Township of Concord

DELAWARE COUNTY

COUNCIL: *Dominic A. Pileggi, John J. Gillespie, John L. Crossan, Dana M. Rankin, Colleen P. Morrone, Vinita Deshmukh, Larry Mutschler*

DRAFT

TOWNSHIP OF CONCORD
Township Council Meeting Agenda
May 3, 2022

Residents – the Township Building is open for this meeting. For those residents unable to attend, please join us via our live stream of the meeting and please feel free to participate by submitting your public comment in advance of the meeting:

*Live Stream – www.townshipofconcord.com (Click Concord Live Icon)

*Public Comment - Email your questions to publiccomment@concordtownship.org for public comment in advance (by May 3rd at 12pm)

I. TOWNSHIP COUNCIL APPROVAL

1. Public Meeting Minutes:
   a. April 5, 2022 Regular Mtg

2. Total Expenditures of - $710,739.87
   a. April Payroll of - $170,993.38
   b. Current Bills Totaling - $242,117.04
   c. Sewer Bills Totaling - $297,629.45

II. MONTHLY ACTIVITY REPORTS

1. Public Safety
2. Sewer & Public Works
3. Open Space, Trails & Recreation
4. Building & Code Enforcement
5. Planning Commission
6. Solicitor
7. Township Engineer
8. Township Manager

III. RECOGNITION

1. Snow Creation Contest Winners
   a. 1st Place Mironda Shoemaker (Frosty)
   b. 2nd Place Elizabeth Burnshaw (Heart)
   c. 3rd Place Robert LoFurno (Olympic Rings)
2. Scholarship Award Winners:
   a. Ashley Jones
   b. Erin Armani
   c. Logan Kalman
   d. Gregory Lederer

IV. PUBLIC COMMENT

V. OLD BUSINESS

1. School House Lane & Baltimore Pike – Lane Restriction & Signal Modification Proposal

VI. NEW BUSINESS

1. Resolution No.25-2022 (Ratifying): CMAQ Grant Execution Authorization
2. Resolution No.26-2022: Pulte Sewer Planning Module
3. Resolution No.27-2022: Ground Lease Horses (Berkeyheiser)
4. Platelogiq Lease Agreement (5 year – LPR Traffic Signal Cameras)
5. Traffic Signal Modification Proposal (Baltimore Pike & Brinton Lake Road)
6. Resident Request - No U-Turn Sign on Signal (202N & Ridge Road)
7. Appointment(s) to Park & Recreation Board:
    a. Tiffany Monaco (Term to Expire Feb 2027)
    b. Sherin Motawea (Term to Expire Aug 2022)
8. Award Bid(s):
    a. AME Church Interior Work
9. Pierce Willits Painting/Exterior Work RFP & Bid Received
10. Certificate of Payment No. 2A to Abel Fence -$18,918.00
11. Certificate of Payment No. 1 to JEV -$126,450 (Sewer EQ Pump Project)
12. Authorization to Advertise for Hearing for Zoning Map Amendment (Area of Route 322 & Baltimore Pike)
13. Financial Security Release(s): N/A
14. Accept as complete for filing the following application(s): N/A

VII. OTHER COUNCIL MATTERS

1. Smithbridge Dog Park Surface Discussion
2. County Preservation Award – Concord Township & Newlin Grist Mill
3. July Council Meeting Date Change – Tuesday, July 12th at 7:00pm

VIII. UPCOMING TOWNSHIP MEETINGS/EVENTS:

1. May 5th Park & Recreation Board Meeting
2. May 11th Historical Commission Meeting
3. May 11th Lawn Debris Pick-Up Day (must sign up)
4. May 16th CU Hearing – Self Storage Facility (6:00pm)
5. May 16th Planning Commission Meeting (7:00pm)
6. May 17th Primary Election Day
7. May 18th ZHB Meeting
8. May 20th World Diversity Day Event (6:00pm Smithbridge Park)
9. May 24th Council Agenda Meeting (as needed)
10. May 30th – Memorial Day Holiday (Township Building Closed)

IX. ADJOURNMENT

Township of Concord

DELAWARE COUNTY

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The minutes below are in draft form, subject to approval by Concord Township Council at their next public meeting

DRAFT

CONCORD TOWNSHIP COUNCIL
PUBLIC MEETING MINUTES
April 5, 2022

Dominic Pileggi called to order the Public Meeting of the Concord Township Council starting with the Pledge of Allegiance on April 5, 2022, at 7:00 p.m. The meeting took place in the Public Meeting Room of the Township Municipal Building located at 43 S. Thornton Road, Concord Township. The meeting was also livestreamed. Due to COVID-19, residents were given the opportunity to email their public comment(s) in advance of the meeting. Council members in attendance were Dominic Pileggi, John Gillespie, John Crossan, Dana Rankin, Colleen Morrone, Vinita Deshmukh, and Larry Mutschler. Also in attendance were Terri Grant (Assistant Township Manager) and Hugh Donaghue (Solicitor). Township Manager Amanda Serock was not in attendance.

Following the Pledge of Allegiance, D. Pileggi advised that prior to the public meeting Council met in an Executive Session to discuss a real estate matter.

TOWNSHIP COUNCIL APPROVAL

L. Mutschler motioned to approve the Council's March 1, 2022, Public Meeting Minutes. V. Deshmukh seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

D. Rankin motioned to approve the total expenditures for March of $790,080.67 which consist of the March payroll of $186,424.75, the current Township bills totaling $335,996.82, and the current Sewer bills totaling $267,659.10. J. Gillespie seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

RECOGNITION

For recognition of their outstanding performance during the 2021-2022 school year, Council presented proclamations to the following Garnet Valley High School teams: Varsity Cheerleading, Varsity Football, Wrestling, Unified Bocce, Girls Basketball, and Girls Volleyball. Representatives from each team accepted their respective proclamation and took photographs with Council.

MONTHLY ACTIVITY REPORTS

The following monthly reports for March were read and have been made a part of the minutes: Finance (Quarterly Budget Update), Fire Marshal, Sewer Department, Public Works, Open Space, Trails & Recreation, Code Enforcement Officer/Zoning Officer, and Planning Commission.

V. Deshmukh gave the Public Safety report. First, she summarized the Fire Marshal's monthly report and mentioned that the number of false alarm calls was high again in March. She encouraged residents to review the smoke alarm tips provided at last meeting. She also acknowledged the increased number of traffic accidents within the Township and urged residents to exercise safe driving practices, slow down, and be attentive. Next, she gave an update on the ongoing Public Safety initiative and the request from the PA State Police to consider the use of PLATELOGIQ, a license plate recognition system, for crime prevention and management. She reaffirmed that PLATELOGIQ does not sell data gathered to anyone and it is only used by law enforcement.

H. Donaghue advised that the Township Manager was absent from the meeting due to illness. However, she is currently conducting a survey regarding public comment and public participation during public meetings. The results of her research will be provided to Council by the end of Spring.

Prior to the Public Comment portion of the meeting, G. Goebel (7 Quaker Lane) stated that he wished to exercise his right, as provided by the Sunshine Act, to object at any time. He stated that he objected to certain actions of Solicitor Donaghue and questioned transparency regarding his performance of Township tasks. To help with transparency, Mr. Goebel requested that the solicitor's monthly report include a list of all litigation in which the Township is currently involved, the issue at hand, the start date of litigation, and the status.

N. Cline gave the Township Engineer report. First, he noted the sidewalk as part of the Home2 Suites project is substantially complete. This connects the sidewalks from the Home2 site on Applied Bank Blvd. north to Baltimore Pike. Second, work is about 75% complete and continues on the fencing projects at 620 Concord Road, 40 Beaver Valley Road, and the AME Church on Spring Valley Road. Fencing on the Chetty site will happen in the near future.

A. Serock was absent from the meeting and no Township Manager report was given. In her absence, Mr. Pileggi remarked that no public comment had been received via email for this meeting.

PUBLIC COMMENT

D. Cleary (72 Schoolhouse Lane) asked if the orange fencing at the new Bocce Courts could come down. Mr. Pileggi commented that the Township is waiting for a court surface to be delivered and installed. Secondly, Mr. Cleary made comments regarding Schoolhouse Lane, stating he is in favor of a right-hand turning lane for southbound Baltimore Pike and feels a traffic light would be problematic. Mr. Cleary also shared his feelings regarding his dislike of a commercial business located on Schoolhouse Lane and his agreement with the idea that the Township Solicitor should inform the public regarding on-going litigation.

M. VanTrieste (40 Watkin Ave) questioned if Council had heard anything regarding the Woodlawn properties. D. Pileggi answered that it seemed as if it had been settled. Secondly, Mr. VanTrieste commented on an issue with the lighting at Muve Joint Replacement, 100 Wilmington-West Chester Pike - stating that the new evening lighting from the property shines right into his house. D. Pileggi and N. Cline both made comment regarding the way lighting plans are developed and that the Township Engineer will review the matter. Additionally, Mr. VanTrieste addressed problems with the drainage ditch at the bottom of Watkin Avenue. Mr. Cline commented that there were utility connections done (separate from the Muve project) which contributed, and that Watkins Avenue will be on the schedule for paving next year, once the project is done. Finally, Mr. VanTrieste questioned if the Township monitored bird flu and chickens within the Township. Mr. Crossan thanked Mr. VanTrieste for bringing it to the Township's attention and commented that the Township doesn't monitor chickens.

DRAFT

G. Goebel (7 Quaker Lane), in reference to 711 Concord Road, asked why there is still a 53-foot shipping container and industrial debris on the property of the Newlin Grist Mill. Mr. Donoghue commented that he will investigate it. Additionally, Mr. Goebel asked for a status on the lighting at 711 Concord. Mr. Cline advised that custom light shields had to be made for the existing lights and they have been installed. Also, permit applications have recently been submitted for new lighting in the parking lot areas - to remove some old lights and replace with new lights. Mr. Goebel questioned why everything had not been done by end of February as was agreed to in court. Mr. Cline commented that the work is being done. D. Pileggi asked for Mr. Cline to review the lighting plan and to bring it to a conclusion.

C. Kocher (836 Concord Road) commented on the new plans for the property behind her property, acquired by Harley-Davidson. She acknowledged that it is the perfect place for a new business but wanted to remind that there is a residential side and hopes that any new plans provide consideration for those residential neighbors. She wished them well.

At this point, D. Pileggi made the decision to jump to the Hannum Harley-Davidson Proposal listed under the Other Council Matters section of the agenda. John Jaros, representing Hannum Harley-Davidson, introduced the proposed motorcycle dealership project, gave current property information, and provided a conceptual plan for the property at 830 Conchester Road. He informed that since the proposed development use is currently not permitted under the R-2 Residence District zoning, Hannum is asking the Township to consider rezoning the property to C-2 Planned Business & Commercial District. Mr. Jaros also informed that the project's proposed use would then be permitted by special exception in the C-2 district which would require an application and hearing with the Township's Zoning Hearing Board. If approved, the project would move forward to a fully engineered land development plan application. Tom Hannum then spoke, giving some family and business background and relaying the vision for the project, including a museum component. D. Pileggi clarified with Mr. Jaros that the current request is for Council to consider the rezoning of the parcel from residential to commercial. Mr. Pileggi informed that Council will need to discuss the matter. J. Crossan questioned if there are timing constraints from Harley-Davidson for this project. Mr. Hannum informed that there are time constraints, but they are in good standing. J. Gillespie asked if Mr. Hannum had any other parcels in consideration for this project. Hannum informed there were other parcels in consideration, but this is the one they like the most. Mr. Pileggi informed that Council will consider, and the Township Manager will be in touch.

OLD BUSINESS

Schoolhouse Lane & Baltimore Pike

N. Cline informed that he is currently waiting on quotes for the signal modifications at the intersections of Baltimore Pike & Cheyney and Baltimore Pike & Stoney Bank. Quotes are also being obtained for the project that will close the left-hand turn out of Schoolhouse. N. Cline advised this will not be executed until the signal work is completed. Finally, work will soon begin on the southbound Baltimore Pike deceleration lane, allowing for northbound turn onto Schoolhouse. It will be designed this calendar year to be installed next year. Mr. Pileggi asked Mr. Cleary if this answered his questions regarding the intersection. Mr. Cleary shared his dismay with the length of time for work on the deceleration lane. Both Mr. Cline & Mr. Pileggi explained the process to get this task completed with the state and reiterated that it takes a long time but is going as predicted. C. Morrone requested this agenda item be continued each month to provide updates on the Schoolhouse Lane & Baltimore Pike intersection project.

Smithbridge Road Corridor Project Update (Roundabout Grant Project)

N. Cline advised of a few issues that are being worked out with PennDOT, including an existing historic building, the Ginny DeNenno Historical Center, and the location of one of the proposed

stormwater basins. Since project money is coming from the state, there is the need to work through their historical and archaeological program for approval. He informed that working with PennDOT just takes time. Additionally, coordination must happen with the various utility companies. He advised that the design is essentially complete, but progress is slow. He will continue with a monthly update on this project.

Octoraro Trail Update
N. Cline advised that there was a meeting with PECO to discuss their new trail policy. PECO has provided some options for continued use of their Rights of Way, but some redesign will be necessary.

NEW BUSINESS

Resolution No. 19-2022: Minor Subdivision – Concordville Hotel, 784 Baltimore Pike
K. Kynett, E. Pellegrino, A. Hionis, and Steve Angelini, representing Concordville Hotel, were present. N. Cline summarized the project stating that it modifies existing property lines with no land development proposed. D. Pileggi read the resolution. J. Gillespie motioned to approve Resolution No. 19-2022. C. Morrone seconded the motion. J. Crossan made note that owners are reseeding the area where demolition took place, and this would bring it into compliance. As there were no further comments or discussion, Council unanimously approved the motion.

Resolution No. 20-2022: Minor Subdivision – Concord Township, 40 Beaver Valley Road
N. Cline summarized the project stating that this is a consolidation of two Township owned properties into one open space property. He noted that there is an existing licensing agreement for an existing shed and fencing has been installed. D. Pileggi read the resolution. J. Crossan motioned to approve Resolution No. 20-2022. L. Mutschler seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Resolution No. 21-2022: Act 537 Plan Revision – 155 Governor Markham Drive
D. Pileggi summarized the Act 537 Plan Revision which is required for sewers at 155 Governor Markham Drive. D. Rankin motioned to approve Resolution 21-2022. V. Deshmukh seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Resolution No. 22-2022: DCNR Grant Application – Pocket Park at 40 Beaver Valley Road
Resolution No. 23-2022: DCNR Grant Application – Smithbridge Park Site Improvements
J. Crossan summarized and motioned to approve two resolutions (22-2022 and 23-2022) to apply for DCNR grants. One is to create a pocket park at 40 Beaver Valley Road. The second is for site improvements at the Township Park on Smithbridge Road. D. Rankin seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Resolution No. 24-2022: Lease for Goats at 30 Bethel Road (Jonathan Tropea)
J. Crossan summarized and motioned to approve Resolution 24-2022 for the lease agreement with Jonathan Tropea to keep his goats at 30 Bethel Road. The lease is contingent on Mr. Tropea obtaining all necessary insurance. The lease will begin on April 1st and will have a 12-month duration. C. Morrone seconded the motion. As there were no further comments or discussion, Council unanimously approved the motion.

Bethel Road Speed Limit Study Request to PennDOT
In response to a resident request, Council was asked to consider a speed study along Bethel Road. N. Cline summarized the speed study process. He mentioned that if the speed gets reduced, the Township would be required to install new speed limit signs at Township cost. C. Morrone motioned to approve the study request. V. Deshmukh seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Establishment of Ad-hoc Grant Committees
D. Pileggi commented that per DCNR, the Township needs to establish ad-hoc grant committees. One for the First State Connector Trail Feasibility Study and one for the Bush Hill Farm Master Plan. J. Crossan motioned to establish the committees. V. Deshmukh seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Authorization to Advertise Bid(s)
D. Rankin motioned to **advertise bids** for the stone pointing and masonry repairs of the Township building. J. Crossan seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Award of Bid(s)
J. Gillespie motioned to **award the bid:**

(1) Municipal Buildings Cleaning Service to **CNS** in the amount of **$21,780.00**,
(2) PennDOT Green Light Go Grant Award to **Armour & Sons Electric, Inc.** in the amount of **$149,000.00**,
(3) Community Center lower-level renovations to **BSS Contractors, LLC** in the amount of **$93,000.00**,
(4) 2022 Road Program to **A.F. Damon, Inc.** in the amount of **$472,737.80** (base bid plus alternates).

D. Rankin seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Certificate of Payment
J. Gillespie motioned to **approve certificate of payment** (numbers 1A & 1B) to **Abel Fencing** for the fence contract. Payment No.1A in the amount of **$11,021.40** is for fencing paid for by Township funds. Payment No. 1B in the amount of **$8,424.00** is for fencing at 620 Concord Road to be paid by the Sewer Dept. J. Crossan seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Financial Security Release(s):
J. Gillespie motioned to **approve:**

(1) Release #4 to **Astoria Chadds Ford (MUVE)** in the amount of **$6,761.25**,
(2) Release #1 to **Dr. Cherian/SD Capital Group** in the amount of **$475,887.42**.

D. Rankin seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

Accept as Complete for Filing
D. Pileggi presented:

(1) Conditional Use Application – Premier A-2 Chadds Ford PA, LLC, Self-Storage Facility, 366 Wilmington Pike,
(2) Conditional use Application – Cloud10, Carwash, corner of Route 202 & Route 1 (Exxon Property).

D. Rankin motioned to accept the plans as complete for filing. C. Morrone seconded the motion. As there were no comments or discussion, Council unanimously approved the motion.

OTHER COUNCIL MATTERS

Township Real Estate Listing – 620 Concord Road
J. Crossan advised that the Township has subdivided the Township-owned property with the intent of preserving the land and selling the structures protected with deed restrictions. The remaining Township-owned land, contiguous to the Sewer Dept, will be reverse subdivided into the Township Sewer Plant at a later date. Proceeds from the property sale will go back to the Sewer Dept whose funds were used to purchase the property. Mr. Crossan motioned to work with

Weichert Realtors to put the structures piece of the property up for sale. J. Gillespie seconded the motion. As there were no further comments or discussion, Council unanimously approved the motion.

Open Space Plan Update (Draft Released)
J. Crossan summarized the new Open Space Comprehensive Plan and informed that it is ready for Council review. He advised that following Council review and any needed updates, the plan will be available for public review and comment, prior to adopting at a future meeting.

UPCOMING TOWNSHIP MEETINGS / EVENTS

April 7th	Park & Recreation Board Meeting
April 9th	Recycling Day & Tree Giveaway (8am-11am)
April 9th	Easter Egg Hunt (11am at 30 Bethel Road)
April 18th	Planning Commission Meeting
April 20th	Zoning Hearing Board Meeting
April 20th	Historical Commission Meeting
April 23rd	Bird Watch/Nature Walk at Smallbrook Sanctuary (Note: registration required – visit the township website for further information)
April 26th	Council Agenda Meeting (if needed)

ADJOURNMENT

With no additional business to conduct, D. Rankin made a motion that the April 5, 2022 public meeting be adjourned at 8:33 p.m. V. Deshmukh seconded the motion. As there were no comments or discussion, the motion was unanimously approved.

/lw [Council Public Meeting Minutes 04-05-2022]

DRAFT

Township of Concord Fire Marshal's Report

Incident Classification	This Month April 2022	This Month Last Year	This Year to Date	Last Year to Date
EMS				
Basic Life Support - BLS	56	46	274	187
Advanced Life Support - ALS	141	147	659	562
Total EMS - Concord Township	197	193	933	749
FIRE INCIDENTS				
Structure		1	2	3
Vehicle			1	3
Appliance	1		2	2
Heater/Chimney			2	2
Brush / Woods	1	1	9	6
Fire - All Other			4	4
Total Fire Incidents	2	2	20	20
NON-FIRE INCIDENTS				
Rescue/ MVA/Other	5	5	32	27
CO Alarm -actual			1	
CO Alarm False	2	1	4	5
Auto Alarm - Accidental	5	10	27	30
Auto Alarm - Faulty	2	2	8	13
False Alarm		1	4	1
Haz Mat	1		3	5
Investigation		6	7	15
Assist, Police		1	3	1
Assist, EMS	8	4	23	16
Dispatched & Canceled Enroute	2	1	7	4
Elect./Mech.	1	1	5	5
TOTAL NON-FIRE INCIDENTS	26	32	124	122
TOTAL ALL INCIDENTS	28	34	144	142
DIRECT FIRE LOSS				
Structures Dollar loss	$0.00	0.00	$250,000.00	$6,000.00
Vehicles	$0.00	0.00	$10,000.00	$7,500.00
Contents	$0.00	300	$525,500.00	$800.00
TOTAL DIRECT LOSS	$0.00	300.00	$785,500.00	$14,300.00
FIRE CASUALTIES				
Fatalities	0	0	0	0
Injured	0	0	0	0
Fire Investigations	8	12	32	27
Fire Code Inspections	16	379	93	
Fire Code Permits Issues				

Statistics represent Fire Department activity for only Concord Township

Township of Concord
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MEMORANDUM

TO: Amanda Serock, Township Manager

FROM: Terri Grant, Assistant Manager

SUBJECT: Monthly Activity Report – April 2022

DATE: April 28, 2022

Following is my report on the CTSD operations during the month of April 2022:

- The operations staff performed 12 lateral inspections for resale certification during the month of April.
- The main plant pump replacement project is has started, payment #1 is included this month on the bill list for Council's approval.
- An outside contractor is working with sewer staff on sewer easement clearing in remote areas of the Township; and
- The Concord Road North sewer project design is nearly complete. The sewer engineer is adding water service design to the plans for a public water extension to the Township building and bidding for the combined project should take place in June. A meeting will be scheduled with the residents in the service area once bids are received.

Township of Concord

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M E M O R A N D U M

TO: Concord Township Council

FROM: Manos Kavadias, Director, Code Enforcement

SUBJECT: Zoning Officer's Report for April 2022

DATE: 04-27-2022

The following permits were approved during the month of April 2022.

Building Permits

Applicant	Location	Use
Double Tree Carpentry	155 W Matthew Wood Way	Roof Deck
Double Tree Carpentry	149 E Fox Chase Lane	Roof Deck
Double Tree Carpentry	44 Hunters Hollow	Roof Deck
Double Tree Carpentry	117 S Foxtail Lane	Roof Deck
Sperrin Construction	20 Annesley Dr	Stucco
Porter Family Contract	1 Sawmill Rd	Stucco
NB&C Totally Committed	30 Issac Bullock Lane	Antenna Swap Out
The Fence Experts/Integrous	25 Oakmont Cir	Deck w/ Pergola
John Moriarty	14 Mendenhall Dr	Roof
Garnet Mine Construction	6 Annesley Dr	Deck Replacement
Certitude Roofing	22 Annesley Dr.	Roof

Tenant Fit-out

Applicant	Location	
J.P Kelly	30 La Crue Ave Ste 201	Tenant Fit out
The CVC Group	539 – 541 Wilm WC Pike	Tenant Fit out

Zoning Permits	Location	Use
None		

Sign Permits	Location	Number of Signs
None		

Home Occupation Permits (New)

Applicant	Location	Use
Lee Mahoney	866 Shavertown Rd	Home Office / Carpet Dr.

Home Occupation Permits (Renewals)

Applicant	Location	Use
Keith Everett	190 Gov Markham Dr	Home Office
Jesse E. Miller	160 Mattson Rd	Office for Excavating and Paving Business
Christine Neugebauer	126 STATION RD	Home Office/Off Premise Catering
Peter J. Zarro	681 Featherbed Lane	Home Office/Plumbing
Charles A. Laughlin	384 Smithbridge Rd	Home Office/Contractor
Demian P Wines	26 Stirrup Lane	Home Office/Real Estate Appraiser
Victor B Marcantoni	9 Mill Wright Dr	Home Office/Equipment Sales and Rentals
Bud Brink	74 Schoolhouse Lane	Home office/Construction
Carl E Weiss	61 Marlborough Lane	Home office / Graphic design, print and Video
Bruce Gordon	19 Oakmont Cir	Media Training/Consulting
Patrick &Lisa Carlin	349 S Ivy Lane	Home office / HVAC

Massage Therapy Permits(New)

Applicant	Location	Permit No.
None		

Massage Therapy Permits Renewal)

Applicant	Location	Permit No.
None		

Solicitation Permits

Applicant	Company Name	Use
None		

Denied Permits	Address	Use
None		

/kag {Zoning report-April 2022}
cc: A. Serock, Township Manager
T. Grant, Asst. Manager
M. Kelly, Code Assistant
J. Melfi, Sewer Administration/Recycling Coordinator
L. Waldron, Communication Coordinator
C. Ranieri, Code Secretary

APRIL 2021

Building:	**30 Permits**
Plumbing:	**9 Permits**
Mechanical:	**10 Permits**
Electrical:	**17 Permits**
Fire Code:	**0 Permit**
Zoning (stand-alone)	**4 Permits**
	70 Total

RESALE CERTS:	**15,**
Residential	
Commercial	
SIGN PERMITS:	**0**
SPECIAL EVENTS:	**0**
SEASONAL SALES:	**0**
CO's:	**17**

DEVELOPMENT STATUS

- MARIS GROVE - ROSE COURT EXPANSION/ADDITION COMPLETE FOR TCO
- CHERIAN MEDICAL BLDG (BALTIMORE PK)-ON-GOING
- ASTORIA: GROUNDBREAKING

APRIL 2022

Building:	**13 Permits**
Plumbing:	**4 Permits**
Mechanical:	**4 Permits**
Electrical:	**10 Permits**
Fire Code:	**0 Permit**
Zoning	**1 Permits**
	32 Total

RESALE CERTS:	
Residential	**15**
Commercial	**1,**
SIGN PERMITS:	**0**
SPECIAL EVENTS:	**0**
SEASONAL SALES:	**0**
CO's:	**16**

DEVELOPMENT STATUS

MARIS GROVE - ROSE COURT: RENOVATIONS TO EXISTING BLDG
CHERIAN MEDICAL BLDG (BALTIMORE PK) COMPLETED BUT VACANT
ASTORIA: TCO PENDING INSTALLATION OF PANIC BAR.

CONCORD TOWNSHIP PLANNING COMMISSION
GLEN MILLS, DELAWARE COUNTY, PENNSYLVANIA 19342

M E M O R A N D U M

TO: Concord Township Council

FROM: Shawn Lawler, CTPC Chairman
Jamer Doughty, Vice Chairman

SUBJECT: ACTIVITIES FOR APRIL 2022
DATE: April 27, 2022

The Planning Commission agenda meeting was held on April 11, 2022 and the Planning Commission Public meeting was cancelled for April 18, 2022.

PROJECTS

90-Day Extensions were issued for #823 Shavertown Road and Route 202 Project LLC.

OTHER

Conditional Use Applications were received for review.

- CU-Application-1852 Glen Mills, LLC /Cloud10 Car Wash-Folio #13000008100-1130 Baltimore Pike

- CU-Application Premier A-2 Chadds Ford PA, LLC-Folio#13000104600 366 Wilmington West Chester Pike

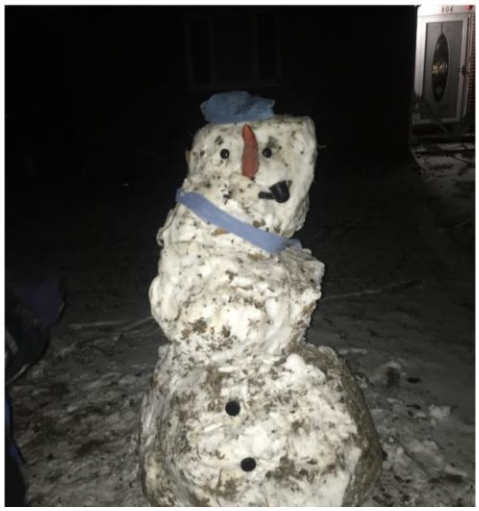
SCHEDULE FOR THE MONTH

The agenda meeting will be held on May 9, 2022, and the public meeting will be on May 16, 2022.

/kag [Activities for April 2022]
cc: Planning Commission
Terri Grant, Asst. Manager
Concord Township Sewer Dept.
Hugh A. Donaghue, Esquire
Amanda Serock, Township Manager
Pennoni Associates (N. Cline)
Thomas Comitta Associates (T. Comitta)

PLANNING COMMISSION MEMBERS: *Shawn R. Lawler, Jamer R. Doughty, Amy Cappelli, Sarita Trivedi, Mark S. Elser, Benjamin Littell*

Snow Creation Winners -
1st Place: Miranda Shoemaker - Frosty



2nd Place: Elizabeth Burnshaw - Heart



3rd Place: Robert LoFurno - Olympic Rings









CONCORD TOWNSHIP
2022 SCHOLARSHIP WINNER

AWARDED TO

Ashley Jones

Ashley has volunteered as a peer buddy with Delaware County Capernaum Program which allows young people with disabilities to be part of an engaging environment. She is a member of the Girl Scouts; an outreach co-chair of Mini-Thon; a section leader & social media manager of GVHS drumline and Marching Band.

Concord Township Council recognizes and Congratulates Ashley for her accomplishments and on being the Recipient of the 2022 Concord Township Scholarship Award and wishes her much success as she continues her studies in Bioengineering at the University of Pittsburgh.

Dominic A. Pileggi, President

John J. Gillespie, Vice-President

John L. Crossan, Vice-President

Dana M. Rankin, Member

Colleen P. Morrone, Member

Vinita Deshmukh, Member

Larry Mutschler, Member

CONCORD TOWNSHIP
2022 SCHOLARSHIP WINNER

AWARDED TO

Gregory Lederer

Gregory has been actively involved in his community and in extracurricular activities at Garnet Valley High School where he was a member of the Student Council for four (4) years and National Honor Society, where he served as Vice President. He worked on the Mini-Thon where he served as Communications & Technology Chair, which helped raise funds for pediatric cancer.

He also dedicated time assisting with collecting canned goods for local food banks, coordinating a community blood drive and collecting clothing for the less fortunate.

Concord Township Council recognizes and Congratulates Gregory for his accomplishments and on being the Recipient of the 2022 Concord Township Scholarship Award and wishes him much success as he continues his studies in Mathematics & Sports Management.

Dominic A. Pileggi, President

John J. Gillespie, Vice-President

John L. Crossan, Vice-President

Dana M. Rankin, Member

Colleen P. Morrone, Member

Vinita Deshmukh, Member

Larry Mutschler, Member

CONCORD TOWNSHIP
2022 SCHOLARSHIP WINNER

AWARDED TO

Erin Armani

Erin has been actively involved in her community and in extracurricular activities at Garnet Valley High School where she was captain of the Varsity Field Hockey team; organized a food and shoe drive for City Teams; Organized a Student Council Charity Drive; and served as a member of the Peer Buddies Program where she Discovered the Special Olympics Unified Sports Bocce Team, where her team went to the state championship.

Concord Township Council recognizes and Congratulates Erin for her accomplishments and on being the Recipient of the 2022 Concord Township Scholarship Award and wishes her much success as she continues her studies in Management & Psychology at The University of South Carolina.

Dominic A. Pileggi, President

John J. Gillespie, Vice-President

John L. Crossan, Vice-President

Dana M. Rankin, Member

Colleen P. Morrone, Member

Vinita Deshmukh, Member

Larry Mutschler, Member

CONCORD TOWNSHIP
2022 SCHOLARSHIP WINNER

AWARDED TO

Logan Kalman

Logan has been actively involved in his community and in extracurricular activities at Garnet Valley High School where he was a member of the Student Council for four (4) years; served as treasurer of Interact Club; was Business outreach management chair for Mini-Thon; and chair of Multiple Student Council Events. He also was a teen leader for summer camp.

Concord Township Council recognizes and Congratulates Logan for his accomplishments and on being the Recipient of the 2022 Concord Township Scholarship Award and wishes him much success as he continues his studies at James Madison University.

Dominic A. Pileggi, President

John J. Gillespie, Vice-President

John L. Crossan, Vice-President

Dana M. Rankin, Member

Colleen P. Morrone, Member

Vinita Deshmukh, Member

Larry Mutschler, Member

Charles A. Higgins & Sons, Inc.
Electrical Contractors
P.O. Box 647
Media, PA 19063
Phone: 610-566-3700
Fax: 610-566-1409

April 25, 2022

Concord Township
Attn: Mike Schneider/Nate Cline
43 Thornton drive
Glen Mills, PA 19342

Ref: Baltimore Pike & School House Lane

1. Supply and install 1- R1-1 Stop Sign
2. Supply and install 1 – R3-7-1R all traffic must turn right sign
3. Install 11’ x 24” Thermo stop bar
4. Install 190’ of white lane separator curb with delineators
5. Includes traffic control

Price……$17,978.00
(Seventeen Thousand Nine Hundred Seventy-Eight)

Any Questions please do not hesitate to contact me.

Thank you,

Donald R. Higgins Jr.

Donald R. Higgins Jr.
President

Note: This proposal may be withdrawn by us if not accepted within **30 days**
All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire and other necessary insurance. Our company is insured & our workers are fully covered by workman’s Compensation Insurance.
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Progressive Billing

Signature _____Dated _____

Township of Concord
DELAWARE COUNTY

COUNCIL: *Dominic A. Pileggi, John J. Gillespie, John L. Crossan, Dana M. Rankin, Colleen P. Morrone, Vinita Deshmukh, Larry Mutschler*

RESOLUTION NO. 25-2022

AUTHORIZATION FOR TOWNSHIP MANAGER TO EXECUTE NAAMAN'S CREEK CMAQ GRANT AGREEMENT DOCUMENTS

BE IT RESOLVED, by the authority of the Council of Concord Township, Delaware County, and it is hereby resolved by authority of the same, that the Township Manager of said Municipality be authorized and directed to sign all documents related, including the agreement, to the Naaman's Creek CMAQ Grant project.

TOWNSHIP OF CONCORD

By: _____
Dominic A. Pileggi, Council President

Attest: _____
Amanda Serock, Township Manager
(Township Seal)

I, Amanda Serock, Township Manager of Concord Township, do hereby certify that the foregoing is a true and correct copy of the Ratified Resolution and adopted at a regular meeting of the Council of Concord Township, held the 3rd day of May, 2022 (signed and executed April 7, 2022).

Date: April 7, 2022 (signed/executed)

_____
Amanda Serock, Township Manager

Resolution No. 26-2022

3850-FM-BCW0356 Rev. 5/2016
pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-23938-407-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Concord Township (TOWNSHIP) (BOROUGH) (CITY), Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Pulte Homes of PA, LP (land developer) has proposed the development of a parcel of land identified as Spring Lake (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Concord Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Concord Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), Secretary, _____
Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

Concord Township Municipal Building
43 Thornton Road
Glen Mills, Pa 19342

Telephone 610-459-8911

Seal of

Governing Body

COUNCIL: *Dominic A. Pileggi, John J. Gillespie, John L. Crossan, Dana M. Rankin, Colleen P. Morrone, Vinita Deshmukh, Larry Mutschler*

RESOLUTION NO. 27-2022

GROUND LEASE BETWEEN
CONCORD TOWNSHIP and MR. AND MRS. BERKEYHEISER

AGREEMENT, made this ___ day of April, 2022, between Concord Township, a second class Township organized and existing under the laws of the Commonwealth of Pennsylvania, with offices for the transaction of business located at 43 Thornton Road, Glen Mills, PA 19342 (hereafter referred to as "Landlord"), and David W. and Lesley E. Berkeyheiser, adult individuals residing as husband and wife at 53 Bethel Road, Glen Mills, PA 19342 (hereafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord is the owner of a parcel of unimproved land consisting of approximately 9½ fenced acres located at or near the intersection of Garnet Mine Road and Bethel Road, Concord Township, Delaware County;

WHEREAS, Landlord holds the property in fee simple for the benefit of the citizens of Concord Township; and

WHEREAS, Tenant wishes to graze two horses on the fenced land.

NOW, in consideration of the mutual promises contained herein, it is agreed as follows:

1. Leased premises. Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, that portion of vacant, open field which is fenced and designated as folio #13000045900, which consists of approximately 9 ½ acres located near the intersection of Garnet Mine Road and Bethel Road in Concord Township,

Delaware County, Commonwealth of Pennsylvania. The Leased premises does not include the use of the Richardson Barn.

2. Term. The term of this Lease shall be twelve (12) months commencing on April 1, 2022, and terminating on March 31, 2023, both dates inclusive, unless sooner terminated pursuant to the terms of this Agreement.

3. Rent. Tenant shall pay to Landlord the sum of Two Thousand Four Hundred ($2,400.00) Dollars for the use and occupancy of the premises for the twelve-month leasehold period. Tenant may pay the same in monthly installments of Two Hundred ($200.00) Dollars each, which shall be due and payable on the first day of each month during the leasehold.

In the event Tenant fails to make a payment on or before the tenth (10^{th}) day of each month, Tenant shall pay a late fee in the amount of Twenty ($20.00) dollars to cover Landlord's additional administrative expenses associated with the late payment.

4. Use of the premises. It is understood by the parties hereto that Tenant intends to use the premises solely for the grazing of horses. Also, it is understood, by the Tenant that the existing Richardson Barn on the premises is not to be used and/or entered for any purpose. Any change of the use of the property shall be made only after Tenant obtains written approval for such change of use from Landlord.

5. Construction, alterations, repairs. During the Term of this Lease and any renewals or extensions thereof, Tenant shall maintain the existing fences and lean to in good order, making all necessary repairs promptly and in a good and

workmanlike manner, using first-class materials. Tenant shall be responsible for maintaining appropriate fences and gates so as to prevent the escape of Tenant's livestock from the property. In the event Tenant fails to make a necessary repair, within ten (10) days of receipt of notice from Landlord, Landlord may, but shall not be required to, enter upon the premises and perform the repair. Landlord shall charge the actual cost of the repair, plus a 15% administrative fee, to the Tenant as additional rent. Such additional rent shall be due and payable on the first day of the month after which the Landlord has paid for the repair and provided notice of the cost of the repair to Tenant.

6. All structures, improvements and fixtures of any nature constructed or installed by Tenant on the leased premises during the term of this Lease and any renewals or extensions thereof shall become the property of Landlord and shall not be removed therefrom by Tenant.

7. Insurance. Tenant shall maintain liability insurance in the amount of One Million Dollars ($1,000,000.00) and shall cause Landlord to be named as an additional insured under the policy for the benefit of Landlord to cover any damages which could be occasioned by Tenant's use of the property, including, but not limited to, damage caused to persons or property by an escaped horse. Tenant shall provide Landlord with a certificate of insurance evidencing such coverage, together with proof of premium payment prior to the commencement of the Leasehold. Tenant shall secure a provision in such policy of insurance requiring that at least ten (10) days' written notice be given to Landlord by the insurance carrier prior to

cancellation of the policy for any reason. In the event Tenant fails to secure or renew such insurance, Landlord may obtain the same and charge the premiums to Tenant as additional rent, which shall be due and payable on the first day of the month after which Landlord paid such premiums.

8. Sublease. Tenant shall not sublease or assign all or any part of the leased property and any attempt to do so shall immediately render this Agreement null and void, vesting in Landlord the right to immediate possession of the lease premises.

9. Indemnification. Tenant does hereby covenant and agree with Landlord that Tenant will indemnify and hold Landlord harmless from and against any and all liability, damages, penalties or judgments arising from injury to person or property sustained by anyone in and about the leased premises or as a result of Tenant's use of the premises, due to any act or acts of omission or commission of Tenant, or Tenant's agents, invitees, servants, employees, contractors or assignees. Tenant shall, at its own cost and expense, defend against any and all suits or actions (whether just or unjust) which may be brought against Landlord because of any such above mentioned matter, claim or claims. Landlord shall not be responsible or liable for any damage to any property, fixtures, buildings or other improvements, or for any injury to any person or persons or animals, at any time by reason of Tenant's use of the leased property, including any injury to Tenant or to any of Tenant's agents, servants, employees, contractors, invitees, or assigns.

10. Utilities. Tenant shall pay all fees charged for any utilities utilized in connection

with the use and occupancy of the premises.

11. Inspection. Landlord shall have the right to enter upon the premises at any reasonable hour to inspect for compliance with the terms of this Lease.

12. Environmental provisions:

(a) Tenant shall comply with all environmental laws, orders and regulations of federal, state, county and municipal authorities, and with any directive issued pursuant to law by any public officer thereof, which shall impose any order or duty upon Tenant pertaining to the use or occupancy of the leased premises by Tenant.

(b) Failure of Tenant to comply with the provisions of this paragraph shall be an act of default under the terms of this Lease and shall entitle Landlord to pursue all applicable remedies, including immediate possession of the leased premises. In addition, Landlord shall be entitled to collect from Tenant any fines, penalties, expenses of defense (including legal fees), expenses of compliance and/or other damages incurred by Landlord by reason of any default under this lease by tenant.

13. Trash. Tenant shall store all trash, debris and other waste materials in an appropriate container, and cause all such materials to be stored and disposed of in accordance with the ordinances of Concord Township.

14. Quiet Enjoyment. Landlord covenants and agrees that Tenant may peaceably and quietly enjoy the leased premises, subject however, to Tenant's fulfillment of the covenants and agreements contained in this Lease.

15. End of Term. Upon expiration or other termination of this Lease, Tenant shall quit and surrender to Landlord the leased premises in good and clean order and condition.

16. Landlord's Rights to Summary Termination of Lease. In recognition of Landlord's stewardship on behalf of the citizens of Concord Township, the parties hereby agree that Landlord may at any time and for any reason, as well as for no reason, cancel, rescind and terminate this Agreement by service of notice on Tenant of Landlord's intent to terminate. Tenant shall have thirty (30) days from receipt of such notice of cancellation to vacate the leased premises and Landlord shall have no further duties of any kind under or associated with this Lease to Tenant as a result of such termination.

17. Notices. Any notice required to be given to Landlord shall be in writing and sent certified mail, return receipt requested, to Amanda Serock, Concord Township Manager, at the following address: 43 Thornton Road, Glen Mills, PA 19342, with a copy to Donaghue & Labrum LLP, 102 W. Front Street, Media, PA 19063. Any notice required to be given to the Tenant shall be in writing and sent certified mail, return receipt requested, to Mr. And Mrs. David Berkeyheiser, at the following address: 53 Bethel Road, Glen Mills, PA 19342.

18. Waiver. Any failure by either party to enforce any right arising hereunder shall not be deemed a waiver of such right.

19. Amendments. This Agreement may only be modified by a written amendment signed by both parties. An oral modification shall not be binding on either party.

20. Captions. The captions preceding the paragraphs of this Lease are inserted only as a matter of convenience and for reference purposes, and in no way define, limit or describe the scope of this Lease nor the intent of any provision of this Lease.

21. Waiver of right to trial by jury. The parties hereto agree that, for any cause of action or counterclaim arising out of or connected in any way with the terms of this Lease, including, but not limited to an action for eviction, the parties waive the right to a trial by jury, and venue will lie only in the Court of Common Pleas of Delaware County.

22. Default. The following shall be events of default on the part of Tenant under the terms of this Lease:

(a) failure to pay rent or added rent when due;

(b) failure to comply with any law, regulation, policy or order of any lawful governmental authority;

(c) failure to comply with any other provision or requirement contained in this Lease; or

(d) vacating or abandoning the premises.

In the event of default, Landlord shall give written notice of default to Tenant, specifying the nature of the default. Tenant shall have ten (10) days from the date of issuance of the notice to cure any default. If Tenant fails to cure the default within the specified time, Landlord may terminate this Lease and remove Tenant by summary proceedings or otherwise.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

_____	By:	_____
Township Secretary Amanda Serock		Landlord, Concord Township, by the Domini A. Pileggi, Council President
_____	By:	_____
Witness		David W. Berkeyheiser
_____	By:	_____
Witness		Lesley E. Berkeyheiser

PLATELOGIQ

Solve more crimes, faster.

Increase traffic enforcement and compliance while building a powerful, cost-effective intelligence database.



Concord Township

43 Thornton Road, Glen Mills, PA 19342

April 7, 2022

Presented By:

Sean Petty, PLATELOGIQ
sean@platelogiq.com
610.463.0100

COSTARS™

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1.0 Solving Crime, Enhancing Enforcement

This PLATELOGIQ solution will provide advanced capabilities to Concord Township and the Pennsylvania State Police that will both aid in solving crimes and increase the level and degree of traffic enforcement and compliance in the Township. A few of the key benefits include:



Access to a regional database of more than 500 million reads per year.



24 hour per day, 365 day per year record of vehicle license plates through the identified intersection.



Regional and national data interfaces to improve crime solving through intelligence sharing.



Make, Model, Color analysis (daytime) for rapid identification and searching of vehicles – dramatically lowering time spent by officers and detectives investigating crimes.



Increased traffic enforcement through the use of the in-car web application to monitor traffic for PennDOT violations.



Fully managed hotlists including: NCIC (FBI), PennDOT Suspended, PennDOT Expired, PA and NJ Megan's Law Offenders.



Increased apprehension of wanted persons through real-time text, e-mail, and web alerts from ***any*** site in the PLATELOGIQ network.

2.0 Scope of Work

PLATELOGIQ (PL) will provide Concord Township with a comprehensive suite of hardware and software to monitor vehicle traffic at the intersections described in this section. Our solution will include high definition advanced license plate recognition (LPR) cameras and state of the art machine-learning analysis software.

PL will provide and install the following items:

- License Plate Recognition processors at each intersection
- License Plate Recognition cameras, quantities identified per intersection
- LPR service licenses
- LPR maintenance
- Cellular/data connectivity
- Cabling and brackets

PLATELOGIQ will work with a third-party installer to install the cameras and cabling on the traffic signal mast arms. PLATELOGIQ will be responsible for the installation of all LPR equipment and networking.



Installation Options

Location 1 – State Route 202 and State Route 1 – LPR

PLATELOGIQ will provide and install advanced license plate recognition cameras as shown in Figure 1. These cameras will be mounted on the traffic signal mast arms in the opposite direction of the traffic signals.

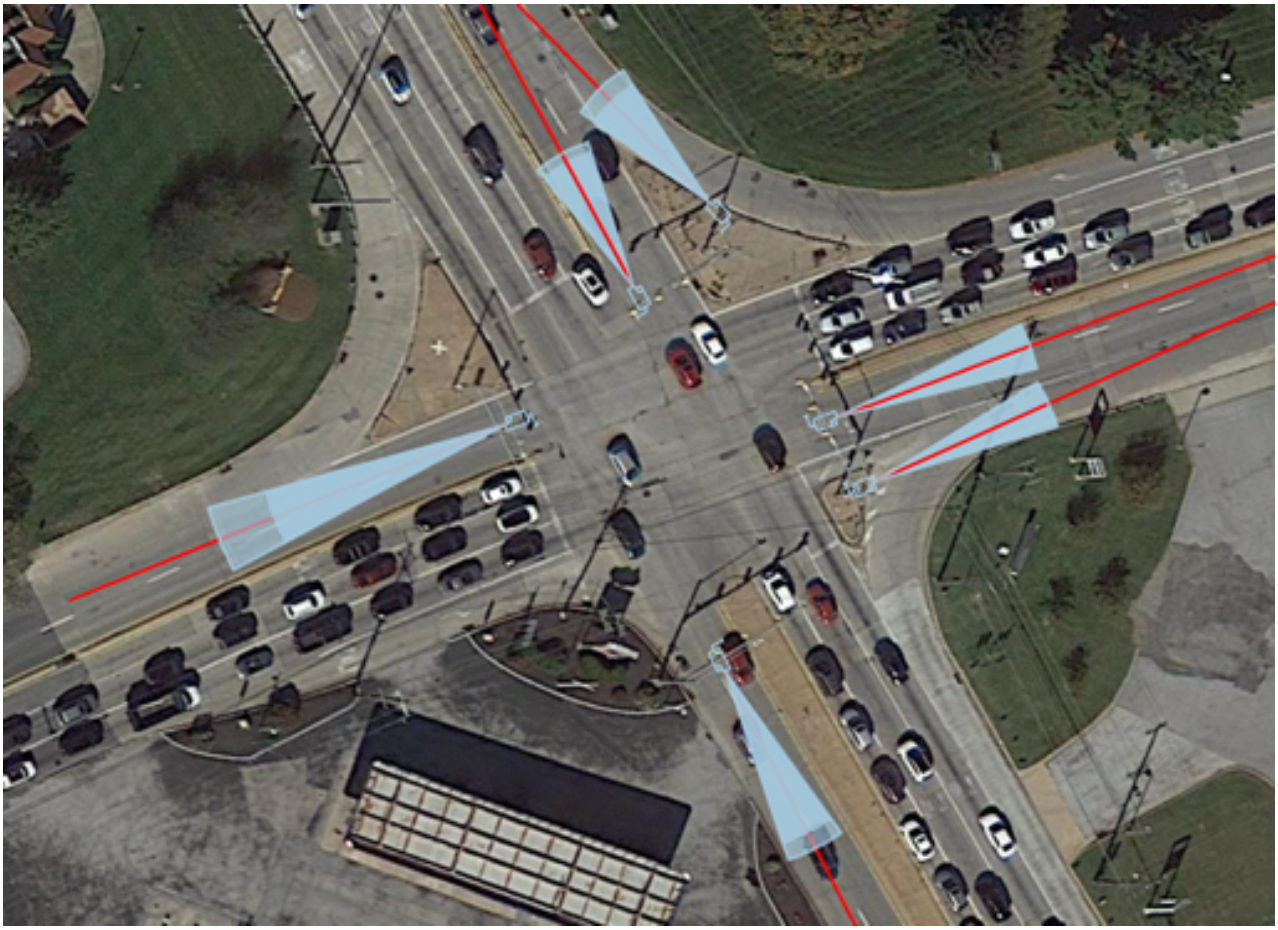


Figure 1 – Rt. 202 / Rt. 1 – LPR Overview

Each camera will provide coverage for both lanes of traffic, both day and night. Each installation will include integrated high-power infrared illumination for accurate captures during low light, high speed conditions.

PLATELOGIQ will install and configure a license plate recognition processor in the traffic signal cabinet. This processor will service both LPR cameras and submit information to PLATELOGIQ's cloud-based service. PLATELOGIQ will be responsible for providing cellular data service or another broadband Internet service to the processor.

Location 2 – US Route 322 and Fellowship Drive – LPR

PLATELOGIQ will provide and install advanced license plate recognition cameras as shown in Figure 2. These cameras will be mounted on the traffic signal mast arms in the opposite direction of the traffic signals.

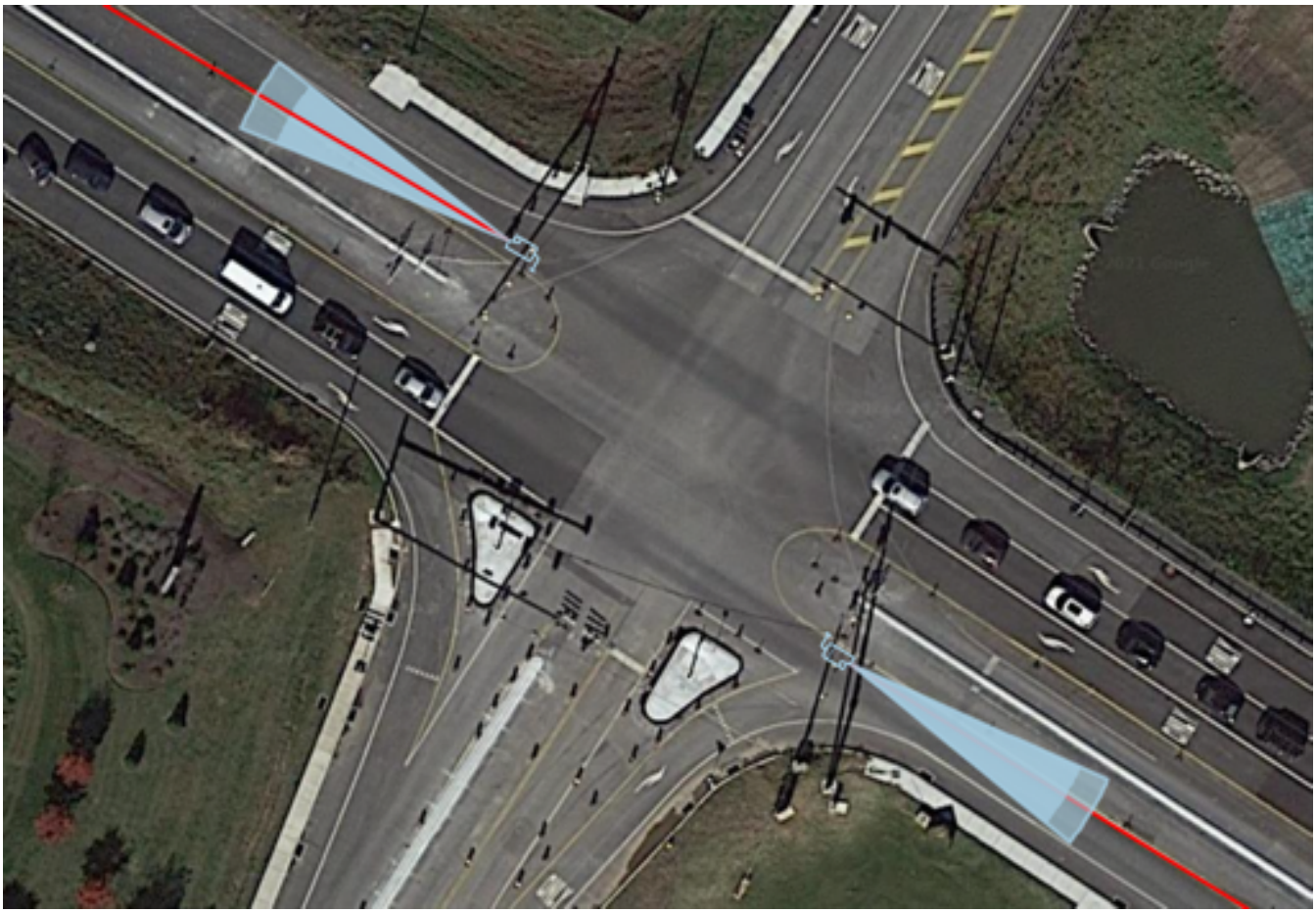


Figure 2 – Rt. 322 / Fellowship Dr. – LPR Overview

Each camera will provide coverage for both lanes of traffic, both day and night. Each installation will include integrated high-power infrared illumination for accurate captures during low light, high speed conditions.

PLATELOGIQ will install and configure a license plate recognition processor in the traffic signal cabinet. This processor will service both LPR cameras and submit information to PLATELOGIQ's cloud-based service. PLATELOGIQ will be responsible for providing cellular data service or another broadband Internet service to the processor.

Location 3 – US Route 322 and Naamans Creek Road – LPR

PLATELOGIQ will provide and install advanced license plate recognition cameras as shown in Figure 3. These cameras will be mounted on the traffic signal mast arms in the opposite direction of the traffic signals.

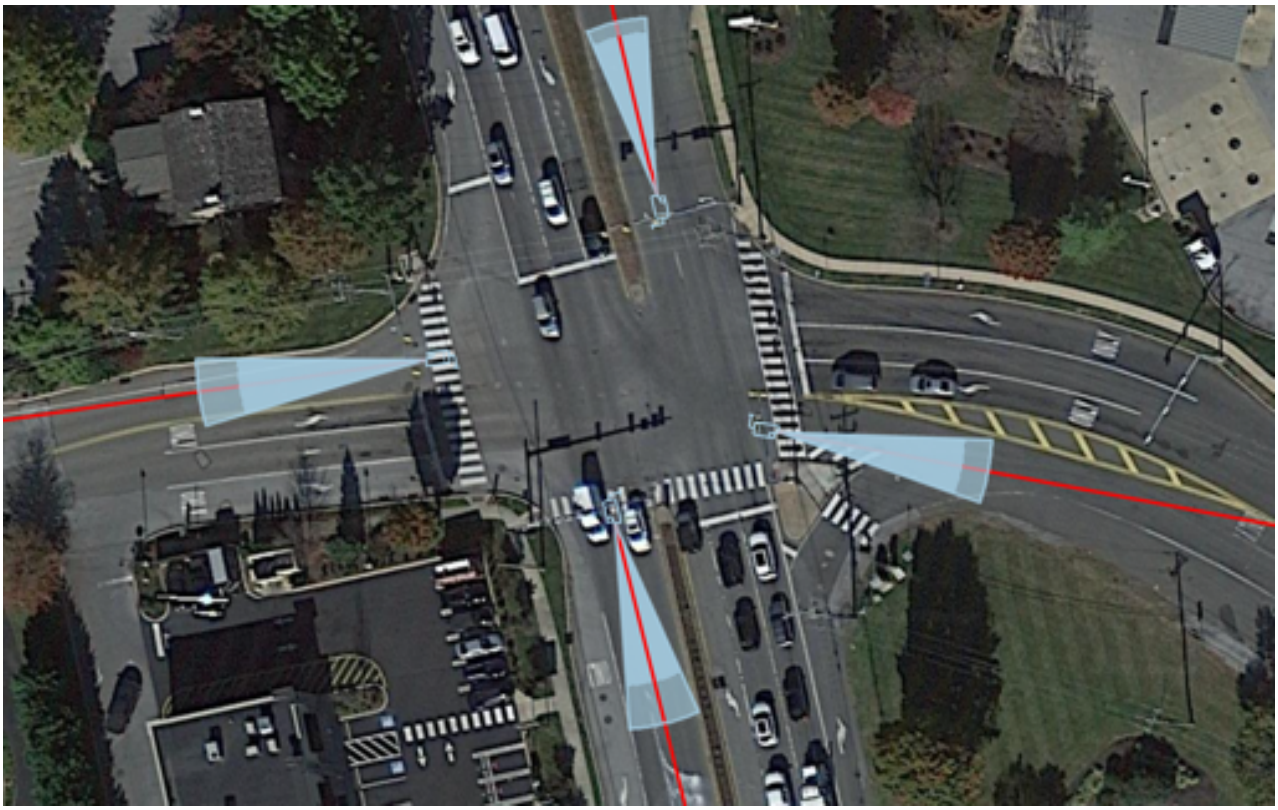


Figure 3 – Rt. 202 / Naamans Creek Rd. – LPR Overview

Each camera will provide coverage for both lanes of traffic, both day and night. Each installation will include integrated high-power infrared illumination for accurate captures during low light, high speed conditions.

PLATELOGIQ will install and configure a license plate recognition processor in the traffic signal cabinet. This processor will service both LPR cameras and submit information to PLATELOGIQ's cloud-based service. PLATELOGIQ will be responsible for providing cellular data service or another broadband Internet service to the processor.

3.0 Schedule

Task	Duration	Estimated Schedule
Installation of LPR Cameras	5 days	August, 2022
Networking Integration and testing	5 days	August, 2022

4.0 PLATELOGIQ Will Provide

PLATELOGIQ will provide the following equipment as part of this effort:

- License Plate Recognition processors
- License Plate Recognition cameras
- All required power and ethernet cabling
- Verizon/AT&T Cellular Data Service (SIM card provided by PLATELOGIQ)

5.0 Client Will Provide

- Available 120V AC power for LPR processor in traffic control cabinet

6.0 Cost Proposal – LPR (Valid until July 30, 2022)

COSTARS 033-033	**Rt. 202 / Naamans Creek Road**	**Rt. 202 / Rt. 1**	**Rt. 322 / Fellowship Drive**
Solution Cost (5 Year Term)	$8,000 per year 5 Year Term	$10,000 per year 5 Year Term	$4,000 per year 5 Year Term
Annual Cloud Service (After first year)	Included	Included	Included
Payment Terms	Annual Payment, 5 Years	Annual Payment, 5 Years	Annual Payment, 5 Years
Installation	Included	Included	Included
Hardware Maintenance* (After 5th year)	$3,175	$3,475	$2,475

7.0 Next Steps

		PLATELOGIQ	Concord Township
1	**Agency issues purchase order**		
2	**Agency Agreement is executed**	PLATELOGIQ will provide the agency with an Agency Agreement that details the terms, conditions, roles and responsibilities.	The Agency will counter-sign the agreement and return it to PLATELOGIQ.
3	**Site Survey**	PLATELOGIQ will conduct a site survey of the installation location to determine if any special circumstances exist.	
4	**Approvals**	PLATELOGIQ will assist the agency with applying for and securing any approvals or permits, if required. (PennDOT/local approvals).	
5	**Cable & Testing**	PLATELOGIQ will install and test network cables and the LPR processor to ensure a seamless installation.	
6	**4G/Network Connectivity**	Agency provides network connectivity for LPR processor via Verizon/AT&T SIM card or other arrangement.	
7	**Installation**	PLATELOGIQ will schedule the PennDOT-approved contractor to install and aim the cameras.	
8	**Final Testing & Go-Live**	PLATELOGIQ will verify the proper operation of the entire system and certify it to Go-Live.	
9	**Training**	Once the complete system is live PLATELOGIQ will schedule and conduct user training.	
10	**Support**	Following Go-Live PLATELOGIQ will provide Next Business Day support to the agency for the duration of the contracted maintenance period.	

Charles A. Higgins & Sons, Inc.
Electrical Contractors
P.O. Box 647
Media, PA 19063
Phone: 610-566-3700
Fax: 610-566-1409

April 8, 2022

Concord Township
Attn: Mike Schneider/Nate Cline
43 Thornton drive
Glen Mills, PA 19342

Ref: Baltimore Pike & Brinton Lake Road Signal Changes

1. Install 2 – 5 section signal heads #16 – 17 to intersection 16 on N/E corner, 17 on S/E corner includes brackets and hiviz backplates
2. Pull 7 conductor cable to each corner
3. Cabinet modification
4. Add 2 Sign "M" Right Turn Signal
5. Provide traffic Control
6. Wages are no prevailing wage rate
7. Price based on pipes being pullable

Price……$8,780.00
(Eight Thousand Seven Hundred Eighty)

Any Questions please do not hesitate to contact me.

Thank you,

Donald R. Higgins Jr.

Donald R. Higgins Jr.
President

Note: This proposal may be withdrawn by us if not accepted within **30 days**
All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire and other necessary insurance. Our company is insured & our workers are fully covered by workman's Compensation Insurance.
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Progressive Billing

Signature _____Dated _____

HISTORIC AME CHURCH
270 SPRING VALLEY ROAD
CONCORD TOWNSHIP
BID RESULTS
4/29/2022

CONTRACTOR	INDIVIDUAL	BID AMOUNT
L.J. Paolella Construction	Jim Conlin	$85,900
BSS Contractors	Andrea DiFabio	$357,0000

One South Church Street
Second Floor
West Chester, PA 19382
T: 610-429-8907
F: 610-429-8918

www.pennoni.com

April 26, 2022

CONCT 00067

Amanda Serock, Township Manager
Concord Township
43 Thornton Road
Glen Mills, PA 19342

RE: Concord Township Fencing Installation
Certificate for Payment No. 2A

Dear Amanda:

Please find attached Certificate for Payment No. 2A in the amount of **$18,918.00.** If you agree with this amount, please sign the certificate, email a copy to our office and retain for your records.

Any questions or comments please contact the undersigned.

Sincerely,

PENNONI

Nathan M. Cline, PE
Township Engineer

CERTIFICATE FOR PAYMENT

Date of Issuance: 04/26/2022 **Project No.:** CONCT00067 **Contract No.:** -

Project: Concord Township Fencing Installation **Certificate No.:** 2A

Contractor: Abel Fence, LLC

Address: 791 Cool Creek Road, Wrightsville, PA 17368

For Period:

From: March 22, 2022

To: April 21, 2022

To: Concord Township OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

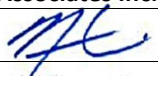
The present status of the account for the subject contract is as follows:

ORIGINAL CONTRACT SUM	**$112,526.00**
Change Orders	
Total Additions	**$0.00**
Sub Total	**$112,526.00**
Total Deductions	**$0.00**
TOTAL CONTRACT TO DATE	**$112,526.00**
Balance to Finish	**$79,260.00**
TOTAL COMPLETED TO DATE	**$33,266.00**
Materials Stored	**$0.00**
Total Completed & Stored	**$33,266.00**
Less 10% Retainage	**$3,326.60**
Total Earned Less Retainage	**$29,939.40**
Less Previous Payments	**$11,021.40**
THIS CERTIFICATE	**$18,918.00**

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: **Pennoni Associates Inc.** DATE: 04/26/2022

BY: 

OWNER'S ACCEPTANCE

OWNER: _____ DATE: _____

BY: _____

PAYMENT REQUEST

ESTIMATE NUMBER: 2A

DATE: 4/26/2022

OWNER:	Concord Township 43 Thornton Road Glen Mills, PA 19342	**CONTRACTOR:**	Abel Fence, LLC 791 Cool Creek Road Wrightsville, PA 17368	**CONTRACT NUMBER:** **CONTRACT PRICE:** **CONTRACT TIME:** **STARTING DATE:**	- $121,886.00 60 Days 3/7/2022
CONTRACT:	**Concord Township Fencing Installation** **Certificate For Payment No. 2A**			**COMPLETION DATE:**	5/6/2022

(1) ITEM NO.	(2) DESCRIPTION	(3) CONTRACT QUANTITY/UNIT		(4) CONTRACT PRICE	QUANTITIES: PREVIOUS ESTIMATES	QUANTITIES: THIS ESTIMATE	(6) TOTAL TO DATE	(4) * (6) AMOUNT EARNED TO DATE
1	4' High Black Aluminum Fence	280	LF	$ 64.00	0	280	280	$ 17,920.00
2	4' High Black Aluminum Gate (4-foot wide)	1	EA	$ 1,500.00	0	1	1	$ 1,500.00
3	4' High Black Aluminum Gate (6-foot wide)	1	EA	$ 1,600.00	0	1	1	$ 1,600.00
4	6' High Black Vinyl Chain Link Fence	1,321	LF	$ 60.00	0	0	0	$ -
5	Wooden Post and Rail Fence (3-Rail)	471	LF	$ 26.00	471	0	471	$ 12,246.00

TOTAL EARNED			**$ 33,266.00**
LESS RETAINAGE:		**10%**	**$ 3,326.60**
NET AMOUNT PAYABLE:			**$ 29,939.40**
LESS PREVIOUS PAYMENTS:			**$ 11,021.40**
AMOUNT REQUESTED			**$ 18,918.00**
NET AMOUNT PAYABLE:			**$ 18,918.00**

Bradford Engineering Associates, Inc.

2710 Concord Road, Suite 3
Aston, PA 19014
info @bea-inc.com

Tel: 610.497.6200
Fax: 610.500.5677

April 25, 2022

MEMO

TO: Terri Grant

FROM: Walter Fazler, Bradford Engineering Associates

CC:

RE: Main Lift Pumps and EQ Pumps Upgrade Project – General Construction

Dear Mrs. Grant,

Attached please find the application for payment for the above referenced project. The total amount payable to date is $140,500.00 of which 10% ($14,050.00) should be held as retainage. The total amount payable for this period is **$126,450.00**. Please see the attached price breakdown and summary sheet for the items completed to date.

The work on the project to date has been completed in accordance with the Contract Documents. Accordingly, I recommend payment to the Contractor in the amount of **$126,450.00**.

If there are any questions concerning this matter, please don't hesitate to contact me.

Walter Fazler

Walter A. Fazler, P.E.

Concord Township Sewer Department
CONTRACTOR'S APPLICATION FOR PAYMENT

Main Lift Pumps and EQ Pumps Upgrade Project

APPLICATION NUMBER: 1
APPLICATION DATE: 4/20/22
PERIOD TO: 4/20/22
PROJECT NO: 104-11c

JEV Construction, LLC
116 West Main Street, Clinton, NJ 08809

CHANGE ORDER SUMMARY			
		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		$ -	$ -
Approved this Month			
Number	Date Approved		
TOTALS		$ -	$ -
Net changed by Change Orders			$ -

ORIGINAL CONTRACT SUM		$ 277,000.00
Net change by Change Orders		$ -
CONTRACT SUM TO DATE		$ 277,000.00
TOTAL COMPLETED & STORED TO DATE		$ 140,500.00
RETAINAGE:		
a. 10% of Complete Work	$ 14,050.00	
b. 10% of Stored Material	$ -	
Total Retainage (Line a + b)		$ 14,050.00
TOTAL EARNED LESS RETAINAGE		$ 126,450.00
LESS PREVIOUS APPLICATION FOR PAYMENT		$ -
CURRENT PAYMENT DUE		$ 126,450.00
BALANCE TO FINISH, PLUS RETAINAGE		$ 150,550.00

Walter Fayler
Bradford Engineering Associates, Inc.

4/25/22
Date

Engineer's Certificate for Payment
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to the AMOUNT CERTIFIED

Item No.	Description	Quantity	Unit	Unit Price	Total Price	Percent Complete	Unit Complete To Date	Amount Complete To Date	Complete This Period	Amount This Period
	Main Lift Pump Work									
1	Mobilization	1	LS	$15,000.00	$15,000.00	100%	1	$ 15,000.00	1	$ 15,000.00
2	Phase 1A Bypass Pumping	1	LS	$10,000.00	$10,000.00	0%	0	$ -		$ -
3	Phase 1A Replacement of Existing 10" 90 with 10" Tee	1	LS	$3,000.00	$3,000.00	100%	1	$ 3,000.00	1	$ 3,000.00
4	Phase 1A Remove Replace 3- 10" Mainlift Suction Valves	1	LS	$12,500.00	$12,500.00	0%	0	$ -		$ -
5	Phase 1B Remove Existing Pumps and Piping	1	LS	$19,500.00	$19,500.00	0%	0	$ -		$ -
6	Phase 1B Install New Pumps, Stands, Concrete Pads, Pipe Valves and Fittings	1	LS	$100,000.00	$100,000.00	55%	0.55	$ 55,000.00	0.55	$ 55,000.00
7	Phase 1B Painting of Pipe Valves and Fittings	1	LS	$8,500.00	$8,500.00	0%	0	$ -		$ -
	EQ Pump Work									
8	Phase 2 Remove Existing Pumps	1	LS	$15,000.00	$15,000.00	100%	1	$ 15,000.00	1	$ 15,000.00
9	Phase 2 Install New Pumps, Concrete Pads, Pipe Valves and Fittings	1	LS	$60,000.00	$60,000.00	75%	0.75	$ 45,000.00	0.75	$ 45,000.00
10	Phase 2 Install new Flow Meter	1	LS	$7,500.00	$7,500.00	100%	1	$ 7,500.00	1	$ 7,500.00
11	Phase 2 Painting of Pipe Valves and Fittings	1	LS	$6,000.00	$6,000.00	0%	0	$ -		$ -
12	Allowance	1	LS	$20,000.00	$20,000.00	0%	0	$ -		$ -
	Total				***$277,000.00***	***51%***		***$ 140,500.00***		***$ 140,500.00***

APPLICATION FOR PAYMENT NO. ONE

To: Concord Township (OWNER)
From: JEV Construction LLC (CONTRACTOR)
Contract: General Construction
Project: Main Lift Pumps and EQ Pumps Upgrade
OWNER's Contract No. _____ ENGINEER'S Project No. _____
For Work accomplished through the date of: 4-20-2022.

1.	Original Contract Price		$ 277,000.00
2.	Net change by Change Orders and Written Amendments (+ or -):		$ 0.00
3.	Current Contract Price (1 plus 2):		$ 277,000.00
4.	Total completed and stored to date:		$ 140,500.00
5.	Retainage (per Agreement):		
	10% of completed Work:	$ 14,050.00	
	_____ of stored material:	$ _____	
	Total Retainage:		$ 14,050.00
6.	Total completed and stored to date less retainage (4 minus 5):		$ 126,450.00
7.	Less previous Application for Payments:		$ 0.00
8.	**DUE THIS APPLICATION (6 MINUS 7):**		$ 126,450.00

Accompanying Documentation:

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through 1 inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Dated 4/20/2022 By: _____
CONTRACTOR (Authorized Signature)
Joaquim DeMatos
Manager

State of _____
County of _____
Subscribed and sworn to me before this _____
day of _____, _____

_____
Notary Public
My Commission expires: _____

Payment of the above AMOUNT DUE THIS APPLICATION is recommended

By: Walter Fazzalaro
ENGINEER (Authorized Signature)
Title: Engineer
Date: 4-25-22

APPROVED:

By: _____
OWNER (Authorized Signature)
Title: _____
Date: _____

ACCEPTED BY FUNDING AGENCY:
The review and acceptance of this application for Payment does not attest to the correctness of the quantities shown or that the work has been performed in accordance with the Contract Documents.

By: _____
AGENCY (Authorized Signature)
Title: _____
Date: _____

EJCDC No. 1910-8-E (1996 Edition) RUS-WEP (2000)
Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specification Institute.

CONCORD TOWNSHIP
MAIN LIFT PUMPS AND EQUALIZATION PUMPS UPGRADE

ESTIMATE N0. ONE
PERIOD ENDING: 3/31/2022

CONTRACTOR:
JEV CONSTRUCTION LLC
116 WEST MAIN STREET, 2ND FLOOR
CLINTON, NJ 08809

OWNER:
CONCORD TOWNSHIP
43 THORNTON ROAD
GLEN MILLS, PA 19342

ENGINEER:
BRADFORD ENGINEERING ASSOCIATES,INC.
2710 CONCORD ROAD, SUITE 3
ASTON, PA 19014

ITEM NO.	DESCRIPTION	QTY	PREV. QTY	CURR. QTY	QTY TO DATE	SCHED. VALUE	PREVIOUS AMOUNT($)	CURRENT AMOUNT($)	TOT. AMT. TO DATE ($)
1	**MAIN LIFT PUMPS AND EQUALIZATION PUMPS UPGRADE**								
1-1	MOBILIZATION (BONDS,INSURANCE,SUBMITTALS ETC.)	1 LS	0	100	100	$15,000.00	$0.00	$15,000.00	$15,000.00
	MAIN LIFT PUMPS WORK:								
1-2	PHASE 1A BYPASS PUMPING	1 LS	0	0	0	$10,000.00	$0.00	$0.00	$0.00
1-3	PHASE 1A REPLACEMENT OF EXISTING 10" 90 WITH 10" TEE & BLIND FLG	1 LS	0	100	100	$3,000.00	$0.00	$3,000.00	$3,000.00
1-4	PHASE 1A REMOVE & REPLACE 3-10" MAINLIFT SUCTION VALVES	1 LS	0	0	0	$12,500.00	$0.00	$0.00	$0.00
1-5	PHASE 1B REMOVE EXISTING PUMPS & PIPING	1 LS	0	0	0	$19,500.00	$0.00	$0.00	$0.00
1-6	PHASE 1B INSTALL NEW PUMPS,STANDS,CONCRETE PADS,PIPE,VALVES & FITTINGS	1 LS	0	55	55	$100,000.00	$0.00	$55,000.00	$55,000.00
1-7	PHASE 1B PAINTING OF PIPE,VALVES FITTINGS	1 LS	0	0	0	$8,500.00	$0.00	$0.00	$0.00
	EQ PUMPS WORK:								
1-8	PHASE 2 REMOVE EXISTING PUMPS,PIPE & FITTINGS	1 LS	0	100	100	$15,000.00	$0.00	$15,000.00	$15,000.00
1-9	PHASE 2 INSTALL NEW PUMPS,CONCRETE PADS,PIPE,VALVES & FITTINGS	1 LS	0	75	75	$60,000.00	$0.00	$45,000.00	$45,000.00
1-10	PHASE 2 INSTALL NEW FLOWMETER	1 LS	0	100	100	$7,500.00	$0.00	$7,500.00	$7,500.00
1-11	PHASE 2 PAINTING OF PIPE,VALVES FITTINGS	1 LS	0	0	0	$6,000.00	$0.00	$0.00	$0.00
2	ALLOWANCE	1 LS	0	0	0	$20,000.00	$0.00	$0.00	$0.00
	SUBTOTAL PAGE 1:						**$0.00**	**$140,500.00**	**$140,500.00**

CONCORD TOWNSHIP
MAIN LIFT PUMPS AND EQUALIZATION PUMPS UPGRADE

ESTIMATE NO. ONE
PERIOD ENDING: 3/31/2022

CONTRACTOR:
JEV CONSTRUCTION LLC
116 WEST MAIN STREET, 2ND FLOOR
CLINTON, NJ 08809

OWNER:
CONCORD TOWNSHIP
43 THORNTON ROAD
GLEN MILLS, PA 19342

ENGINEER:
BRADFORD ENGINEERING ASSOCIATES,INC.
2710 CONCORD ROAD, SUITE 3
ASTON, PA 19014

ITEM NO.	DESCRIPTION	QTY	PREV. QTY	CURR. QTY	QTY TO DATE	SCHED. VALUE	PREVIOUS AMOUNT($)	CURRENT AMOUNT($)	TOT. AMT. TO DATE ($)
	TOTAL AMOUNT EARNED TO DATE:						$0.00	$140,500.00	$140,500.00
	LESS 10 % RETAINAGE:						$0.00	($14,050.00)	($14,050.00)
	NET PAYABLE THIS ESTIMATE:						$0.00	$126,450.00	$126,450.00
	LESS PREVIOUS ESTIMATES:								$0.00
	NET PAYABLE TO CONTRACTOR:								**$126,450.00**

HERITAGE COMMISSION of DELAWARE COUNTY
c/o Delaware County Planning Department
1055 E. Baltimore Pike
Media, PA 19063 (610) 891-5200

April 11, 2022

John Gillespie
43 South Thornton Road
Glen Mills, PA 19342

Dear Mr. Gillespie,

We are pleased to inform you that the Heritage Commission of Delaware County has selected you to receive a Preservation Award for the Nathaniel Newlin Log Home Preservation Project in the Special Projects. The Commission acknowledges that this is the first step in a long process and look forward to seeing it in its new location. You were nominated for this award by Lesley Berkeyheiser of CTHS.

The Heritage Commission is a volunteer body appointed by County Council with a mission to encourage historical and cultural awareness and preservation within the County. We have been recognizing worthy preservation projects and individuals throughout Delaware County for the past forty-four years.

Enclosed is your invitation to the presentation ceremony and reception. The awards will be presented on Saturday, May 7th, 2022 from 12-3. This will take place at Rose Tree Park on Providence Road in Media, at the gazebo behind the Hunt Club. It will include lunch, but we ask that you bring your own chair.

Please invite Daniel Campbell and a representative from each of the Newlin Foundation (Newlin Grist Mill), Concord Twp. Historical Society, and Concord Twp. Historical Commission. Each of you may invite up to one guest (5 guests total).

We hope you will be able to attend the event. We thank you and are proud to honor your efforts in helping to retain the heritage of Delaware County.

Sincerely,

Barbara Marinelli

Barbara Marinelli
Chairman