



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454
Phone: 215-699-4424 • Fax: 215-699-3991
<http://northwalesborough.org>

COUNCIL MEETING Tuesday, June 11, 2019

Salvatore Amato
James Cherry
Ronald S. Little, Jr.
Wendy McClure
Sally Neiderhiser

Eion O'Neill
Daniel H. O'Connell, Sr.
James Sando
Paula Scott
Gregory J. D'Angelo, Mayor

Call to Order, Date and Time
Roll Call
Pledge of Allegiance

1. Public Comment

2. Consideration: Preliminary/Final Subdivision: SD-18-01, 215 Church Street, 3-Lot Subdivision

3. Consideration: Approval of Minutes: May 28, 2019

4. Old Business/Committee & Board Reports/Zoning Applications

5. Solicitor / Mayor / Council / Chief of Police / Manager

Adjournment

Mayor's Office Hours

2nd & 4th Tuesdays 2:00 - 4:00 PM
2nd & 4th Wednesdays 7:00 - 8:30 PM

Monthly Meeting Information:

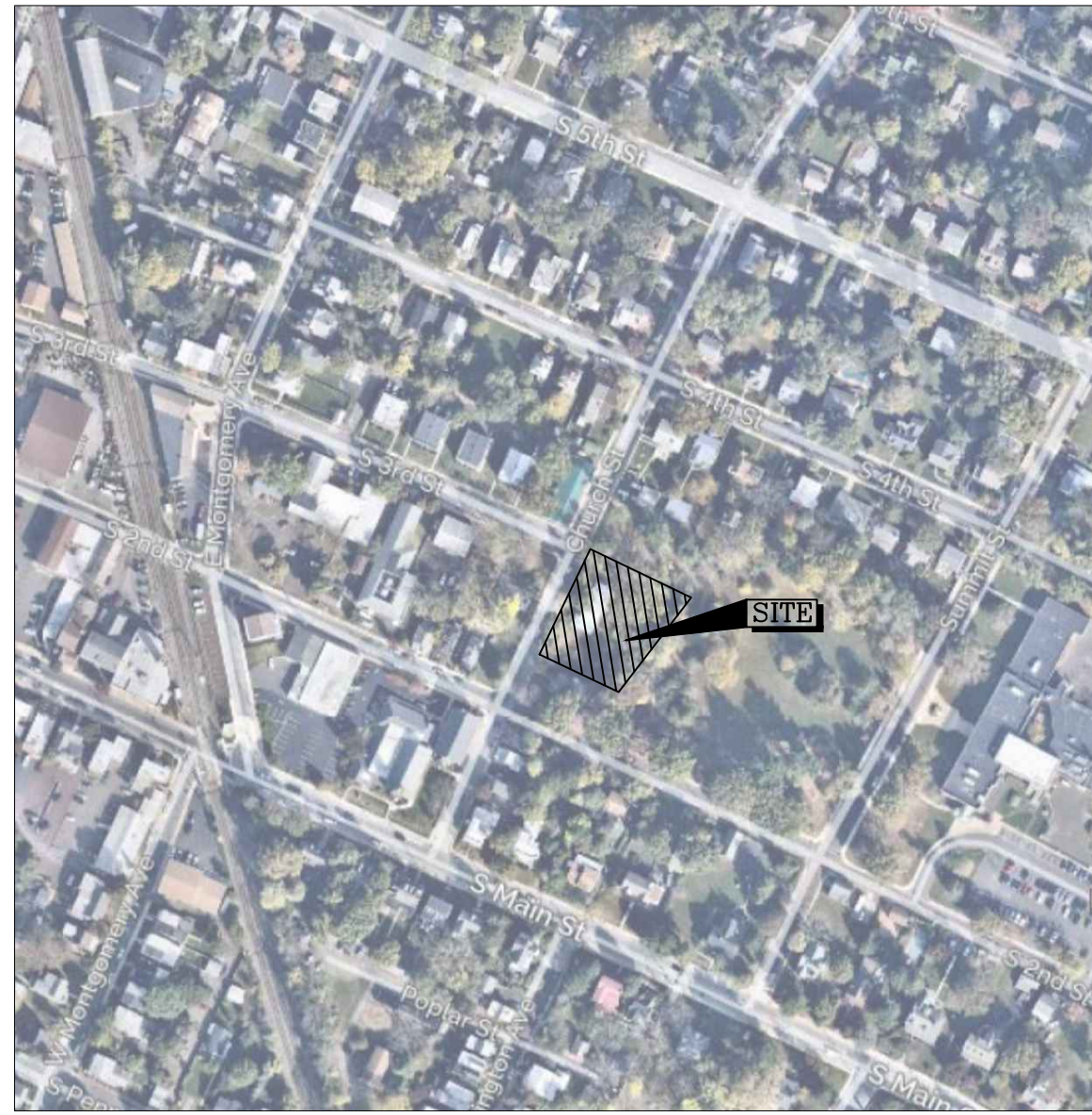
Boards and Commissions

Borough Council	2 nd & 4 th Tuesday of Month
Zoning Hearing Board	1 st Tuesday of Month as Needed
Planning Commission	1 st Wednesday of Month
HARB	3 rd Wednesday of Month
Park & Recreation Board	2 nd Thursday of Month
Shade Tree Commission	2 nd Thursday of Month
Nor-Gwyn Pool Commission	2 nd Thursday of Month – 7:30 PM
Historic Commission	3 rd Tuesday of Month

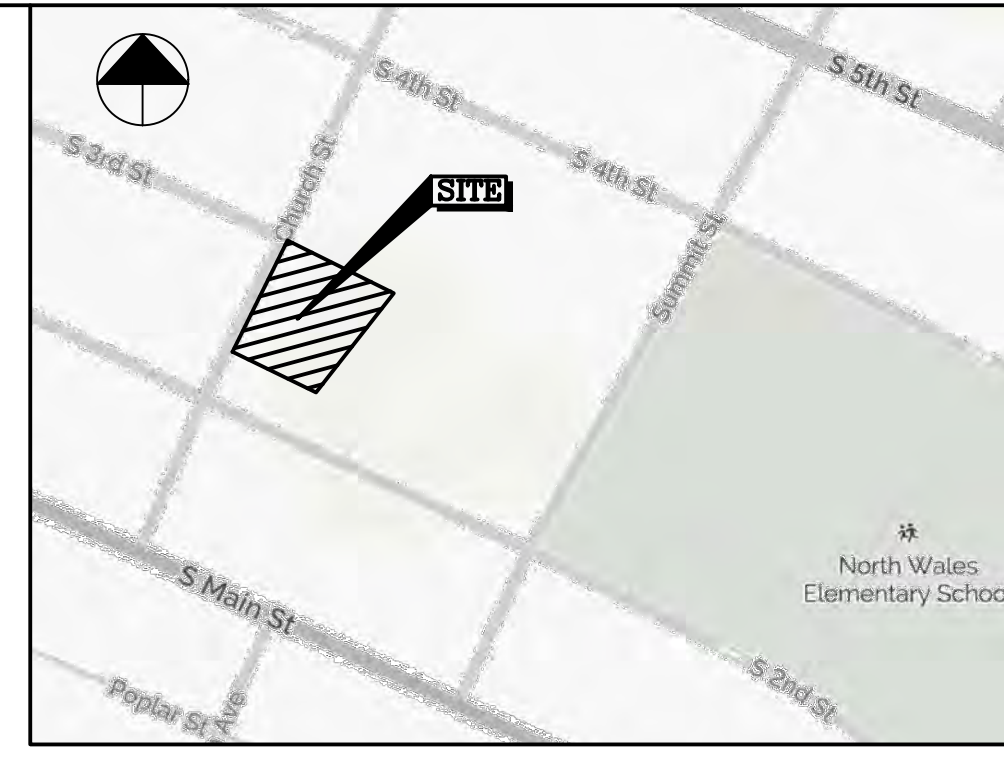
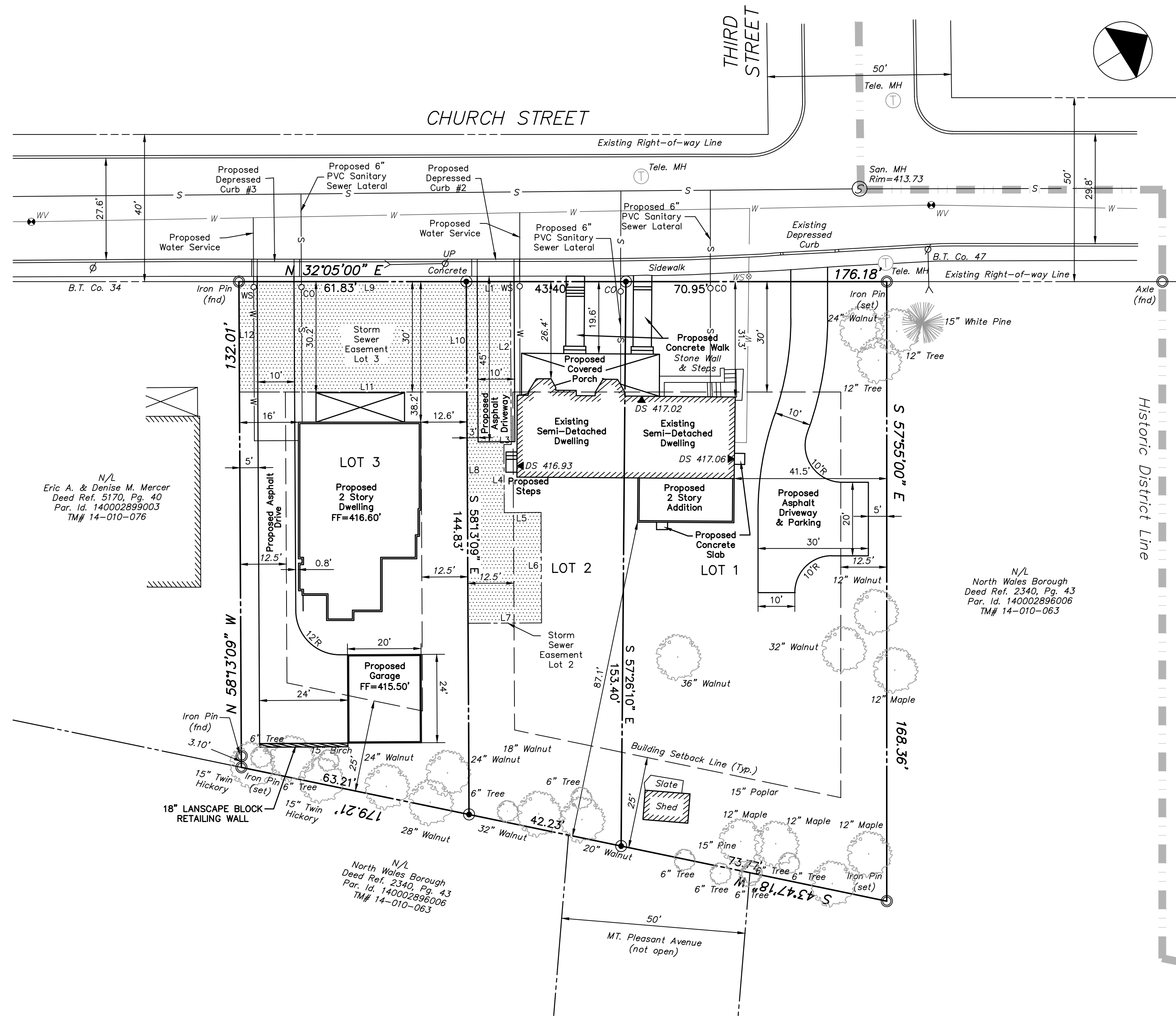
All above meetings begin at 7 P.M. in the Municipal Building, unless noted otherwise.

North Wales Water Authority	2nd & 4th Wednesday of Month 5:00 PM, 200 W. Walnut Street
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Please note: The meeting is being digitally recorded.



AERIAL MAP
1"=200'



LOCATION MAP
NOT TO SCALE

ZONING REQUIREMENT

	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
A RESIDENTIAL DISTRICT	9,000 S.F.	11,522 S.F.	6,320 S.F.	8,558 S.F.
MIN. BUILDING COVERAGE	25%	9.4%	11.6%	23.5%
MAX. IMPERVIOUS SURFACE	50%	24.5%	26.1%	44.7%
MIN. LOT WIDTH @ BLDG LINE	60 FT.	71.2 FT.	42.9 FT.	61.8 FT.
MIN. FRONT YARD SETBACK	30 FT.	31.3 FT.	26.4 FT.	38.2 FT.
MIN. SIDE YARD SETBACK	12.5 FT.	0 FT.	12.6 FT.	12.6 FT.
MIN. REAR YARD SETBACK	25 FT.	87.1 FT.	92.4 FT.	40.6 FT.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.

OWNER/APPLICANT
ROBERT MORTIMER
712 SOUTH TOWAMENCEN AVENUE
LANSDALE, PA 19446

PROPERTY ADDRESS & INFORMATION
215 CHURCH STREET
NORTH WALES, PA 19454
DEED REF. 6054, PG. 1930
UPI #14-010-041

PROPOSED SITE INFORMATION
PROPOSED LOT AREA: LOT 1: 11,522 S.F. LOT 2: 6,320 S.F. LOT 3: 8,558 S.F.

IMPERVIOUS COVERAGE

	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
BUILDING/SHED	1,077 S.F. 9.4%	732 S.F. 11.6%	BUILDING/GAR. 2,014 S.F. 23.5%
PORCH/WALL	246 S.F. 2.1%	256 S.F. 4.0%	PORCH 192 S.F. 2.2%
WALKS/PAD	153 S.F. 1.3%	100 S.F. 1.6%	DRIVE 1,622 S.F. 19.0%
DRIVE	1,348 S.F. 11.7%	450 S.F. 7.1%	TOTAL 3,828 S.F. 44.7%
TOTAL	2,824 S.F. 24.5%	1,538 S.F. 26.1%	

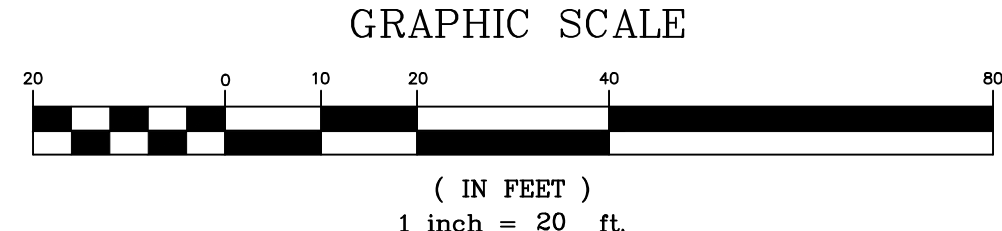
- GENERAL NOTES**
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY MD SITE CONSULTANTS, INC. COMPLETED ON MARCH 3, 2016.
 - HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO A PLAN ENTITLED "PLAN OF SUBDIVISION" PREPARED BY STOUT, TACCONELLI & ASSOCIATES, INC., PROJECT NO. 1419, DATED MARCH 26, 1987, LAST REVISED MAY 27, 1987, RECORDED IN MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK A-48 PAGE 308.
 - SITE BENCHMARK IS THE RIM OF THE SANITARY MANHOLE LOCATED IN THE INTERSECTION OF CHURCH & THIRD STREETS, ELEVATION 413.73.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH MD SITE CONSULTANTS, INC. WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO MD SITE CONSULTANTS, INC.
 - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. MD SITE CONSULTANTS, INC. (MDSIC) MAKES NO WARRANTIES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. MDSIC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, MDSIC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. MDSIC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
 - ANY REVISION MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF MD SITE CONSULTANTS, INC.
 - NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
 - PROPOSED LOTS WILL BE SERVICED BY PUBLIC WATER AND SEWER PROVIDED BY NORTH WALES WATER AND SEWER AUTHORITIES.
 - PROPOSED WATER AND SEWER LATERALS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO MOVE UPON APPROVED ARCHITECTURAL PLANS.
 - ALL UTILITIES INCLUDING ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES MUST BE PROVIDED BY UNDERGROUND SERVICES.

- LIST OF VARIANCES**
- THE FOLLOWING VARIANCES OF THE BOROUGH OF NORTH WALES ZONING ORDINANCE 208 HAVE BEEN REQUESTED:
- SECTION 208-25.A - PERMITTED USES - THE PROPOSED SINGLE-FAMILY DWELLING IS PERMITTED PER SECTION 208.25.A. HOWEVER, THE EXISTING SEMI-DETACHED DWELLING IS NOT PERMITTED. - GRANTED 01/16/2018.
 - SECTION 208-27 - LOT AREA - THE MINIMUM LOT AREA IS 9,000 SQ. FT. PROPOSED LOTS 2 AND 3 WILL HAVE NET LOT AREAS OF 6,103 SQ. FT. AND 8,249 SQ. FT., RESPECTIVELY. - GRANTED 01/16/2018.
 - SECTION 208-28 - IMPERVIOUS SURFACE-THE PERMITTED BUILDING AREA IS 25% OF THE LOT AREA. THE PROPOSED BUILDING COVERAGE ON LOT 3 IS 26.7%. - GRANTED 01/16/2018.
 - SECTION 208-29 - FRONT YARD - A FRONT YARD HAVING A DEPTH OF 30 FT. IS REQUIRED. THE EXISTING DWELLING IS LOCATED 13.75 FT. FROM THE PROPOSED ULTIMATE RIGHT-OF-WAY LINE ON PROPOSED LOTS 1 AND 2. THE PROPOSED PORCH DEMOLITION AND RECONSTRUCTION WILL INCREASE THE FRONT YARD TO 26.3 FT. AND 21.5 FT. ON LOTS 1 AND 2, RESPECTIVELY. - GRANTED 01/16/2018.
 - SECTION 208-30 - SIDE YARDS - A SIDE YARD HAVING A WIDTH OF 12.5 FT. IS REQUIRED. THERE IS NO SIDE YARD ALONG THE SHARED PROPERTY LINE OF PROPOSED LOTS 1 AND 2 DUE TO THE EXISTING SEMI-DETACHED DWELLING. - GRANTED 01/16/2018.
 - SECTION 208-32 - LOT WIDTH - THE MINIMUM LOT WIDTH IS 60 FT. THE PROPOSED LOT WIDTH ALONG PROPOSED LOT 2 IS 42.9 FT. - GRANTED 01/16/2018.
 - SECTION 208-34 - PARKING AND ACCESS - ACCESS DRIVEWAYS SHALL BE 5 FT. FROM ANY SIDE AND/OR REAR PROPERTY LINE. THE PROPOSED DRIVEWAY ON LOT 2 IS 3 FT. FROM THE SOUTHWESTERN PROPERTY LINE. - GRANTED 01/16/2018.

- REQUESTED WAIVERS:**
- SECTION 184-32.A(1)(a)(e) PRELIMINARY PLAN SUBMISSION: THE NEW SUBDIVISION DOES NOT PROPOSE ANY NEW ROADS. THE SUBDIVISION PLAN CONSISTS OF ONLY ONE PROPOSED NEW HOME AND RENOVATIONS TO TWO EXISTING HOMES. ALL HOMES WILL CONNECT TO PUBLIC UTILITIES. - GRANTED JULY 5, 2018.
 - SECTION 184-33.C(1)-33.E(1) EXISTING & PROPOSED FEATURES WITHIN 400 FEET OF THE SUBJECT PROPERTY. THE PROPOSED PROJECT WILL HAVE NO EFFECT WITHIN THE 400 FT. AND PERMISSION COULD NOT BE OBTAINED TO ENTER ADJOINING PROPERTIES. THE PROJECT PROPOSES NO NEW TRAFFIC PATTERNS OR ROADS. - GRANTED JULY 5, 2018.
 - SECTION 184-26.C PLANTING AND BUFFERS: PROPOSED LOTS 1 THRU 3 HAVE INADEQUATE SPACE. THE NUMBER OF SHADE TREES REQUIRED ON EACH LOT DOES NOT HAVE ADEQUATE SPACE FROM WATER AND SANITARY UTILITIES. - GRANTED JULY 5, 2018.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BOROUGH OF NORTH WALES SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Michael Bieber
MICHAEL S. BIBER, P.L.S.
LIC. NO. SU075235



- STORM SEWER EASEMENT LOT 2**
- L1 N 32°05'00" E 12.00'
 - L2 S 58°13'09" W 44.28'
 - L3 S 31°46'51" W 2.00'
 - L4 S 58°13'09" E 18.50'
 - L5 N 31°46'51" E 10.00'
 - L6 S 58°13'09" E 30.02'
 - L7 S 31°46'51" W 20.00'
 - L8 N 58°13'09" W 92.85'
- STORM SEWER EASEMENT LOT 3**
- L9 N 32°05'00" E 61.83'
 - L10 S 58°13'09" W 30.00'
 - L11 S 32°05'00" W 61.83'
 - L12 N 58°13'09" W 30.00'

- LEGEND**
- 500 --- EXIST. 5' CONTOURS
 - 501 --- EXIST. 1' CONTOURS
 - ULTIMATE RIGHT-OF-WAY
 - EXIST. BOUNDARY LINE
 - EXIST. BUILDING SETBACK LINE
 - W --- EXIST. WATER LINE
 - S --- EXIST. SANITARY SEWER LINE
 - X DS 522.12 EXIST. DOOR SILL ELEVATION
 - WS EXIST. WATER SERVICE
 - WS EXIST. IRON PIN
 - MH EXIST. SANITARY MANHOLE
 - U EXIST. UTILITY POLE
 - D DECIDUOUS TREE
 - C CONIFEROUS TREE
 - IP PROPOSED IRON PIN (TO BE SET)
 - W --- PROPOSED WATER LINE
 - S --- PROPOSED SANITARY SEWER LINE
 - T PROPOSED TREE-ACER RUBRUM-RED MAPLE

BOROUGH OF NORTH WALES BOROUGH COUNCIL
APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE ____ DAY OF ____ 20__

BOROUGH OF NORTH WALES PLANNING COMMISSION
RECOMMENDED BY THE PLANNING COMMISSION OF THE BOROUGH OF NORTH WALES, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE ____ DAY OF ____ 20__

RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA, IN THE PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THE ____ DAY OF ____ 20__

RECORDER OF DEEDS

Before You Dig Anywhere
PENNSYLVANIA
STOP! CALL 1-800-242-1776
PA Act 187 (1998) requires notification to ONE CALL SYSTEM 3 working days for construction phase and 10 working days for design phase before you excavate.
PA ONE CALL SYSTEM, INC.

MD Site Consultants, Inc.
Land Surveying & Construction Layout Services

PO Box 278
Lionsville, Pennsylvania 19353
Phone (610) 261-1000
Fax (610) 261-1001
www.mdscconsultants.com

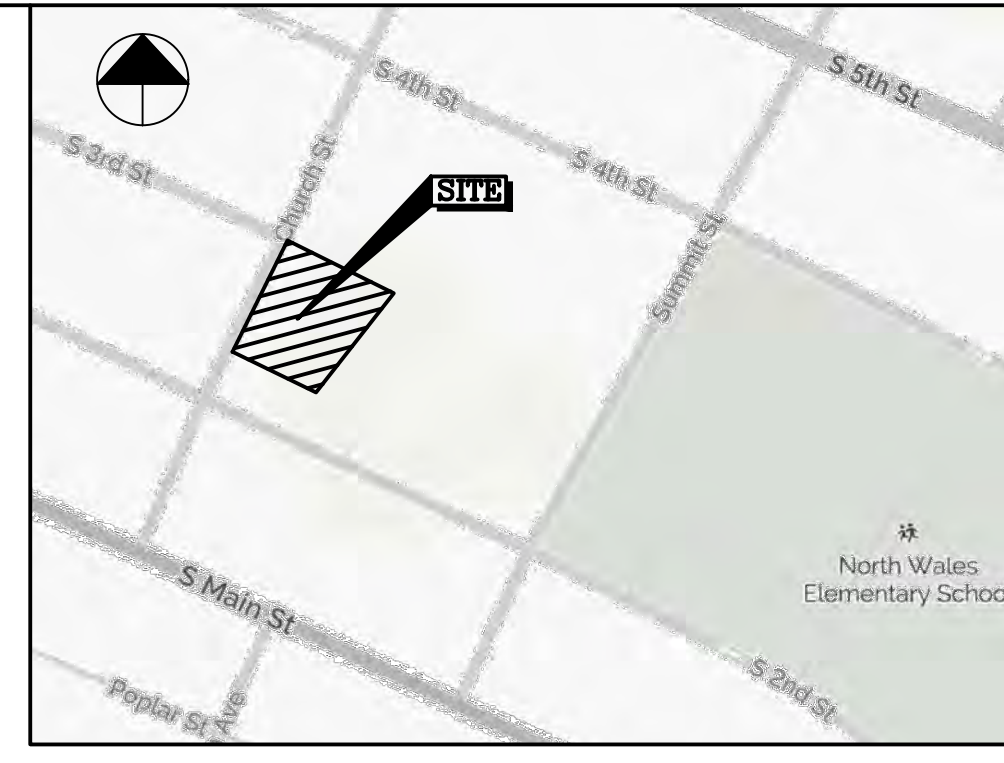
FINAL SUBDIVISION PLAN
215 CHURCH STREET
BOROUGH OF NORTH WALES, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT: **ROBERT MORTIMER**
712 SOUTH TOWAMENCEN AVENUE
LANSDALE, PA 19446

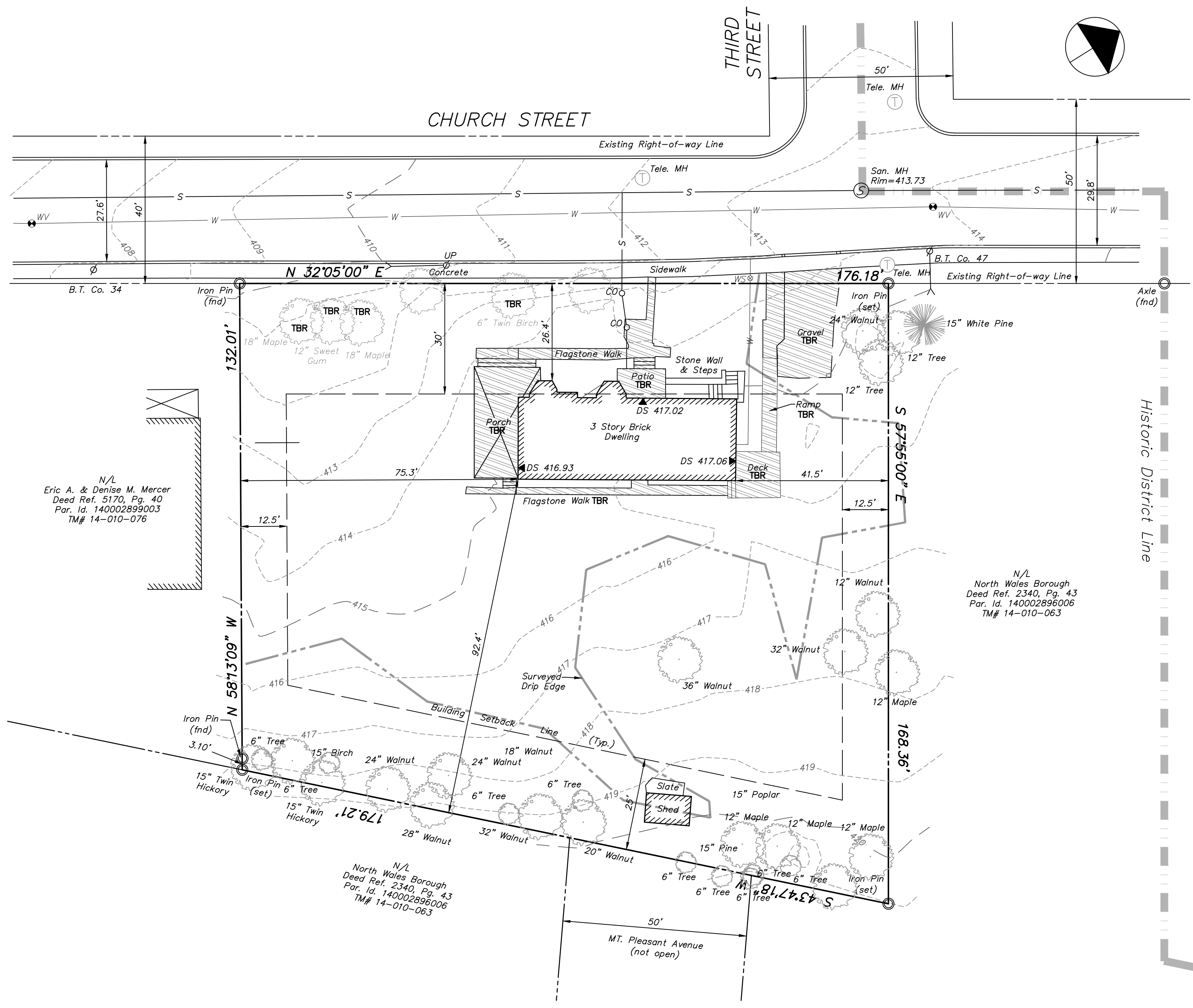
DRAFT: DBD
MSB
DATE: 11/09/2017
SCALE: 1"=20'

JOB NO. 17229
SHEET NO. 1 of 3
DWG. NO. 17229PR

NO.	REVISION	DATE	BY
4	AS PER ENGINEERS COMMENTS	05/03/19	DBD
3	AS PER BOROUGH COMMENTS	02/27/19	DBD
2	AS PER BOROUGH COMMENTS	06/13/18	DBD
1	AS PER BOROUGH COMMENTS	05/01/18	DBD



NO.	REVISION	DATE	BY
2	AS PER BOROUGH COMMENTS	2/27/19	DBD
2	AS PER BOROUGH COMMENTS	6/13/18	DBD
1	AS PER BOROUGH COMMENTS	5/07/18	DBD



ZONING REQUIREMENT

REQUIRED	EXIST.
MIN. LOT AREA: 9,000 S.F.	26,400 S.F.
MAX. BUILDING COVERAGE: 25%	7.2%
MAX. IMPERVIOUS SURFACE: 50%	12.6%
MIN. LOT WIDTH @ BLDG LINE: 60 FT.	176.2 FT.
MIN. FRONT YARD SETBACK: 30 FT.	26.4 FT.
MIN. SIDE YARD SETBACK: 12.5 FT.	41.5 FT.
MIN. REAR YARD SETBACK: 25 FT.	92.4 FT.
MAX. BUILDING HEIGHT: 35 FT.	<35 FT.

OWNER/APPLICANT
 ROBERT MORTIMER
 712 SOUTH TOWAMENCIN AVENUE
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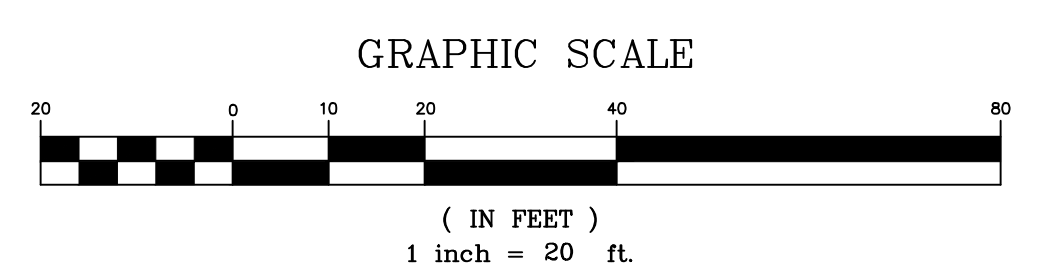
SITE INFORMATION
 LOT AREA: GROSS: 26,400 S.F./0.606 AC.

IMPERVIOUS COVERAGE

	EXIST.
BUILDING/SHED: 1,913 S.F.	7.2%
PATIO/WALKS: 785 S.F.	3.0%
DECK/RAMP: 264 S.F.	1.0%
GRAVEL: 364 S.F.	1.4%
TOTAL	3,326 S.F. 12.6%

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 - X WS EXIST. WATER SERVICE
 - EXIST. IRON PIN
 - EXIST. SANITARY MANHOLE
 - EXIST. UTILITY POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - ▨ DEMOLITION AREA
 - TBR TO BE REMOVED



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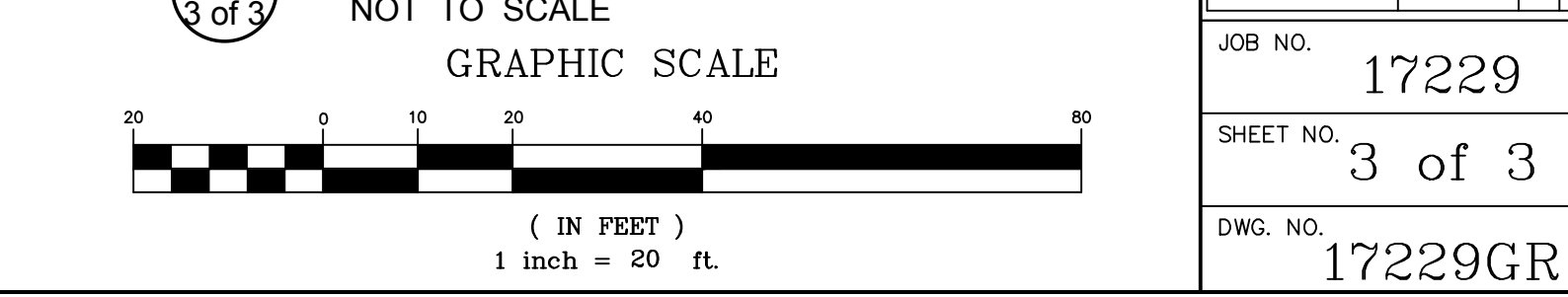
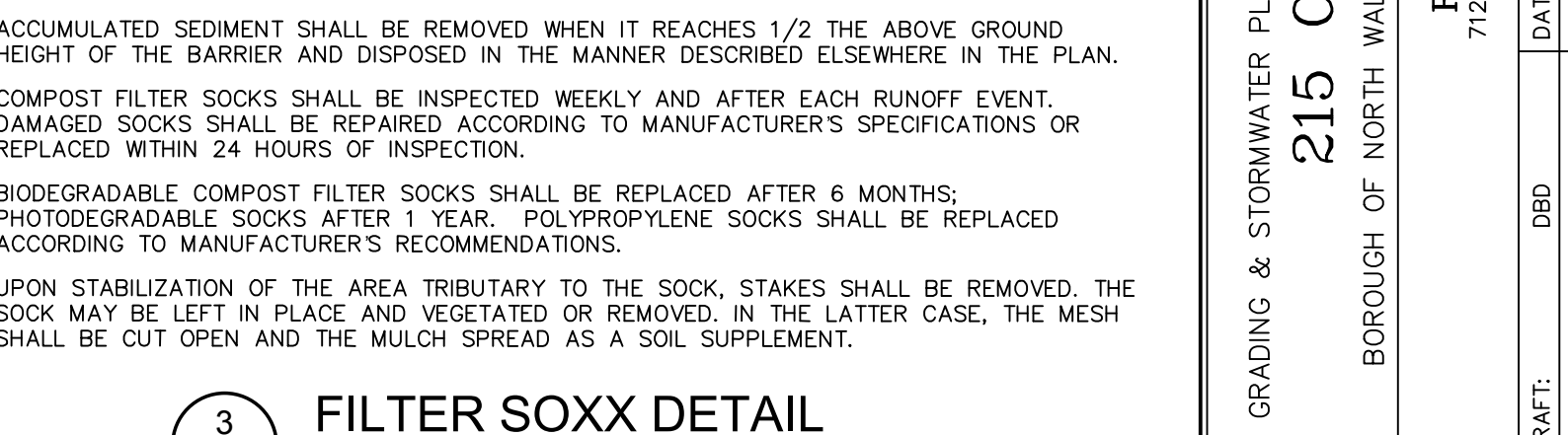
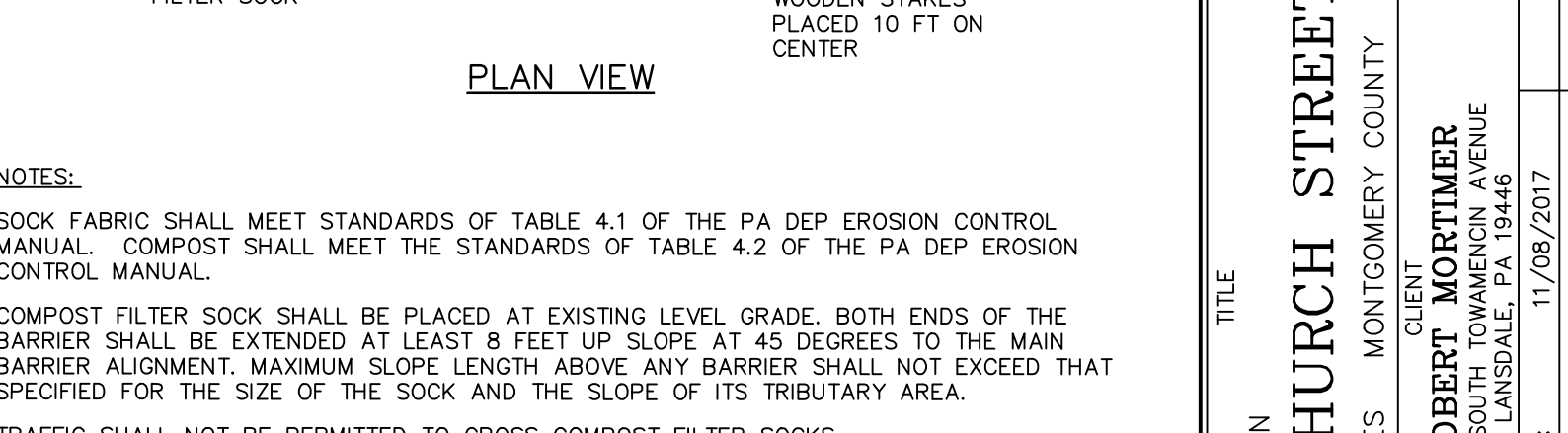
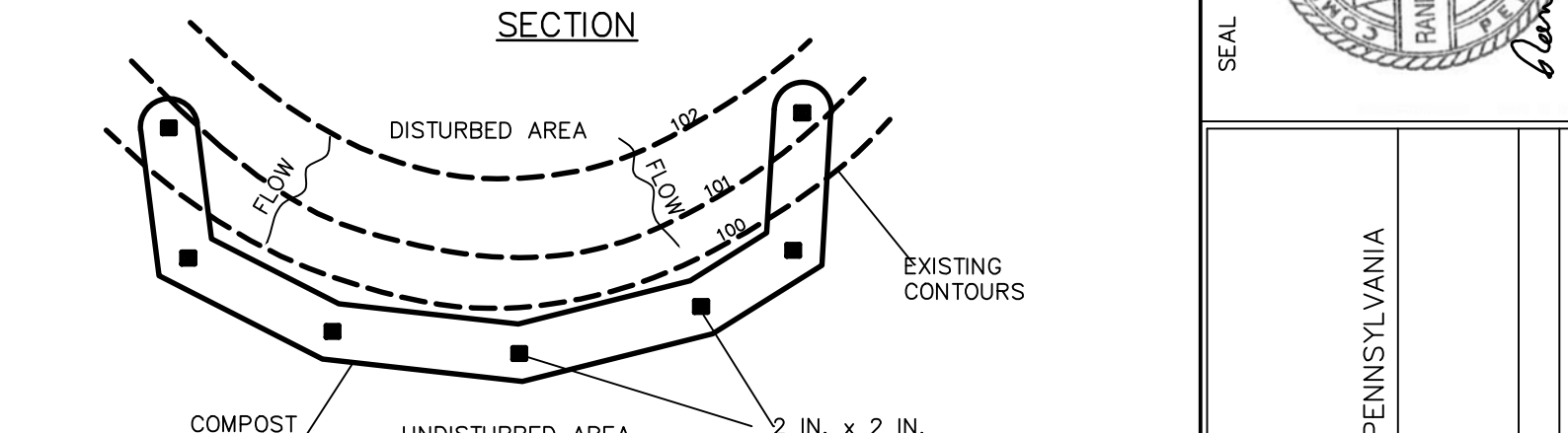
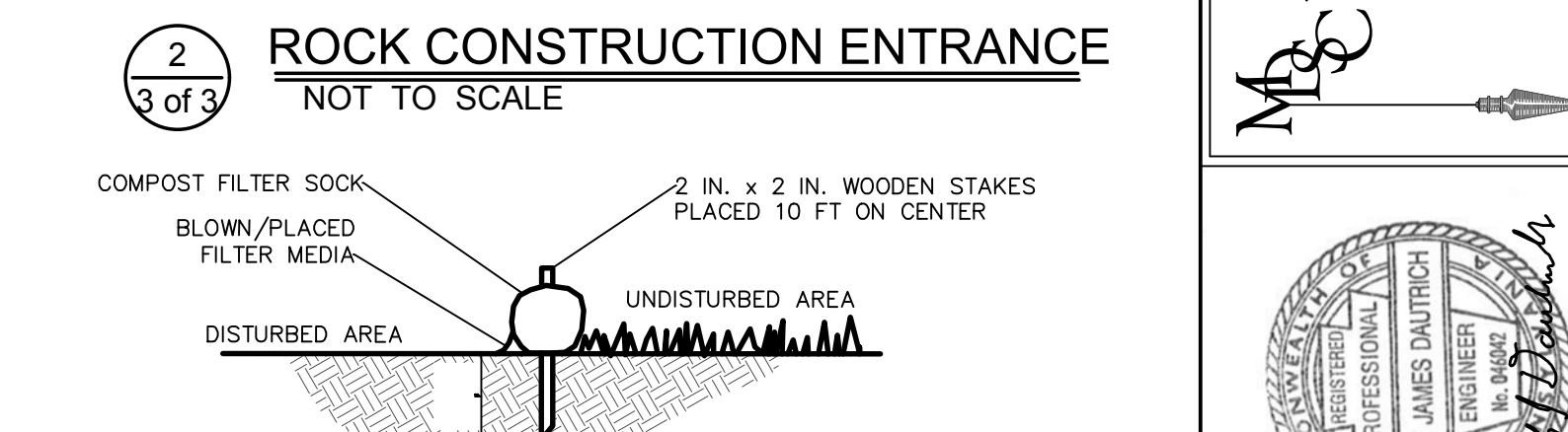
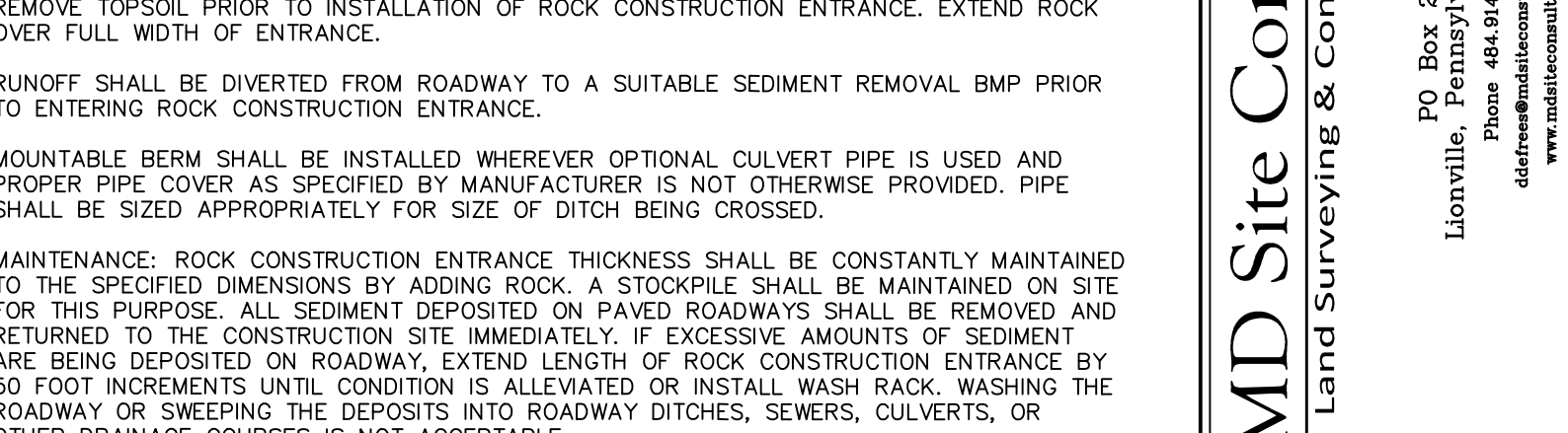
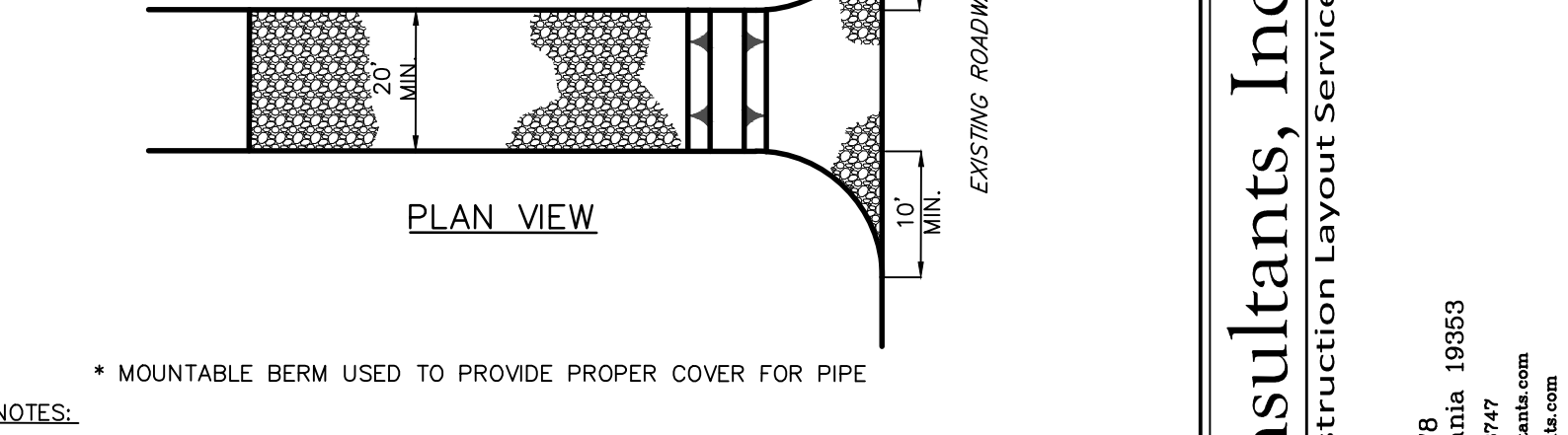
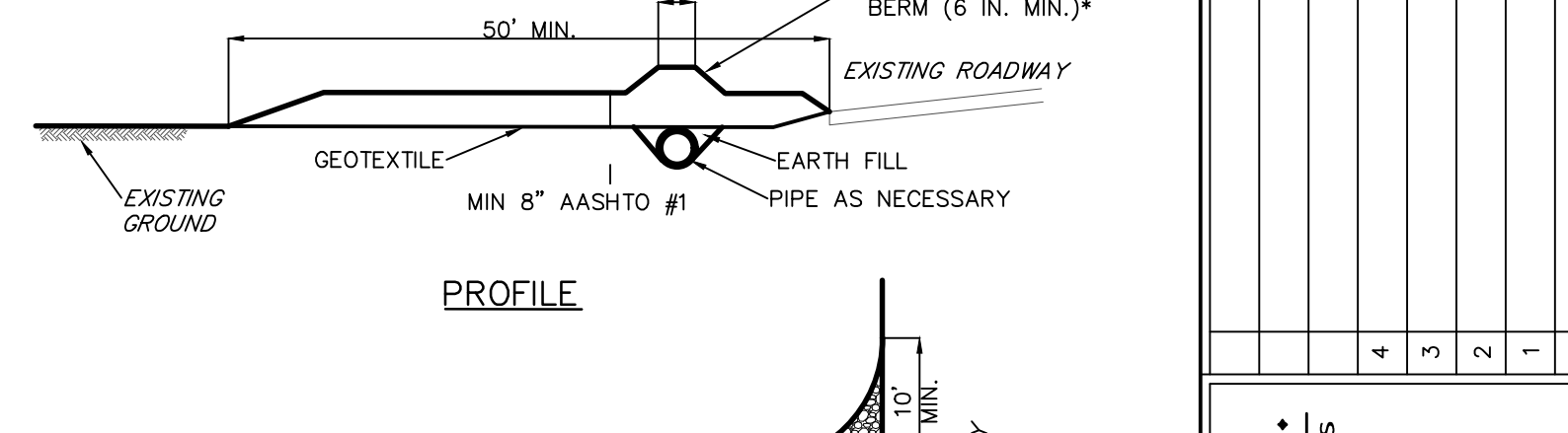
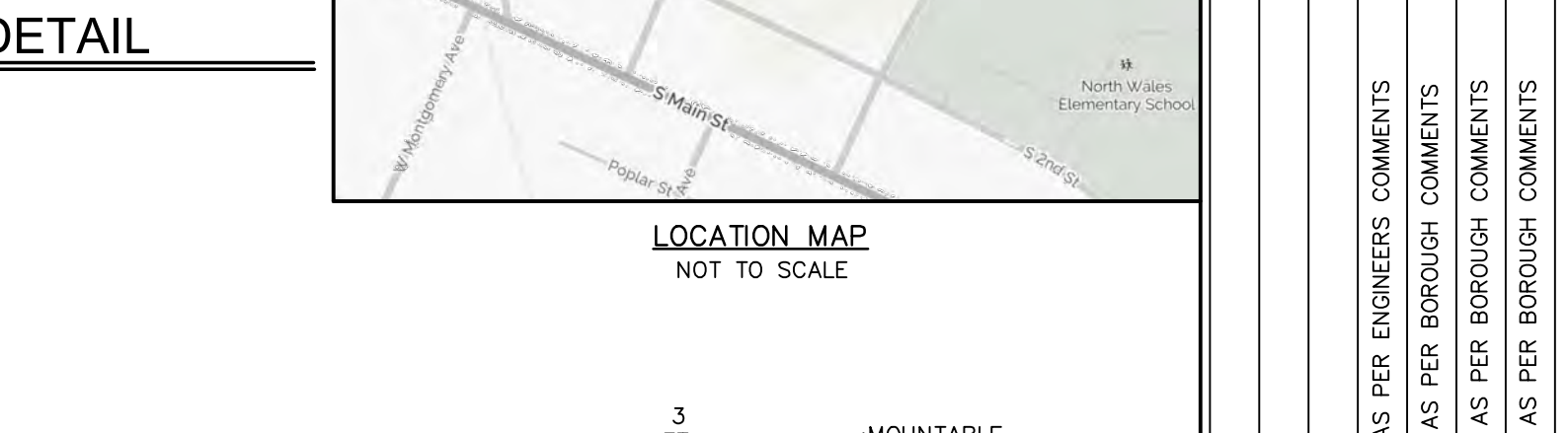
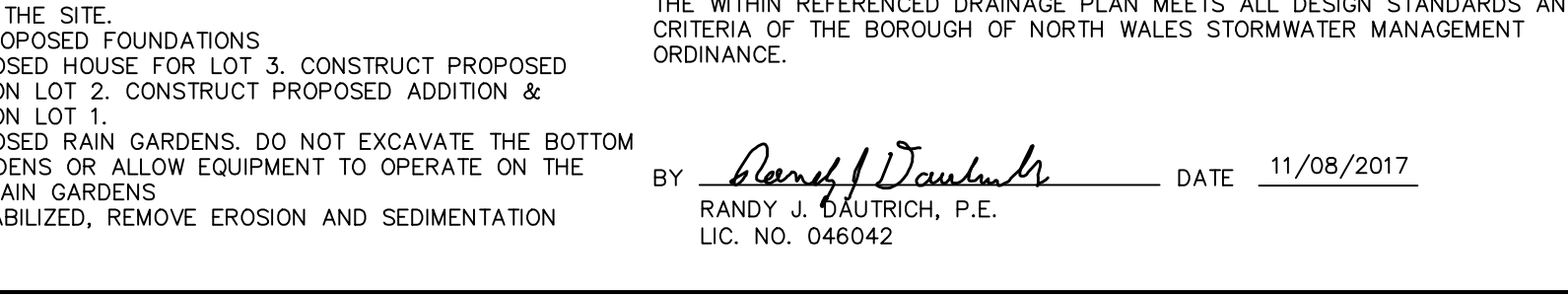
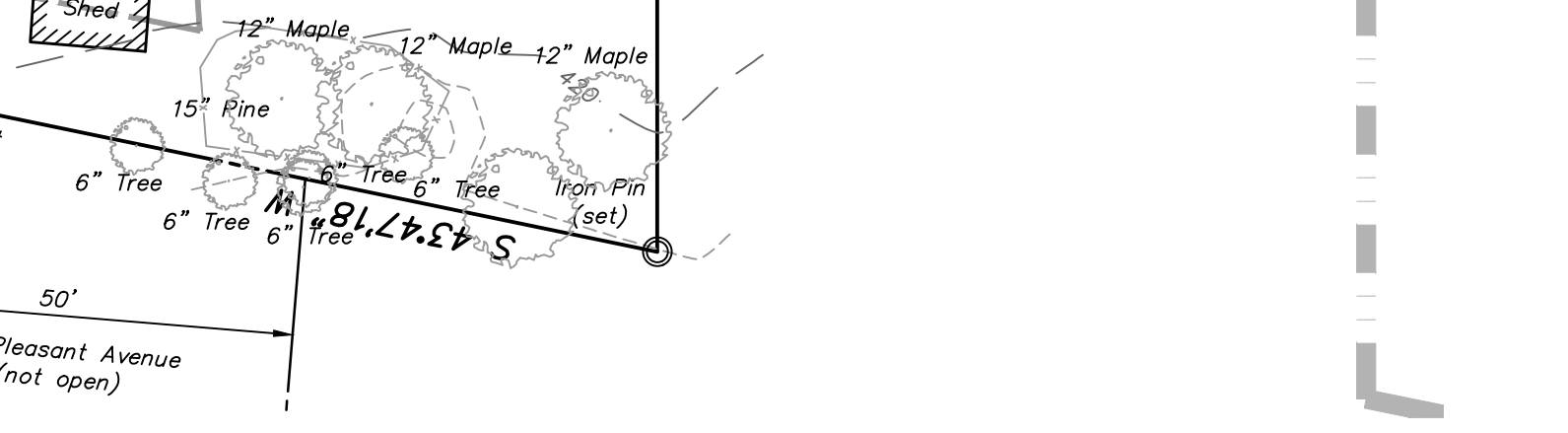
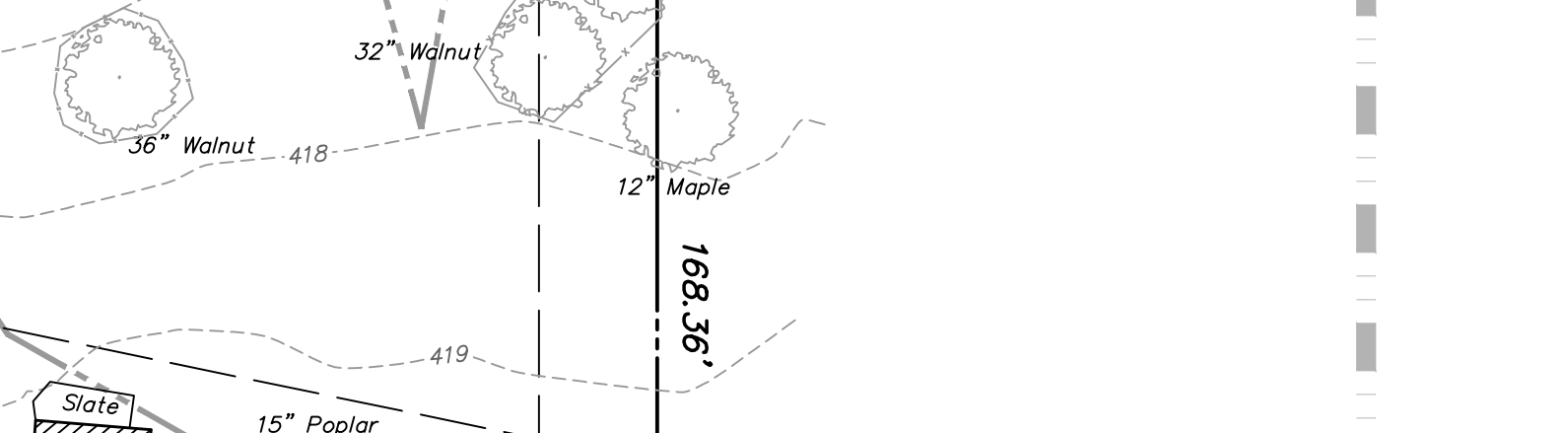
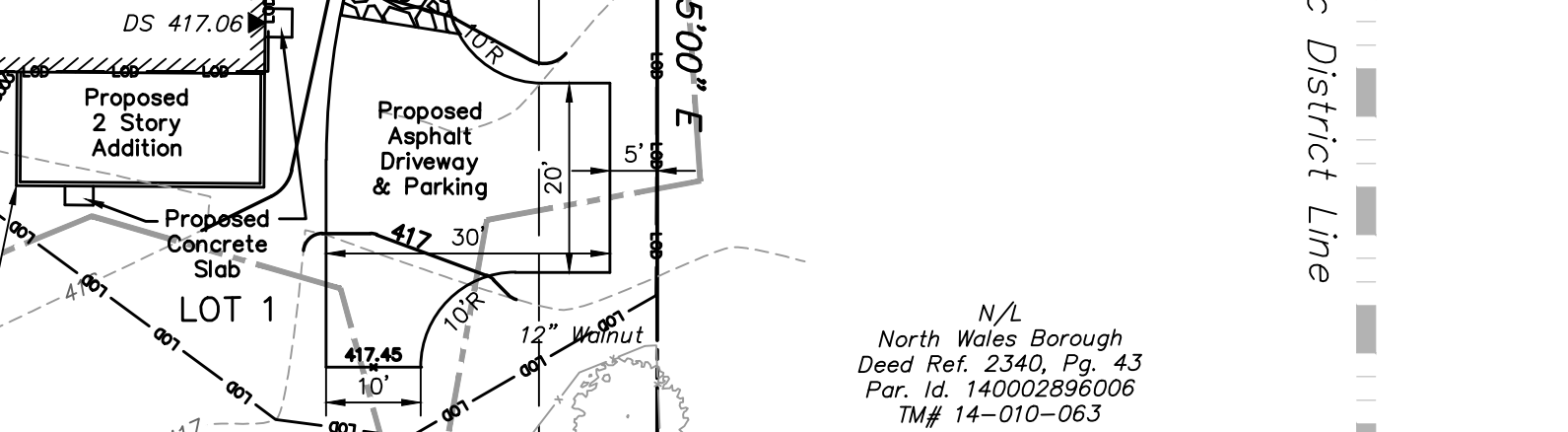
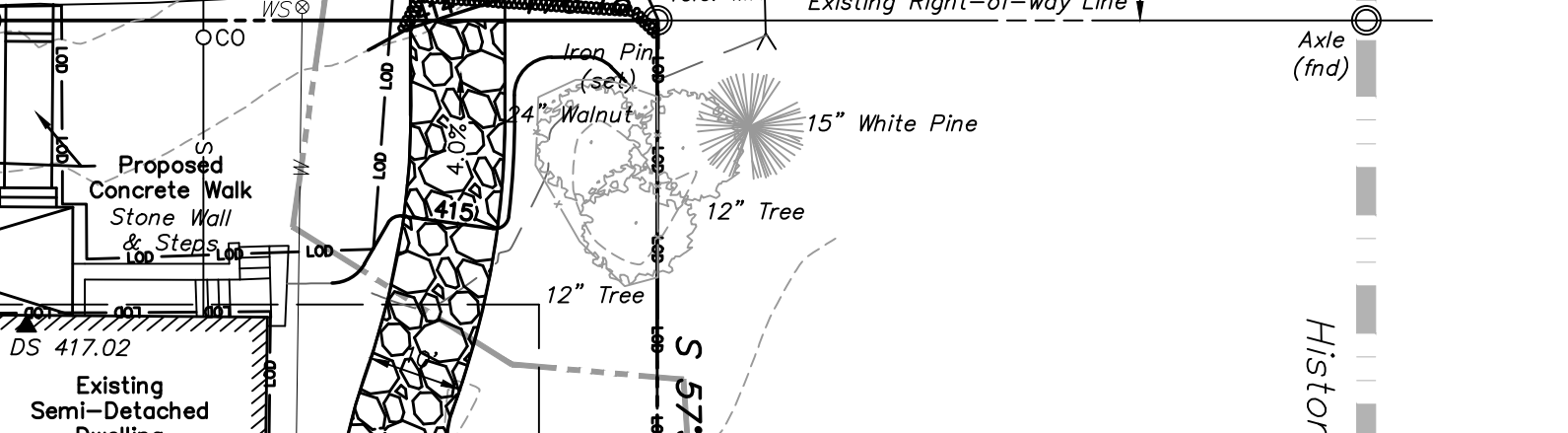
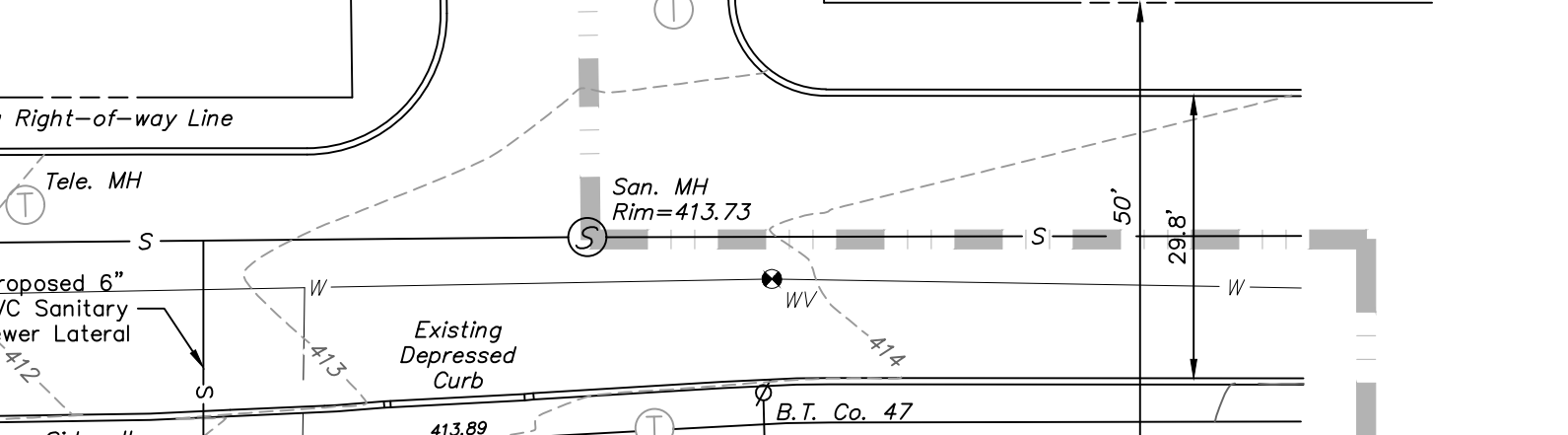
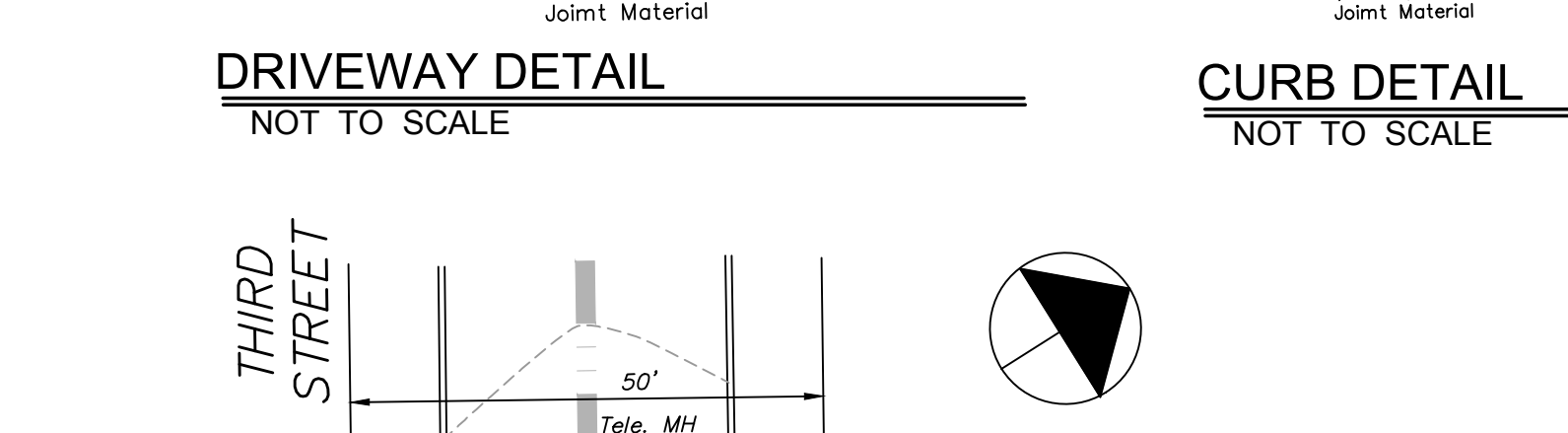
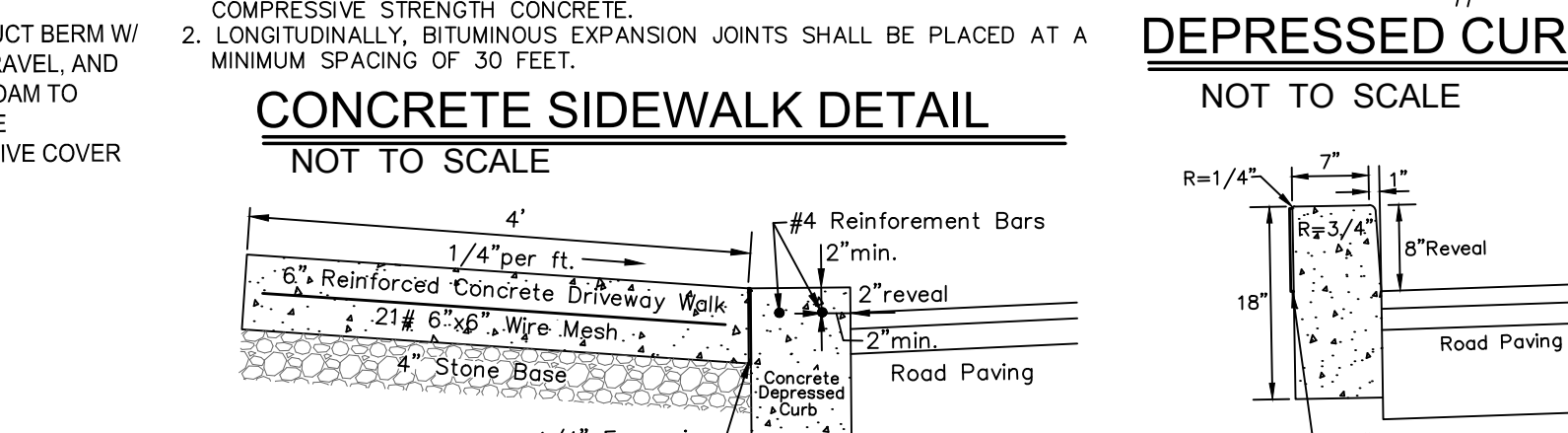
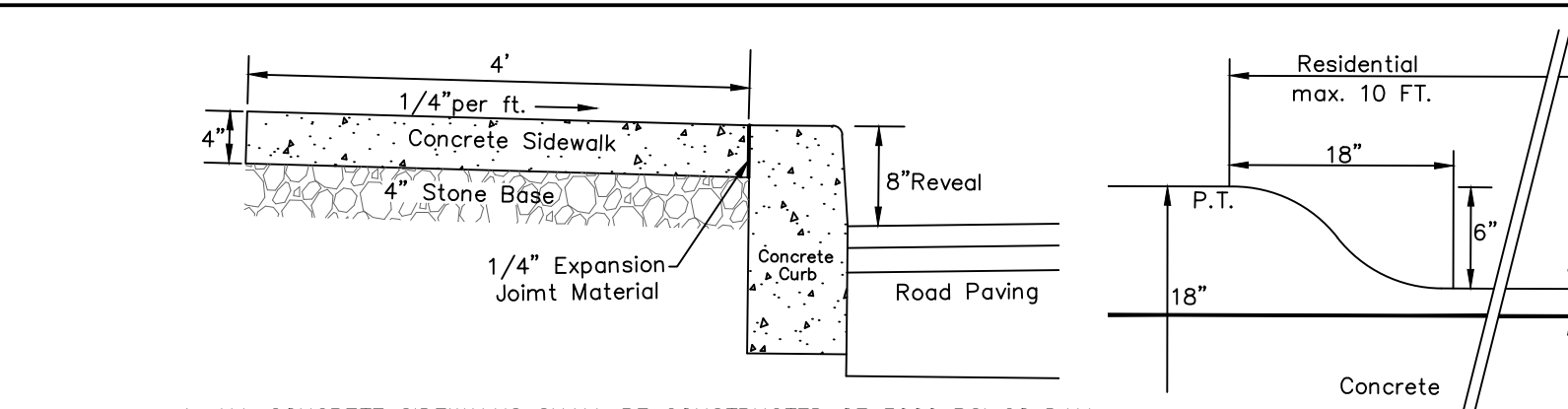
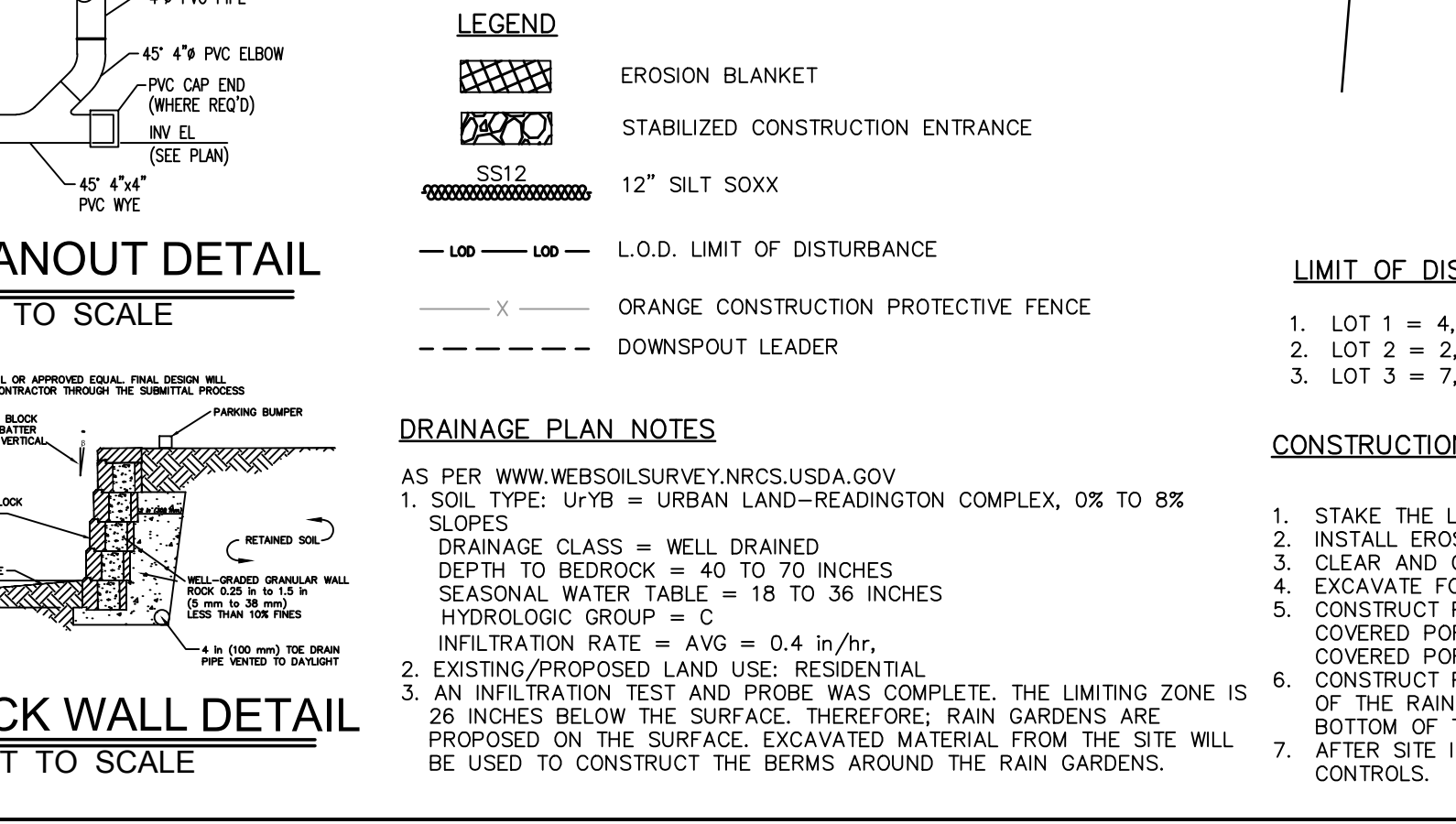
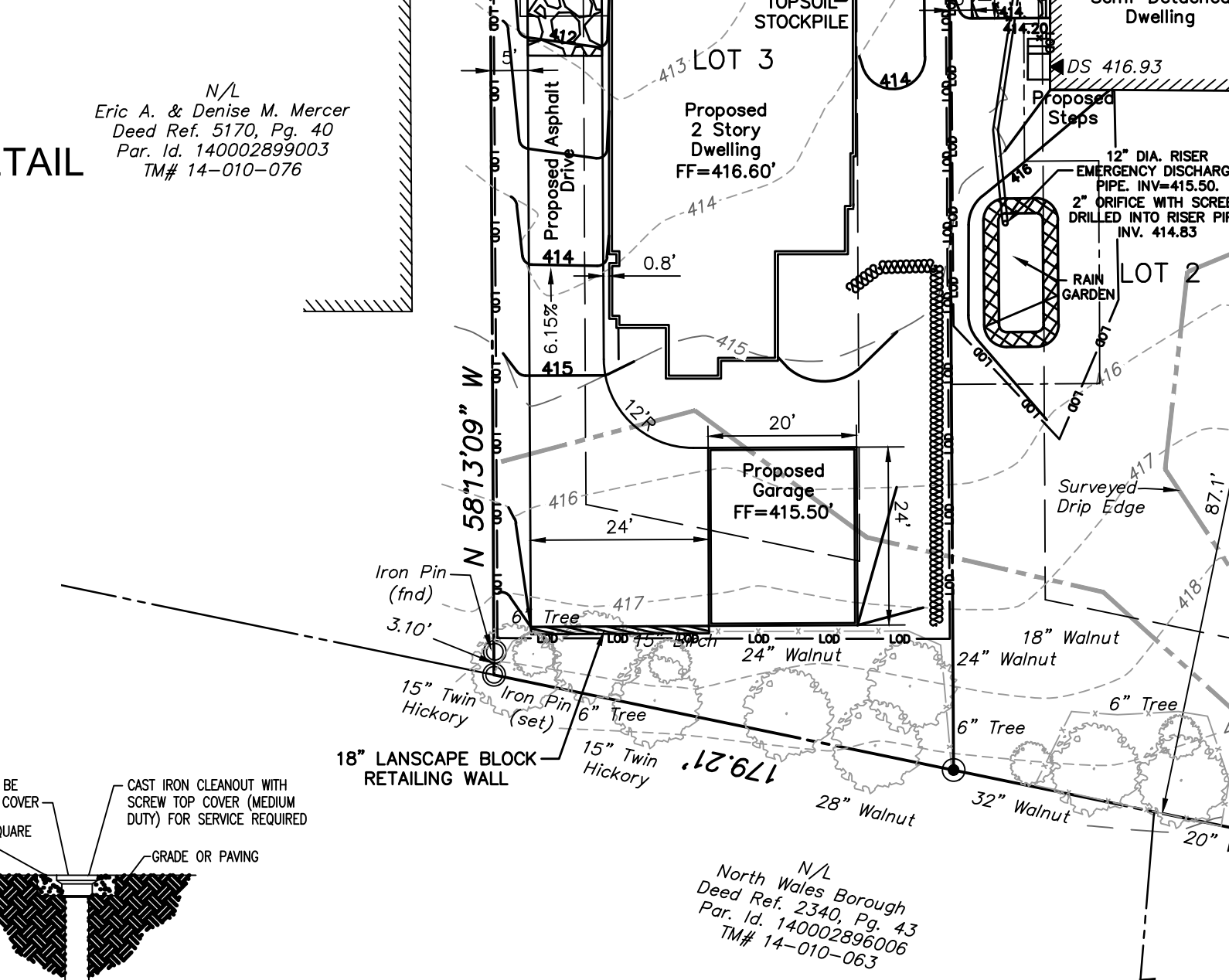
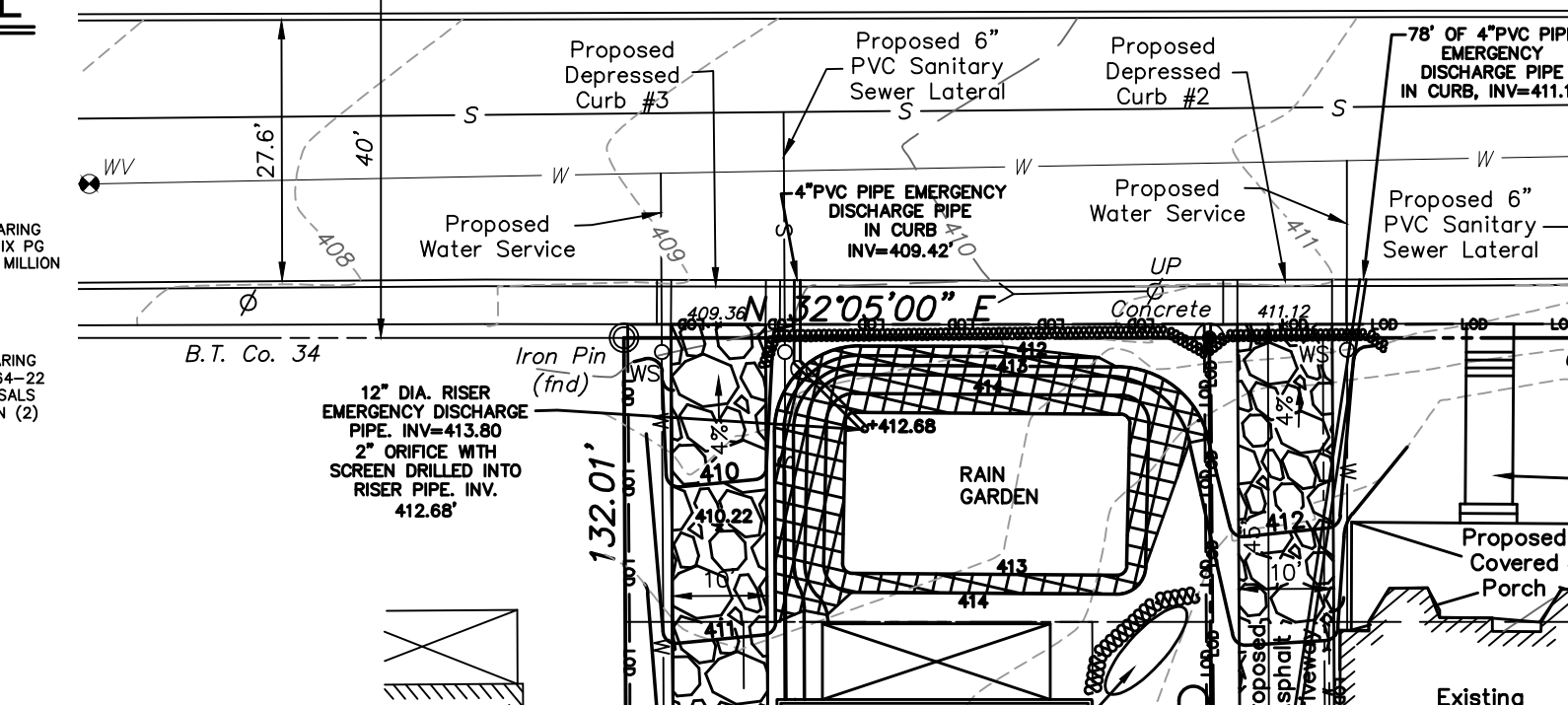
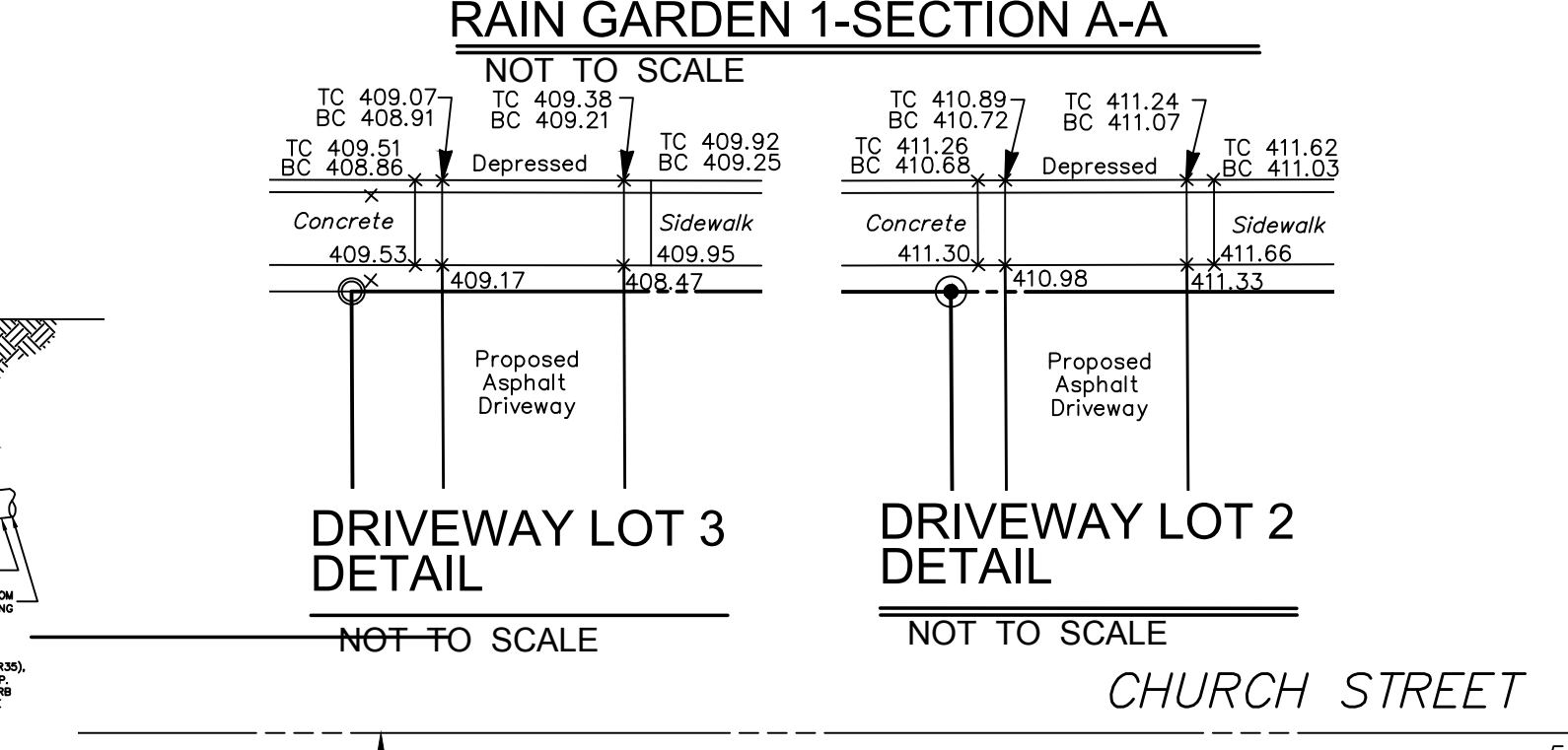
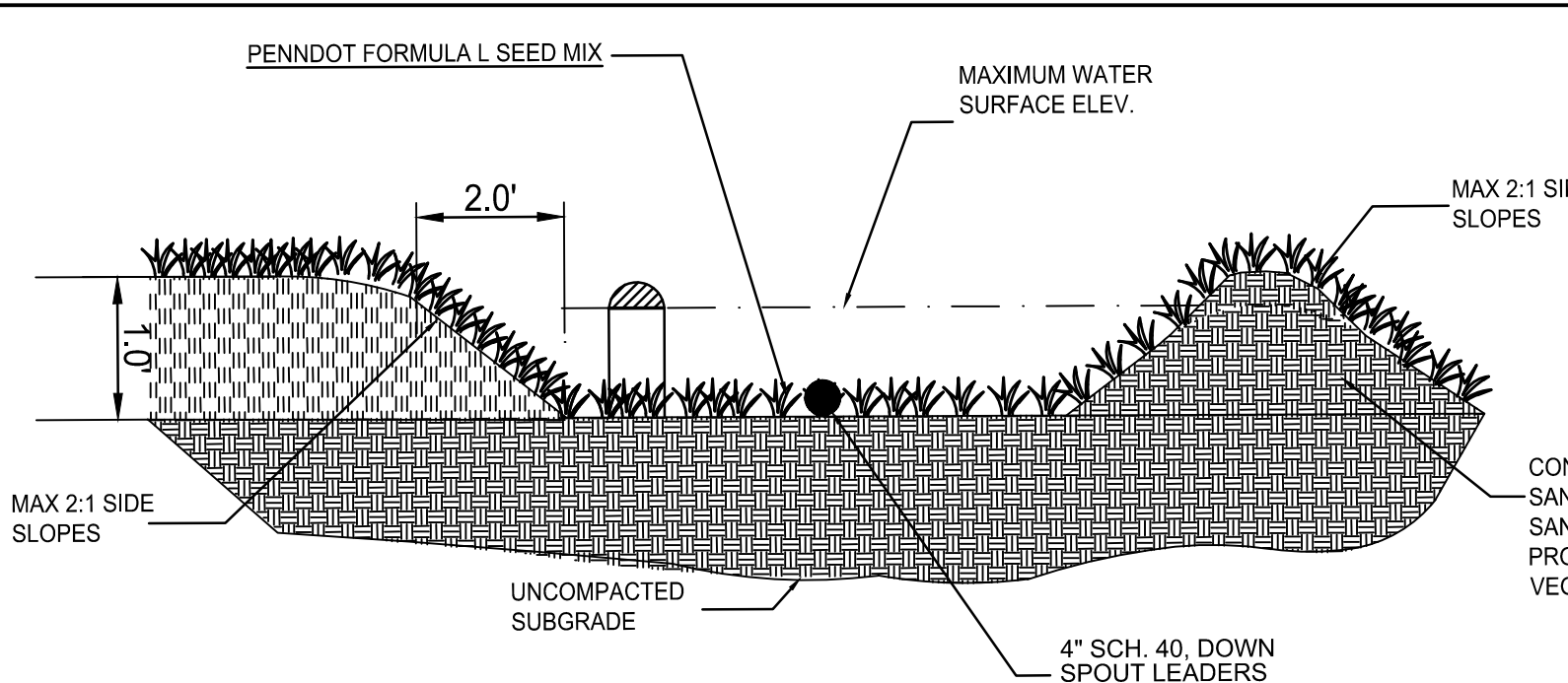
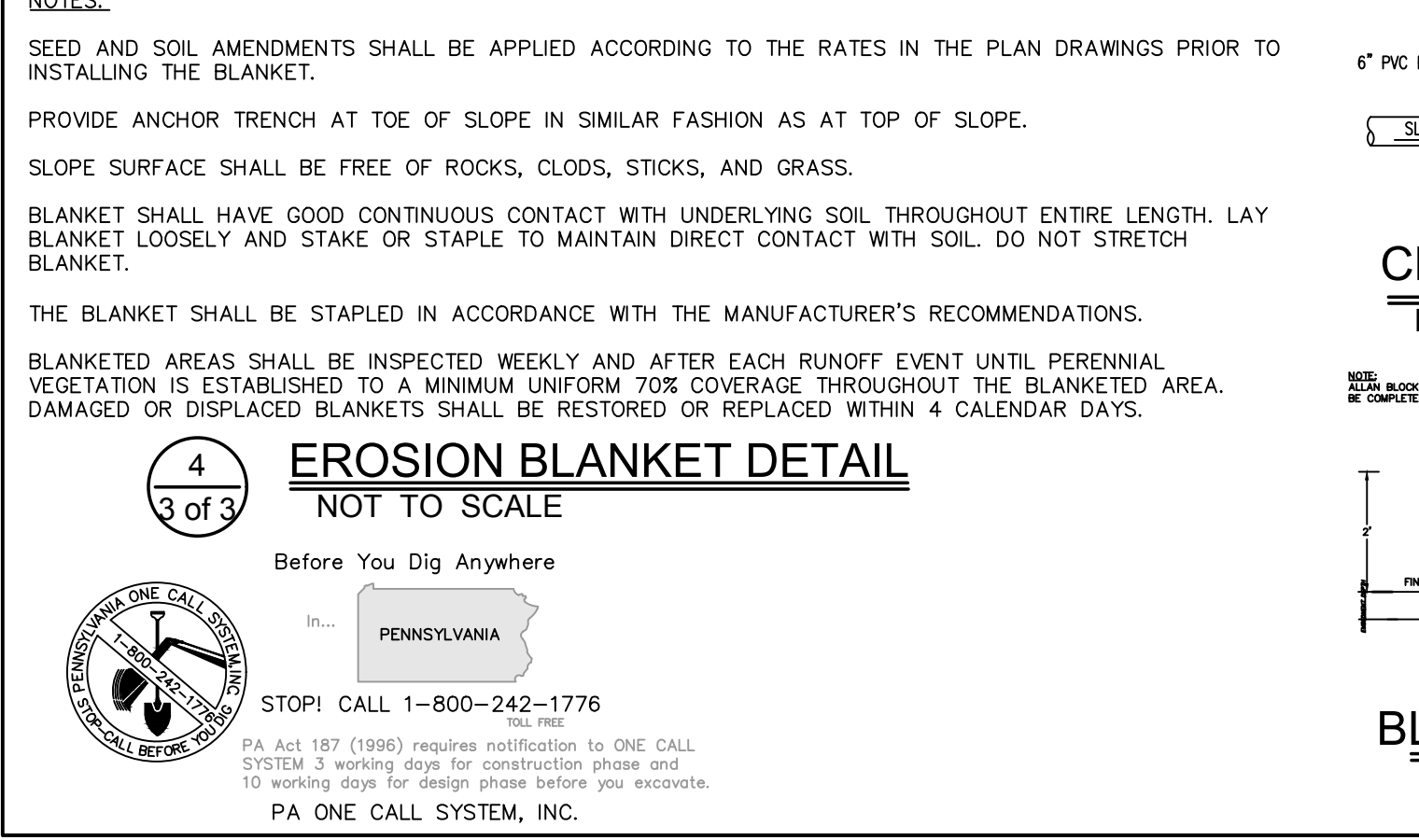
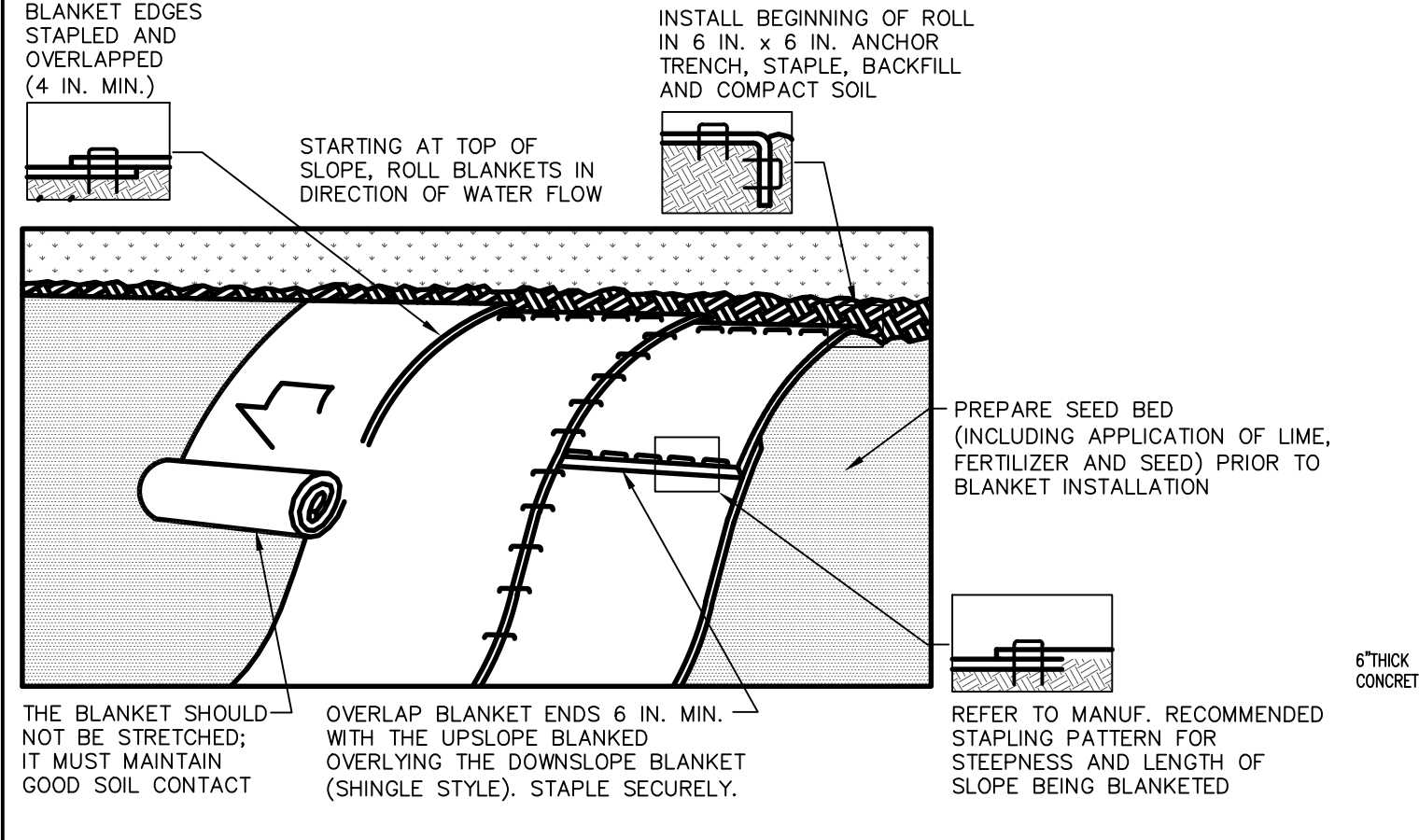
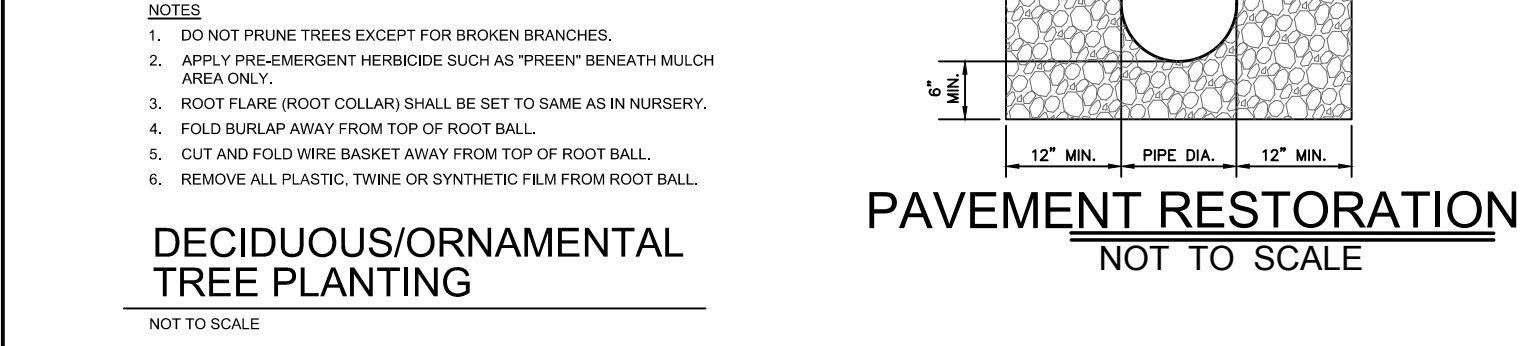
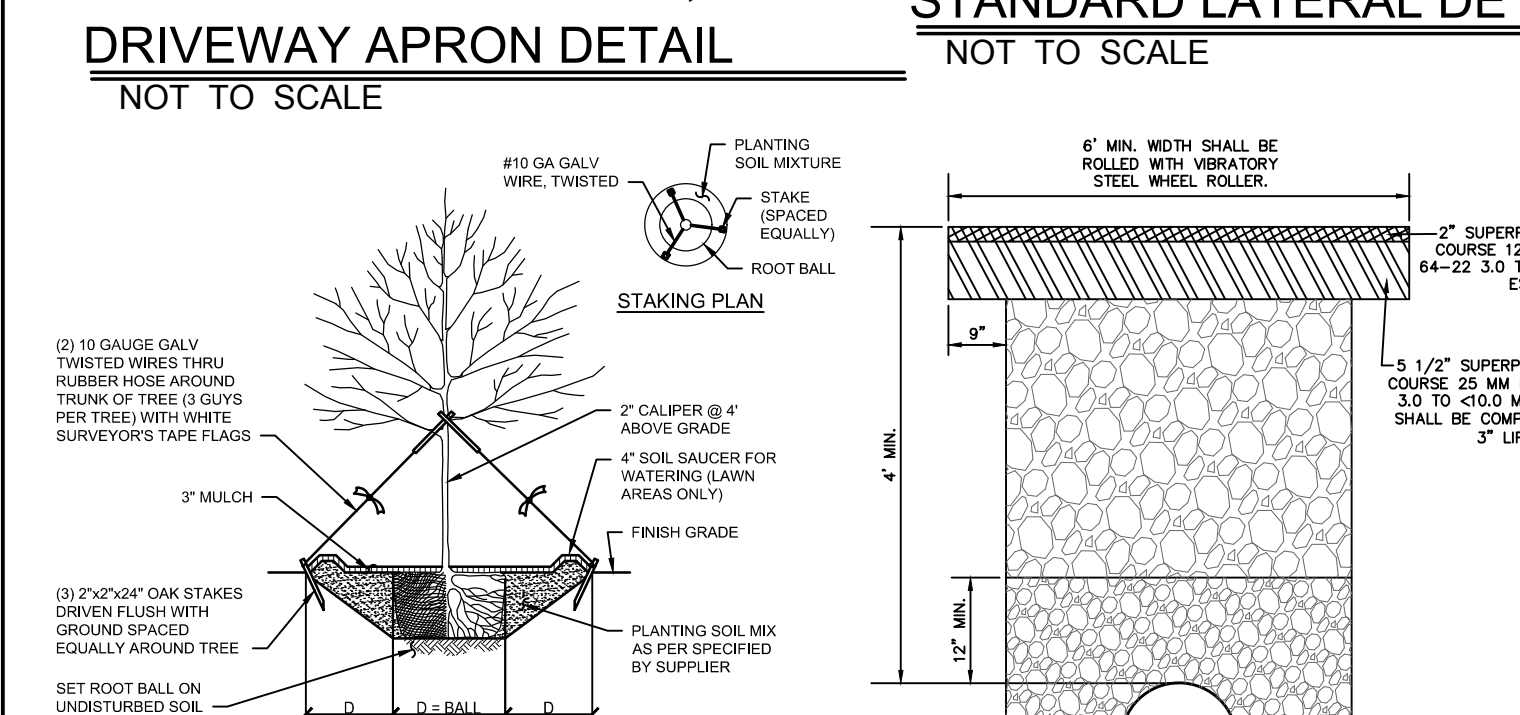
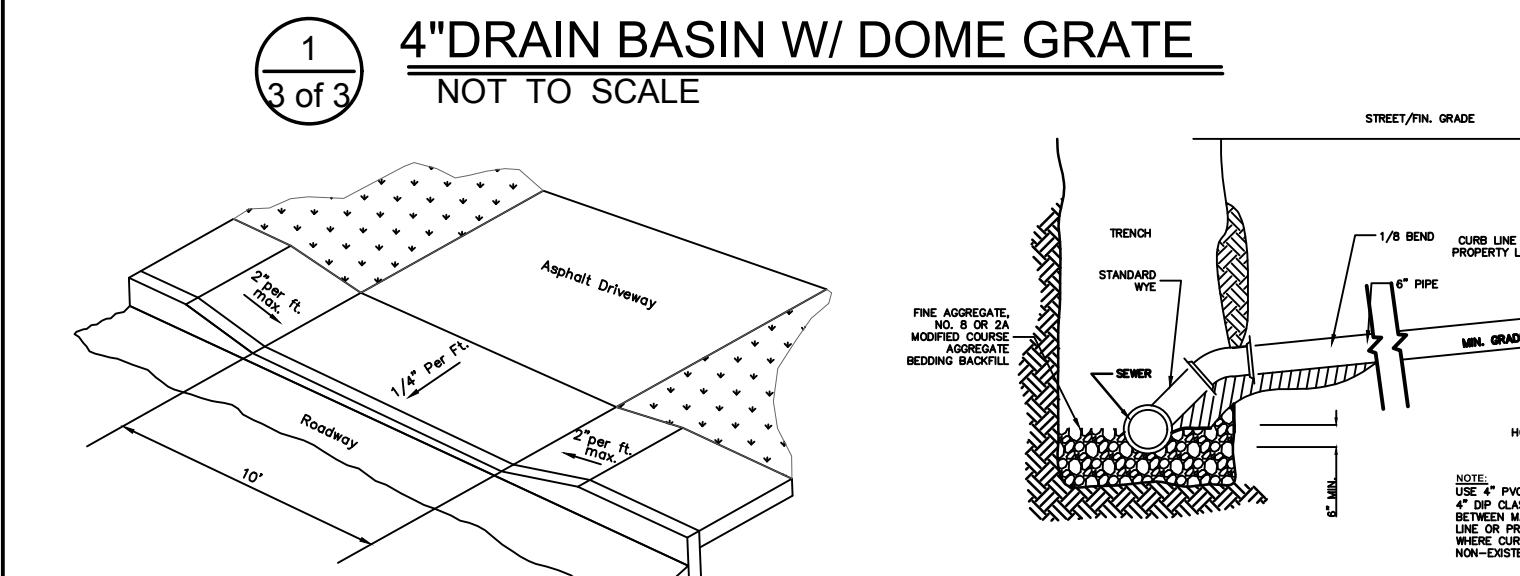
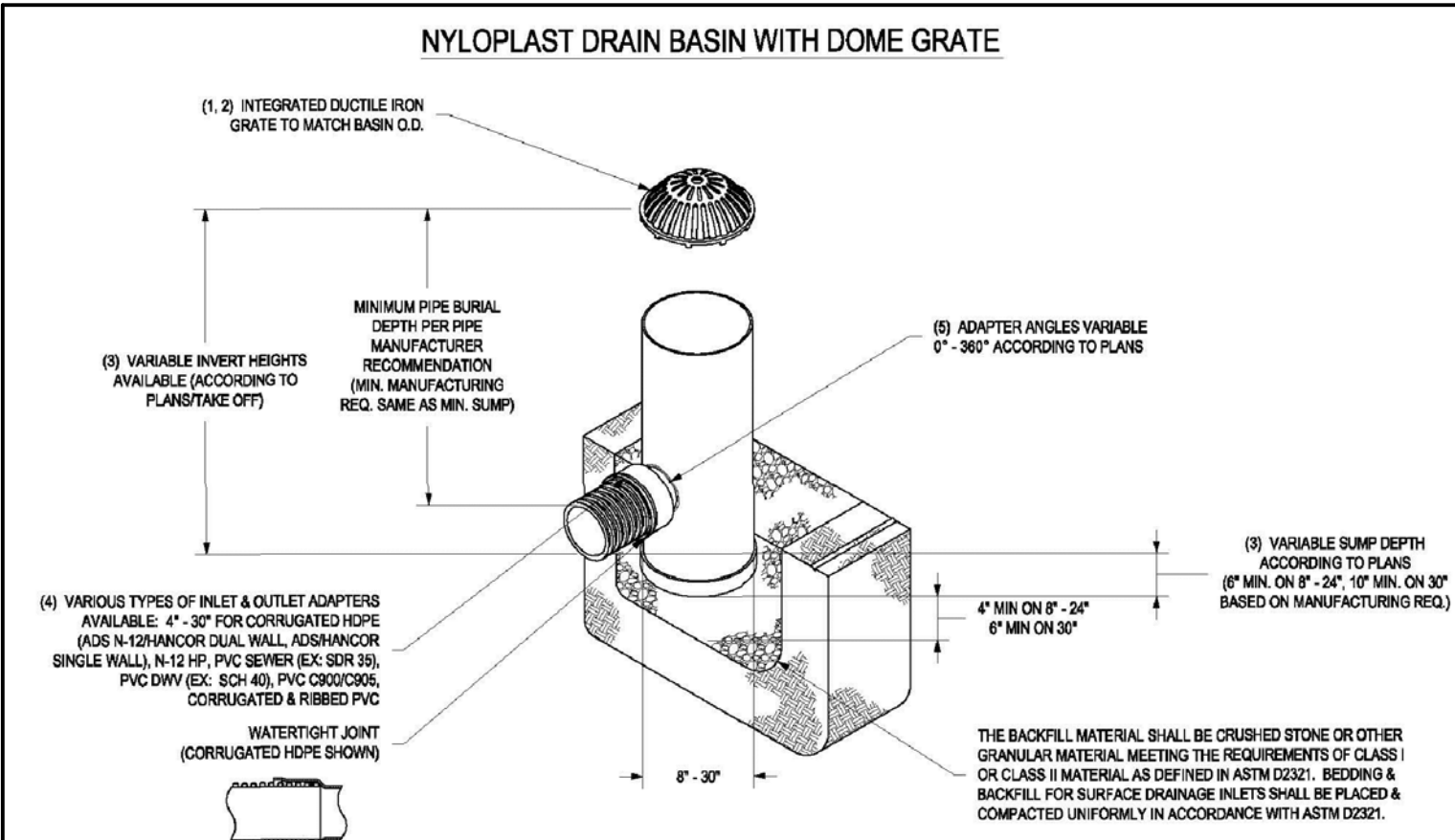
P.O. Box 278
 Lionville, Pennsylvania 19353
 Phone: 610-270-1348
 Fax: 610-270-1349
 www.mdsc Consultants.com

EXISTING FEATURES & DEMOLITION PLAN
215 CHURCH STREET
 BOROUGH OF NORTH WALES, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT: **ROBERT MORTIMER**
 712 SOUTH TOWAMENCIN AVENUE
 LANSDALE, PA 19446

DRAFT: DBD DATE: 11/09/2017 SCALE: 1"=20'
 CHK'D: MSB

JOB NO. **17229**
 SHEET NO. **2 of 3**
 DWG. NO. **17229EX**



NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

APPLICANT CERTIFICATE

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR APPROVAL.

DATE: _____

STORMWATER CERTIFICATE

I, RANDY DAUTRICH, ON THIS DATE OCTOBER 11, 2017, HEREBY CERTIFY THAT THE WITHIN REFERENCED DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF NORTH WALES STORMWATER MANAGEMENT ORDINANCE.

DATE: 11/08/2017

RANDY J. DAUTRICH, P.E.
LIC. NO. 046042

NO.	REVISION	DATE	BY
4	AS PER ENGINEERS COMMENTS	05/03/19	DBD
3	AS PER BOROUGH COMMENTS	02/27/19	DBD
2	AS PER BOROUGH COMMENTS	06/13/18	DBD
1	AS PER BOROUGH COMMENTS	05/07/18	DBD

MD Site Consultants, Inc.
Land Surveying & Construction Layout Services

PO Box 278
Lionville, Pennsylvania 19353
www.md-site.com

PROFESSIONAL ENGINEER
RANDY JAMES DAUTRICH
No. 046042

GRADING & STORMWATER PLAN
215 CHURCH STREET
BOROUGH OF NORTH WALES, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT: **ROBERT MORTIMER**
712 SOUTH TOWAMENCIN AVENUE
LANSDALE, PA 19446

DATE: 11/08/2017
SCALE: 1"=20'

JOB NO. 17229
SHEET NO. 3 of 3
DWG. NO. 17229GR



DAUTRICH ENGINEERING

February 6, 2019

Christine Hart, Borough Manager
North Wales Borough
300 School Street
North Wales, Pennsylvania 19454-31367

**RE: Response Letter Boucher & James, Inc. Review Letter
Robert Mortimer – 215 Church Street
Preliminary/Final Subdivision Plan Review No. 3
North Wales Borough, Montgomery County, PA
Project No. 18-68-018R**

Dear Mr. Hart:

The following is a point-by-point response to your review of the above-mentioned project.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. No Comment.
5. a. Construction sequence has been revised accordingly.
9. Existing trees and location of drip line revised on plans.
12. Plan Title revised
13. Waivers revised and scale was added to Aerial.
14. Variances revised with all conditions.

STORMWATER MANAGEMENT ORDINANCE NO. 807 COMMENTS

15.
 - a. A survey has been completed for the tree drip line and has been added to the plan. The tree volume calculations have been revised according to the survey..
 - b. The location of the infiltration test and soil profiles for each Lot have been added to the plans.



DAUTRICH ENGINEERING

- c. Because of the Lot size constraints, the rain gardens have side slopes of 2:1. Erosion mat has been added to the plans for the rain garden side slopes. A DEP erosion mat detail has been added to the plans.

16.

- a. The Drainage Plan Notes on Sheet 3 have been revised accordingly. Reference to the rain barrels has been removed.
- b. The location of the soil profiles has been labeled on the plans and added to the plans legend.
- c. The location of the infiltration test and probe has been marked on the plan and added to the drawing legend.
- d. Attached are stage/storage calculations for Lots 2 & 3.
- e. The Drainage Plan Notes on Sheet 3 have been revised accordingly. Reference to the rain barrels has been removed.
- f. A survey has been completed of the existing tree drip lines and added to the plans. The tree volume calculations haven been revised according to the survey.
- g. The rain garden volume for Lot 3 has been revised according to the drip line survey. The size of the rain garden had to be increased. However, because of the lot size constraints and results of the infiltration test and soil probes, the depth of the rain garden must be 1 foot. A 2-inch pvc discharge has been added to prevent standing water.
- h. Because of the Lot size constraints, the rain gardens have side slopes of 2:1. Erosion mat has been added to the plans for the rain garden side slopes. A DEP erosion mat detail has been added to the plans.

17. Storm Sewer Easement added to lots 2 and 3 around rain gardens.

24. Dimension added to Plan from porch to Right-of-Way Line.

Should you have any questions or require additional information, please do not hesitate to call or email.

Sincerely,

Randy J. Dautrich, P.E.,

2" VOLUMECALCULATIONLOT 1

$$\begin{aligned} \text{IMPERV. DEMD} &= 1,107 \text{ SF} \\ \text{PROP. IMPERV.} &= \underline{2,824 \text{ SF}} \\ \text{NET INCREASE} &= 1,717 \text{ SF} \end{aligned}$$

PROTECT EXISTING TREES VOL. CREDIT

$$\text{TOTAL SURVEYED DRIP LINE} = 7,194 \text{ SF} (.5) \left(\frac{1}{2}\right) = \underline{299 \text{ CF}}$$

$$\text{REQ. STORAGE VOL.} = (1,717 \text{ SF}) (2" \text{ RAIN}) = \underline{286 \text{ CF}}$$

$$\underline{299} > \underline{286} \quad \text{NO REQUIRED STORAGE}$$

LOT 2

$$\begin{aligned} \text{IMPERV. DEMD.} &= 656 \text{ SF} \\ \text{PROP. IMPERV.} &= \underline{1,538 \text{ SF}} \\ \text{NET INCREASE} &= \underline{882 \text{ SF}} \end{aligned}$$

PROTECT EXISTING TREES VOL. CREDIT

$$\text{TOTAL SURVEYED DRIP LINE} = 1,518 \text{ SF} (.5) \left(\frac{1}{2}\right) = \underline{63 \text{ CF}}$$

$$\text{REQ STORAGE} = (882 \text{ SF}) (2") = \underline{147 \text{ CF}}$$

$$\text{RAIN GARDEN STORAGE} = \underline{84 \text{ CF}} \quad \text{ACTUAL STORAGE} = \underline{86 \text{ CF}}$$

$$\text{DRAW DOWN TIME} = Q = .069 \text{ CFS} \quad \text{TIME} = \underline{.35 \text{ HRS}}$$

LOT 3

$$\begin{aligned} \text{IMPERV DEMD} &= 0 \text{ SF} \\ \text{PROP. IMPERV.} &= \underline{3,828 \text{ SF}} \\ \text{NET INCREASE} &= \underline{3,828 \text{ SF}} \end{aligned}$$

PROTECT EXISTING TREES VOL. CREDIT

$$\text{TOTAL SURVEYED DRIP LINE} = 1,024 \text{ SF} (.5) \left(\frac{1}{2}\right) = \underline{43 \text{ CF}}$$

$$\text{REQ. STORAGE} = (3,828 \text{ SF}) (2") = \underline{638 \text{ CF}}$$

$$\text{RAIN GARDEN STORAGE} = \underline{595 \text{ CF}} \quad \text{ACTUAL STORAGE} = \underline{609 \text{ CF}}$$

$$\text{DRAW DOWN TIME} = Q = 0.127 \text{ CFS} \quad \text{TIME} = \underline{1.33 \text{ HRS}}$$

Depth	Q	Area	Veloc	Wp
(ft)	(cfs)	(sqft)	(ft/s)	(ft)
0.02	0.001	0.001	1.21	0.11
0.03	0.006	0.003	1.86	0.16
0.05	0.013	0.006	2.35	0.20
0.07	0.023	0.008	2.73	0.23
0.09	0.035	0.011	3.03	0.27
0.10	0.046	0.014	3.24	0.30
0.12	0.058	0.017	3.38	0.34
0.14	0.067	0.019	3.44	0.38
0.15	0.073	0.022	3.40	0.43
0.17	0.069	0.023	3.02	0.53

Yc	TopWidth	Energy
(ft)	(ft)	(ft)
0.03	0.10	0.04
0.06	0.14	0.09
0.08	0.16	0.14
0.11	0.17	0.18
0.13	0.17	0.23
0.15	0.17	0.27
0.16	0.16	0.30
0.17	0.14	0.32
0.17	0.10	0.33
0.17	0.00	0.31

Depth	Q	Area	Veloc	Wp
(ft)	(cfs)	(sqft)	(ft/s)	(ft)
0.02	0.003	0.001	2.26	0.11
0.03	0.011	0.003	3.46	0.16
0.05	0.025	0.006	4.36	0.20
0.07	0.043	0.008	5.07	0.23
0.09	0.064	0.011	5.62	0.27
0.10	0.086	0.014	6.03	0.30
0.12	0.107	0.017	6.29	0.34
0.14	0.125	0.019	6.40	0.38
0.15	0.136	0.022	6.31	0.43
0.17	0.127	0.023	5.61	0.53

Yc	TopWidth	Energy
(ft)	(ft)	(ft)
0.04	0.10	0.10
0.07	0.14	0.22
0.11	0.16	0.35
0.14	0.17	0.47
0.16	0.17	0.58
0.17	0.17	0.67
0.17	0.16	0.73
0.17	0.14	0.77
0.17	0.10	0.77
0.17	0.00	0.66

Pond Report

Pond No. 3 - Lot 2 - Rain Garden

Pond Data

Trapezoid -Bottom L x W = 16.0 x 6.0 ft, Side slope = 2.00:1, Bottom elev. = 414.83 ft, Depth = 0.67 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	414.83	96	0	0
0.07	414.90	102	7	7
0.13	414.96	108	7	14
0.20	415.03	114	7	21
0.27	415.10	121	8	29
0.34	415.16	127	8	37
0.40	415.23	134	9	46
0.47	415.30	141	9	55
0.54	415.37	148	10	65
0.60	415.43	155	10	75
0.67	415.50	162	11	86

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	Inactive	Inactive	Inactive
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	Inactive	Inactive	Inactive
Crest El. (ft)	= 415.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	414.83	---	---	---	---	0.00	---	---	---	---	---	0.000
0.07	7	414.90	---	---	---	---	0.00	---	---	---	---	---	0.000
0.13	14	414.96	---	---	---	---	0.00	---	---	---	---	---	0.000
0.20	21	415.03	---	---	---	---	0.00	---	---	---	---	---	0.000
0.27	29	415.10	---	---	---	---	0.00	---	---	---	---	---	0.000
0.34	37	415.16	---	---	---	---	0.00	---	---	---	---	---	0.000
0.40	46	415.23	---	---	---	---	0.00	---	---	---	---	---	0.000
0.47	55	415.30	---	---	---	---	0.00	---	---	---	---	---	0.000
0.54	65	415.37	---	---	---	---	0.00	---	---	---	---	---	0.000
0.60	75	415.43	---	---	---	---	0.00	---	---	---	---	---	0.000
0.67	86	415.50	---	---	---	---	0.00	---	---	---	---	---	0.000

RECEIVED

MAR 15 2019

NORTH WALES BOROUGH

To: Melissa E. Prugar, P.E., Boucher and James, Inc.

From: Robert Mortimer

Re: 215 Church St. Preliminary/Final Subdivision Plan Review No. 3 N. Wales Borough, Montgomery County, PA, Project #18-68-018R

Date: 16-December-2018

Regarding the letter sent to me 29-Oct-2018, I plan to address each item as follows:

1. Per §184-8.E: I understand and agree that I will need to place fund in escrow to convert existing street light to LED.
2. Per §184-13: The existing structure will be converted into 2 units which will each have their own water and sewer lines. North Wales Water authority has been consulted and agreed to provide a second water and sewer line to the property. I understand that I am responsible for all costs incurred for installation of the new lines.
3. Per §184-13.C: Plans for the proposed covered porch have been submitted and approved by the township.
4. Per §184-15: Stormwater Management Plan to be addressed by Dautrich Engineering under separate cover.
5. Per §184-18.B: Erosion and Sedimentation controls to be addressed by Dautrich Engineering under separate cover.
6. Per §184-21.A: The Will Serve letter is enclosed.
7. Per §184-22.A and §184-29: North Wales Water Authority granted approval (letter enclosed).
8. Plans were approved for Lot 1 and Lot 2. A sketch for Lot 3 was provided to the Historical Architectural Review Board (HARP). Once the subdivision is approved, a full set of plans for Lot 3 will be provided to HARP. No construction on Lot 3 will begin prior to this approval and securing Borough approval and proper permits.

9. Per §184-25.A: MD Site Consultants, Inc. (surveyor) to address under separate cover.
10. Per §184-26.C: MD Site Consultants will evaluate the layout of the shade trees on Church Street. Likely a waiver will be needed and will be requested.
11. Per §184-30.A: A waiver will be requested for land to be reserved for park or recreation purposes for the subdivision.
12. Per §184-32.A: MD Site Consultants to address under separate cover.
13. Per §184-33.C: MD Site Consultants to address under separate cover.
14. Per §184-34.A: MD Site Consultants to address under separate cover.
15. Dautrich Engineering to address under separate cover.
16. Dautrich Engineering to address under separate cover.
17. Per §301.B.19: MD Site Consultants to address under separate cover.
18. Per §701.A: Estimate enclosed.
19. Per §701.A.2 and §704: An Operation and Maintenance Agreement will be established.
20. Per §702.A and §702.F: O&M agreement will be recorded as restrictive deed covenant.
21. Per §171-4.A: It is understood that no sewer system work will be done with proper permits.
22. Per §171-10: Road opening permit will be requested prior to work initiating.
23. All approvals/permits will be submitted to the Borough. I am aware that no work can begin on the subdivision prior to approval of the Subdivision Plan.
24. MD Site Consultants to address under separate cover.

Best regards,

Robert Mortimer

(215) 778-9033



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

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Fax 215-345-9401

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Barionsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

May 24, 2019

Christine Hart, Borough Manager
North Wales Borough
300 School Street
North Wales, Pennsylvania 19454-31367

**SUBJECT: ROBERT MORTIMER – 215 CHURCH STREET
PRELIMINARY/FINAL SUBDIVISION PLAN REVIEW NO. 4
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PA
PROJECT NO. 18-68-018R**

Dear Ms. Hart:

Pursuant to your request, we have completed our fourth review of the Preliminary/Final Subdivision Plan submitted for the above referenced project. The submitted information consists of a 2" Volume Calculation and a three (3) sheet plan set prepared by MD Site Consultants, Inc., dated November 8, 2017, and revised May 3, 2019.

BACKGROUND INFORMATION

The existing 26,400 square foot property is located on the eastern side of Church Street at its intersection with Third Street. The site is located within the R-A, Residential Zoning District and consists of an existing single family, three-story dwelling with a gravel driveway taking access from Church Street. The existing dwelling is served by public water and sewer.

The Applicant is proposing to subdivide the existing property into three (3) lots. Proposed Lot 1 will have a net lot area of 11,167 square feet and will consist of a portion of the existing dwelling, creating a semi-detached dwelling shared with Proposed Lot 2. A two-story addition and paved driveway are proposed on Lot 1. Proposed Lot 2 will have a net lot area of 6,103 square feet and will be accessed via a proposed paved driveway. Proposed Lot 3 will have a net lot area of 8,249 square feet and will consist of a proposed single family residential dwelling with a detached garage and paved driveway. The proposed dwelling will be served by public water and sewer.

The following Variances were granted by the Zoning Hearing Board on January 16, 2018.

1. The proposed single-family dwelling is permitted per §208.25.A. However, the existing semi-detached dwelling is not permitted. A Variance was conditionally granted for §208.25.A.
2. Per §208-27, the minimum lot area is 9,000 square feet. Proposed Lots 2 and 3 will have net lot areas of 6,103 square feet and 8,249 square feet, respectively. A Variance was conditionally granted for §208-27.
3. Per §208-28, the permitted building area is 25% of the lot area. The proposed building coverage on Lot 3 is 26.7%. A Variance was conditionally granted for §208-28 with respect to the proposed building coverage.

Ms. Christine Hart, Borough Manager

Robert Mortimer, 215 Church Street – Preliminary/Final Subdivision Review No. 4

May 24, 2019

Page 2 of 4

4. Per §208-29, a front yard having a depth of 30-feet is required. The existing dwelling is located 13.75-feet from the proposed Ultimate Right-of-Way line on Proposed Lots 1 and 2. The proposed porch demolition and reconstruction will increase the front yard to 26.3-feet and 21.5-feet on Lots 1 and 2, respectively. A Variance was conditionally granted for §208-29.
5. Per §208-30, a side yard having a width of 12.5-feet is required. There is no side yard along the shared property line of Proposed Lots 1 and 2 due to the existing semi-detached dwelling. A Variance was conditionally granted for §208-30.
6. Per §208-32, the minimum lot width is 60-feet. The proposed lot width along Proposed Lot 2 is 42.9-feet. A Variance was conditionally granted for §208-32.
7. Per §208-34, access driveways shall be 5-feet from any side and/or rear property lines. The proposed driveway on Lot 2 is 3-feet from the southwestern property line. A Variance was conditionally granted for §208-34.

The following conditions were listed in the Zoning Hearing Board Decision and Order dated January 16, 2018.

1. The Applicant shall proceed in substantial conformance with the testimony and exhibits presented at the Hearing.
2. In all other respects, the Applicant shall comply with all provisions of the statutes, laws, regulations, rules, codes and ordinances of the United States, Commonwealth of Pennsylvania, Montgomery County, North Wales Borough and any other municipal entity having jurisdiction over this matter.
3. The Applicant shall record a Declaration as to maintenance of stormwater facilities in compliance with the Borough's stormwater requirements which Declaration shall be reviewed and approved by the North Wales Solicitor.

At its meeting held on July 5, 2018, the Borough Planning Commission recommended approval of the proposed subdivision with conditions, including addressing comments received by the Borough Engineer.

Based on our review of the above information, we offer the following comments for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. Per §184-8.E, the plan shall indicate the location of the existing and, if deemed necessary by the Borough, proposed street lighting, and the type and design thereof. It is noted one (1) street light exists on a utility pole near the northernmost property corner of Proposed Lot 1 (across from Third Street). (Comment 1 from our previous letter) As discussed at the Planning Commission meeting held on July 5, 2018, escrow shall be provided to convert the existing streetlight to LED.
2. Per §184-26.C, shade trees must be planted not less than 40-feet apart along Church Street. Two (2) shade trees are required on Proposed Lot 1. One (1) tree exists and no trees are proposed, therefore 1 tree is required. Two (2) shade trees are required on Proposed Lot 2 and

no trees are proposed, therefore 2 trees are required. Two (2) shade trees are also required on Proposed Lot 3. Three (3) trees exist, however 1 existing tree is located only 1.5-feet from the proposed paved driveway, and 1 tree is located only 3.5-feet from the proposed sanitary sewer lateral. Per §184-25.A.3.(a) and (b), the outermost branches shall be at least 10-feet from the proposed driveway and sanitary sewer lateral. The proposed driveway and sanitary sewer lateral must be relocated, or the trees must be removed and replaced accordingly. Replacement of the existing trees must be in accordance with §184.25.E. (Comment 17 from our previous letter) The required number of shade trees are existing and/or are now proposed. However, the proposed trees on Lots 1 and 2, and the existing tree on Lot 3 are within 10-feet of the proposed utilities and must be relocated. If adequate space is unavailable a waiver will be required. (Comment 10 from our previous letter) A waiver from §184-26.C was requested and was recommended for approval by the Planning Commission at its meeting held on July 5, 2018. The revised plan does not propose new trees due to limited space related to utilities and stormwater management facilities.

3. Per §184-30.A, §184-33.E.(2)(h) and §184-33.F.(8), land reserved for park or recreation purposes should be provided for the proposed residential subdivision. The Borough shall determine if they will require an area allotted for park or recreational purposes, or if a fee in-lieu-of should be provided. (Comment 11 from our previous letter)
4. Per §184-32.A.(1)(a) and (e) of the Subdivision and Land Development Ordinance, a plan that contains not more than two (2) lots and does not require the need for a variance from the Zoning Hearing Board may be considered a minor subdivision plan. The proposed subdivision creates 3 lots and received several Variances; therefore, it is not considered a Minor Subdivision Plan. This plan was incorrectly submitted as a Minor Subdivision. Separate Preliminary and Final Plans are required to be submitted for review. (Comment 12 from our previous letter) Waivers were requested from §184-32.A.(1)(a) and (e) and were recommended for approval by the Planning Commission at its meeting held on July 5, 2018. The request letter indicates no new roads are proposed, and one (1) new home and renovations to the existing home are proposed.
5. Per §184-33.C.(1) and §184-33.E.(1), existing and proposed features within 400 feet of any part of the land being subdivided must be shown. Existing features within 60-feet are shown on the plan. (Comment 13 from our previous letter) Waivers from §184-33.C.(1) and §184-33.E.(1) were requested and were recommended for approval by the Planning Commission at its meeting held on July 5, 2018. An aerial photograph was submitted as previously requested.

STORMWATER MANAGEMENT ORDINANCE NO. 807 COMMENTS

6. Per §701.A, a financial guarantee must be provided to the Borough for the timely installation and proper construction of all proposed stormwater management facilities. A construction cost estimate must be submitted for review. (Comment 18 from our previous letter)
7. Per §701.A.2 and §704, an Operation and Maintenance Agreement must be established. (Comment 19 from our previous letter)
8. Per §702.A and §702.F, an O&M Plan shall be recorded as a restrictive deed covenant that runs with the land. (Comment 20 from our previous letter)

Ms. Christine Hart, Borough Manager
Robert Mortimer, 215 Church Street – Preliminary/Final Subdivision Review No. 4
May 24, 2019
Page 4 of 4

SEWERS AND SEWERAGE DISPOSAL

9. Per §171-4.A(1), no connection to the sanitary sewer system can be made until the applicant has applied for and obtained a permit as required in §171-2. (Comment 21 from our previous letter)
10. Per §171-10, the applicant must obtain a road opening permit from the appropriate agency, i.e., North Wales Borough. (Comment 22 from our previous letter)

GENERAL COMMENTS

11. Copies of approval/permits from all agencies having jurisdiction on any aspect of the project must be submitted to the Borough including, but not limited to the Montgomery County Planning Commission and PADEP (sanitary sewer). (Comment 23 from our previous letter)

All previous engineering related comments have been satisfied. We recommend the above remaining comments be addressed to the satisfaction of North Wales Borough prior to approval of this Subdivision Plan.

Please contact me if you have any additional questions or concerns.

Sincerely,



Melissa E. Prugar, P.E.
Borough Engineer

MEP/cg

cc: Alan R. Guzzardo – Assistant Borough Manager
Gregory R. Gifford, Attorney at Law, Rubin, Glickman, Steinberg and Gifford, P.C. – Borough Solicitor
Robert Mortimer – Owner/Applicant
Randy Dautrich, Dautrich Engineering – Applicant's Engineer
Michael Scott Bieber, P.L.S., MD Site Consultants, Inc. – Applicant's Surveyor
Margaret Dobbs – Montgomery County Planning Commission

July 9, 2018

TO: North Wales Borough Council
FROM: Peter Myers, Chairman, North Wales Borough Planning Commission
RE: 215 Church Street – Preliminary/Final Subdivision Plan

At their meeting of July 5, 2018 the North Wales Borough Planning Commission reviewed the following documents submitted by the applicant:

- Preliminary/Final Subdivision Plan, latest revision date 6/13/2018.
- Dautrich Engineering letter dated May 21, 2018 (two pages).
- Dautrich Engineering letter dated June 28, 2018 requesting a waiver from the SALDO, Section 184-26.C, Planting and Buffers.

Because the revised plans were not received by the Borough until July 2, 2018 and therefore the Borough Engineer has not had time to review these latest plans and issue a letter, the Planning Commission voted 3-0 to recommend that North Wales Borough Council approve the plans as currently submitted and the requested waiver from the Subdivision and Land Development Ordinance contingent upon review and approval by the Borough Engineer of the plans revised 6/13/2018 and stipulating that the applicant will have to comply with this review and will have to address any outstanding items identified.

cc: Alan Guzzardo, Assistant Borough Manager/Zoning Officer
Christine Hart, Borough Manager
North Wales Borough Planning Commission
Melissa E. Prugar, P.E., Borough Engineer

**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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 20, 2017

Christine A. Hart, Manager
Borough of North Wales
300 School Street
North Wales, PA 19454

Re: 18-0018-001
Plan Name: 215 Church St
3 lots comprising 0.65 acres
North Wales Borough

Dear Ms. Hart:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 19, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed a subdivision of the property located at 215 Church Street. The property is zoned A residential and is approximately 0.65 acres. The subdivision would create three lots from the existing parcel for a twin house and the future construction of a single family detached house. An existing farmhouse structure is currently on the property that would be renovated for the twin home. The applicant received numerous variances from the North Wales Zoning Hearing Board in a decision dated January 16, 2018 to permit a twin dwelling unit, to have reduced lot area for lots 2 and 3, to exceed building area coverage for lot 3, to have reduced front yard setbacks for lots 1 and 2, to have reduced side yard setbacks for lots 1 and 2, to have reduced lot width for lot 2, and to have a reduced parking setback for lot 2.

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 the Borough may wish to consider prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

A. Landscaping

1. Street Trees

- a. Section 184-26 of the Subdivision and Land Development Ordinance requires shade trees planted a minimum five feet inside the lot line and located not less than 40 feet apart. Lot 3 contains three existing trees along the property frontage and Lot 1 contains at least one tree along the property line. These trees may count toward the street tree requirement as determined by Borough Council. However, no street trees are proposed in front of Lot 2. The applicant should provide appropriate street trees for all properties.
 - b. The applicant will need to obtain a street tree permit from the Shade Tree Commission, as outlined in Chapter 174 Shade Tree Ordinance.
2. The detached garage in the rear of Lot 3 faces a 24' x 24' area for parking and turn-around area. Because the large paved area in front of the garage may encourage parking in the driveway space, either in addition to or instead of in the garage, we feel it may be appropriate to include additional landscaping between the edge of the driveway and the property line to buffer this parking area. This recommendation is supported by Section 184-10.E(7) and Section 184-26.D of the Subdivision and Land Development Ordinance which requires screen plantings along property boundaries adjacent to parking lot facilities. The applicant may wish to extend any landscape buffers along the entire length of the property line adjacent to the driveway.
 3. It appears only one tree fronting the street will be removed from Lot 2. All other existing trees will remain. The site plans should be updated to show the diameter of the tree that is to be removed.
 - a. Based on aerial imagery of the site, it appears there are a number of trees that exist on the property that are not indicated on the site plans. If these trees were recently removed, Section 184-25.A(6) of the Borough's Subdivision and Land Development Ordinance requires that an applicant may not have removed more than 15% of trees greater than six inches dbh during any time in the five years prior to submitting the application for a subdivision unless such tree removals were part of a tree cultivation program, of which the Borough was notified in writing before tree removal. The applicant should provide evidence that the property owner notified the Borough of tree removal, if any such removal occurred.

B. Historic Preservation

1. The property is located within the Historic Preservation District. The applicant is required to obtain a certificate of appropriateness from the Historic Architectural Review Board (HARB) for the restoration work to be done on the existing structure, and the design of the new house on Lot 3.

C. Pedestrian Circulation

1. We suggest including a walkway to connect the driveways on Lot 1 and Lot 2 into the primary entrances for the houses.
2. The applicant is proposing a total of three curb cuts for the three properties for driveways, and is also proposing walkways connecting the sidewalk to the homes on Lots 1 and 2. All sidewalks, curbs, and curb cuts need to adhere to the standards outlined in Chapter 181 Streets and Sidewalks of the Borough Ordinance.

D. Stormwater Management

1. The applicant is providing a swale and multiple rain barrels located at downspout locations around the main house and garage structure on Lot 3. While rain barrels capture stormwater, they do not facilitate infiltration on-site. Language should be included in the deed to ensure future homeowner(s) permanently maintain these rain barrels and do not disconnect them if they are being used as the primary method of stormwater capture. The Borough engineer should determine the suitability of all stormwater facilities on-site and if any additional stormwater controls should be implemented on any of the lots.

ZONING

- A. Section 208-141 of the Zoning Ordinance requires driveways to be large enough to permit the circulation of vehicles on the lot to prevent backing in or onto the street. The proposed driveways for Lots 1 and 2 only have enough width for vehicles to park front-to-back with no turn-around room. The driveways should be reconfigured to extend further toward the rear of the lot to create an additional turnaround space, or an additional variance requested.
- B. The applicant should amend the plan set to reflect the date of the Zoning Hearing Board Decision and list the variances received, in addition to listing any waivers that are to be requested.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but recommend additional landscaping and street trees for the properties, and clarification of stormwater management BMPs used on site.

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

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Dobbs". The signature is fluid and cursive, with the first name "Margaret" written in a larger, more prominent script than the last name "Dobbs".

Margaret Dobbs, Senior Planner
(610) 292-4917 mdobbs@montocpa.org

c: Robert Mortimer, Applicant
Peter Myers, Chairman, Borough Planning Commission
Gregory Gifford, Borough Solicitor
Amy Montgomery, Boucher & James, Borough Engineer

Attachments: A. Subdivision Plan, 215 Church Street
B. Aerial Image

B. Aerial Image



215 Church Street
180018001

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
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

A scale bar showing 0, 50, 100, and 200 feet. A north arrow pointing upwards with the letter 'N' above it.

BOROUGH OF NORTH WALES
 300 SCHOOL STREET
 NORTH WALES, PENNSYLVANIA

MEETING: May 28, 2019 7:00 PM, EST

CALL TO ORDER made by President Sando.

ROLL CALL:	Salvatore Amato	Present
	James Cherry	Present
	Ronald S. Little, Jr.	Present
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Daniel O'Connell	Present
	Eion O'Neill	Present
	Paula Scott	Present
	James Sando	Present
	Mayor Gregory D'Angelo	Present

Also in attendance were Gregory Gifford, Borough Solicitor, Michael Eves, Chief of Police and Alan Guzzardo, Assistant Borough Manager.

President Sando led the Pledge of Allegiance. Solicitor Gifford announced no action was taken following the executive session from the previous Council meeting. He then announced an executive session was held at 6:30 to discuss a personnel matter.

Swearing-in Ceremony: Part-Time Police Officers

Mayor D'Angelo provided some words of encouragement and advice to the newly hired part-time police officers. The following officers were sworn in as follows: Kyle Crawford, Robert Fulmer and Mark Hopwood.

Public Comment

Gerry Viglietti, co-owner of Ten7 Brewing Co. thanked the Borough and the 150th Anniversary Committee for allowing them to serve their beer products at the Celebrate North Wales Event, held at Weingartner Park on May 18, 2019. He stated he is very pleased with the way things are going for their business and they are proud to be a part of the community. Manager Hart thanked everyone who helped to make the event a success. She also thanked Gerry for coming out.

Discussion: Human Relations Commission

President Sando explained the topic was discussed at the previous Council meeting and it was tabled to be discussed this evening. Manager Hart reviewed the topic. Member Scott expressed her opposing opinions on forming a commission to review acts of discrimination. She then asked Manager Hart and Solicitor Gifford a series of questions. Member Neiderhiser stated she supported forming a committee. Member Amato reviewed the history of anti-discrimination committees and how they function in Pennsylvania. Member Little asked what qualifications volunteers must have to serve on a commission. President Sando stated they wouldn't need to have any qualifications; however, they would require training after being appointed. Member

McClure asked if Council could table the issue one more time so Council can review the issue further. President Sando stated the commission could set the tone for the committee and show that the local government is there to assist its residents. Vice President Cherry expressed his concern with Council members being discriminated against if they don't support this commission. Member O'Neill expressed his support for the commission. Donna Mengel, 427 S. Main Street, expressed her concern with the legal liability this could potentially have on the Borough, the cost of having the commission and the level of importance this topic would have. Member Amato expressed his concern with whether this ordinance would be needed. However, he wanted to set the tone and show support for anti-discrimination. Solicitor Gifford explained that there have not been legal cases in Pennsylvania. Jocelyn Tenney, 801 E. Walnut Street, asked if Solicitor Gifford had reviewed the ordinances and if he had any opinions on the matter. Solicitor Gifford explained he has looked at other ordinances and explained the function of the commissions. Mrs. Tenney then asked is it possible to have a commission to not make a decision, but rather advise or guide individuals what proper channels they need to go through. Solicitor Gifford explained the committees try to address acts of discrimination in their communities, rather than go through the state channels. Mrs. Tenney then suggested facilitating would be a good alternative to being a decision maker. President Sando clarified that the commissions don't have "real" power. All they can do is mediate issues.

Member O'Connell requested that Council revisit the issue after discussion has been had with the public. Members of Council deliberated further on this issue. Manager Hart stated the best course of action would be to review a draft ordinance. Solicitor Gifford was granted permission to provide Council with a model ordinance from Lansdale Borough.

Vice President Cherry made a motion to table the topic for the Council meeting on June 25. Member Scott seconded the motion. Motion passed 7 yes, 2 no. President Sando and Member Amato said no.

Consideration: Approval of 2019 Budget Transfers

Manager Hart recommended budget transfers for line items that have been overspent as of the April 2019 financials. She provided a detailed listing and explanation for each item.

Member Amato made a motion to approve the 2019 budget transfer items as presented. Member O'Neill seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of On-Street Disabled Parking Space at 223 S. Seventh St.

Chief Eves recommended approval of the off-street disabled parking space.

Member McClure made a motion to approve an on-street disabled parking space for 223 S. Seventh Street. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Final Escrow Release: 912 E. Prospect Avenue

Member Amato asked Manager Hart if the Borough has received any recent complaints. Manager Hart stated there were complaints in the beginning, however, there haven't been any recent complaints since the field corrections were made.

Member McClure made a motion to approve a release of escrow in the amount of \$5,177.79 for 912 E. Prospect Avenue. Member Little seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Authorize Payment #3 for SRTS Program of \$324,174.17

Member Scott asked what the total grant amount is. Manager Hart stated the grant was for over a million. However, the Borough was able to have the work done for under that amount and Washington Avenue was able to be paved.

Diane Wampole, 225 Washington Avenue, stated the 100 and 200 block were not paved.

Member McClure made a motion to approve payment #3 in the amount of \$324,174.17 for the Safe Routes to School Program. Member O'Neill seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Disbursements: \$475,280.33 (Includes SRTS Payment #3)

Manager Hart reviewed the bills. Member Scott asked about the Certa-Pro Painters bill. Member McClure asked about the Gwynedd Blue payment. Certa-Pro was for stripping wallpaper, preparing walls and painting at 125 N. Main Street. Gwynedd Blue was an escrow release previously approved by Council for the 715 E. Walnut Street SALDO.

Member Scott made a motion to approve payment of the bills in the amount of \$475,280.33. Member McClure seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Minutes: May 14, 2019

Member McClure made a motion to approve the minutes of May 14, 2019. Member Scott seconded the motion. Motion passed 9 yes, 0 no.

Old Business/Committee & Board Reports/Zoning Applications

Assistant Manager Guzzardo stated the Borough has not received any zoning applications this year. Manager Hart reviewed the items in her manager's report. She also thanked the members of the 150th committee.

Solicitor / Mayor / Council / Chief of Police / Manager

Mayor D'Angelo reminded everyone they need to have their headlights on when their windshield wiper blades are on. He also reminded people to please wear reflective tape or have a flashlight if they are walking/running at night.

Member O'Neill thanked the 150th committee for all their hard work. He then asked who did the work over at the cemetery because it looks great. Manager Hart announced Troop 84 cleaned up and placed flags at the cemetery. Member Scott echoed that Mr. O'Neill's comments. Member McClure thanked Gerry from Ten7 and stated she will be into his business. Member Amato expressed his enjoyment for the Steam and Stroll event. He also thanked President Sando for bringing the HR Commission discussion to Council. Member Neiderhiser thanked everyone who helped to support her after the loss of her husband, Edward Neiderhiser. Vice President Cherry also thanked all the 150th committee members and Borough officials for helping out on May 18.

He specifically thanked Manager Hart and Chief Eves for all their efforts in organizing and helping out. He then announced the Yard Sale event on Saturday, June 1 and the Grand Parade on September 14, 2019. President Sando also thanked everyone for all their efforts on May 18.

Chief Eves reviewed the shift change that will go into effect mid-June 2019. Mayor D'Angelo then stated the shift change would allow Chief Eves more time to fulfill administrative duties.

Manager Hart then announced the Reading Phillies event on June 9th for the Community honoring its 150th Anniversary and invited all to attend.

Collette D'Angelo, 921 E. Prospect Avenue, asked Chief Eves when the transition will take place. Chief Eves announced it would be on June 17. Doreen Fox, 428 S. 10th Street, expressed concern with coverage and opposition to raising taxes. Colleen Little, 247 S. 7th Street, expressed concern with state police coverage. Chief Eves explained public safety will not be compromised and he assured her that the weekend nights will be staffed. Mayor D'Angelo encouraged residents to come out to more meetings so they can stay informed. Liz Ann Iacovetti, 346 W. Walnut Street, stated she is concerned with her business at night with the lack of coverage. She said she comes to all the meetings and was not aware of the shift change. Karen Gillespie, 707 E. Montgomery Avenue, stated she also is concerned with coverage. Chief Eves assured her too that any incidents will be covered by either Upper Gwynedd Township or State Police.

Member Scott made a motion to adjourn. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Meeting adjourned at 8:50 P.M.

Attest: _____

Christine A. Hart
Borough Manager

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 359 Session of 2019

INTRODUCED BY HANBIDGE, BURNS, CALTAGIRONE, CIRESI, DIGIROLAMO, FREEMAN, HILL-EVANS, HOHENSTEIN, KINSEY, KORTZ, MALAGARI, McCLINTON, MILLARD, NEILSON, READSHAW, SONNEY, VITALI, WILLIAMS AND YOUNGBLOOD, MAY 30, 2019

INTRODUCED AS NONCONTROVERSIAL RESOLUTION UNDER RULE 35, MAY 30, 2019

A RESOLUTION

Commemorating the 150th anniversary of North Wales Borough on August 20, 2019.

WHEREAS, North Wales Borough is located in Montgomery County, Pennsylvania; and

WHEREAS, North Wales Borough was incorporated on August 20, 1869, and will celebrate its 150th anniversary in 2019; and

WHEREAS, North Wales Borough was part of the 1702 William Penn land grant and originally given the name "Gwynedd," in honor of the homeland of its earliest settlers from the area of northwestern Wales; and

WHEREAS, North Wales Borough is the oldest borough in the North Penn Valley, an area that links historic Montgomery County and Bucks County; and

WHEREAS, North Wales Borough's approximately 3,250 residents continue to recognize the borough's rich and vibrant history; and

WHEREAS, North Wales Borough recommitts itself to the ideals and standards which have sustained it for the past 150 years; therefore be it

RESOLVED, That the House of Representatives commemorate the 150th anniversary of North Wales Borough on August 20, 2019.



**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6900 • Fax 215-855-6656
www.montgomerytwp.org

TANYA C. BAMFORD
CANDYCE FLUEHR CHIMERA
MICHAEL J. FOX
JEFFREY W. McDONNELL
MATTHEW W. QUIGG

LAWRENCE J. GREGAN
TOWNSHIP MANAGER

May 24, 2019

Ms. Christine Hart
North Wales Borough
300 School Street
North Wales, PA 19454

RECEIVED

MAY 28 2019

NORTH WALES BOROUGH

Reference: DCED Greenways, Trails, and Recreation Program
Friendship Park
Montgomery Township, PA

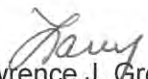
Dear Christine:

On behalf of the Montgomery Township Board of Supervisors, I am writing to inform you that the Township will be submitting an application under the Pennsylvania Department of Community and Economic Development (DCED) & Commonwealth Financing Authority (CFA)'s Greenways, Trails and Recreation Program Grant. The grant will be used to construct Friendship Park located on Enclave Boulevard between Hartman Road and Bethlehem Pike (Route 309) in Montgomery Township.

This park is located within a newer housing development that includes townhouses, age-restricted, and single-family homes. The proposed park amenities include Pickleball Fields, a handicap accessible playground, and a multi-purpose field, as well as a pavilion. There is also a proposed walking trail around the park. Friendship Park will be a great addition to the community with activities for all ages from young children to senior citizens.

If you have any questions about this project or the grant application, please feel free to contact the Township at 215-393-6900.

Sincerely:


Lawrence J. Gregan
Township Manager



THE LEGO MOVIE THE SECOND PART

 WARNER ANIMATION GROUP

 © 2018 The LEGO Group

SEE IT IN **REAL D 3D**

 WARNER BROS. PICTURES
© 2018 Warner Bros. Ent. All Rights Reserved

© Warner Inc. Entertainment Inc.

Movies in the Park
Hosted by the Parks & Recreation Department
Location: Weingartner Park
Date: June 20, 2019
Time: 8:30 P.M.



UPPER GWYNEDD POLICE

"Community First"



YOU ARE CORDIALLY INVITED

Monday, July 22nd at 1830 hours

Pennbrook Middle School

1201 North Wales Road (please enter from Hancock Road)

Swearing in of

Ryan J. Sloan - Police Officer

Promotion of

Detective **Raymond T. Royds Jr. – Sergeant**

Appointment of

Detective Sergeant **Theodore M. Caiola – Deputy Chief**

Doors will open at **1800 hours** and pizza and refreshments will be available.

We hope to see you there!

2018 Wellness Program Report

North Wales Borough

Contact the Health Trust Wellness Team:
Lauren Detweiler, Jenna Glassman, Elisa O'Hanlon
wellness@dvtrusts.com, 267.803.5721



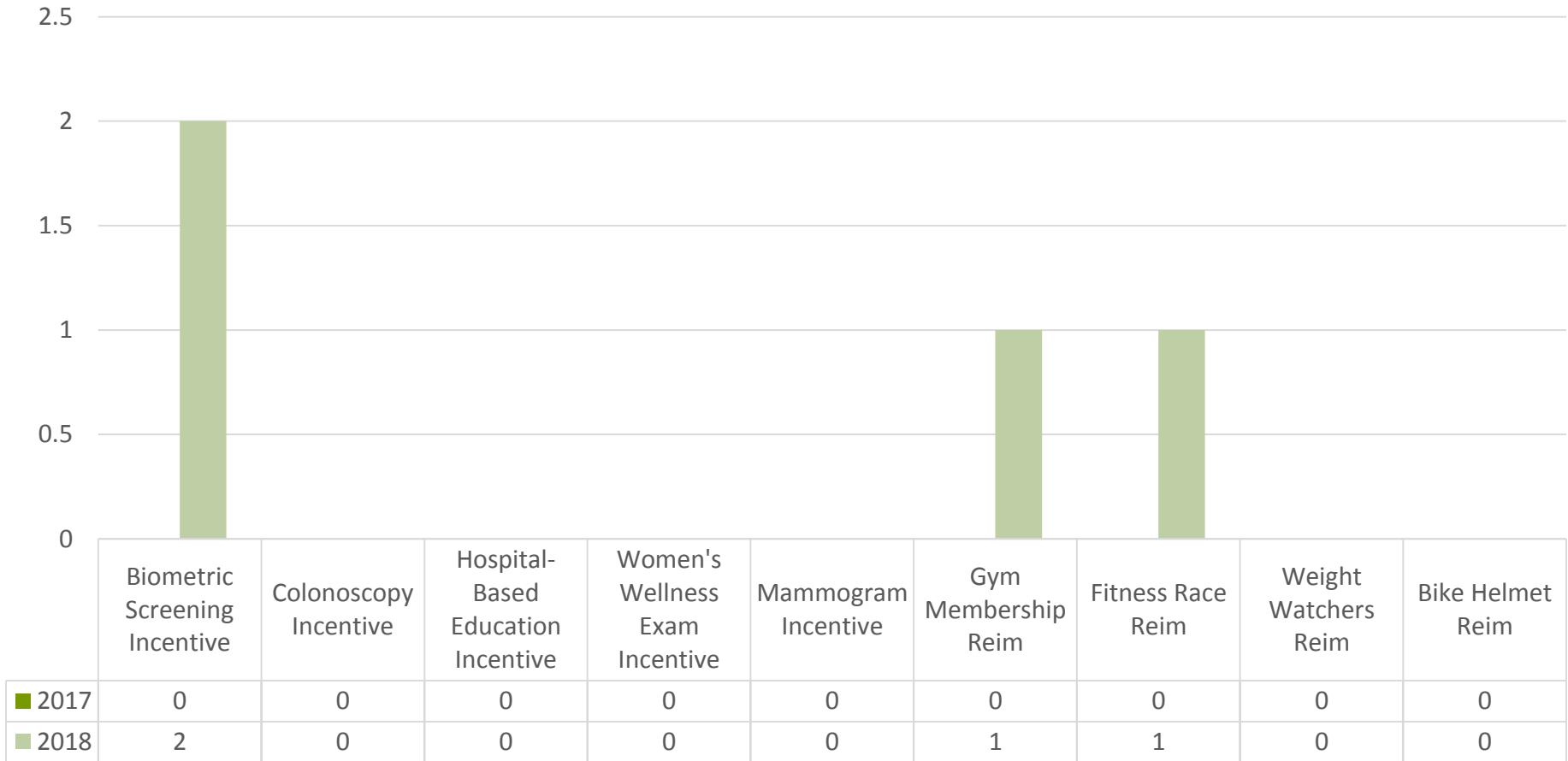
DELAWARE VALLEY
HEALTH
TRUST

By taking advantage of the Delaware Valley Health Trust wellness incentives and reimbursements, members are getting a head start to the path of a healthier lifestyle. Preventive screenings help set a foundation of good health habits and increase awareness about your individual health.



Incentive & Reimbursement Participation

(North Wales Borough 2018)



Total paid to members in 2018: \$434.50



Biometric Screening Results Summary

(Delaware Valley Health Trust 2018)

Participation



Total Participation:
16% (2,854 of 17,758)

- **8% (224)** Patient Service Center
- **41% (1,178)** On-Site Screening Event
- **51% (1,452)** Physician Results Form

Top 3 Risk Areas (Moderate to High Risk)



1. Body Mass Index: **78%**
2. Blood Pressure: **70%**
3. Waist Circumference: **41%**

Metabolic Syndrome Report



28% of the participants are at risk for Metabolic Syndrome.

An individual at risk for Metabolic Syndrome has three or more of the following 5 conditions which increase the risk of heart disease, type 2 diabetes, and strokes.

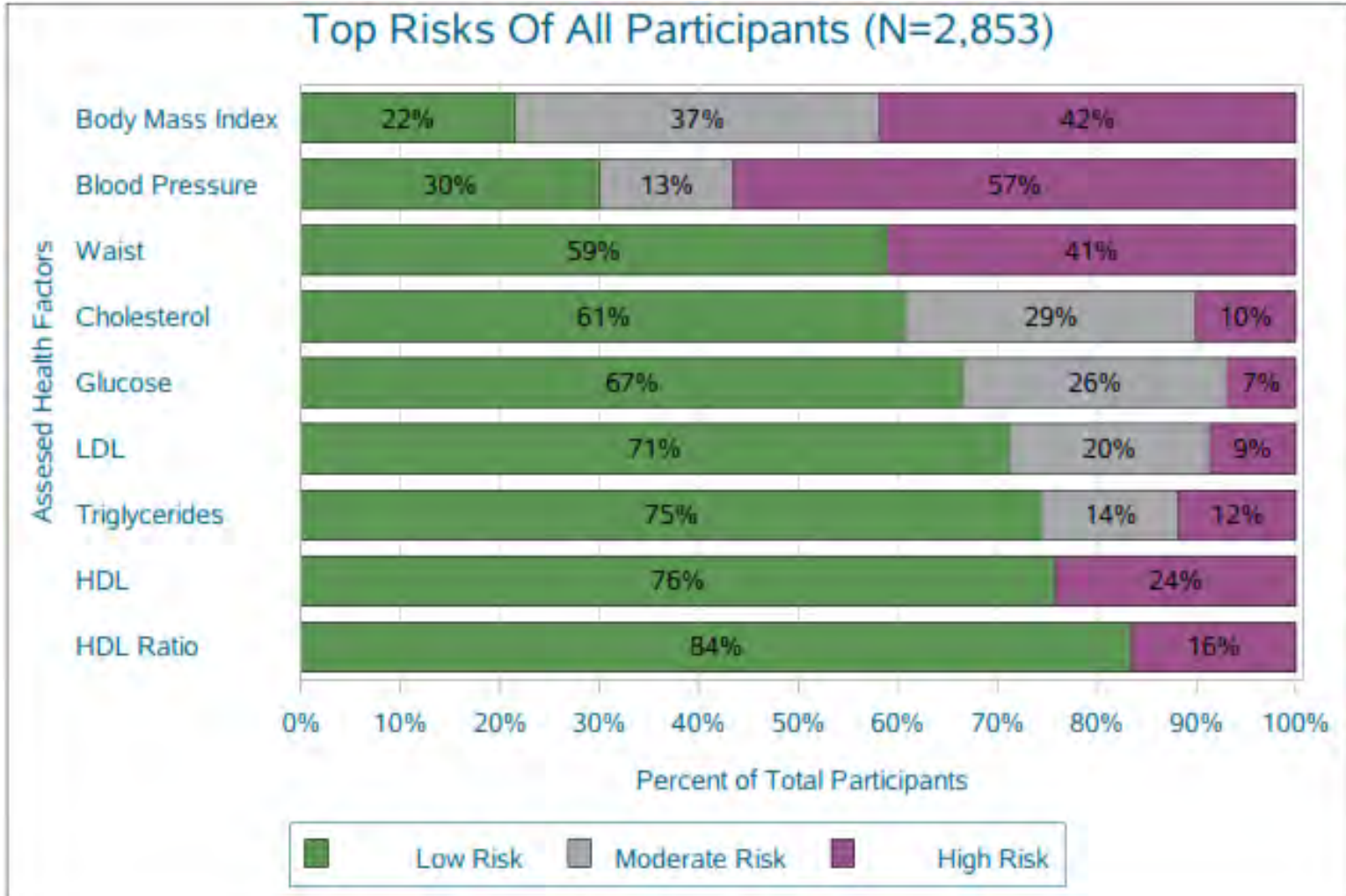
- High blood pressure
- Increased blood sugar
- Abnormal cholesterol
- Elevated triglyceride levels
- Excess body fat around the waist

<https://www.mayoclinic.org/diseases-conditions/metabolic-syndrome/symptoms-causes/syc-20351916>



Biometric Screening Results Summary

(Delaware Valley Health Trust 2018)





Health Trust Wellness Resources

- **Workplace Wellness Grant** – The North Wales Borough has \$597.00 remaining in Grant funds through November 30, 2020.
- **On-Site Wellness Services** – Biometric Screening, Wellness Presentation, Flu Clinic, Weight Watchers At Work, One-on-One Nutrition Counseling. Request an on-site service at www.dvtrusts.com on the ‘Wellness Programs’ page under Member Resources.
- **Aetna** – Wellness resources and discounts, digital health coaching, and more available at www.aetna.com.
- **Delaware Valley Health Trust Center** – Comprehensive healthcare and wellness support. Make an appointment at www.CareHere.com today.

Thank you.



DELAWARE VALLEY
HEALTH TRUST

2019 WELLNESS PROGRAM

\$150 Biometric Screening

Annual bloodwork and vital signs check (height, weight, waist, blood pressure, cholesterol levels, triglycerides, and glucose). Starting February 15, log on to My.QuestForHealth.com (registration key DVHT) to complete your screening with your primary doctor or Delaware Valley Health Trust Center (form required), at a Quest lab, or at an on-site event.

Incentives

\$150 Colonoscopy

For enrollees age 45 and over. Cologuard® colon cancer tests accepted. Proof of procedure required. For those under 45, physician letter required stating medical necessity for preventive screening.

\$100 Health Education

At least 4 hours of hospital-based education class(es) or program(s) about topics to improve personal health. Proof of education hours required.

\$50 Women's Well Visit

Annual visit for female health and/or preventive pap smear. Proof of procedure required.

\$50 Mammogram

For enrollees ages 40 and over. Proof of procedure required. For those under 40, physician letter required stating medical necessity for preventive screening.

Incentives and Reimbursements must be earned between January 1 and December 31, 2019. Health Trust enrollees and their covered spouses are eligible to participate. One submission permitted per incentive/reimbursement per calendar year unless otherwise indicated above. Proof of procedure is most easily obtained from aetna.com. Please allow up to 6-8 weeks for processing. More information available at dvtrusts.com under "Member Resources."

NO FORMS REQUIRED FOR
INCENTIVES OR REIMBURSEMENTS

Submit proof of procedure, payment, and/
or participation by January 17, 2020 to:

Email: wellness@dvtrusts.com

Fax: (267) 803-5796

Mail: DVHT Wellness, 719 Dresher Road,
Horsham, PA, 19044-2205

Reimbursements

Up to \$300 Gym Membership

Up to \$25 reimbursement for each month that you achieve at least 8 gym visits. Proof of payments and visits required at the end of the year to receive reimbursement for all eligible months.

Up to \$200 Fitness Event Registration

Multiple submissions accepted per year. Proof of payment and registration required.

Up to \$200 Weight Watchers

At work, in-person, or online programs (at least 3 touchpoints per month). Proof of payment and participation required.

Up to \$25 Bike (Sport) Helmet

Dependent children are also eligible to participate. Proof of payment required.



DELAWARE VALLEY
HEALTH
TRUST

HEALTH TRUST RESOURCES

Log on to dvtrusts.com and click "Member Resources" for information about programs and services available to Delaware Valley Health Trust enrollees.

Delaware Valley Health Trust Center

The Delaware Valley Health Trust Center, operated by CareHere, is available exclusively to Health Trust enrollees and their covered dependents. The Center is located at 719 Dresher Road, Horsham, PA. Make an appointment online at CareHere.com by clicking Member Login, entering your user name and password, then selecting Appointments. First time users must create an account (access code: DVHT, unique identifier: Aetna ID format W#####0#). You can also call (877) 423-1330 to schedule an appointment.

Healthcare Bluebook

Healthcare Bluebook allows Health Trust enrollees and their covered dependents to compare cost and quality for a comprehensive range of medical services. It also enables enrollees to become more educated healthcare consumers. Enrollees are eligible to receive a check ranging from \$25-\$100 for using "fair-priced" providers for select services. Healthcare Bluebook can be accessed at healthcarebluebook.com/cc/dvht.

QUESTIONS? Contact the
Delaware Valley Health Trust

Eligibility: (267) 803-5743,
staylor@dvtrusts.com

Wellness: (267) 803-5721,
wellness@dvtrusts.com

Employee Assistance Program (EAP)

The Employee Assistance Program (EAP) is provided through Health Advocate by the Delaware Valley Trusts and your employer. The EAP is a voluntary program that provides short-term counseling services to Health Trust enrollees and their spouses, dependent children, parents and in-laws for a wide range of issues including stress, depression, anxiety, anger, grief, loss, family/parenting issues, substance abuse, work conflicts, and much more. Your counselor can also refer you for additional treatment, if needed. In addition, EAP specialists can help with supportive services for eldercare and childcare issues, financial and legal concerns, time management and relocation support.

Call 877-240-6863 for confidential 24/7 access 365 days per year. Health Trust enrollees can also log onto healthadvocate.com/members and enter "Delaware Valley Trusts" for access to online resources.

Nurse Navigator

Personalized in-house program to help Health Trust enrollees and their covered dependents better understand treatment and care options, claims processing, and offer an added support system when needed. Contact the nurse navigator at nursenavigator@dvtrusts.com.



DELAWARE VALLEY
HEALTH
TRUST

NORTH WALES

Commemorative Items For Sale



FRONT

\$ 10.00

**CELEBRATE
NW SHIRT**



\$ 5.00

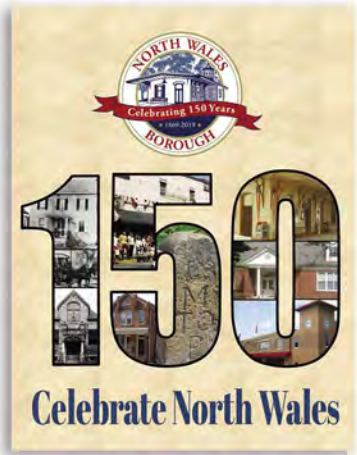
ORNAMENT



\$ 13.00 FOR ONE

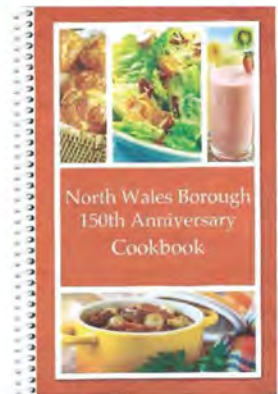
\$ 25.00 FOR TWO

WATER BOTTLE



\$ 25.00

**COMMEMORATIVE
BOOK**



\$ 10.00

**NW 150TH
ANNIVERSARY
COOKBOOK**