

Regular Meeting
Agenda
Monday, June 15, 2015

1. Call Meeting to Order/Roll Call
2. Pledge of Allegiance
3. Open Meeting to the Public
4. Approval of the May 18, 2015 Regular Meeting Minutes
5. Solicitor's Report – Frank R. Bartle, Esquire
 - a) Motion to that the Board of Supervisors of Franconia Township authorize the Westport Farm I Community Association to amend its Declaration of Planned Community consistent with the proposed amendment sent by Attorney Stefan Richter subject to the changes to Article IX, paragraph 1, as described in the attached letter. The appropriate Township Officials are authorized to take all necessary action to effectuate the intent of this motion.
 - b) Resolution No. 15-15-15-06 - A RESOLUTION OF FRANCONIA TOWNSHIP APPROVING THE ISSUANCE OF BY THE SOUDERTON INDUSTRIAL DEVELOPMENT AUTHORITY OF AMENDMENTS TO ITS TAX-EXEMPT NOTE FOR A FACILITY LOCATED IN NEW FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA; AND AUTHORIZING THE TAKING OF ALL SUCH ACTS NOT INCONSISTENT WITH THE PROPOSED RESOLUTION.
 - c) Resolution No 15-16-15-06 A RESOLUTION OF FRANCONIA TOWNSHIP APPROVING THE ISSUANCE OF BY THE FRANCONIA TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS TAX-EXEMPT NOTE FOR A FACILITY LOCATED IN UPPER FREDERICK, MONTGOMERY COUNTY, PENNSYLVANIA; AND AUTHORIZING THE TAKING OF ALL SUCH ACTS NOT INCONSISTENT WITH THE PROPOSED RESOLUTION.
6. Police Report – Chief Joseph S. Kozeniewski
7. Zoning Report – Jamie P. Worman
8. Highway Report – Paul R. Nice
9. Engineering Report – Cindy VanHise, P.E.

10. Motion for Approval of Treasurer's Report and authorization for Treasurer to pay all bills for the respective funds as presented on Voucher No. 15-15-06 dated June 15, 2015 in the amount of \$155,037.78.
11. Payroll
Motion for the Treasurer to be authorized to pay all employees during the pay period of June 15, 2015 through July 17, 2015 according to the hours worked as listed on the Payroll Journal for the aforesaid period.
12. Subdivisions and Land Developments
 - d) Resolution No. 15-13-15-06- A Resolution granting Conditional Preliminary/Final Approval to the Paragon Alliance LLC Land Development (#01-15)- 300 Harleysville Pike
 - e) Resolution No. 15-14-15-06- A Resolution granting Conditional Preliminary/Final Approval to the Harry M. & Mary Ann Shoemaker Land Development (#04-15)- 302 Leidy Road
13. Motion to authorize the Assistant Township Manager to prepare bid specifications and to advertise for bids for the following items, said bids to be opened at 2:00 p.m. on Thursday, July 16, 2015:
 - a) Gasoline
 - b) Diesel Fuel
 - c) No. 2 Fuel Oil
 - d) Propane Gas
14. The Franconia Township Planning Commission will hold its Regular Meeting on Monday, July 6, 2015 at 7:00 p.m. at the Franconia Township Municipal Building, 671 Allentown Road, Franconia, Pennsylvania 18969.
15. The next Regular Board of Supervisors Meeting will be held at 7:00 p.m. on Monday, July 20, 2015 at the Franconia Township Municipal Building, 671 Allentown Road, Franconia, Pennsylvania 18969. The Board of Supervisors Work Session will be held on Wednesday, July 8, 2015 at 4:00 p.m. at the same location.
16. Motion to Adjourn

Motion of the Franconia Board of Supervisors

I move that the Board of Supervisors of Franconia Township authorize the Westport Farm I Community Association to amend its Declaration of Planned Community consistent with the proposed amendment sent by Attorney Stefan Richter subject to the changes to Article IX, paragraph 1, as described in the attached letter.

The appropriate Township officials are authorized to take all necessary action to effectuate the intent of this motion.

Motion By: _____

Seconded By: _____

Vote: _____

Attest: _____

Date: _____

May 13, 2015

Stefan Richter, Esquire
Clemons, Richter & Reiss, P.C.
107 East Oakland Avenue
Doylestown, PA 18901

**RE: Proposed Amendment to Declaration of
Planned Community, Westport Farm I**

Dear Stefan:

As you know, I am solicitor to Franconia Township. This is in response to the proposed changes for the Declaration of Planned Community for Westport Farm I Community Association you sent to my office for the Township's review.

We have reviewed your proposed changes and the Township approves them with one exception. Please revise your amended Article IX, paragraph 1 as follows:

1. Duration and Amendment. The terms and provisions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Unit subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, perpetually unless amended in whole or in part. To be effective, any amendment to this Declaration must be approved by Franconia Township and must be made pursuant to Section 5219 of the Act.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

FRANK R. BARTLE

cc: Jon Hammer, Township Manager

FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 15-15-15-06

A RESOLUTION OF FRANCONIA TOWNSHIP APPROVING THE ISSUANCE OF BY THE SOUDERTON INDUSTRIAL DEVELOPMENT AUTHORITY OF AMENDMENTS TO ITS TAX-EXEMPT NOTE FOR A FACILITY LOCATED IN NEW FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA; AND AUTHORIZING THE TAKING OF ALL SUCH ACTS NOT INCONSISTENT WITH THE PROPOSED RESOLUTION.

WHEREAS, the Souderton Industrial Development Authority (the “Authority”) is considering the request of Franconia Mennonite School d/b/a Pennview Christian School (“Applicant”) for aid in amending loan documents (the “Loan Documents”) issued and/or entered into with respect to the financing a project pursuant to the Pennsylvania Economic Development Financing Law (formerly the Industrial and Commercial Development Law), Act of 1957, as amended (the “Act”);

WHEREAS, the Applicant is merging with and into Christopher Dock Mennonite School d/b/a Christopher Dock Mennonite High School, which will agree to assume and be bound by the Applicant’s obligations under the Loan Documents;

WHEREAS, the project consisted of the financing of (i) the construction of a 137,000 +/- sq./ft. school building, including classrooms, science labs, a gymnasium, an auditorium, a cafeteria, administrative offices, athletic fields, a playground and parking lots, all located at the Northwest corner of Godshall Road and Delp Road, Souderton, in the Township of Franconia, Montgomery County, Pennsylvania; and (ii) the payment of the costs of issuing the tax-exempt obligations (the “Project”); and

WHEREAS, the Applicant has requested Franconia Township to approve the issuance of the Authority’s amended note pursuant to Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”).

NOW, THEREFORE, subject to the occurrence of a public hearing to be held by the Authority, at which hearing there is no material public objection to the Amendments, as determined in the sole discretion of counsel to the Authority, the Board of Supervisors of Franconia Township hereby RESOLVES as follows:

1. The issuance by the Authority of its amended note and assumption by Christopher Dock Mennonite School d/b/a Christopher Dock Mennonite High School with respect to the Loan Documents and the Project is hereby approved.

2. The Board of Supervisors is authorized and directed to deliver this Resolution on behalf of Franconia Township and to do all other acts as may be necessary to carry this Resolution into effect, provided, however that Franconia Township shall incur no liability hereby.

3. The Chairman of the Board of Supervisors is hereby appointed and directed as the applicable representative of the Board of Supervisors of Franconia Township for purposes of signing a certification of applicable representative pursuant to the Act and the Code. The said applicable representative is authorized to execute all such approvals, applications, and/or other documents necessary or convenient to facilitate the project contemplated herein.

4. Nothing contained herein shall cause Franconia Township to incur any liability, general or otherwise, by reason of this project or the obligation of the Authority to finance the same, nor shall the same be deemed to pledge the credit or general taxing power of Franconia Township.

5. This approval is for the exclusive purpose of designating the applicable representative of Franconia Township as required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), and the Act. It does not constitute any zoning, land use, land development or other approval. Franconia Township is not the governing body of the Authority.

ADOPTED this 15th day of June, 2015.

FRANCONIA TOWNSHIP

By: _____
_____, Chairman

[TOWNSHIP SEAL]

Attest: _____
Jon Hammer, Secretary

CERTIFICATION OF APPLICABLE ELECTED REPRESENTATIVE

The undersigned, being the duly-appointed elected Chairman of the Board of Supervisors of Franconia Township, Montgomery County, Pennsylvania, hereby approves the project of Souderton Industrial Development Authority and Christopher Dock Mennonite School d/b/a Christopher Dock Mennonite High School, successor by merger with Franconia Mennonite School d/b/a Pennview Christian School, situate at Northwest corner of Godshall Road and Delp Road, Souderton, in the Township of Franconia, Montgomery County, Pennsylvania, pursuant to the Pennsylvania Economic Development Financing Law, as amended, and Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended.

This approval is subject to the occurrence of a public hearing to be held by the Souderton Industrial Development Authority, at which hearing there is no material public objection to the project, as determined in the sole discretion of counsel to the Authority.

1. Name of the project owner: Christopher Dock Mennonite School d/b/a Christopher Dock Mennonite High School, successor by merger with Franconia Mennonite School d/b/a Pennview Christian School.
2. Location of facility to be financed: Northwest corner of Godshall Road and Delp Road, Souderton, in the Township of Franconia, Montgomery County, Pennsylvania ("Site").
3. General description of the facilities to be financed: (i) the construction of a 137,000 +/- sq./ft. school building, including classrooms, science labs, a gymnasium, an auditorium, a cafeteria, administrative offices, athletic fields, a playground and parking lots; and (ii) the payment of the costs of issuing the tax-exempt obligations.
4. The obligation of the Authority to be issued will consist of an amendment to a note not to exceed \$10,000,000.
5. The maximum aggregate face amount of the obligation to be issued is \$10,000,000.00.
6. The undersigned has not received any bribe, gift, gratuity, direct or indirect contribution to any political campaign as the result of consideration and approval of the proposed project.

FRANCONIA TOWNSHIP

June 15, 2015

By: _____
Chairman

FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 15-16-15-06

A RESOLUTION OF FRANCONIA TOWNSHIP APPROVING THE ISSUANCE OF BY THE FRANCONIA TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS TAX-EXEMPT NOTE FOR A FACILITY LOCATED IN UPPER FREDERICK, MONTGOMERY COUNTY, PENNSYLVANIA; AND AUTHORIZING THE TAKING OF ALL SUCH ACTS NOT INCONSISTENT WITH THE PROPOSED RESOLUTION.

WHEREAS, the Franconia Township Industrial Development Authority (the “Authority”) has approved the application (the “Application”) of Frederick Mennonite Community (“Applicant”) for aid in financing a project pursuant to the Pennsylvania Economic Development Financing Law (formerly the Industrial and Commercial Development Law), Act of 1957, as amended (the “Act”);

WHEREAS, the project (the “Project”) consists of financing (i) the construction of approximately fifty-five (55) independent living cottages at 2849 Big Road, Frederick, Montgomery County, Pennsylvania (“Site”); (ii) renovation, upgrades and reconfiguration of dining facilities located at the Site; and (iii) the payment of the costs of issuing the tax-exempt obligations; and

WHEREAS, the Applicant has requested Franconia Township to approve the issuance of the Authority’s note or bond pursuant to Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”).

NOW, THEREFORE, subject to the occurrence of a public hearing to be held by the Authority, at which hearing there is no material public objection to the Project, as determined in the sole discretion of counsel to the Authority, the Board of Supervisors of Franconia Township hereby RESOLVES as follows:

1. The issuance by the Authority of its note or bond to assist Applicant in the financing of a project located at the Site, is hereby approved.

2. The Board of Supervisors is authorized and directed to deliver this Resolution on behalf of Franconia Township and to do all other acts as may be necessary to carry this Resolution into effect, provided, however that Franconia Township shall incur no liability hereby.

3. The Chairman of the Board of Supervisors is hereby appointed and directed as the applicable representative of the Board of Supervisors of Franconia Township for purposes of signing a certification of applicable representative pursuant to the Act and the Code. The said

applicable representative is authorized to execute all such approvals, applications, and/or other documents necessary or convenient to facilitate the project contemplated herein.

4. Nothing contained herein shall cause Franconia Township to incur any liability, general or otherwise, by reason of this project or the obligation of the Authority to finance the same, nor shall the same be deemed to pledge the credit or general taxing power of Franconia Township.

4. This approval is for the exclusive purpose of designating the applicable representative of Franconia Township as required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), and the Act. It does not constitute any zoning, land use, land development or other approval.

ADOPTED this 15th day of June, 2015.

FRANCONIA TOWNSHIP

By: _____
_____, Chairman

Attest: _____
Jon Hammer, Secretary

CERTIFICATION OF APPLICABLE ELECTED REPRESENTATIVE

The undersigned, being the duly-appointed elected Chairman of the Board of Supervisors of Franconia Township, Montgomery County, Pennsylvania, hereby approves the project of Franconia Township Industrial Development Authority and Frederick Mennonite Community, situate at 2849 Big Road, Frederick, Montgomery County, Pennsylvania, pursuant to the Pennsylvania Economic Development Financing Law, as amended, and Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended.

This approval is subject to the occurrence of a public hearing to be held by the Franconia Township Industrial Development Authority (the "Authority"), at which hearing there is no material public objection to the project, as determined in the sole discretion of counsel to the Authority.

1. Name of Applicant, Owner/Operator, or Manager of the Facility:
Frederick Mennonite Community.

2. Location of the Facility by Its Street Address:
2849 Big Road, Frederick (Upper Frederick Township, Montgomery County, Pennsylvania) (the "Site").

3. General Description and Type and Use of the Facility: This project involves financing (i) the construction of approximately fifty-five (55) independent living cottages at the Site; (ii) renovation, upgrades and reconfiguration of dining facilities located at the Site; and (iii) the payment of the costs of issuing the tax-exempt obligations.

4. Maximum Aggregate Face Amount of the Obligation to be issued with respect to the project is \$6,600,000.

5. The undersigned has not received any bribe, gift, gratuity, direct or indirect contribution to any political campaign as the result of consideration and approval of the proposed project.

FRANCONIA TOWNSHIP

By: _____
_____, Chairman

**FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 15-13-15-06

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL
APPROVAL FOR “PARAGON ALLIANCE GROUP LLC LAND DEVELOPMENT”
AND THE PROPERTY SITUATED AT THE SOUTHWEST INTERSECTION OF
HARLEYSVILLE PIKE (SR 113) AND SMOKEPIPE ROAD, FRANCONIA
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

WHEREAS, Wisner Properties, LLC, with an address of 300 Harleysville Pike, Souderton, Pennsylvania 18964 is the owner of the property (the “Applicant”) consisting of approximately 1.58 acres, more or less, which is further identified as Township Tax Parcel No. 340002424009, Block No. 04, Unit 085 (the “Property”); and whereas Linda Garrison, with an address of 490 Smokepipe Road, Souderton, Pennsylvania 18964, is the owner of the second subject property consisting of approximately 0.76 acres, more or less, which is further identified as Township Tax Parcel No. 340004687004, Block No. 04, Unit 016.

WHEREAS, the Applicant has requested preliminary/final conditional approval for the land development plan for the Property shown on the set of plans entitled “Paragon Alliance Group LLC Land Development” prepared by R.L. Showalter & Associates Inc., dated January 20, 2015, last revised April 30, 2015 consisting of 1 through 16 pages (the “Plan”); and

WHEREAS, the Plan, and Application, and Stormwater Management Reports have been reviewed by the Township Engineer, and Franconia Township (the “Township”), and have been found to be suitable for preliminary/final approval subject to the conditions set forth below and in the Zoning Hearing Board Written Decision dated February 20th, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the Franconia Township Board of Supervisors grants preliminary/final approval of the Plan, subject to the following conditions and requirements:

1. Within ninety (90) days of the date of final approval the Applicant shall execute a Land Development and Construction Escrow Agreement (the “Agreement”), execute and deliver all necessary and appropriate deeds of dedication, sight-line easement, construction encroachment easement, and post financial security for the construction of improvements on the Property, all of which shall be in the form acceptable to the Township Solicitor.

2. The Applicant shall further comply with all provisions and conditions set forth in the May 27th, 2015 Metz Engineers’ letter to Franconia Township (the “Engineer’s Letter” attached hereto as Exhibit “A”), except as expressly waived or expressly modified herein.

3. The Township grants the following waivers to the Applicant from the noted provisions of the Township Subdivision Land Development Ordinance (the “SALDO”):

- a. Section 122-9.D.(1) a partial waiver to requiring all existing features within 100 feet of the site, as required for minor subdivision applications.

- b. Section 122-10.C(1) a partial waiver requiring all existing features within 200 feet of the site, as required for land development applications.
- c. Section 122-17D.(5) a waiver from providing road widening along Route 113 and Smokepipe Road.
- d. Section 122-26.A.(4) a waiver to allow the discharge pipe from the rain garden to have a diameter less than 18 inches and a partial waiver to permit all storm sewer pipe to be HDPE pipe, rather than RCP pipe, except for the pipe under the proposed driveway.
- e. Section 122-69 a partial waiver from providing the required number of street trees due to the sight easement requirement. Eleven are proposed, fourteen are required.
- f. Section 122-70.C a waiver from the code requirement of a minimum 2 percent slope within the stormwater basin. A rain garden is proposed, which has different design standards.
- g. Section 122-71 a partial waiver from the buffering and screening requirements in the areas of the sight easement, which is to be kept free of any landscaping.

4. This approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and their signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

5. In the event that this Resolution is not executed and delivered to the Township office by noon, Monday, June 29th, 2015 the application shall be deemed and considered denied for the failure of the Applicant to comply with the above conditions and the resulting violation of the Plan of the terms of the Township Subdivision and Land Development Ordinance for all the deficiencies set forth in Paragraph 3 above, and the Engineer's letter, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10508.

6. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Franconia Township Board of Supervisors, Montgomery County, Pennsylvania, in a public meeting held this 15th day of June 2015.

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS

Attest:

Jon A. Hammer, Secretary

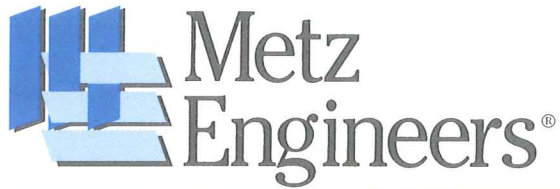
Grey R. Godshall, Chairman

ACCEPTED:

Robert Wisner, Owner/Managing Member
Wisner Properties LLC

Linda Garrison, Owner

Exhibit “A”



Civil Engineers & Land Surveyors · 410 Derstine Avenue, PO Box 647, Lansdale, PA 19446-0608 · 215-855-3111 · Fax 855-5143

May 27, 2015

Jamie Worman, Assistant Township Manager
Franconia Township
671 Allentown Road
Telford, PA 18969

**RE: Paragon Alliance Group LLC
300 Harleysville Pike
Preliminary Land Development Application
#01-15**

Dear Jamie:

We have completed a preliminary review of the following documents:

- The second submission of 'Paragon Alliance Group LLC' Preliminary Land Development application, Sheets 1 through 16 of 16 dated January 20, 2015, last revised April 30, 2015 and prepared by R.L. Showalter & Associates, Inc.
- Stormwater Management Report for Paragon Alliance Group, LLC 300 Harleysville Pike, Souderton, PA, dated January 21, 2015, unrevised and prepared by Showalter & Associates.

The proposed development is situated at the southwest intersection of Souderton-Harleysville Pike (SR 113) and Smokepipe Road and contains 1.845 acres net. The zoning district is R-130 Residential. The application presented is for a land development, minor subdivision and consolidation of land. The land development portion pertains to the expansion of an existing parking lot, construction of a rain garden and a new driveway access to Smokepipe Road for an existing professional office use. The minor subdivision portion pertains to subdividing the existing residential parcel with Smokepipe Road frontage and conveying a portion of land to the business use property on Souderton-Harleysville Pike, which was granted an extension of use variance for a business use in a residential district from the Zoning Hearing Board on January 8, 2015.

A zoning hearing was held for this project on January 8, 2015 and the following variances are stated on the Record Plan to have been granted by the Zoning Hearing Board:

1. From Section 145-34 to allow a commercial use within the piece to be conveyed from Block and Unit No. 004-016 to Block and Unit No. 004-085.
2. From Section 145-35A to allow Block and Unit No. 004-016 to have a lot area less than the 35,000 square foot minimum permitted in the R-130 Residential Zone.

A written decision, dated February 20, 2015 was issued stating that a variance from Section 145-34 to permit an office use on Lot 1, currently zoned R-130 and a variance from Section 145-35.A to permit less than the required minimum lot size for the House Lot (2) were granted. The following conditions were imposed by the Zoning Hearing Board, with the granting of the variances:

1. That the parking on the New Office Lot shall be buffered as per the recommendation of the Township Engineer.
2. That the building on the New Office Lot shall not be expanded beyond its current dimensions nor shall there be any increase in parking beyond that requested in the current application.
3. That the use variance previously granted to the prior owner applicant of 300 Harleysville Pike shall be extended over the New Office Lot.
4. That the traffic flow on the New Office Lot shall be as per the recommendation of the Township Engineer.
5. That the House Lot with house and remaining property on Block 4, Unit 16, shall be deed restricted to Residential Use only.
6. That Lot 2 shall be merged with 300 Harleysville Pike.
7. That the Property shall be utilized in conformance with the testimony and exhibits presented at the Hearing.

The applicant has submitted a waiver request letter, dated May 4, 2015 from the Subdivision and Land Development Ordinance requirements for consideration by the Board of Supervisors.

1. From Section 122-9D.(1) – A partial waiver requiring all existing features within 100 feet of the site, as required for minor subdivision applications.

2. From Section 122-10C.(1) – A partial waiver requiring all existing features within 200 feet of the site, as required for land development applications.
3. From Section 122-17D.(5) – A waiver from providing road widening along Route 113 and Smokepipe Road.
4. From Section 122-26A.(4) – A waiver to allow the discharge pipe from the rain garden to have a diameter less than 18 inches and a partial waiver to permit all storm sewer pipe to be HDPE pipe, rather than RCP pipe, except for the pipe under the proposed driveway.
5. From Section 122-69 – A partial waiver from providing the required number of street trees due to the sight easement requirement. *Eleven are proposed; fourteen are required.*
6. From Section 122-70C – A waiver from the code requirement of a minimum 2 percent slope within the stormwater basin. *A rain garden is proposed, which has different design requirements.*
7. From Section 122-71 – A partial waiver from the buffering and screening requirements in the areas of the sight easement, which is to be kept free of any landscaping. *This waiver request is not required.*

Record Plan

1. The MCPC File number needs to be added to the plan prior to recording.
2. The Sheet Index will need to be updated to include the two newly added sheets.
3. The “Waivers Requested” on Sheet 1 needs to be updated to include the two newly added waiver requests.

Construction Improvement Plan

1. Revise General Note #4 to state that 8” curb reveal is required unless existing spot elevations require otherwise. The note currently references 6” curb.
2. Proposed inlet 113 is less than 5 feet from the new property line. The grading in this area will encroach onto unit 016. The owner of this lot needs to provide written acceptance of this construction encroachment prior to final plan approval.
3. The following areas require additional spot elevations:
 - a. Finish floor of the proposed shed.

- b. Spot elevations of the existing building corners where re-grading or revision of facilities (walks, walls, access, etc.) is proposed.
- c. Show the top and bottom of wall elevations for all retaining walls proposed.
- d. At all building point of entries.
- e. At the five foot wide accessibility ramp to the building which would show ADA compliance as well as how the four foot wide walk and the five foot wide ramp will work together. Spot elevations showing 2% maximum cross-slopes along the path and at turn areas are required. Ramps are not permitted to exceed 8.33%, all as per ADA requirements.
- f. At the required curb ends (tapers) and tie-in points to the existing curb.
- g. Type 4 handicap ramps to show compliance with spot elevations and dimensions as needed.
- h. At the handicap stall, in the gore area, as well as the accessible route to the building. Note: Gore striping is required from the stall to the entrance ramp and the handicap stall should be located to provide the shortest path to the building entry, where possible.

Detail Review

The following comments need to be added to the plan, or revised as directed, for conformance with the current Standards of Franconia Township:

Sheet 9:

1. Provide erosion controls at storm sewer structure 114. Need to provide filtration control with drain down between storms to maintain capacity. A temporary standpipe may be permitted. Underdrain should not be utilized in this design.

Sheet 10:

1. Clarify when the pipe to inlet riser 114 is to be installed. Currently it is shown in both note #10 and #26.
2. Add a note to indicate that prior to the installation of wearing course, a punchlist is to be generated and completed to the satisfaction of Franconia Township and the Township Engineer.

Sheet 12:

1. Add a detail for the installation of the Light Bases (not poles, as provided).

300 Harleysville Pike
Preliminary Land Development
May 27, 2015
Page 5 of 5

Sincerely,

METZ ENGINEERS



Cindy VanHise, P.E.
Franconia Township Engineer

Cc: Board of Supervisors
Planning Commission
Frank Bartle, Esq.
Paul Nice, Director of Public Works
Robert Wisner, Applicant/Owner
Linda and Tom Greiser, Owner
Showalter & Associates, Inc.

**FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 15-14-15-06

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL
APPROVAL FOR THE “HARRY M. & MARY ANN SHOEMAKER LAND
DEVELOPMENT” AND THE PROPERTY SITUATED ALONG LEIDY ROAD,
FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

WHEREAS, Harry & Mary Ann Shoemaker, with an address of 302 Leidy Road, Souderton, Pennsylvania 18964 are the owners of the property (the “Applicant”) consisting of approximately 33.704 acres, more or less, which is further identified as Township Tax Parcel No. 340003145007, Block No. 2, Unit 14 (the “Property”); and

WHEREAS, the Applicant has requested preliminary/final conditional approval for the land development plan for the Property shown on the set of plans entitled “Harry M. & Mary Ann Shoemaker Land Development” prepared by Cowan & Associates Inc., dated February 10, 2015, last revised April 23, 2015 consisting of 1 through 7 pages (the “Plan”); and

WHEREAS, the Plan, and Application, and Stormwater Management Reports have been reviewed by the Township Engineer, and Franconia Township (the “Township”), and have been found to be suitable for preliminary/final approval subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Franconia Township Board of Supervisors grants preliminary/final approval of the Plan, subject to the following conditions and requirements:

1. Within ninety (90) days of the date of final approval the Applicant shall execute a Land Development and Construction Escrow Agreement (the “Agreement”), execute and deliver all necessary and appropriate deeds of dedication and post financial security for the construction of improvements on the Property, all of which shall be in the form acceptable to the Township Solicitor.

2. Within ninety (90) days of the date of final approval, but in no event later than the submission of final linen plans for signature, the Applicant shall pay to the Township Traffic Impact Fees for the square footage depicted as proposed building addition which is equal to 11,600 sq. ft. of new building square footage. The total impact fee for this project is \$29,116.00 (11,600 sq. feet x \$2.51 price per sq. ft.).

3. The Applicant shall further comply with all provisions and conditions set forth in the May 27th, 2015 Metz Engineers’ letter to Franconia Township (the “Engineer’s Letter” attached hereto as Exhibit “A”), except as expressly waived or expressly modified herein.

4. The Township grants the following waivers to the Applicant from the noted provisions of the Township Subdivision Land Development Ordinance (the “SALDO”):

- a. Section 122-10.A.(1) a waiver regarding the plan scale for the overall site plan.

- b. Section 122-17.D(1) a waiver requiring roadway widening.
- c. Section 122-21 a waiver from the requirement of concrete curb or concrete bumpers in parking areas.
- d. Section 122-26.A.(4) a waiver regarding the material, size and slope of the storm sewer pipe. Perforated HDPE/PVC pipe is proposed for infiltration with a very flat slope (.0028) with a 6" pipe size.
- e. Section 122-33 a waiver from the requirement of survey monuments on the right-of-way lines.
- f. Section 122-66 a waiver from providing the required landscaping plan.
- g. Section 122-68 a waiver from parking lot landscaping. There is no landscaping proposed. The parking area expansion is screened from the area residences by either existing tree rows or the existing buildings on the site.
- h. Section 122-69 a waiver from the requirement of street trees.
- i. Section 122-71 a waiver from the requirement of landscape buffers and screens along the property lines.

5. This approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and their signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

6. In the event that this Resolution is not executed and delivered to the Township office by noon, Monday, June 29th, 2015, the application shall be deemed and considered denied for the failure of the Applicant to comply with the above conditions and the resulting violation of the Plan of the terms of the Township Subdivision and Land Development Ordinance for all the deficiencies set forth in Paragraph 4 above, and the Engineer's letter, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10508.

7. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Franconia Township Board of Supervisors, Montgomery County, Pennsylvania, in a public meeting held this 15th day of June 2015.

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS

Attest:

Jon A. Hammer, Secretary

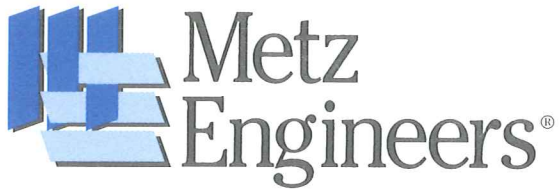
Grey R. Godshall, Chairman

ACCEPTED:

Harry M. Shoemaker, Owner

Mary Ann Shoemaker, Owner

Exhibit "A"



Civil Engineers & Land Surveyors · 410 Derstine Avenue, PO Box 647, Lansdale, PA 19446-0608 · 215-855-3111 · Fax 855-5143

May 27, 2015

Jamie Worman, Assistant Township Manager
Franconia Township
671 Allentown Road
Telford, PA 18969

**RE: Harry M. & Mary Ann Shoemaker, 302 Leidy Road
Preliminary Land Development Application
#04-15**

Dear Jamie:

We have completed a preliminary review of the following documents:

- The second submission of Preliminary Land Development plans prepared for Harry M. & Mary Ann Shoemaker, Sheets 1 through 7 of 7 dated February 10, 2015, last revised April 23, 2015 and prepared by Cowan Associates, Inc.
- Stormwater Management Report for Harry and Mary Ann Shoemaker, dated February 11, 2015, unrevised and prepared by Cowan Associates, Inc.

The proposed development is located at 302 Leidy Road in the LI-Limited Industrial District. The application is for a building addition of 11,600 square feet to an existing building of 8,820 square feet, along with additional parking and stormwater management facilities. The site consists of 33.704 acres of land and also contains an existing house, shed and three other buildings. The site is currently served by a well and on-lot sewer and is proposed to be served by the same.

The applicant has submitted a waiver request letter, dated April 29, 2015 from the Subdivision and Land Development Ordinance requirements for consideration by the Board of Supervisors.

The following waivers have been requested:

1. From SLDO Section 122-10.A(1) in regards to the plan scale for the overall site plan.
2. From SLDO Section 122-17.D(1) which requires roadway widening.
3. From SLDO Section 122-21 which requires concrete curb or concrete bumpers in parking areas.
4. From SLDO Section 122-26.A(4) in regards to the material, size and slope of the storm sewer pipe. Perforated HDPE/PVC pipe is proposed for infiltration with a very flat slope (.0028) with a 6" pipe size.
5. From SLDO Section 122-33 which requires survey monuments on the right-of-way lines.
6. From SLDO Section 122-66 which requires a landscaping plan. Since no landscaping is proposed, as requested by waivers, a plan would not be necessary.
7. From SLDO Section 122-68 in regards to parking lot landscaping. None is proposed. The proposed parking area expansion is screened from the area residences by either existing tree rows or the existing buildings on the site.
8. From SLDO Section 122-69 in regards to street trees. No street trees are proposed along the 157 feet of street frontage.
9. From SLDO Section 122-71 in regards to landscape buffers and screens. None have been proposed. The perimeter of the site contains mature tree rows with the exception of the church and cemetery properties along Leidy Road.

Construction Improvement Plan

1. Concrete bumpers or concrete curb is required at the proposed parking lot where no curb has been proposed. A waiver has been requested due to the retaining wall. The applicant may wish to consider concrete bumpers to protect the retaining wall.
2. We defer to L&I to review the ADA accessibility requirements for the existing handicapped parking spaces and access route along with the accessibility slope, size and signage requirements. No change is being proposed to them, but L&I may comment on this with the building plan review.

302 Leidy Road

Preliminary Land Development

May 27, 2015

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3. Grading revisions to the north of the parking lot / retaining wall are required to provide positive drainage around the wall. A minimum 2% slope is required for positive drainage and a 1% slope is proposed.
4. At the north end of the building and wall area, a 0% slope is proposed at elevation 363.48 for an area of 20' by 80'. The grading will need to be revised in this paved area to provide a minimum 1% slope.
5. If the underground stormwater area becomes clogged, the type M inlets in the new parking area will surcharge and water will run overland to the south corner of the parking lot and then flow overland to the existing basin. The applicant / owner should be aware that if this occurs, water will encompass approximately 2/3 of the parking lot.
6. For clarity, the bold line showing the drainage area on sheet SP-5 should be shown differently, or removed (as shown in the report) so that the limits of the retaining walls can be clearly seen for review and construction.

Landscaping Comments

1. A landscape plan is required to be submitted and shall conform to SLDO 122-66. A waiver has been requested.
2. All parking lots with 10 or more stalls are to be landscaped per SLDO 122-68.B. A waiver has been requested.
3. Property line landscaping buffers and site element screens are required per SLDO 122-71. A waiver has been requested.
4. Street trees shall be required along all existing streets. SLDO 122-69.A. A waiver has been requested.

Detail Review

The following comments need to be added to the plan, or revised as directed, for conformance with the current Standards of Franconia Township:

Sheet SP-6 of 7:

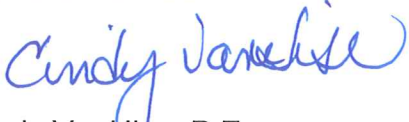
1. On the 'Section Through Infiltration Bed' detail, a 20 foot of pipe extension beyond the inlets is shown, which has not been shown in the plan view. If the extensions are proposed, they should also be shown on the plan view and a cap, not fabric, needs to be used at the ends of the pipes.

302 Leidy Road
Preliminary Land Development
May 27, 2015
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2. There are discrepancies with respect to the pipe invert and the bottom of stone elevations on the 'Section Through Infiltration Bed' detail. Please clarify.

Sincerely,

METZ ENGINEERS



Cindy VanHise, P.E.
Franconia Township Engineer

Cc: Board of Supervisors
Planning Commission
Frank Bartle, Esq.
Paul Nice, Director of Public Works
Jerry Rittenhouse, Building Inspector / Code Enforcement
Harry and Mary Ann Shoemaker
Cheryleen Strothers, Cowan Associates