :	**231.92**
67187	3/29/2021	10961	PLATT - PETTY CASH, PATRICIA	PETTY CASH		ANIMAL CARE PRODUCTS AND A	
	YTD Amount: 48.57						
					77351	Animal care products and animal pı	
						01-24-155-5323	48.57
						Total :	**48.57**
67188	3/29/2021	15436	PORTER, BONNIE	POOL REFUND		Refund pool membership	
	YTD Amount: 75.00						
						Refund pool membership	
						01-00-000-4426	75.00
						Total :	**75.00**
67189	3/29/2021	04032	PREMIUM CLEANING SERVICE CORP	510630		MONTHLY CLEANING FEE FOR F	
	YTD Amount: 2,205.00						
					77288	Monthly cleaning fee for February 2	
						01-24-155-5305	540.00
						Total :	**540.00**
67190	3/29/2021	00962	PRIMEX CENTERS, INC.	2 045424 0455		TOPSOIL & MULCH FOR PLOW F	
	YTD Amount: 1,281.70						
					77251	TOPSOIL & MULCH FOR PLOW F	
						01-13-131-5323	250.00
						Total :	**250.00**
67191	3/29/2021	01309	REIT LUBRICANTS CO.	1114415		GEAR HYDRALIC MOTOR OILS F	
	YTD Amount: 10,485.85						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67191	3/29/2021	01309	REIT LUBRICANTS CO.	(Continued)			
					77313	GEAR HYDRALIC MOTOR OILS F	
						02-10-200-5320	3,139.74
						Total :	**3,139.74**
67192	3/29/2021	16430	ROSEN SHINGLE CREEK HOTEL	LODGING		HOTEL FOR FBINAA CONFEREN	
	YTD Amount:	648.00					
					77124	Hotel for FBINAA Conference - Chi	
						01-04-040-5234	648.00
						Total :	**648.00**
67193	3/29/2021	05907	RUMSEY ELECTRIC	S5958031 001		MOTOR EVALUATION OF P-1 MO	
	YTD Amount:	200.00					
					77316	MOTOR EVALUATION OF P-1 MO	
						02-10-200-5322	200.00
						Total :	**200.00**
67194	3/29/2021	05053	SIGMA CONTROLS,INC.	029395		6 - FLOAT SWITCHES WITH 50" C	
	YTD Amount:	1,909.45					
					77317	6 - FLOAT SWITCHES WITH 50" C	
						17-10-851-7516	395.00
						Total :	**395.00**
67195	3/29/2021	06102	SPOK	MARCH		MONTHLY PAGING SERVICES	
	YTD Amount:	144.96					
						Parks paging services	
						01-24-150-5307	18.46
						Wastewater paging services	
						02-10-200-5307	17.89
						Total :	**36.35**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67196	3/29/2021	01028	VAN'S LOCK SHOP, INC	0000115890		REPAIR LOCK ON FRONT DOOR	
	YTD Amount: 1,384.16						
					77289	Repair lock on front door.	
						01-24-155-5317	127.50
						Total :	**127.50**
67197	3/29/2021	14709	VECTOR SECURITY	67614230		MONTHLY MONITORING FEE.	
	YTD Amount: 476.80						
					77344	Monthly monitoring fee.	
						01-24-155-5305	92.95
						Total :	**92.95**
67198	3/29/2021	04072	VERIZON	APRIL		MONTHLY CONDUIT RENTAL	
	YTD Amount: 280.44						
						MONTHLY CONDUIT RENTAL	
						01-01-002-5307	70.11
						Total :	**70.11**
67199	3/29/2021	08717	VERIZON	MARCH		POLICE FRAME RELAY-POLICE (	
	YTD Amount: 4,084.82						
						POLICE FRAME RELAY-POLICE (	
						01-04-055-5305	1,071.35
						Total :	**1,071.35**
67200	3/29/2021	13383	WIN-911N SOFTWARE	220XT271 2021		ALARM SOFTWARE FOR SCADA	
	YTD Amount: 660.00						
					77322	ALARM SOFTWARE FOR SCADA	
						02-10-200-5305	660.00
						Total :	**660.00**
67201	3/29/2021	03042	WIRELESS ELECTRONICS, INC.	S21121048		EQUIPMENT & MATERIAL PURCH	
	YTD Amount: 765.51						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
67201	3/29/2021	03042	WIRELESS ELECTRONICS, INC.	(Continued)			
					76977	EQUIPMENT & MATERIAL PURCH	
						01-15-092-5320	765.51
						Total :	**765.51**

39 Vouchers for bank code : ap2 — Bank total : **108,586.19**

39 Vouchers in this report — Total vouchers : **108,586.19**

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

May 13, 2021	FC-02-051321	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Community Development		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

2019 CDBG Action Plan Amendments & CDBG-CV Action Plan

EXECUTIVE SUMMARY:

Congress provided $5 billion in the CARES Act for the Community Development Block Grant (CDBG) program to states, metropolitan cities, urban counties, and insular areas. Abington Township was awarded $770,975 in CDBG-CV funds to prepare, prevent, and respond to the effects of the coronavirus. As such, HUD has requested a modified 2019 action plan so that the Township may take advantage of these funds. Additional reallocations of 2019 Action Plan activities and an update to the Citizen Participation Plan are also included. The proposed 2019 action plan and CDBG-CV amendments were presented to the Finance Committee on Feb. 18th, 2021, and a public comment period ran from March. 18-26, 2021 with a virtual public hearing on March 25, 2021.

PREVIOUS BOARD ACTIONS:

The Finance Committee considered these amendments at the April 2021 meeting.

RECOMMENDED BOARD ACTIONS:

Motion to approve amendments to the 2019 CDBG Action Plan, amendments to the Citizens Participation Plan, and the CDBG-CV Action Plan activities.

Township of Abington
Proposed CDBG-CV & Revised 2019 Action Plan Amendments

Activity	Explanation	Recommended Funding
CDBG-CV Household Direct Assistance Program	Assist households who have been financially impacted by COVID with rent, mortgage, and utility payments	$325,000
CDBG-CV Small Business Forgivable Loan Program	Assist businesses in paying employees and remaining viable for reopening	$325,000
CDBG-CV Food Pantry Assistance	Provide added financial support to food pantries in time of increased need and decreased donations	$90,000
CDBG-CV Administrative Costs	Funds to support in amending Citizen Participation Plan, amending 2019 Annual Action Plan, administering CDBG-CV programs	$30,975
TOTAL CDBG-CV FUNDS		**$770,975**

Activity	Explanation	Recommended Total FY19 Funding
Accessibility Improvements at the Ardsley Community Center	Install a wheelchair lift ($35,000 existing; $25,000 reallocated from rental acquisition project)	$60,000
Training	Financial literacy training for LMI individuals. ($4,423 existing; $2,000 reallocated from rental acquisition project)	$6,423
Small Business Forgivable Loan Program	Assist businesses in paying employees and remaining viable for reopening ($23,000 reallocated from rental acquisition)	$23,000
TOTAL Re-allocated Rental Acquisition Activity FY2019 Funds		**$75,000**

Activity	Explanation	Recommended Total FY19 Funding
Infrastructure Improvements	Storm sewer repairs at Rubicam & 611	$60,000
Infrastructure Improvements	Paving & curb improvements in BG LMI areas	$130,000
Parks Projects: Public Facilities	Paving lot at Crestmont Community Center and rehab of basketball court	$60,000
TOTAL Reallocated Owner-Occupied Rehabilitation Program Activity FY2019 Funds		**$250,000**

PLAN FOR THE TOWNSHIP OF ABINGTON, PA

The amendment to the Citizen Participation Plan will include the addition of the following language:

R. Declaration of an Emergency

When a Declaration of an Emergency has been ordered by the President of the United States, the Governor of Pennsylvania, or the Township of Abington, the Township will follow the following process concerning public hearings and expedited procedures to solicit public comment.

- If the Township is unable to hold open public hearings in person, the Township will conduct virtual public hearings through conference calls or online video conference call platforms. The virtual public hearing will include the ability for public comments to be received during the hearing.

- If the Township is not able to physically place the plans on public display at the locations referenced in the Citizen Participation Plan, the Township will display the plans on the Township's website (www.abingtonpa.gov/departments/community-development-dept) and will also email copies of the plans to any person who requests a copy of the plans. The Township may also use an expedited process of no less than five (5) calendar days to solicit public comment.

- If the Township Commissioners or Township Committees are unable to conduct an open public forum type meeting, the Township can approve the plans or take Committee action in a virtual meeting through conference calls or online video conference call platforms. The virtual meeting will include the ability for public comments to be received during the hearing.

All other sections of the Citizen Participation Plan will not be amended at this time and shall remain in full force and effect.

Written public comments may be mailed or emailed to Ms. Kimberly Hamm, MBA, Director of Community Development, Township of Abington, 1176 Old York Road, Abington, PA 19001 or khamm@abingtonpa.gov.

All comments will be considered up to March 26, 2021 concerning changes or modifications to the Township's Citizen Participation Plan will be considered.

DRAFT

Supplemental Documentation for Informational Purposes

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	President, Board of Commissioners
APPLICANT ORGANIZATION	DATE SUBMITTED
Abington Township	05/13/2021

SF-424D (Rev. 7-97) Back

View Burden Statement

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 05/13/2021

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Township of Abington

* b. Employer/Taxpayer Identification Number (EIN/TIN): 23-6000025

* c. Organizational DUNS: 0794994140000

d. Address:

* Street1:	1176 Old York Road
Street2:	
* City:	Abington
County/Parish:	Montgomery County
* State:	PA: Pennsylvania
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	19001-3713

e. Organizational Unit:

Department Name: Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Kimberly
Middle Name:			
* Last Name:	Hamm		
Suffix:			

Title: Director of Community Development

Organizational Affiliation:

* Telephone Number: (267) 536-1019

Fax Number:

* Email: khamm@abingtonpa.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

CARES Act

* Title:

Coronavirus Aid, Relief, and Economic Security Act (CARES Act) CDBG-CV

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY 2019 Abington CARES Act Amendment

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 4th

* b. Program/Project: 4th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2020

18. Estimated Funding ($):

* a. Federal	770,975.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	770,975.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: John

Middle Name: L.

* Last Name: Spiegelman

Suffix:

* Title: President, Board of Commissioners

* Telephone Number: (215) 740-4306 Fax Number:

* Email: spiegs@abingtonpa.gov

* Signature of Authorized Representative: * Date Signed: 05/13/2021

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

	May 13, 2021
Signature of Authorized Official	Date

President, Board of Commissioners

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) FY 2019 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ May 13, 2021

Signature of Authorized Official Date

President, Board of Commissioners

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

_____ _____

Signature of Authorized Official Date

_____

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/A

_____ _____

Signature of Authorized Official Date

_____

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A _____ _____

Signature of Authorized Official Date

_____

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.