

MONTGOMERY TOWNSHIP COMPREHENSIVE PLAN

ADOPTED NOVEMBER 14, 2022





***MONTGOMERY TOWNSHIP COMPREHENSIVE PLAN
PREPARED FOR: MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA***

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Executive Summary

EXECUTIVE SUMMARY

Montgomery Township is located in the Delaware Valley approximately 20 miles north of Center City, Philadelphia. The ten square-mile township abuts the boundary line between Bucks County and Montgomery County. It is adjacent to the townships of Hatfield, Upper Gwynedd, Lower Gwynedd and Horsham and the Borough of Lansdale in Montgomery County, and the townships of Warrington and New Britain in Bucks County.

Montgomery Township is a vibrant community to live, work, and play. There are over 25,000 residents and more than 2,000 business firms¹. The Township provides a variety of leisure services including 1,556 acres of passive and active parks and recreational facilities. Montgomery also prides itself in fostering strong business organizations including the Montgomery Township Business Development Partnership and the Chamber of Commerce for Greater Montgomery County. Montgomery's major transportation corridors offer a variety of commercial uses and provide many economic development opportunities.

THE PLAN PURPOSE

This Comprehensive Plan is an update to Montgomery Township's previous Comprehensive Plan prepared in 2008, which was a response to the various issues specific to the township at that time. Montgomery has seen important changes since the adoption of the 2008 Comprehensive Plan and continues to face issues similar to other mature communities including: changing economic structures; pressure for infill development, redevelopment, and adaptive reuse; balance of residential and nonresidential development; future capital investments; and desire for strategically located commercial uses that satisfy local market demands.

The Montgomery Township Comprehensive Plan Update is intended to serve as a guide for township officials, residents, developers, business owners, and other interested parties. The plan seeks to set forth a common community vision for the future of Montgomery and to coordinate, educate, and guide development and preservation in appropriate areas of the township.



Township tour

PUBLIC PARTICIPATION PROCESS

Obtaining the input of those who reside, work, or spend time in Montgomery Township was a primary objective of this Comprehensive Plan. The public participation process has proven to be invaluable in understanding the priorities and preferences of residents, business owners, and other interested parties. The production of this plan included public input at a Public Visioning Meeting along with regular monthly subcommittee meetings. Input was also obtained from a separate community survey.

¹ United States Census Bureau. "Quick Facts: Montgomery Township, Montgomery County, Pennsylvania."

<https://www.census.gov/quickfacts/fact/table/montgomerytownshipmontgomerycountypennsylvania/BZA010219#BZA010219>

The Public Visioning Meeting gave residents and local business owners the opportunity to voice their opinions on what the perceived strengths and weaknesses of the Township are. Typically, the mix of land uses along with the available recreational opportunities were identified as positives for Montgomery while aging infrastructure and traffic congestion were viewed as negatives against the Township.

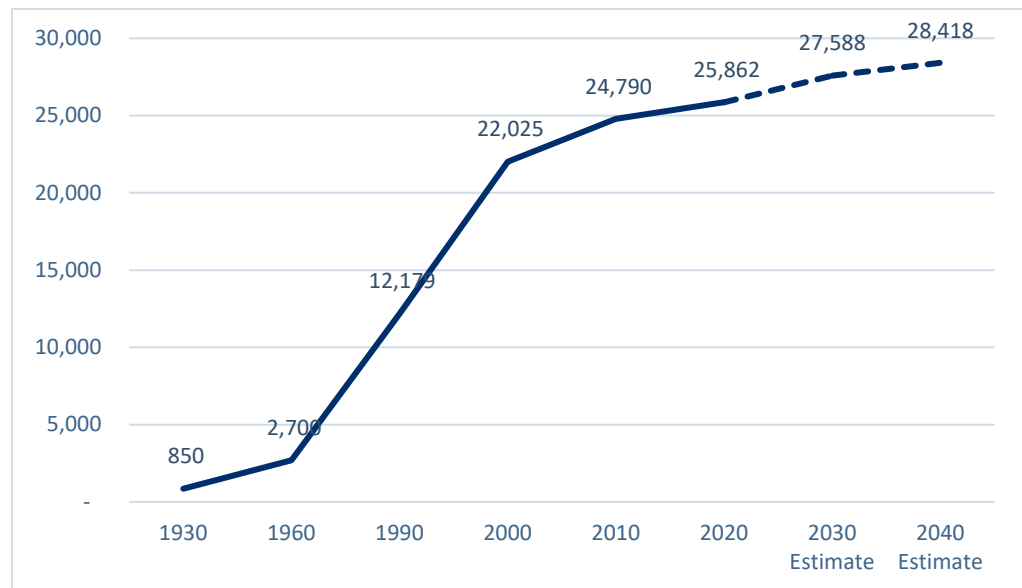
The resident survey also provided useful information for this process. Similar to the Public Visioning Meeting, the data collected provided a general idea of where community members believe things are going well and what areas could benefit from improvement. Results of the survey were in line with the input gathered at the visioning meeting – community recreational facilities and experiential opportunities rated high as important issues for the future planning of Montgomery. High density development, road/traffic conditions and the future of the Montgomery Mall were the top concerns of residents.

POPULATION AND DEMOGRAPHIC TRENDS

Montgomery Township has experienced continuous growth over the past 92 years. There are several factors likely to have contributed to the Township’s population gain. Among these factors are the proximity to workforce centers, diversity of housing stock, and the availability of facilities and services for an aging population.

In the chart, the solid line represents Census population numbers, and the dashed line represents DVRPC population number projections. Between 2020 and 2040, Montgomery’s population is projected to increase by 2,556 persons (10 percent).

Montgomery Township Population Growth, 1930 to 2040



GUIDING PRINCIPLES

The following are highlights of major recommendations in the 2022 Comprehensive Plan. The Plan provides much greater detail with respect to implementation strategies including potential planning and implementation partners, possible projects and funding sources, and reference to timing (low, medium, high or on-going).

Land Use

Goal: Plan for and manage the use of land in a manner that provides for a balanced range of uses, meets the needs of current and future residents, and establishes a balance among resource protection, preservation of community character, and growth.

Housing

Goal: Provide diverse and affordable housing options to meet the needs of all households now and into the future.

Economic Development

Goal: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.

Community Facilities

Goal: Provide for appropriate and adequate community services and facilities within the practical fiscal limits of the Township.

Goal: Continue to maintain, enhance, and expand natural, historical, and cultural open space areas, trails, and parks and recreation opportunities for Township residents.

Transportation and Infrastructure

Goal: Provide a safe transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

Goal: Improve the Township's infrastructure to support future demands.

Natural Resources

Goal: Protect the natural environment and conserve the natural resources of the Township while accommodating planned growth.

PURPOSEFUL PLANNING TO ACTIONABLE GOALS AND OBJECTIVES

The findings and recommendations in the current plan were developed through the collaborative efforts of the community and the Montgomery Township Planning Commission. Throughout the monthly meetings, the Planning Commission discussed their thoughts related to the goals, facts and concepts for the community's future. The information gleaned from these discussions was used to create the scope and priorities for the 2022 Comprehensive Plan. The Planning Commission's role in developing the plan cannot be underestimated and their continued support in implementing recommendations moving forward will be just as critical.

Partnership and collaboration will be the key to implementing the goals and objectives of this Comprehensive Plan. It will require ongoing work among a broad base of interested parties including citizens, business, local county/state governments, regional authorities/agencies, as well as property owners and investors.

The Action Plan includes recommendations such as projects, programs, studies and changes in policy and regulation to address community issues and concerns, plan goals and objectives, commercial development, neighborhood revitalization and strategies identified throughout the planning process and Comprehensive Plan elements as outlined in the plan. The Action Plan is the most important element of this Comprehensive Plan and serves as a checklist for the governing body to track accomplishments.



Chapter 1: Introduction

CHAPTER 1: INTRODUCTION

The Comprehensive Plan is one of the planning tools that municipalities use to guide development and protect the resources of its community. Comprehensive Plans generally contain specific studies of land use, housing, transportation, community facilities, natural, cultural, and historic resources, and utilities specific to the municipality and/or regional planning area. These studies typically include an inventory, goals, objectives, and implementation strategies, as well as a discussion of the interconnectedness of the plan with the county, region, and surrounding municipalities.

The Pennsylvania Municipalities Planning Code (PA MPC) outlines the minimum requirements that all Comprehensive Plans must address. These include:

-
- *A Statement of objectives concerning future development.*
 - *A Plan for Land Use.*
 - *A Plan to meet Housing Needs.*
 - *A Plan for Transportation/Circulation.*
 - *A Plan for Community Facilities and Utilities.*
 - *A Statement of Interrelationships among the various plan's components.*
 - *A Discussion of short- and long-range plan implementation strategies.*
 - *A Statement that existing and proposed development is compatible with that of neighboring municipalities; and*
 - *A Plan for the protection of Natural and Historical Resources.*
-

In addition to outlining the requirements of a Comprehensive Plan, the PA MPC requires that such plans be reviewed at least every ten years. Recognizing a need to update the 2008 Montgomery Township Comprehensive Plan, and in response to the region's anticipated growth, the Township undertook a program to review the existing land use patterns. In preparing the plan update, various aspects of the township have been analyzed to determine which influences will impact the future of Montgomery Township.

HISTORY OF MONTGOMERY TOWNSHIP



Regional Map

Montgomery Township is located on the eastern edge of Montgomery County, the third most populous county in Pennsylvania with over 800,000 people. The location of the Montgomery Mall, a regional shopping mall serving the Route 309 corridor of the Philadelphia suburbs, is at the center of the township.

The Township of Montgomery is bounded to the north by New Britain Township, to the northeast by Warrington Township, to the southeast by Horsham Township, to the south by Lower Gwynedd Township, to the southwest by Upper Gwynedd Township, to the west by the Borough of Lansdale, and to the northwest by Hatfield Township. The township name most likely came from the historic county of Montgomeryshire of Wales, where many of the earliest Welsh settlers were from.

Montgomery Township was incorporated on May 17th, 1714. Typical of many early settlements in Southeastern Pennsylvania, the township was first established as an agricultural community as it was ideal for farming with its rich soils, plentiful rainfall, and mild climate.²

Montgomery Square, the township’s largest village, consisted of two taverns, a school and several farms clustered around the modern intersection of Dekalb and Bethlehem Pike (Rt. 309) where the Montgomery Mall now stands.³ Beginning in the early 1800s, the county embarked on an era of turnpike construction. Companies built hard-surface, all-weather roads to serve forges



² Agricultural and rural Life. Stories from PA History <https://explorepahistory.com/story.php?storyId=1-9-4>

³ Montgomery Township Historical Society. <http://www.knappfarm.org/brief-township-history/>

and mills, and the freight hauling necessary to operate them. Across the nineteenth century, turnpike companies built at least two hundred miles of such roads in Montgomery County.

Agricultural use in the Township began to decline during the Industrial Revolution as people relocated from rural areas to urban areas in search of steady employment and higher wages and continues today as suburban development encroaches on viable farmland.

ADDITIONAL PLANNING DOCUMENTS

Montgomery Township’s previous Comprehensive Plan was prepared and adopted in 2008. The 2008 Comprehensive Plan was an update/addendum to the existing 1999 Montgomery Township Comprehensive Plan. All aspects of the 1999 Plan were valid and adopted as part of the 2008 Update. The intent of the 2008 Comprehensive Plan Update was to account for some major changes which were occurring within the Township – the construction of the 202 Parkway, housing build-out, aging commercial buildings, and increasing property and land values. The vision statement of the 2008 Plan was “To address the changing conditions and opportunities in the township, to increase energy efficiency, and to maintain or improve the quality of life associated with high-value, low-density suburban housing, some commercial areas will simply need to be renewed, but other areas of the township will need to become redeveloped and more densely developed than would be expected, creating a place that allows local residents and workers to meet more of their needs in the township, rather than in distant locations.” The Pennsylvania Municipalities Planning Code requires that the Comprehensive Plan be reviewed at least once every ten years. The Montgomery Township Comprehensive Plan is due for another update.



Source: E. Van Rieker, Montgomery County Planning Commission

The Comprehensive Plan establishes the goals and objectives of the Township with respect to natural features, land use and housing, non-residential development, open space and recreation areas, circulation, and community facilities and services. However, it is merely one of the many planning documents that Montgomery Township has adopted and uses on a regular basis to set planning policy and procedures for the Township. The Comprehensive Plan is part of the Township’s planning toolbox and works collaboratively with other adopted planning documents such as the Montgomery Township Zoning Ordinance, the Montgomery Township Subdivision and Land Development Ordinance, the Wissahickon Creek Watershed Act 167 Plan and the Neshaminy Creek Watershed Stormwater Management Plan, the Montgomery Township Open Space Plan 2006 (amended 2007), and the Montgomery Township Park and Recreation Plan 2013.

PUBLIC PARTICIPATION PROCESS

The importance of public input throughout the Comprehensive Plan Update cannot be stressed enough. To ensure that the Comprehensive Plan Update addresses the issues, concerns, and recommendations of everyone living in the Township, the following strategies were implemented:

- *A Comprehensive Plan Study Committee was created that consisted of members of the Planning Commission.*
- *A community survey was posted to solicit the opinions of local residents regarding current perceptions of living/working in the Township and future needs of the Township.*
- *Announcements were posted and public meetings were held to seek the public’s input.*
- *A Community Visioning Session was held to solicit input and to provide a forum to discuss the concerns of residents, property owners and elected officials.*

THE COMPREHENSIVE PLAN STUDY COMMITTEE

The public must be involved in any planning project in order to determine the needs of the Township and to identify the attributes, attitudes, beliefs and behavior of community residents. The Comprehensive Plan Study Committee is an important component of that process. The Study Committee was established to provide an opportunity for Township residents, property owners, and volunteer board members to voice their opinions and help develop a framework for the update of the existing Comprehensive Plan. The groups and organizations represented in the Study Committee included the Planning Commission and Township staff.

The first opportunity to meet with the Study Committee and gather initial viewpoints from the group was during the kickoff meeting and Township tour which was held on April 1, 2021. The consulting team met with Study Committee members to tour significant sites/areas of the Township and discuss current development proposals, opportunities for future development/redevelopment, perceived concerns and problems within the Township, and general Township facts and history.

The Township tour consisted of the following four sites:

- Cooper and Hurd properties located along Doylestown Road.
- Picon, Marra and Pilleggi tracts located along Upper State Road.
- The Montgomery Mall.
- Five Points Plaza.

PUBLIC OPINION SURVEY RESULTS SUMMARY

The first method utilized for garnering public involvement in the planning process for the Comprehensive Plan was a public opinion survey hosted by Survey Monkey. The survey was open for four weeks from May 17, 2021, through June 14, 2021, and was advertised on the Montgomery Township Community and Recreation Center Facebook page, the Montgomery Township Facebook page, the Montgomery Township Police Department Facebook page, the Fire Department of Montgomery Township Facebook page, the official Township webpage, and through email blast.

It should be noted that 872 residents responded to the community survey. This amounts to approximately 4.3 percent of the adult population (persons 18 years and over). While this may seem like a very small percentage of the Township population, it does not mean that the results of the survey data collected is irrelevant. When conducting a survey, in order to determine an accurate measurement, it is important to have a sample that adequately represents the entire population of people being studied. Based on the Survey Monkey Sample Size Calculator, a sample size of 650 is needed for a 99% confidence level with a 5% margin of error. A survey can still give valuable answers without having a sample size that represents the general population. Resident feedback is one type of survey that does so, regardless of whether or not you have a statistically significant sample size. Obtaining resident's input gives valuable perspectives on how the Township can improve. The results of the Township community survey are included in this document for review in Appendix D.

Based on survey results most respondents were older, long-term residents that have lived in the Township for more than five years (over 57 percent of respondents were between 41 and 65 years of age). It can be assumed the population of Montgomery Township is relatively stable since over 83 percent of survey respondents have not relocated outside the Township and over 96 percent have no plans to relocate. Additionally, approximately 97 percent of respondents own their home.

People are generally satisfied with services and characteristics of the Township and identify the quality of life in Montgomery as good. Respondents identified quality schools, open space/natural areas, and clean air and water as the top three qualities of a good community. Over 68 percent of survey respondents are satisfied/strongly satisfied with the Township's public schools while 22 percent of respondents have no opinion and 8 percent are dissatisfied. Those with no opinion are likely residents that do not have children currently attending local public schools. Additionally, public schools were ranked as a top priority when planning for the future of the Township followed by affordable housing and growth management. Other issues that ranked highly for future planning considerations include traffic and road conditions, and community recreation facilities.

Survey Highlights

- 57% of respondents were between 41 and 65 years of age
- 83% of survey respondents have not relocated outside the Township
- 97% of respondents own their home
- 68% of survey respondents are satisfied/strongly satisfied with the Township's public schools
- Public schools ranked as a top priority when planning for the future of the Township
- 34% of respondents perceive traffic congestion occurring often within the Township and 46% saying traffic congestion occurs during typical morning and evening rush hours
- 7.83% of respondents identified as a business owner or employee within Montgomery Township
- Respondents want more experiential opportunities and pedestrian connectivity

Traffic congestion is generally viewed as a matter of perception – every person defines the concept of “traffic” differently. However, as per the survey results, traffic appears to be a significant concern for respondents with 34 percent saying traffic congestion occurs often within the Township and 46 percent saying traffic congestion occurs during typical morning and evening rush hours. The locations of perceived traffic congestion are typically major roads and intersections, i.e., Route 309, Horsham Road, Stump Road, Route 202, County Line Road, Doylestown Road, North Wales Road, Dekalb Pike, the five points intersection, and around the mall. In addition to congestion issues, a common traffic concern noted was vehicular speed and the need for enforcement.

When thinking about future development needs in the Township survey respondents indicated the desire for more restaurants (not necessarily chains/franchises) and entertainment/attraction venues, and less high-density residential development (apartments/condominiums, mobile homes, low-income/public housing). People also want more pedestrian connectivity through established neighborhoods.

The public opinion survey also included a business component. However, only 7.83 percent of respondents identified as a business owner or employee within Montgomery Township. Respondents represented many different industries – professional, scientific, and technical services (22.77 percent); retail (11.88 percent); other (23.76 percent) which includes real estate, education, and government; food service (2.97 percent); health care and social assistance (10.89 percent); arts, entertainment, recreation (3.96 percent); transportation and warehousing (0.99 percent); information technology (7.92 percent); and construction (6.93 percent).

Survey results seem to indicate most business owners/employees are satisfied with the business environment in Montgomery Township. The number one reason respondents indicated their business was attracted to the Township was the availability of a great location. Recommendations for improving the business environment within Montgomery includes business networking events, tax incentives based on the number of FTEs (full-time equivalent), and programs/incentives to encourage small businesses.

PUBLIC MEETINGS

All Comprehensive Plan meetings were open to the public. However, the first targeted public meeting was the Public Visioning session. The intent of the meeting was to solicit input from residents and property owners of the Township. The meeting was held on September 9, 2021, at the Montgomery Township municipal building. Approximately 20 people (in addition to Township Supervisors, Planning Commission members, and Township Staff), representing a diverse cross-section of the community, attended the two hour meeting. Draft maps showing the existing land use and aerial view of the Township were presented to the group.

For this visioning session the project consulting team utilized the Nominative Group Technique. The Nominative Group Technique is a process in which the group develops answers to a series of basic questions and then vote on the top priorities within each group to determine key needs and desires



Public Visioning Session

regarding the Township. The key component to this technique is that each person present has a chance to offer input and each opinion is recorded. Many of the answer lists generated in response to the questions will be lengthy. Therefore, each member of the group is given a set number of votes per question. A participant can put all their votes in any combination on any of the responses (i.e., all votes on one response, or one vote each on a number of responses.) What emerges are clumps of interest and a general idea of consensus, even when outwardly, people appear to be in great disagreement. A simple vote count helps to rank the list of answers for each question.



Public Visioning Session

Using this technique and the four focus questions above, the meeting attendees were encouraged to voice their opinions which were written on a large sheet of paper. Care was taken to ensure that the written response reflected the individual's exact concern. Once every member of the group had their opportunity to answer and reflect on the other responses, everyone was asked to vote on the responses which were most important to them. Once voting was completed and tabulated, the session facilitator presented the top three responses to each question. All of the responses, as they were written during this session, can be found in Appendix A.

The overall reaction and responses to the questions indicated that the residents liked the current quality of life within Montgomery. People liked the diversity of land uses within the Township, they appreciated the availability of green/open space and parks, and the proximity of the Township's location to other areas of interest (i.e., Philadelphia and other communities). In addition to preserving what residents currently like about living in Montgomery Township – open space and park system, safety and security, and overall quality of life – respondents also indicated a need to address an aging infrastructure and develop a comprehensive business plan for future revenue. A common concern among all present at the meeting was the future of the Montgomery Mall and a desire for its redevelopment into something prosperous and walkable. Other issues raised included stormwater management, traffic congestion, and high-density development.

The questions asked at the Public Visioning session were as follows:

- Currently, what do you like most about Montgomery Township?
- Currently, what do you like least about Montgomery Township?
- What would you want to preserve/maintain about/in Montgomery Township for the future?
- What would you want to change about/in Montgomery Township for the future?



Chapter 2: Demographic Analysis

CHAPTER 2: DEMOGRAPHICS ANALYSIS

The demographics of a community, or the data that describes the local population, play a considerable role when it comes to identifying the social, economic, and land use advancements that best suit a region. Comparing past trends and future predictions can highlight the top needs in a community and help to identify opportunities and limitations. When it comes to Comprehensive Planning, this data reveals where a community is headed and guides planners towards the best set of recommendations to support a municipality on the road ahead.

The following demographic evaluation was prepared with the 2010 and 2019 5-Year American Community Survey (ACS) Estimates, also referenced as the 2006-2010 and 2015-2019 surveys. Population forecasts were obtained from the Delaware Valley Regional Planning Commission. It is important to note that the 2010 ACS was used in place of the 2010 Decennial Census data for consistency of data topic categories.

POPULATION

In 2019, the population of Montgomery Township was estimated at 26,044 individuals, an estimated 7% increase from the total population in 2010 and an 18% increase from the total population in 2000. The population growth experienced within Montgomery Township is generally one of the municipalities in the region seeing higher growth rates.

Table 1. Regional Population Growth, 2000 to 2019						
	2000	2010	2019 Estimates	# Change 2000-2019	% Change 2000-2019	% Change 2010-2019
Montgomery County	750,097	790,497	830,915	80,818	10.8%	5.11%
Montgomery Township	22,025	24,289	26,044	4,019	18.2%	7.23%
Hatfield Township	16,640	17,154	17,646	1,006	6.0%	2.87%
Horsham Township	24,232	25,797	26,487	2,255	9.3%	2.67%
Lansdale Borough	16,071	16,211	16,675	604	3.8%	2.86%
Lower Gwynedd Township	10,422	11,212	11,520	1,098	10.5%	2.75%
Upper Gwynedd Township	14,243	15,322	15,831	1,588	11.1%	3.32%
New Britain Township*	10,698	11,047	11,336	638	6.0%	2.62%
Warrington Township*	17,580	22,471	24,256	6,676	38.0%	7.94%
* Municipalities located within Bucks County						
<i>Source: U.S. Census Bureau 2000 Census and 2010 and 2019 ACS 5-Year Estimates Data Profiles</i>						

The top three municipalities with the greatest percent change between 2010 and 2019 are: Warrington Township (7.94%), Montgomery Township (7.23%), and Upper Gwynedd Township (3.32%). The average of these municipalities is demonstrative of the percent change between 2010 and 2019 for the County (5.11%). These same three municipalities saw the greatest percent change between 2000 and 2019.

The Delaware Valley Regional Planning Commission (DVRPC) prepared population forecasts in 2016 for the municipalities in the Delaware Valley Region based on 5-year increments from 2015-2045. Over these three decades, Montgomery County is projected to grow by 113,556 people, a 13.9% increase.

By the year 2040, Montgomery Township’s population is projected to reach 28,418, a 7.1% growth from the 2020 estimate and a 9.12% increase from the 2019 estimate. This growth rate is generally on trend with the growth that is forecasted for the region.

Table 2. Population Forecast, 2020 to 2040					
	2020	2030	2040	# Change 2020-2040	% Change 2020-2040
Montgomery County	840,934	884,387	918,918	77,984	9.3%
Montgomery Township	26,545	27,588	28,418	1,873	7.1%
Hatfield Township	18,057	19,057	19,851	1,794	9.9%
Horsham Township	26,987	29,668	31,845	4,858	18.0%
Lansdale Borough	17,019	18,035	18,843	1,824	10.7%
Lower Gwynedd Township	11,732	12,100	12,468	736	6.3%
Upper Gwynedd Township	16,116	16,492	16,866	750	4.7%
New Britain Township*	11,653	12,489	13,154	1,501	12.9%
Warrington Township*	24,796	26,510	27,871	3,075	12.4%
<i>Source: Delaware Valley Regional Planning Commission County and Municipal-Level Population Forecasts, 2015-2045</i>					
<i>* Municipalities located within Bucks County</i>					

Since the 2000 Census, Montgomery Township has seen a stable population increase, and will continue to see a steady growth according to population forecasts from DVRPC. This Plan will provide direction to ensure that the Township will be able to accommodate this future growth and provide the required facilities to meet the needs of its residents.

HOUSEHOLDS AND FAMILIES

Household data provides an important glimpse into who resides within a community. A household encompasses a range of housing types and can be broken into two distinct categories, family, and nonfamily households. Household definition from the U.S. Census:

A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily".

In 2019, Montgomery Township was estimated to include 9,853 households, a 10.5% increase compared to 2010 households (8,920). This growth correlates with the population increases observed within the Township at this time. Montgomery County experienced a much lower increase in households from 2010 (306,661) to 2019 (316,206) of 9,545 households, a 3% growth.

The number of persons per household decreased in Montgomery Township by 0.06 from 2010 to 2019, with 2.69 persons per household reported in 2010 and 2.63 estimated in 2019.

	Occupied Housing Units	Owner-Occupied Housing Units	Renter Occupied Housing Units
Occupied Housing Units	9,853	8,791	1,062
Household Type			
Family Households	71.6%	80.2%	19.8%
Nonfamily Households	28.4%	77.9%	22.1%
<i>Source: U.S. Census Bureau 2019 ACS 5-Year Estimates</i>			

Households are then split into family and nonfamily subcategories, where a family includes individuals that are directly related and live together, and nonfamily includes individuals living alone or with unrelated persons. The U.S. Census defines “family” and “nonfamily” as:

A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Family households were estimated to have increased by approximately 557 households (9.5%) between 2010 and 2019 (5,592 in 2010 and 6,149 in 2019). This is similar to the County trend, which saw an increase in family households from 2010 to 2019 from 168,965 to 175,774 (4% increase). In 2019, family households accounted for 71.6% of occupied housing units in Montgomery Township and 68.8% of occupied housing units in the County.

When analyzing household and family data it is important to take into consideration different family structures. The traditional family archetype is evolving and represents a valid cross-section of any community. Similar to family households, nonfamily households also saw a slight increase of approximately 398 households from 2010 and 2019 (2,405 in 2010 and 2,803 in 2019). Approximately 81% of nonfamily householders live alone, and of this group, the highest age group to live alone are those over the age of 65 (46.5%).

AGE

A look at population age distributions in the Township provides insights into the services and housing types that residents may need now and in the future. Studying these age distributions will help guide Township policies for services and infrastructure. As an example, a younger population may require more youth recreational activities or family-oriented programming. An older population may require different housing types, transportation requirements, recreational programming, or medical services.

In Charts 1 and 2: Population Distribution by Age and Sex, the distribution of men and women by age in the Township is depicted. The pyramids clearly show the aging population of the Township. For example, in 2010 the largest segment of the population was aged 35 to 49 years. However, in 2019 the largest segment of the population was aged 50 to 64 years. It is also evident that the Township is seeing an increase in the population aged 65 years and older.

Chart 1: Population Distribution by Age and Sex, 2010

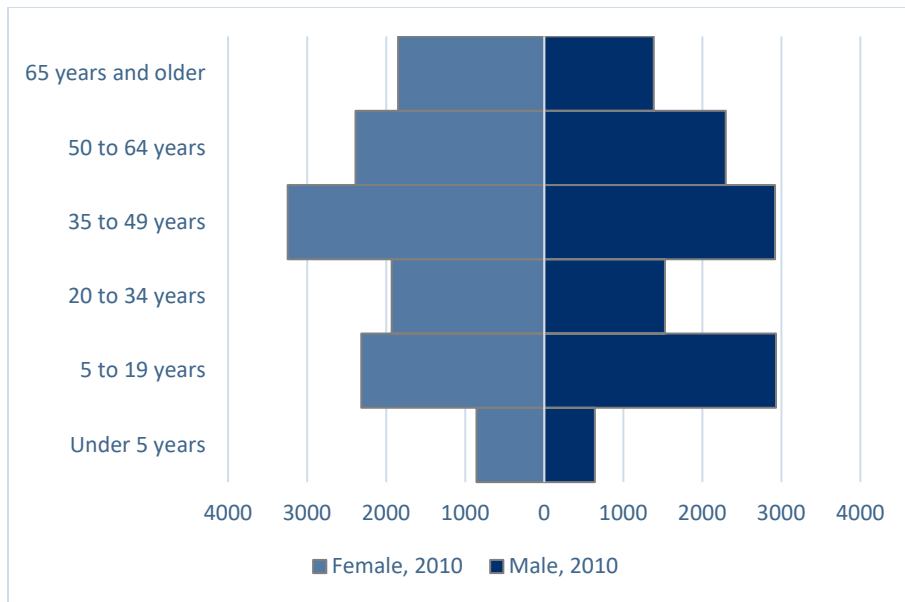
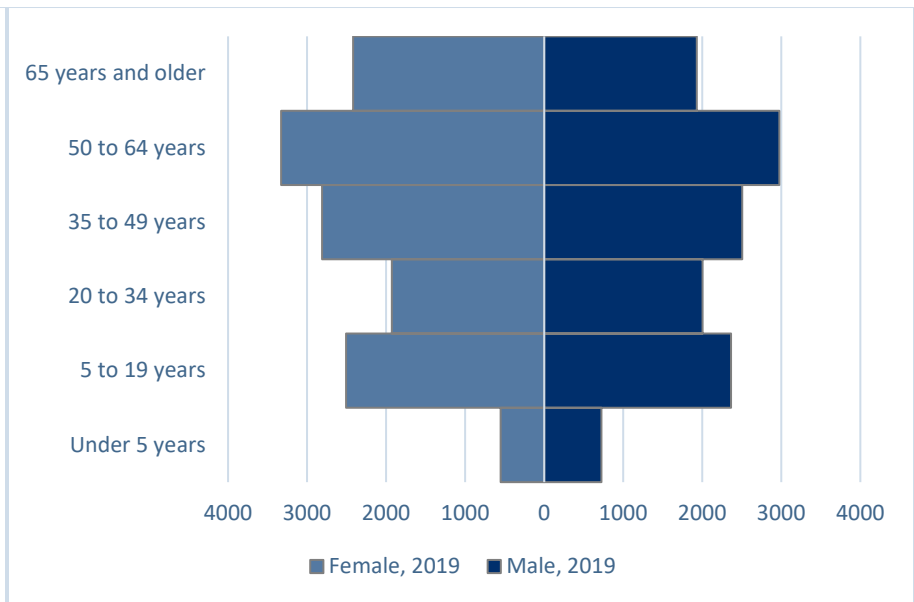
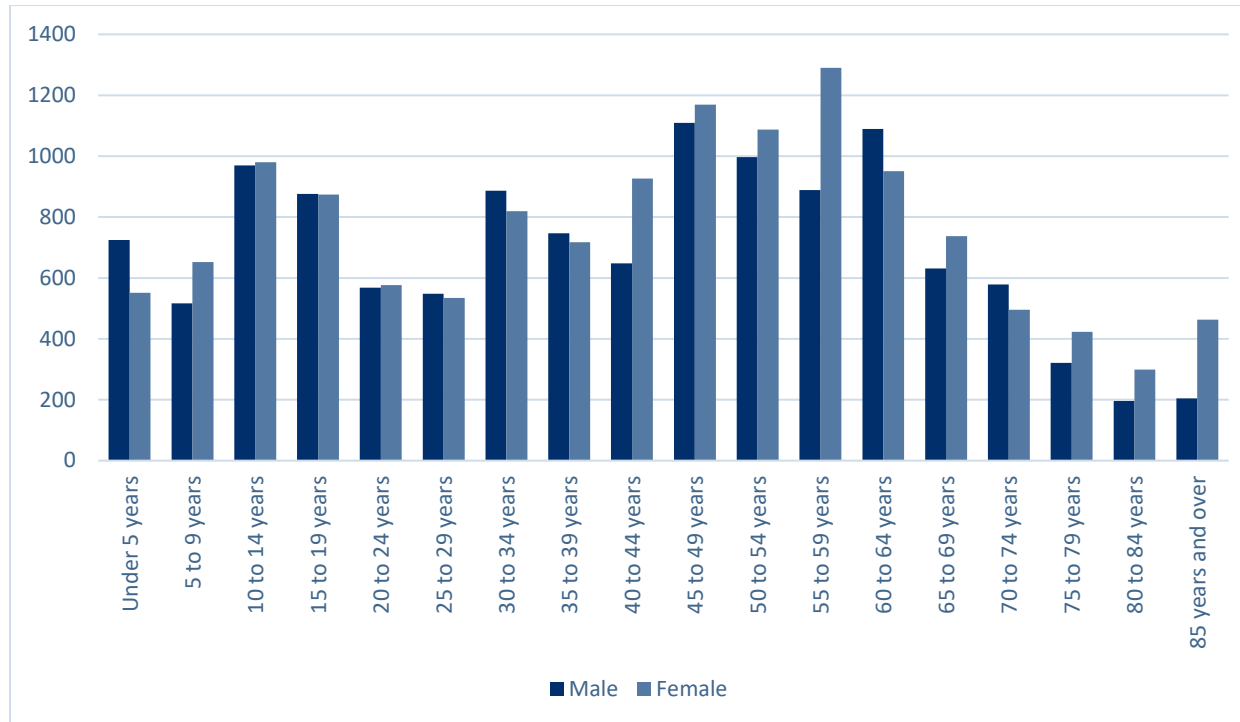


Chart 2: Population Distribution by Age and Sex, 2019



Depicted in Chart 3, the age groups under 5 years and 5-19 years have also dropped by 14.8% and 31.8% respectively between 2010 and 2019, while the age group of 20-34 years increased by 13.6%. The median age has also increased from 40.9 in 2010 to 44.7 in 2019. The increase in median age combined with the increase in persons aged 65 years and older is a potential indicator that residents are choosing to age in place.

**Chart 3: Population Age Cohorts 2019
Montgomery Township**



According to the 2019 Estimates, the school aged population (5 to 19 years of age) accounts for 19% of Montgomery Township’s total population. This is a decrease compared to 25% recorded in 2010. On the other hand, the elderly population (65 years of age and older) was estimated to account for 17% of the total population in 2019, a 34% increase compared to the 12% recorded in 2010. The Township has a greater percentage and increasing number of elderly residents (65 years and older) compared to a lower and decreasing percentage of school aged children (under 20 years of age). A higher elderly population correlates to a need for greater attention for the types of housing and services that are provided for this age group within Montgomery Township.

Table 4. School Aged Population for Montgomery Township, 2000-2019				
	2000	2010	2019	2000-2019 % Change
Under 5 years	2,010	1,498	1,276	-36.5%
5 to 9 years	2,068	1,714	1,169	-43.5%
10 to 14 years	1,392	2,151	1,950	40.1%
15 to 19 years	1,083	1,381	1,750	61.6%
TOTAL	6,553	6,744	6,145	-6.2%
<i>Source: U.S. Census Bureau 2000, 2010 and 2019 ACS 5-Year Estimates</i>				

Table 5: Elderly Population of Montgomery Township 2010-2019						
	Male 2010	Male 2019	% Change	Female 2010	Female 2019	% Change
65 to 69 years	451	631	39.9%	514	737	43.4%
70 to 74 years	302	579	91.7%	552	496	-10.1%
75 to 79 years	344	321	-6.7%	260	423	62.7%
80 to 84 years	209	196	-6.2%	272	299	9.9%
85 years and over	80	204	155.0%	250	463	85.2%
<i>Source: U.S. Census Bureau 2010 and 2019 ACS 5-Year Estimates</i>						

EDUCATION

Educational attainment takes into consideration the level of schooling achieved by residents aged 25 years and over. It includes categories ranging from schooling below 9th grade to graduate or professional degrees. The trends seen within Montgomery Township are similar to those seen within the County, with Montgomery showing slightly higher levels of residents achieving an associate’s, bachelor’s, and graduate or professional degrees.

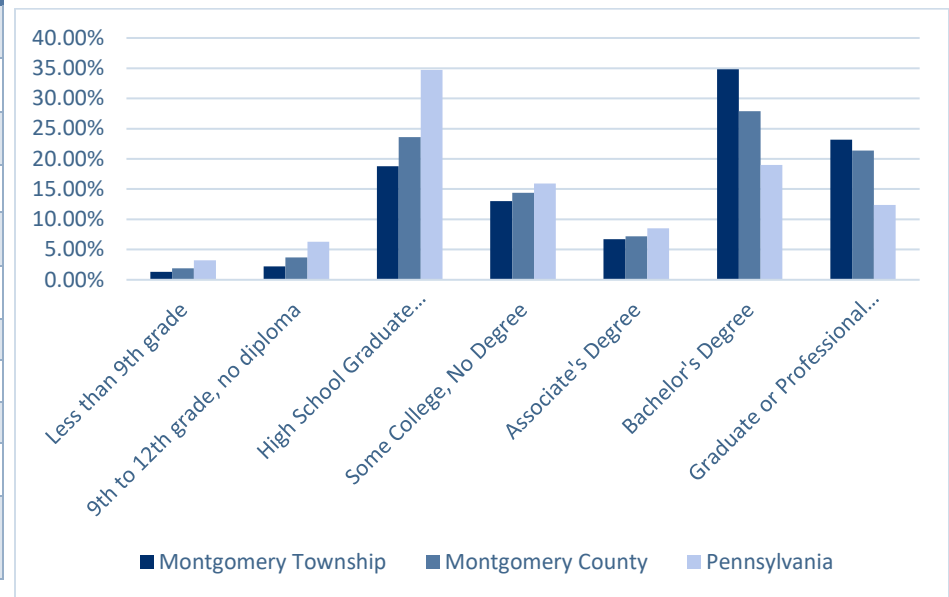
Within Montgomery Township, 96.5% of residents aged 25 years and over have achieved an education equivalent to a high school diploma or higher education. 18.8% of the population has attained a high school diploma and 64.7% has attained an associate degree or higher.

Table 6. Educational Attainment, 2019

	Montgomery Township		Montgomery County		Pennsylvania	
	Estimate	% Of Total	Estimate	% Of Total	Estimate	% Of Total
Population 25 years and over	18,755	(x)	578,803	(x)	8,954,232	(x)
Less than 9th grade	236	1.3%	10,888	1.9%	284,062	3.2%
9th to 12th grade, no diploma	407	2.2%	21,433	3.7%	564,848	6.3%
High School Graduate (includes equivalency)	3,521	18.8%	136,438	23.6%	3,106,571	34.7%
Some College, No Degree	2,443	13.0%	83,392	14.4%	1,426,118	15.9%
Associate degree	1,264	6.7%	41,412	7.2%	758,348	8.5%
Bachelor's Degree	6,527	34.8%	161,286	27.9%	1,701,365	19.0%
Graduate or Professional Degree	4,357	23.2%	123,954	21.4%	1,112,920	12.4%

An '(X)' denotes that the estimate is not applicable or not available.
 Source: U.S. Census Bureau 2019 ACS 5-Year Estimates

Chart 4: Educational Attainment, Percent of Total 2019



INCOME AND EMPLOYMENT

Comparing past and current income and employment characteristics can convey the growth and prosperity of a community and shed light on how it might change in the near future. Evaluating income includes the comparison of past and current median household incomes and a focus on how many persons are below the poverty level within a community. Employment focuses on which industries residents are employed in.

Montgomery Township has one of the highest median household incomes compared to the surrounding municipalities, however all are higher than the state and national median income. Montgomery Township comes in almost \$19,000 higher than the county and nearly \$48,000 higher than the state and national median incomes in 2019. From 2010 to 2019, the median household income in Montgomery Township increased by \$23,168, or 21.1%. This increase is relatively comparable to the surrounding area, as well as the state and nation.

	2019 Estimates	2010	# Change, 2010-2019	% Change, 2010- 2018
United States	\$ 65,712	\$ 50,046	\$ 15,666	23.8%
Pennsylvania	\$ 61,744	\$ 50,398	\$ 11,346	18.4%
Montgomery County	\$ 91,546	\$ 76,380	\$ 15,166	16.6%
Montgomery Township	\$ 110,043	\$ 86,875	\$ 23,168	21.1%
Hatfield Township	\$ 84,781	\$ 63,483	\$ 21,298	25.1%
Horsham Township	\$ 97,663	\$ 81,888	\$ 15,775	16.2%
Lansdale Borough	\$ 66,794	\$ 56,378	\$ 10,416	15.6%
Lower Gwynedd Township	\$ 102,725	\$ 96,513	\$ 6,212	6.0%
Upper Gwynedd Township	\$ 95,784	\$ 94,613	\$ 1,171	1.2%
New Britain Township*	\$ 103,836	\$ 91,163	\$ 12,673	12.2%
Warrington Township*	\$ 106,386	\$ 93,386	\$ 13,000	12.2%

Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates

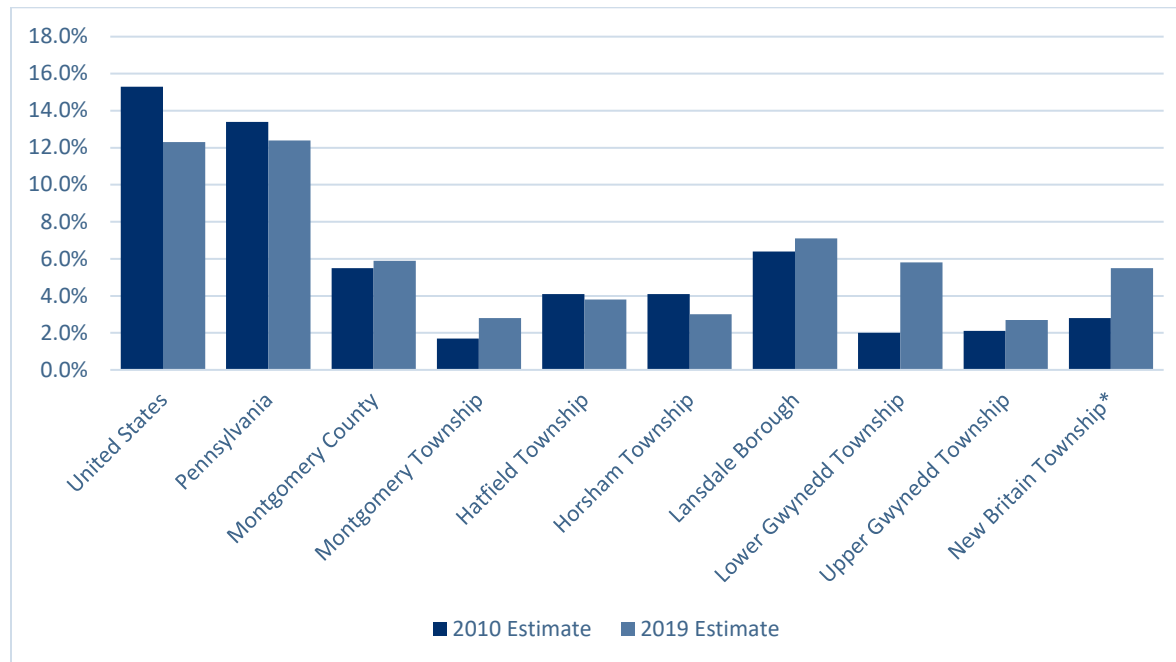
Poverty level is determined by the U.S. Census Bureau by using “a set of money income thresholds that vary by family size and composition to determine who is in poverty.” If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Montgomery County has a low rate of poverty compared to the state and the nation as a whole. Poverty levels in Montgomery Township in 2019 are similar to those experienced in the surrounding municipalities, except for the Lansdale Borough and Lower Gwynedd Township which both have a poverty level more in line with poverty levels seen in the county.

An example using 2019 poverty thresholds includes:

1. \$17,196 for a two-person household with the householder under 65 years old.
2. \$15,468 for a two-person household with the householder over 65 years old.
3. \$25,926 for a family of four with two children under 18 years old.

Chart 5: Comparison of Persons Below Poverty Level, 2010-2019



Employment characteristics highlight the types of businesses in which Township residents are employed (industry) and the type of work they do for that business (occupation). Changes in these characteristics show trends in the overall economy of an area and changes in the types of employment available.

‘Industry’ refers to the type of business conducted by the person’s employing organization. The top three largest individual industry sectors for Township residents who work are: (1) educational services, and health care and social assistance; (2) professional, scientific, and management, and administrative and waste management services; and (3) manufacturing.

The largest industry residents are employed in is the educational services, and health care and social assistance industry, which employs 24% of working residents. This industry is closely followed by the professional, scientific, and management, and administrative and waste management services industry, which employs 18% of Township residents.

Table 8. Industries in which Residents are Employed				
Industry	2010 Estimates		2019 Estimates	
	Montgomery Township	Montgomery County	Montgomery Township	Montgomery County
Total population 16 years +	18,605	630,026	21,223	673,231
Employed in Civilian Labor Force 16 years +	12,937	412,600	14,443	434,317
<i>Agriculture, Forestry, Fishing and Hunting, and Mining</i>	31	1,040	15	1,126
<i>Construction</i>	680	25,030	526	23,789
<i>Manufacturing</i>	1,879	51,529	1,976	50,401
<i>Wholesale</i>	494	13,610	416	12,676
<i>Retail trade</i>	1,515	42,440	1,500	42,545
<i>Transportation and warehousing, and utilities</i>	273	13,394	300	14,114
<i>Information</i>	167	10,426	320	9,653
<i>Finance and insurance, and real estate and rental and leasing</i>	1,761	41,837	1,603	42,385
<i>Professional, scientific, and management, and administrative and waste management services</i>	1,732	58,218	2,545	68,175
<i>Educational services, and health care and social assistance</i>	2,885	100,428	3,407	108,616
<i>Arts, entertainment, and recreation, and accommodation and food services</i>	637	24,985	1,214	31,210
<i>Other services, except public administration</i>	633	18,855	334	18,899
<i>Public administration</i>	250	10,808	287	10,728
<i>Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates</i>				

HOUSING

The past and current housing characteristics of a community can reveal changes in population trends and related shifts in housing demands. As of 2019, Montgomery Township had a total of 10,000 total housing units, a 10.3% increase from 2010. This increase was similar to those seen in New Britain, Warrington and Lower Gwynedd Townships. On the other hand, Horsham and Upper Gwynedd Townships and Lansdale Borough saw decreases in housing units from 2010 to 2019. The growth seen in Montgomery Township was over 6% higher than the housing unit growth observed in the County.

The vacancy rate for the Township in 2019 was 1.47%, which is a minimal increase from the 2010 vacancy rate of 1.45%. The vacancy rate for Montgomery County in 2019 was 5.4%. Vacancy rates in surrounding municipalities vary – New Britain Township, Lansdale Borough, Lower Gwynedd Township and Upper Gwynedd Township all saw an increase in vacant units; while Warrington Township, Hatfield Township and Horsham Township saw a decrease in vacant units.

The number of owner-occupied housing units increased in Montgomery Township, New Britain Township, Warrington Township, Hatfield Township and Lower Gwynedd Township; however, the remainder of the region as well as the County demonstrated a decrease in owner-occupied housing units. The number of renter-occupied housing units increased in the region as well as the County. The greatest increase in the number of renter-occupied units occurred in Montgomery Township.

Table 9. Housing Comparison 2010-2019

	Montgomery Township	Montgomery County
Total Housing Units 2019	10,000	334,387
Total Housing Units 2010	9,065	322,452
# Change 2010-2019	935	11,935
% Change 2010-2019	10.3%	3.7%
Occupied Housing Units		
Occupied Housing Units 2019	9,853	316,206
Occupied Housing Units 2010	8,920	306,661
# Change 2010-2019	933	9,545
% Change 2010-2019	10.5%	3.1%
Vacant Housing Units		
Vacant Housing Units 2019	147	18,181
Vacant Housing Units 2010	145	15,791
# Change 2010-2019	2	2,390
% Change 2010-2019	1.4%	15.1%
Owner-Occupied Housing Units		
Owner-Occupied Housing Units 2019	8,791	226,985
Owner-Occupied Housing Units 2010	8,413	227,627
# Change 2010-2019	378	-642
% Change 2010-2019	4.5%	-0.3%
Renter-Occupied Housing Units		
Renter-Occupied Housing Units 2019	1,062	89,221
Renter-Occupied Housing Units 2010	507	79,034
# Change 2010-2019	555	10,187
% Change 2010-2019	109.5%	12.9%
<i>Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates</i>		

Table 10. Housing Comparisons 2010-2019							
	New Britain Township	Warrington Township	Hatfield Township	Horsham Township	Lansdale Borough	Lower Gwynedd Township	Upper Gwynedd Township
Total Housing Units 2019	4,342	8,922	7,161	9,999	6,964	4,911	6557
Total Housing Units 2010	4,058	8,132	6,991	10,012	7,032	4,420	6,575
# Change 2010-2019	284	790	170	-13	(68)	491	-18
% Change 2010-2019	7.0%	9.7%	2.4%	-0.1%	-1.0%	11.1%	-0.3%
Occupied Housing Units							
Occupied Housing Units 2019	4,153	8,669	6,850	9,849	6,545	4,519	6356
Occupied Housing Units 2010	3,878	7,691	6,642	9,584	6,641	4,232	6,398
# Change 2010-2019	275	978	208	265	-96	287	-42
% Change 2010-2019	7.1%	12.7%	3.1%	2.8%	-1.4%	6.8%	-0.7%
Vacant Housing Units							
Vacant Housing Units 2019	189	253	311	150	419	392	201
Vacant Housing Units 2010	180	441	349	428	391	188	177
# Change 2010-2019	9	(188)	(38)	(278)	28	204	24
% Change 2010-2019	5.0%	-42.6%	-10.9%	-65.0%	7.2%	108.5%	13.6%
Owner-Occupied Housing Units							
Owner-Occupied Housing Units 2019	3,570	7,340	4,617	7,101	3,558	3,487	4561
Owner-Occupied Housing Units 2010	3,425	6,523	4,493	7,539	3,738	3,251	5,111
# Change 2010-2019	145	817	124	-438	-180	236	-550
% Change 2010-2019	4.2%	12.5%	2.8%	-5.8%	-4.8%	7.3%	-10.8%
Renter-Occupied Housing Units							
Renter-Occupied Housing Units 2019	583	1,329	2,233	2,748	2,987	1,032	1795
Renter-Occupied Housing Units 2010	453	1,168	2,149	2,045	2,903	981	1,287
# Change 2010-2019	130	161	84	703	84	51	508
% Change 2010-2019	28.7%	13.8%	3.9%	34.4%	2.9%	5.2%	39.5%

Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates

PLANNING IMPLICATIONS

Growth Rate – Montgomery Township has experienced a steady growth rate from 2000 to 2019 and is anticipated to continue increasing as forecasted by DVRPC. Growth has implications for continued development pressure for housing construction, municipal services and facilities, transportation facilities, and school facilities. Ensuring that future growth occurs in a manner acceptable to the Township and having the least impact on its resources should be a high planning priority.

Age of Population – Population changes have seen a decrease in younger age groups and an increase in those aged 65 years and older. Increases in the elderly population show residents are aging in place and are likely to continue doing so. This shift should be a primary focus when it comes to planning for housing, services, and facilities to ensure they support the elderly community and allow them to age within the Township.

The general trend of an aging population in the Township, County, and most of the region reflects the nationwide trend resulting from the aging of the Baby Boom generation. Nationwide, and in the Township, the median age and overall age composition is likely to continue going upward in the near future as the Baby Boomer group advances into retirement.

Millennials have surpassed Baby Boomers as the nation’s largest living generation, according to population estimates released by the U.S. Census Bureau. Millennials, whom we define as those ages 23-38 in 2019, now number 75.4 million, surpassing the 74.9 million Baby Boomers (ages 55-73). And Generation X (ages 39-54 in 2019) is projected to pass the Boomers in population by 2028.

Education & Income – The Township’s population exceeds the national trend⁴ in that high school wasn’t the highest level of education completed by residents. In fact, over 50% of Montgomery Township’s population age 25 and older have a college education (bachelor’s degree or higher). Poverty rates have increased slightly in the Township but are still significantly below the County, State, and National estimates. Alternately, the Township has the highest median household income in the region.

Industry – The majority of Township residents are employed in the educational services, and health care and social assistance industry; and professional, scientific, and management, and administrative and waste management services industry, which is characteristic of the county. These industries provide a range of highly skilled positions and are a backbone of the region.

Housing – Montgomery Township has seen increases in housing units, owner and renter occupied units, and in vacant housing. Both family and nonfamily households have increased, which is characteristic of the region.

⁴ In the United States, as of 2019, high school was the highest level of education completed by 28.1% of the population age 25 and older and 22.5% finished four years of college. U.S. Census Bureau Educational Attainment Data. March 30, 2020. <https://www.census.gov/content/census/en/data/tables/2019/demo/educational-attainment/cps-detailed-tables.html>



Chapter 3: Goals and Objectives

CHAPTER 3: GOALS AND OBJECTIVES

The following goals and objectives are intended to be used as guides for the future development of Montgomery Township.

The goals from the Township's 2008 Comprehensive Plan were used as a starting point and updated to reflect current planning philosophy and issues in the Township.

Goals are general statements that reflect the overall vision of the Township residents, property owners and board members as to what direction Montgomery Township should take in the future.

Objectives are more specific policies which will aid the Township in fulfilling the major goals as they were compiled through the cooperation of residents, business owners, the Planning Commission, and the Board of Supervisors.

LAND USE

Goal 1: Plan for and manage the use of land in a manner that provides for a balanced range of uses, meets the needs of current and future residents, and establishes a balance among resource protection, preservation of community character, and growth.

Objectives

1. *Manage growth to create livable and sustainable development and maintain and enhance the quality of life for all Township residents.*
2. *Provide for growth in appropriate areas, through new development and redevelopment, as supported by the necessary infrastructure.*
3. *Accommodate a range of agricultural, residential, commercial, industrial, and institutional land uses and, through appropriate land use regulations, ensure their compatibility with the existing Township character.*
4. *Protect agriculture, natural resources, and open space through the use of regulatory provisions.*
5. *Promote economically viable and environmentally sustainable agriculture as an important land use and industry within the community.*
6. *Maintain the existing pattern of commercial and industrial development, which complements the Township's character and is based on the availability of supporting infrastructure.*
7. *Ensure regulatory controls support the land use policies of this Plan.*
8. *Ensure that regulatory design standards for commercial, industrial, and institutional development are current with accepted best practices.*
9. *Promote sustainable land use and building practices.*

HOUSING

Goal 1: Provide diverse and affordable housing options to meet the needs of all households now and into the future.

Objectives

1. *Support the viability of existing housing stock and neighborhoods.*
 2. *Promote quality, affordable housing.*
 3. *Ensure that regulatory controls permit a range of housing types and densities to meet the diverse needs of current and future residents in a manner compatible with the overall character of the community.*
 4. *Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.*
-

ECONOMIC DEVELOPMENT

Goal 1: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.

Objectives

1. *Expand the Township's tax base through appropriate commercial and industrial development and redevelopment, thus contributing to the Township's economic and budgetary sustainability.*
 2. *Encourage commercial and industrial development and redevelopment along the existing commercial and industrial corridors.*
 3. *Promote adaptive reuse and redevelopment initiatives for abandoned/vacant industrial and commercial sites.*
 4. *Promote clean and green industry development in the designated commercial and industrial corridors.*
 5. *Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.*
 6. *Promote collaboration between current business owners and the Township, especially in the development of economic programs and initiatives to support local businesses.*
-

COMMUNITY FACILITIES

Goal 1: Provide for appropriate and adequate community services and facilities within the practical fiscal limits of the Township.

Objectives

1. *Plan for future facilities and services needs of Township residents as a function of population, age, and household trends.*
 2. *Continue to provide open and clear communication between Township government and the community to ensure that residents are informed and have the opportunity to participate in important local issues.*
 3. *Continue to provide residents with access to information on Pennsylvania municipal land use laws to promote better understanding of the limiting conditions under which a township operates.*
 4. *Continually assess Township ordinance and other standards in light of increasing technology innovations, needs, and accessibility as well as growing and changing alternative energy sources.*
 5. *Continue to support fire and ambulance services that provide emergency service coverage for Township residents and businesses.*
 6. *Maintain communication with the North Penn School District concerning proposed developments to assist them in anticipating trends in future enrollments.*
 7. *Encourage the School District to maintain better communication with the Township and residents of the school district, particularly on issues relating to taxes.*
-

Goal 2: Continue to maintain, enhance, and expand natural, historical, and cultural open space areas, trails, and parks and recreation opportunities for Township residents.

Objectives

1. *Provide sufficient publicly-owned and managed parks, recreation facilities, trails, and open space to provide a variety of active or passive recreation opportunities.*
 2. *Provide for continued maintenance and improvements to existing parks, recreation facilities, trails, and open space to ensure adequate recreational areas for residents.*
 3. *Require developers to help meet the increased demand for public recreation created by new development.*
 4. *Encourage recreation programming that serves all segments of the population.*
 5. *Pursue public and private grants and funding sources for recreation while continuing to dedicate municipal funding for recreation capital improvements, maintenance, programming, and other necessary costs.*
 6. *Encourage the preservation of critical natural, historic, and scenic resources in permanently preserved open space.*
 7. *Encourage the preservation of, and funding for, protected open space in appropriate areas by landowners, public agencies, and non-profit organizations.*
 8. *Balance the protection of resources on open space with the desire for public access and recreation.*
 9. *Ensure that open space protection efforts include planning and funding for the long-term maintenance of the property and, if needed, the restoration of the property.*
 10. *Pursue joint public-private recreation initiatives and support private and institutional entities that provide community recreation opportunities such as organized team sports, community events, active recreation areas, and school related play and athletics.*
-

TRANSPORTATION AND INFRASTRUCTURE

Goal 1: Provide a safe transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

Objectives

1. *Enhance the safety of the transportation system for all users—motorized and non-motorized.*
 2. *Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking, and biking.*
 3. *Promote development design and density that encourages bicycling and walking, including sidewalks or other pedestrian facilities in urban and suburban centers.*
 4. *Efficiently maintain the existing roadway network and supporting infrastructure.*
 5. *Encourage the expansion and utilization of public transportation.*
-

Goal 2: Improve the Township's infrastructure to support future demands.

Objectives

1. *Support continued maintenance and improvement of all stormwater and storm sewer facilities.*
 2. *Support continued maintenance and improvement of the Township's Road network.*
 3. *Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.*
 4. *Coordinate water and sewage facilities planning with land use planning and natural resource protection objectives, and assess the impacts of proposed sewer, water, and stormwater facilities on groundwater quality, quantity, and recharge.*
-

NATURAL RESOURCES

Goal 1: Protect the natural environment and conserve the natural resources of the Township while accommodating planned growth.

Objectives

1. *Protect the Township's natural resources by limiting adverse impacts into the area.*
 2. *Encourage and advocate the use and protection of native species of plants.*
 3. *Educate Township residents on the impacts associated with using non-native/invasive plant species and the effects they have on the environment.*
 4. *Ensure regulatory controls preserve and protect natural resources throughout the development process.*
 5. *Promote innovative stormwater management and wastewater disposal that emphasize the recharge of groundwater and water balance.*
 6. *Continue to work towards achieving 100% clean renewable energy as part of the Ready for 100 Program.*
-



Chapter 4: Existing Features Analysis

CHAPTER 4: EXISTING FEATURES ANALYSIS

LAND USE

RESIDENTIAL

Residential uses are the predominant land use within Montgomery Township, amounting to almost 60 percent of land use within the Township. As noted in Chart 6: Percentage of Land Use, residential land use is divided among single-family detached residential (the single greatest use of land in Montgomery Township at 46 percent), single-family attached residential, multi-family residential, and manufactured/mobile homes.

Between 2010 and 2014 building permits for approximately 402 residential units were approved in Montgomery Township, all of which were single-family units. In 2015 building permits for 49 residential units were approved, again all of which were single-family units. In 2016 building permits for a total of 52 residential units were approved – 44 permits for single-family units and 8 permits for three or more residential units.⁵

The current Montgomery Township Zoning Ordinance has provisions for several housing types: single-family detached dwellings, twin dwellings, duplexes, townhouses, apartment dwellings, mobile/manufactured home units, and age restricted housing.



Single-family attached dwelling unit

⁵ Delaware Valley Regional Planning Commission. "Regional Data Bulletin: Residential Permits Issued, 2010-2016". DB 099, September 2017. <https://www.dvrpc.org/Reports/DB099.pdf>

AGRICULTURE

Agriculture is not a prevalent land use within Montgomery Township and has not been for quite a while. As of World War II only half the Township was agricultural⁶ and that percentage has steadily decreased throughout the years. Today agriculture use has decreased to under 1 percent of the Township land area. What remains of agriculture in the Township is temporarily protected under Act 319. Act 319 (1974) is essentially a preferential tax assessment program, which bases property taxes on use values rather than fair market values.

Often land that is ideal for agricultural production is also well suited for development purposes. When the market value of this land rises, real estate taxes also increase which can prove to be a hardship for local farmers prompting them to sell their land to reduce taxation and take advantage of the land's increased value. To assist farmers from having to pay higher taxes on their land and preserve agricultural uses, Pennsylvania adopted the Farmland and Forest Land Assessment Act (Act 319), also referred to as the Clean and Green Act. The intent of the act is to protect farmland, forest, and open space (agricultural reserve) uses by allowing for land taxation according to its use value rather than the prevailing market value. These programs are not permanent protection for farmlands. They provide assistance to farmers to preserve farming operations through reduced taxes. However, the landowner can sell their farmland for development so long as back taxes are paid.

There are two properties within the Township which are enrolled in the Act 319 program –

- the Hurd tract located on Doylestown Road (15.61 acres)
- the Cooper tract located on Doylestown Road (24.4 acres)

⁶ Montgomery County Planning Commission. "Montgomery Township Open Space Plan 2006." September 11, 2006.
Chapter 4: Existing Features Analysis

COMMERCIAL, OFFICE AND MIXED USE

Commercial, office and mixed-use account for just under 13 percent of the land area in the Township. The majority of commercial land uses are concentrated along Route 309. There are other sporadic areas of commercial and mixed use along Horsham Road, Welsh Road, North Wales Road, DeKalb Pike and a very small area of County Line Road. Some of these commercial areas are primed for development/redevelopment.

INDUSTRIAL AND MINING

Industrial and mining land uses make up about 7 percent of land area in Montgomery Township. Industrial uses are mostly concentrated in three sizeable areas – the southwest corner of the Township along Route 309; south of Horsham Road between Hartman Road and Stump Road; and the northeast corner of the Township along County Line Road. There are two areas classified as mining in the Township – the corner of Upper State Road and Horsham Road, and Route 309 at Hartman Road. Industrial uses are necessary for a community's economic base, accounting for local jobs and tax revenues.

INSTITUTIONAL

Institutional land includes Township municipal buildings, schools, and churches. This land use has increased slightly since the 2008 Comprehensive Plan from 1.8 percent to 2.3 percent. This increase can be attributed to the fairly recent construction of the Montgomery Township Community and Recreation Center located at the intersection of Horsham Road and Stump Road.



Commercial retail uses



Community Recreation Center

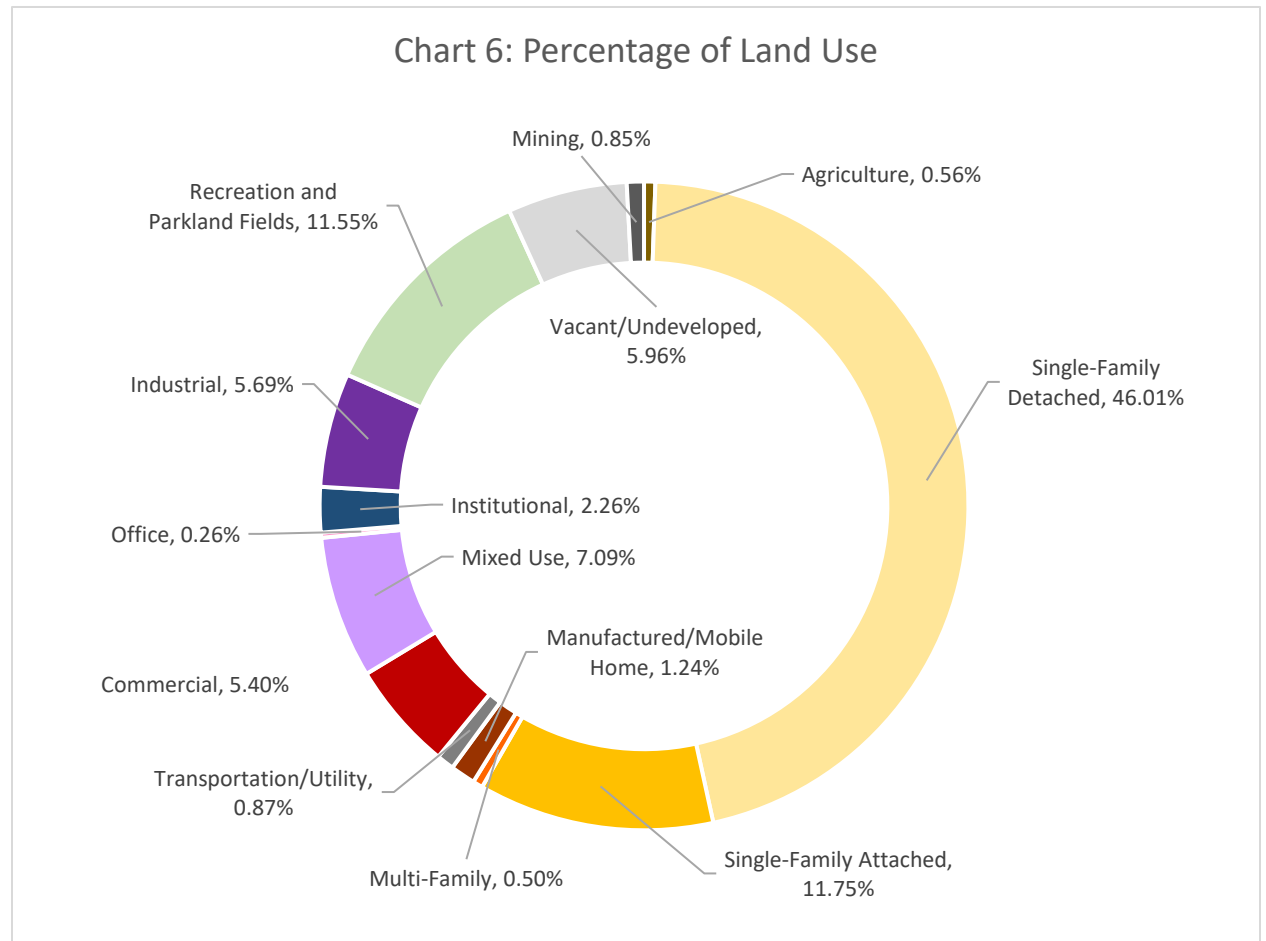
OTHER LAND USES

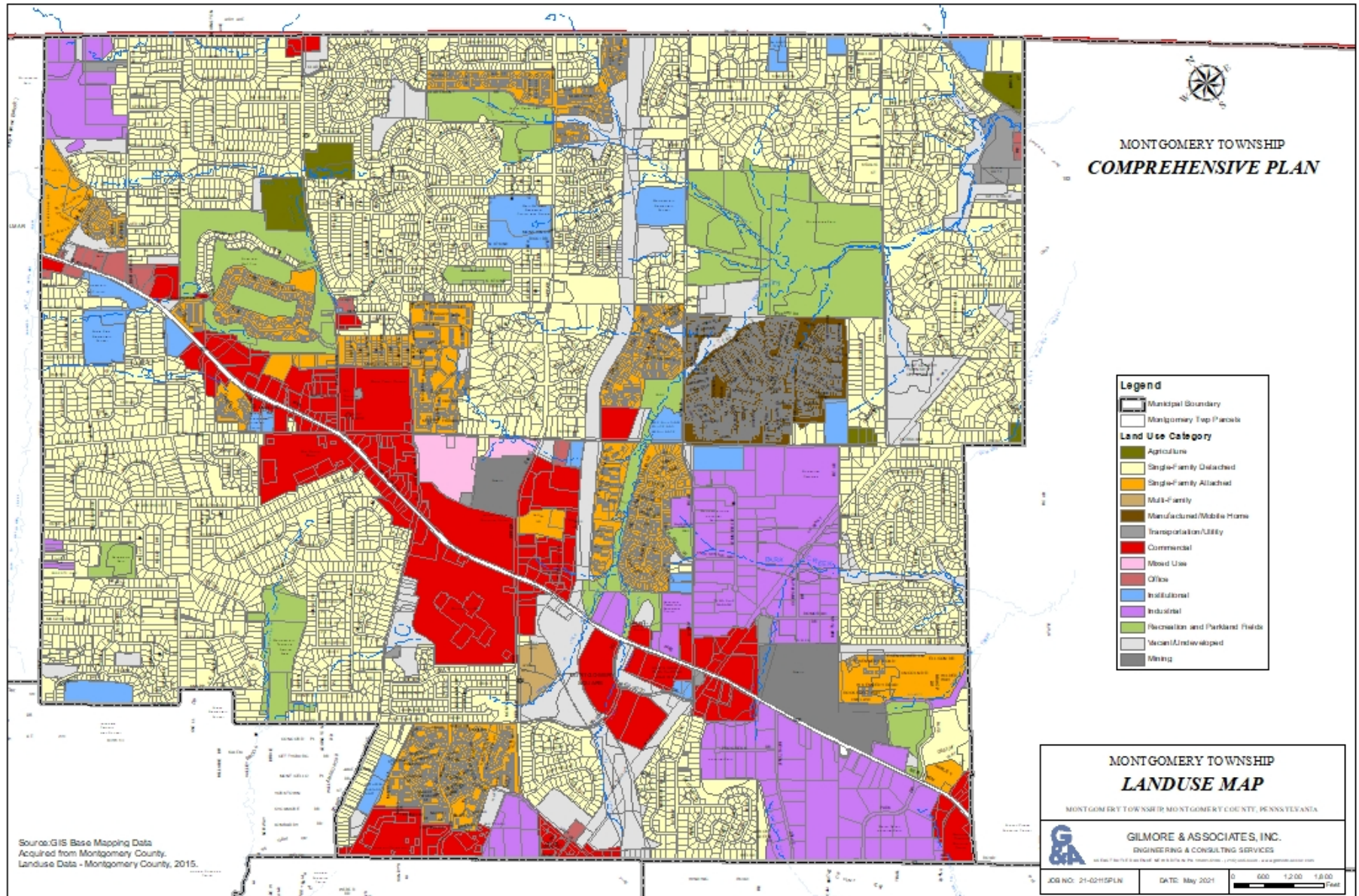
Recreation and parkland fields amount to almost 12 percent of land area in the Township. This is mostly public recreation areas. Approximately 1 percent of Township land is used for transportation and utility purposes. Vacant and/or undeveloped land accounts for approximately 6 percent of land in the Township and includes some areas of open space or environmental resources. A parcel is considered undeveloped if either a parcel contains no structure (often due to demolition) and has not been permanently preserved as open or green space (through deed restriction, identification on official plans or maps, etc.), or if the parcel contains a structure that is not currently in use and/or has been abandoned by the property owner.

LAND USE REGULATIONS

The two principal regulatory documents guiding land use in Montgomery Township are its Zoning Ordinance (originally adopted 1952, as amended) and its Subdivision and Land Development Ordinance (originally adopted 1964, as amended). These ordinances are the primary tools available to the Township for implementing the future land use related objectives of the Comprehensive Plan.

Generally, the Zoning Ordinance governs the density and location of land uses, as well as dimensional requirements such as setbacks, heights, area and bulk standards. The Subdivision and Land Development Ordinance establishes minimum requirements for building lot layout and design, as well as for necessary development-related improvements such as water supply, road access, stormwater management, and sewage disposal. These two regulatory ordinances are not static; the Township continues to amend them from time to time to ensure that overall land use goals are being met in the best way possible.





HOUSING TRENDS

Montgomery Township’s residential units are primarily single-family (1-unit) detached homes. This dwelling unit type comprises approximately over half of the entire housing stock in Montgomery Township. The second largest dwelling unit type is single-family attached dwellings (twins and townhouses) which represents a total of 3,246 units or 32.5 percent of the housing stock. The housing unit anomaly within the Township is the 98.5 percent increase of multi-family dwellings (5+ units) which increased from 465 to 923 units from 2010 to 2019. Three or 4-unit dwellings, and mobile home dwellings experienced a drop.

Table 11: Housing Units in Structure, 2010-2019						
Housing Type	2019 Estimates	Percent	2010 Estimates	Percent	# Change	% Change
Total housing units	10,000	(x)	9,065	(x)	935	(x)
1-unit, detached	5,143	51.4%	5,049	55.7%	94	1.9%
1-unit, attached	3,246	32.5%	2,673	29.5%	573	21.4%
2 units	0	0.0%	0	0.0%	0	0.0%
3 or 4 units	74	0.7%	79	0.9%	-5	-6.3%
5 to 9 units	363	3.6%	243	2.7%	120	49.4%
10 to 19 units	217	2.2%	100	1.1%	117	117.0%
20 or more units	343	3.4%	122	1.3%	221	181.1%
Mobile home	614	6.1%	799	8.8%	-185	-23.2%

Source: 2010 and 2019 American Community Survey: 5-Year Estimates

The number of housing units totaled 10,000 in 2019, according to ACS Estimates. Total housing units increased by approximately 10 percent from 2010 to 2019. It should be noted Montgomery County, in conjunction with the County Board of Assessment has prepared a *Housing Report* for 2019. As per this report, Montgomery Township saw an increase of 649 housing units between 2010 and 2019, which is less than the change in the number of housing units provided by the Census estimates. This Plan provides the Census data estimates for consistency. However, since these numbers are based on “estimates” it is reasonable to assume the data provided in the Montgomery County *2019 Housing Report* is more accurate.

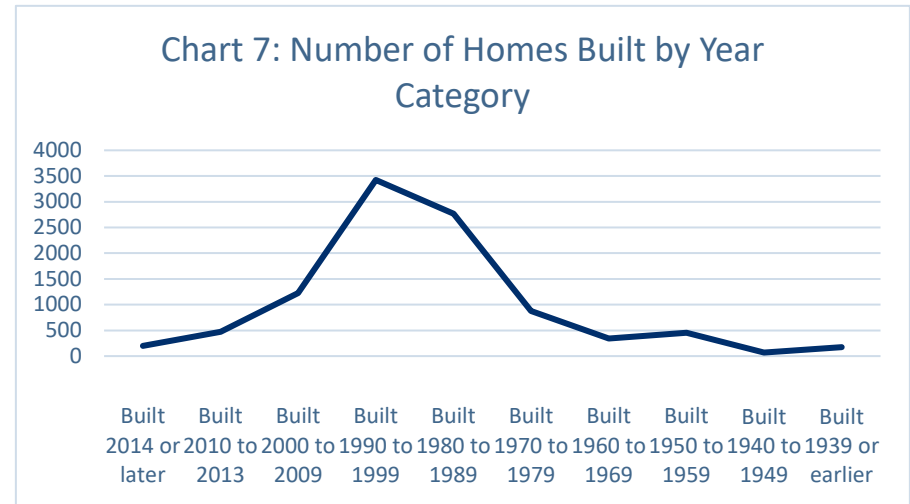
The *Montgomery County 2019 Housing Report* indicates, that between 2010 and 2019, 205 single-family detached, 363 single-family attached, 8 multi-family, and 73 manufactured/mobile homes were built. The report also indicates, that between 2019 and the current year, 24 single-family detached and 11 manufactured/mobile homes were built.⁷

⁷ Montgomery County Planning Commission. Montgomery County Pennsylvania Data: Housing. “2019 Housing Units Built” https://www.montcopa.org/DocumentCenter/View/28327/2019-Housing-Units-Built_July-TW

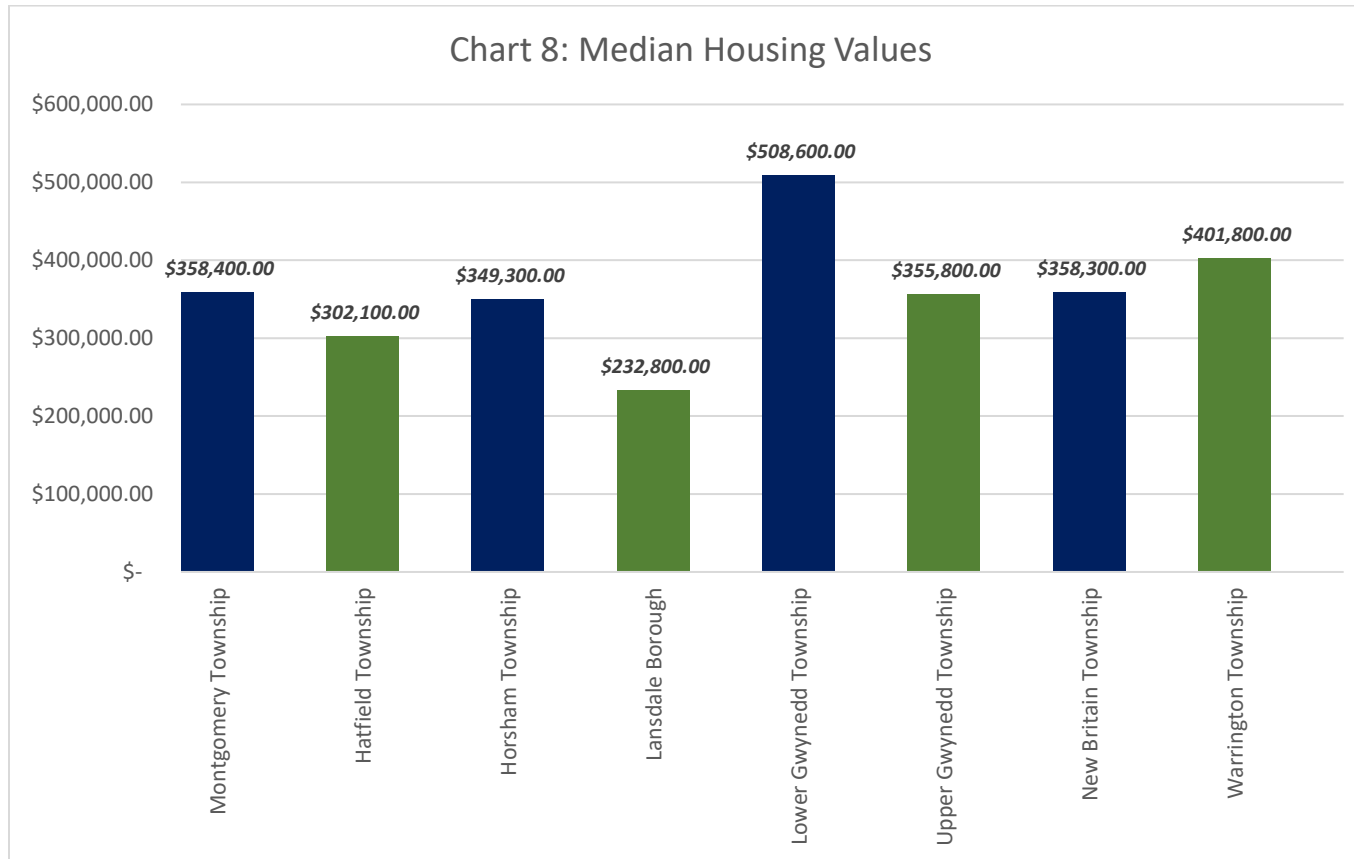
The Township experienced a significant surge in housing stock between 1970 and 1999, and then a steep decline in new construction of housing units since 1999. New construction has continually tapered off. Housing age is detailed in Table 12, below.

Year Built	Number	Percent
<i>Built 2014 or later</i>	200	2.0%
<i>Built 2010 to 2013</i>	475	4.8%
<i>Built 2000 to 2009</i>	1,223	12.2%
<i>Built 1990 to 1999</i>	3,424	34.2%
<i>Built 1980 to 1989</i>	2,767	27.7%
<i>Built 1970 to 1979</i>	874	8.7%
<i>Built 1960 to 1969</i>	341	3.4%
<i>Built 1950 to 1959</i>	452	4.5%
<i>Built 1940 to 1949</i>	69	0.7%
<i>Built 1939 or earlier</i>	175	1.8%
<i>Total housing units</i>	10,000	100%

Source: 2019 American Community Survey: 5-Year Estimate

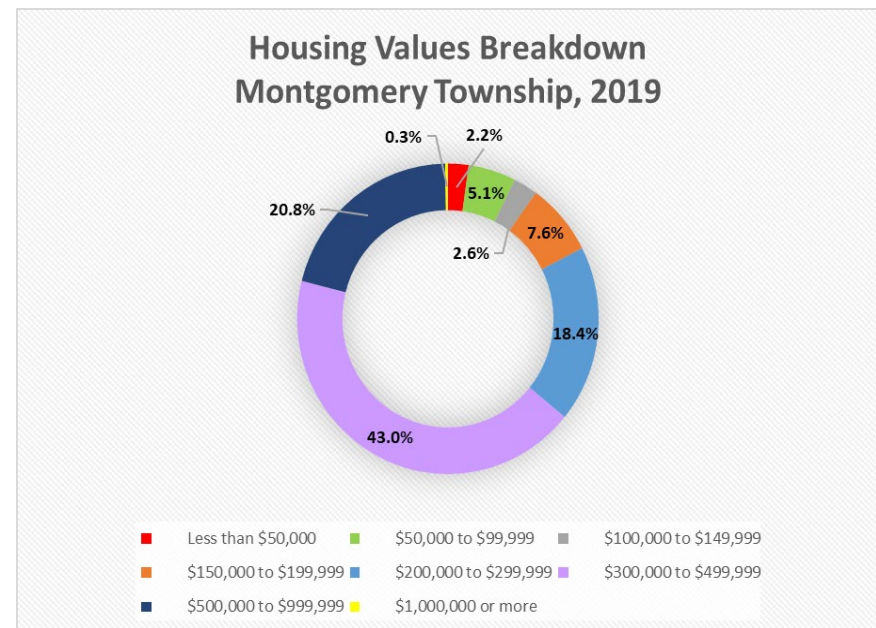
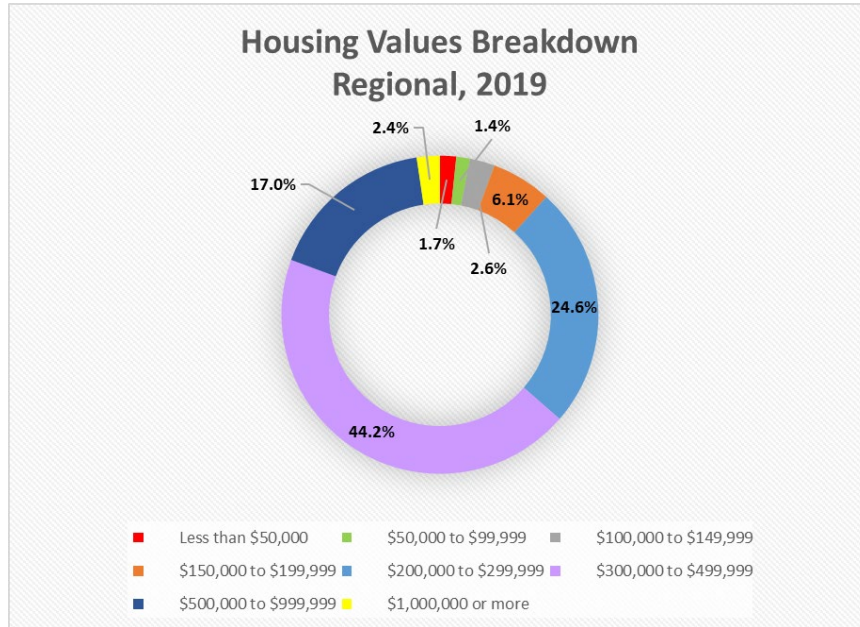


In 2010 the median housing value was \$332,800. By 2019 the median housing value increased to \$358,400; an increase of \$25,600 or 8 percent. The housing value increase experienced in Montgomery Township is on par with the immediate region. Adjacent municipalities all demonstrated an increase in housing value between 2010 and 2019. Housing value in Montgomery Township is fairly close to the average in the region (\$358,387.50) with Lower Gwynedd Township being at the upper end (\$508,600) and Lansdale Borough being at the lower end (\$232,800). Additionally, in the year 2019, Montgomery Township was above the County median housing value of \$316,100 by approximately \$42,300.



Source: 2019 American Community Survey: 5-Year Estimate

As per the County website, median prices for housing are further broken out by housing type. The median price for single-family detached units in 2019 was \$438,708; the median price for single-family attached units was \$291,000; and the median price for multi-family units was \$165,500.⁸



Population growth rates are projected to continue for the foreseeable future. This growth will likely lead to the need for additional housing within the Township. Ensuring that future growth occurs in a manner acceptable to the Township and having the least impact on its resources must continue to be a high Township planning priority.

Housing affordability is a growing issue for the population in the Township, surrounding area, and County overall, an issue that is likely to continue within the timeframe of this Comprehensive Plan. With the consistent increase in housing prices from 2010 to 2019 in the Township, region and County, housing affordability continues to be a concern for many Montgomery County residents and communities. The Township must continue to provide a variety of housing choices at varying prices to accommodate changing housing demands and needs.

⁸ Montgomery County. "Median Prices for Housing in Montgomery County, Pennsylvania" 2019. <https://montcopa.maps.arcgis.com/apps/dashboards/cb0b495e9d6d45249c3877b948b0cbc1>

COMMUNITY FACILITIES AND SERVICES

Community facilities serve the public and are necessary for public health, safety, and welfare. Some of these are quite visible, such as police and emergency services, schools, and township parks. Others are less obvious, such as sewer and water infrastructure. They all make up the foundation of a municipality and have a direct bearing on residents' quality of life.

This Chapter identifies and examines community facilities and services available in Montgomery Township and provides direction for the continued provision of adequate facilities and services. The availability of adequate community facilities is also important to the local economy, since businesses, as well as residents, are more likely to locate near an area with adequate facilities and services.

ADMINISTRATION

The Township Administration is responsible for directing the daily operations and achieving the established goals and objectives of the governing body. The administrative department employs numerous staff including a manager, a finance director, a director of public works, a planning and zoning director, a chief of police, a director of fire services, and a community recreation program director and a recreation and community center director, and support staff. Staffing appears to be adequate to meet current needs.

The personnel in the administrative departments often interact with Township residents and business owners on a daily basis. The Township's municipal complex is located at 1001 Stump Road.



Montgomery Township Administrative Building

POLICE PROTECTION

Montgomery Township is served by its own police department. The patrol division’s primary purpose is to respond to all emergency and non-emergency calls for service within Montgomery Township. This division is supervised by a lieutenant and is comprised of 27 sworn officers. The Administrative Division includes detectives, the community policing liaison, the communications staff, clerical staff, and staff services. Additional specialty units include the Canine Unit, the Highway Safety Unit, the Central Montgomery County SWAT Team, the Bicycle Patrol Unit, and the Montgomery County Major Incident Response Team.



Montgomery Township Police Department

FIRE PROTECTION AND EMERGENCY SERVICES

The Township is served by the Montgomery Township Department of Fire Services. The Montgomery Township Department of Fire Services has two fire stations - Battalion One Stump Road Fire Station is at 325 Stump Road and Battalion Two Doylestown Road Fire Station is at 441 Doylestown Road.

Emergency medical/ambulance services are coordinated through the County. The Montgomery County Ambulance Association is a group of Regional EMS Leaders representing EMS Agencies in Montgomery County and adjacent areas. The group is actively involved with local EMS delivery and planning. Montgomery County currently has 21 licensed emergency 911 ambulance services and 37 licensed EMS transport services with just over 2000 licensed paramedics, emergency medical technicians and other EMS providers.

The Township has an Office of Emergency Management which is designated with implementing the Township’s Emergency Operations Plan.



Fire Department of Montgomery Township

PUBLIC WORKS

The Public Works Department is responsible for all road maintenance to township roads, parks, basins/drainage, traffic/streetlights, township owned vehicles and all township owned buildings. The department’s mission statement is “...to serve the residents, elected and appointed officials of Montgomery Township by ensuring that all infrastructures within the Township are secured properly, maintained adequately, and marked according to local, state and federal standards.” In addition to the Director of Public Works, the department employs a road foreman, a facilities foreman, and administrative staff.

PARKS AND RECREATION

The Township has approximately sixteen park/recreation areas – Whistlestop Park, Autumn Woods, Fellowship Park, Gazebo Park, Memorial Grove, Spring Valley Park, Windlestrae Park, Zehr at Windlestrae, Applewood Park, Bark Park, Friendship Park, Hourglass Park, Natural Area, Whispering Pines, Rose Twig at Windlestrae, and Knapp Road Trail Head. In addition to an extensive park system, Montgomery Township has a Community and Recreation Center which offers recreation facilities and programs. Recreation facilities and programs are administered by the Community Recreation Program Director and the Director of the Montgomery Township Community and Recreation Center.

The mission of the Township’s Parks and Recreation Department is “...to enhance the quality of life and foster a sense of community through the preservation, conservation and acquisition of open space and natural resources; the maintenance and development of facilities; and the provision of recreational, social, cultural and educational programs and opportunities for people of all ages.”

-
- The Township has a Recreation and Parks Board consisting of seven members who advise the Board of Supervisors in the following areas:*
 - Identifying the recreation and park needs of the Township.*
 - Recommending recreational programs for approval by the Supervisors.*
 - Recommending plans, programs, and policies regarding the provision of the recreation and park services.*
 - Advising the Supervisors in the acquisition and development of parklands.*
 - Undertaking recreation and park tasks as requested by the Supervisors.*
-



Public Works crew



Ball field maintenance

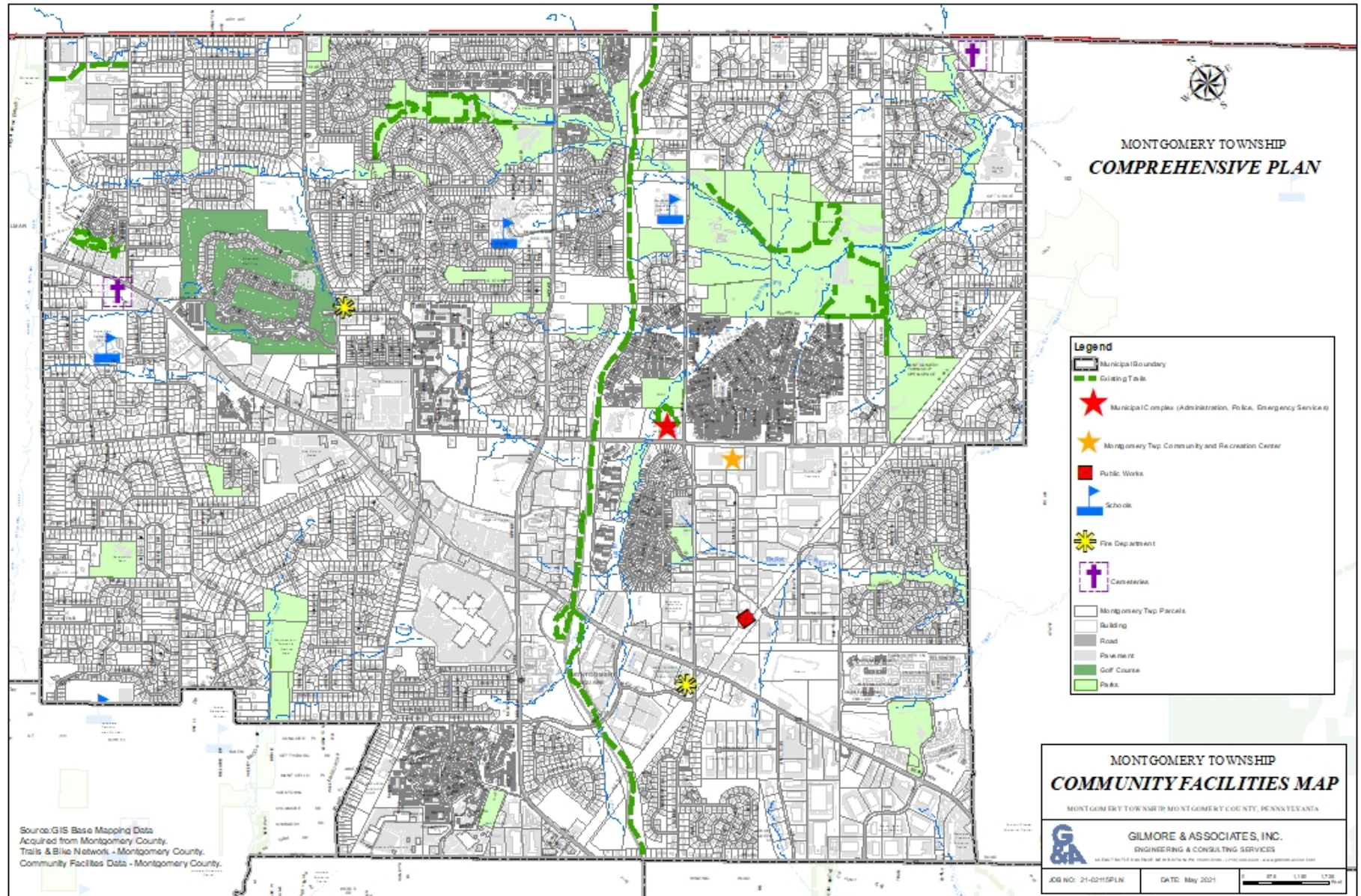
EDUCATIONAL FACILITIES

Montgomery Township is part of the North Penn School District along with the Hatfield, Lansdale, and North Wales Boroughs; Hatfield, Towamencin and Upper Gwynedd Townships; and the village of Line Lexington. The North Penn School District is comprised of eighteen schools, including one high school, three middle schools, thirteen elementary schools, and one credit recovery school. According to the 2019-2020 Annual Report, the district serves approximately 12,765 students. Bridle Path Elementary and Montgomery Elementary are located within Montgomery Township. In addition to the public schools, the Township is home to private educational facilities including Mary Mother of the Redeemer Catholic School.

Community facilities and services determine, to some extent, the quality of life experienced in Montgomery Township. Issues concerning community facilities and services generally include staffing, funding, and ongoing maintenance to ensure that adequate services are provided well into the future. Therefore, planning for these facilities and services should be interrelated and consistent with land use planning in the Comprehensive Plan.



Elementary school



TRANSPORTATION AND CIRCULATION

The function of the transportation system is to provide for the movement of people and goods between places. The adequacy of this system is directly influenced by the type and size of the population growth and land development that occur along the network.

Proper land use planning is critical to prevent adverse effects on the transportation network due to improper development. Conversely, when transportation improvements are designed, it is important to address the needs of the general public, individual property owners, and neighborhoods. Where appropriate, transportation improvements should be designed as multiple-use facilities that provide for pedestrians, bicycles, public transit, and motor vehicles. As the Township maintains and upgrades its roads, a balance among parking needs, local vehicle movements, and emergency vehicle movements must be upheld.

ROAD SYSTEM

Roadways are generally classified by its function. Each function class is based on the type of service the road provides to the vehicular movement. Accordingly, design standards are tied to function class, i.e., each class has a range of allowable lane widths, shoulder widths, curve radii, etc. The Federal Highway Administration (FHA) provides for four major road function classifications: interstates, arterials, collectors, and local roads.



Route 202 Parkway

- Interstates
 - Highest level of mobility
 - Highest speeds (usually between 55 and 75 mph)
 - Longest uninterrupted distance
- Arterials
 - Includes freeways, multi-lane highways, and other important roadways that supplement the interstate system
 - Generally, connect principal urbanized areas, cities, and industrial centers
 - Posted speed limits range between 50 and 70 mph
- Collectors
 - Connect local roads and streets with arterials
 - Balance mobility with land access
 - Posted speed limits range between 35 and 55 mph
- Local Roads
 - Limited mobility
 - Access to residential areas, businesses, farms, and other local areas
 - Posted speed limits range between 20 and 45 mph
 - Majority of roads in the U.S.

In 1981, Montgomery Township adopted Ordinance No. 78 which is an ordinance classifying all roadways within the Township as either a Township road, State road, or County road. Often interstates and arterial roads are owned and maintained by Pennsylvania Department of Transportation (PennDOT). Some collector roads may also be owned and maintained by PennDOT.

According to the Montgomery Township website the following roads are maintained by PennDOT:

- County Line Road
- 202 Parkway
- Doylestown Road
- Dekalb Pike
- Upper State Road
- Kenas Road
- Route 463
- Hartman Road
- Taylor Road
- Route 309
- Lansdale Avenue
- Route 63
- Knapp Road (between US 202 and Route 309)



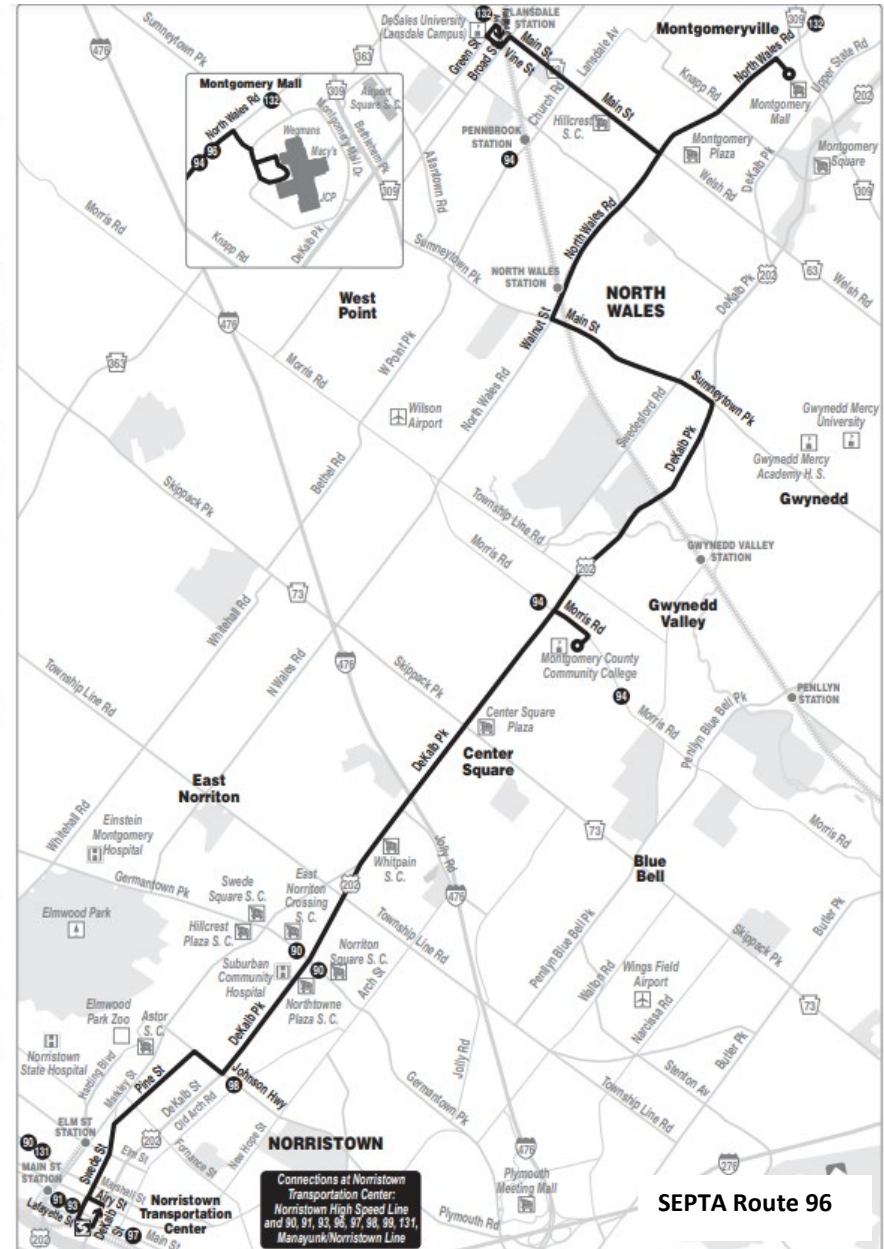
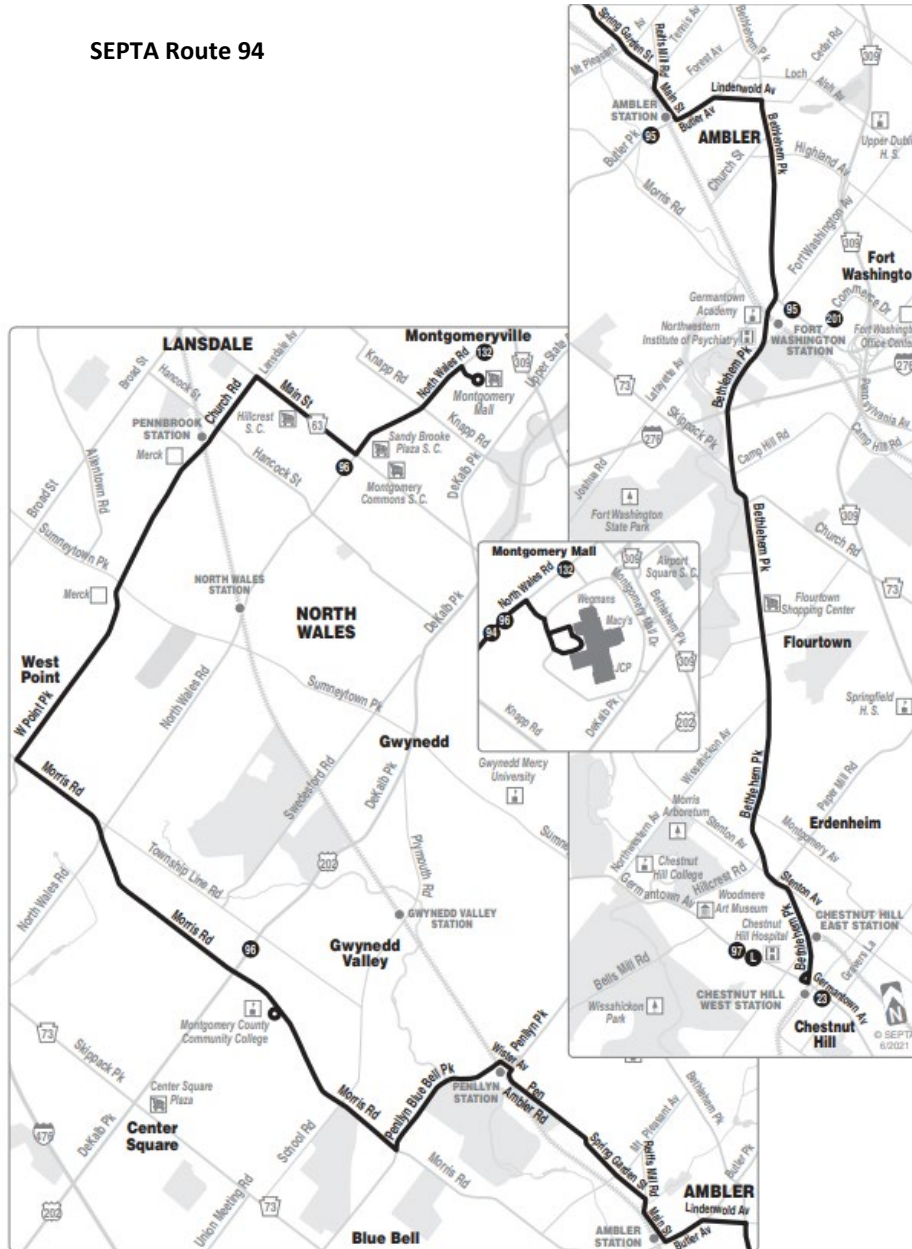
SEPTA Route 94 bus

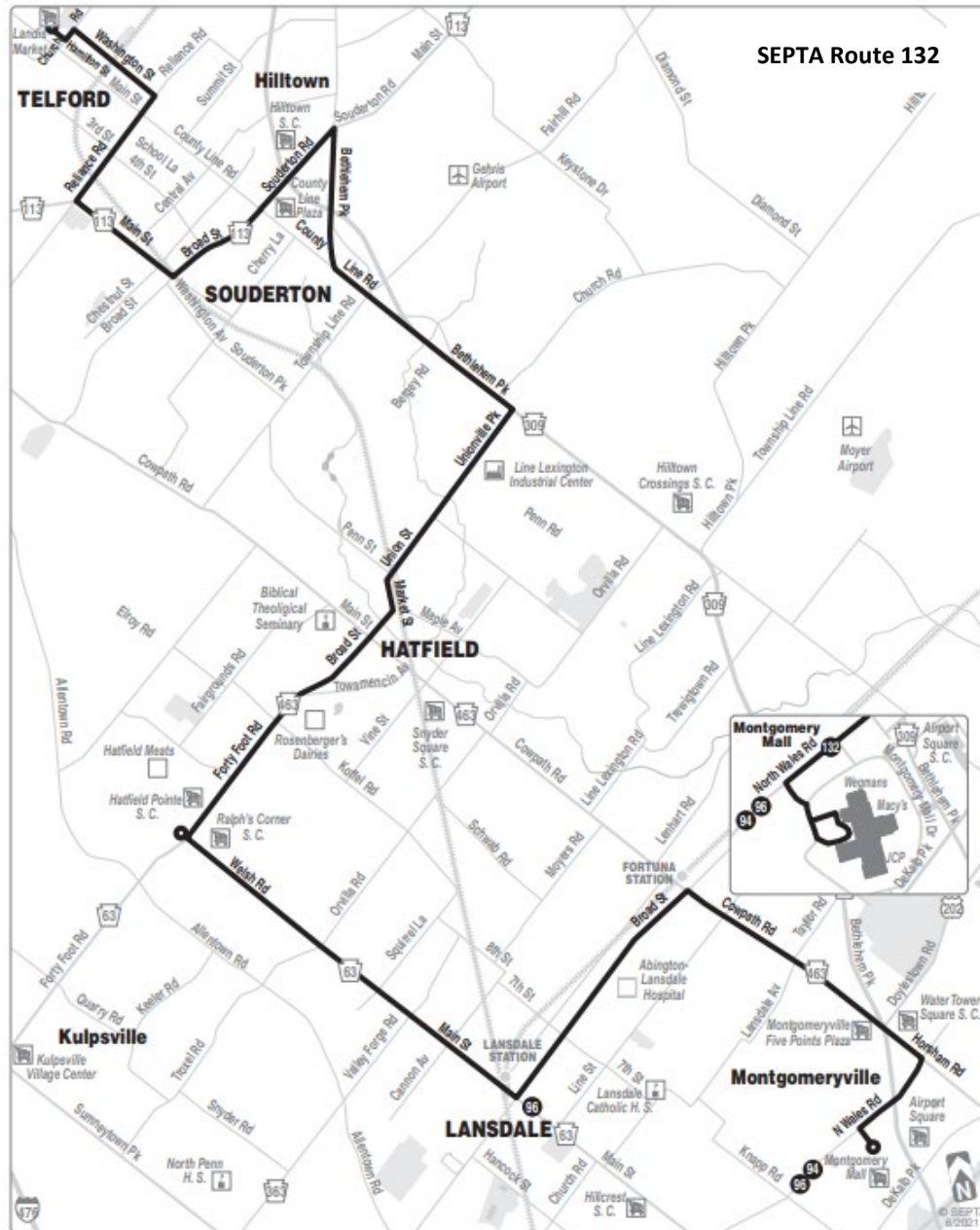
PUBLIC TRANSPORTATION

Montgomery Township is served by Southeastern Pennsylvania Transportation Authority (SEPTA) bus service. SEPTA is the major transit provider for Philadelphia and the counties of Delaware, Montgomery, Bucks and Chester, and operates bus, rapid transit, commuter rail, light rail, and electric trolleybus services. Three SEPTA bus routes operate within Montgomery Township: Route 94, Route 96 and Route 132.

All three bus routes access the Montgomery Mall. Route 94 provides service from the Montgomery Mall to Chestnut Hill. Route 96 provides service from Lansdale to Norristown Transportation Center. Route 132 provides service from Telford to the Montgomery Mall.

SEPTA Route 94





The Southeastern Pennsylvania Transportation Authority serves five counties in the Greater Philadelphia area. Its services include regional rail, buses, trolleys, subway and a high-speed line to western suburbs.

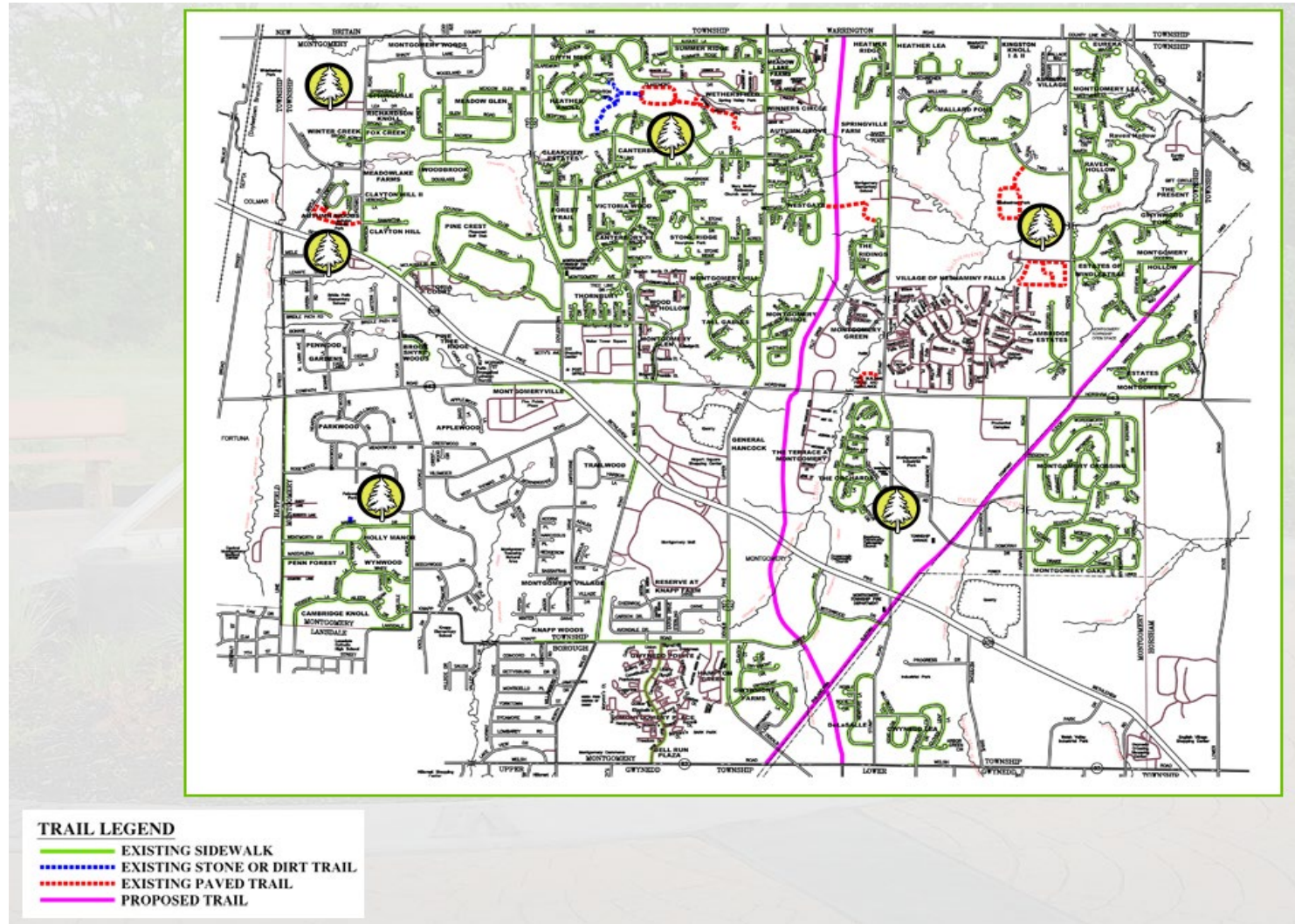
SEPTA continue to work toward improvements to services and facilities, investments in sustainability and accessibility, and service extensions to new destinations.

Within Montgomery Township the primary issue with public transportation is accessibility to other destinations throughout the Township besides the Montgomery Mall.

Moving forward the Township should make an effort to collaborate with SEPTA as new development/redevelopment occurs and encourage developers to plan for public transportation accessibility during the development process, i.e., bus shelters, etc.

PEDESTRIAN CIRCULATION

Providing a walkable environment is essential to efficient ground transportation. Every trip begins and ends with walking. Walking remains the cheapest form of transportation, and a walkable community provides the most affordable transportation system any community can plan, design, construct, and maintain. Generally, the construction of sidewalks is a requirement of the Township's Subdivision and Land Development Ordinance (SALDO). Montgomery Township's SALDO requires sidewalks at the discretion of the Board of Supervisors. As per the Township's Recreation Guide and Trail Map, there is a fairly extensive sidewalk system within several residential developments. The goal should be to make the connections between these separate sidewalk systems, as well as making connections to shopping and recreation destinations.





Macadam trail

The trail system within the Township is an ongoing process. Many of the local parks within Montgomery Township have a walking/hiking path. The Route 202 Parkway Trail was completed in 2012 and offers pedestrians and cyclists nine miles of traffic-free roadway between Montgomeryville and Doylestown. The Township is currently working on the Montgomery Township Power Line Connector Trail.

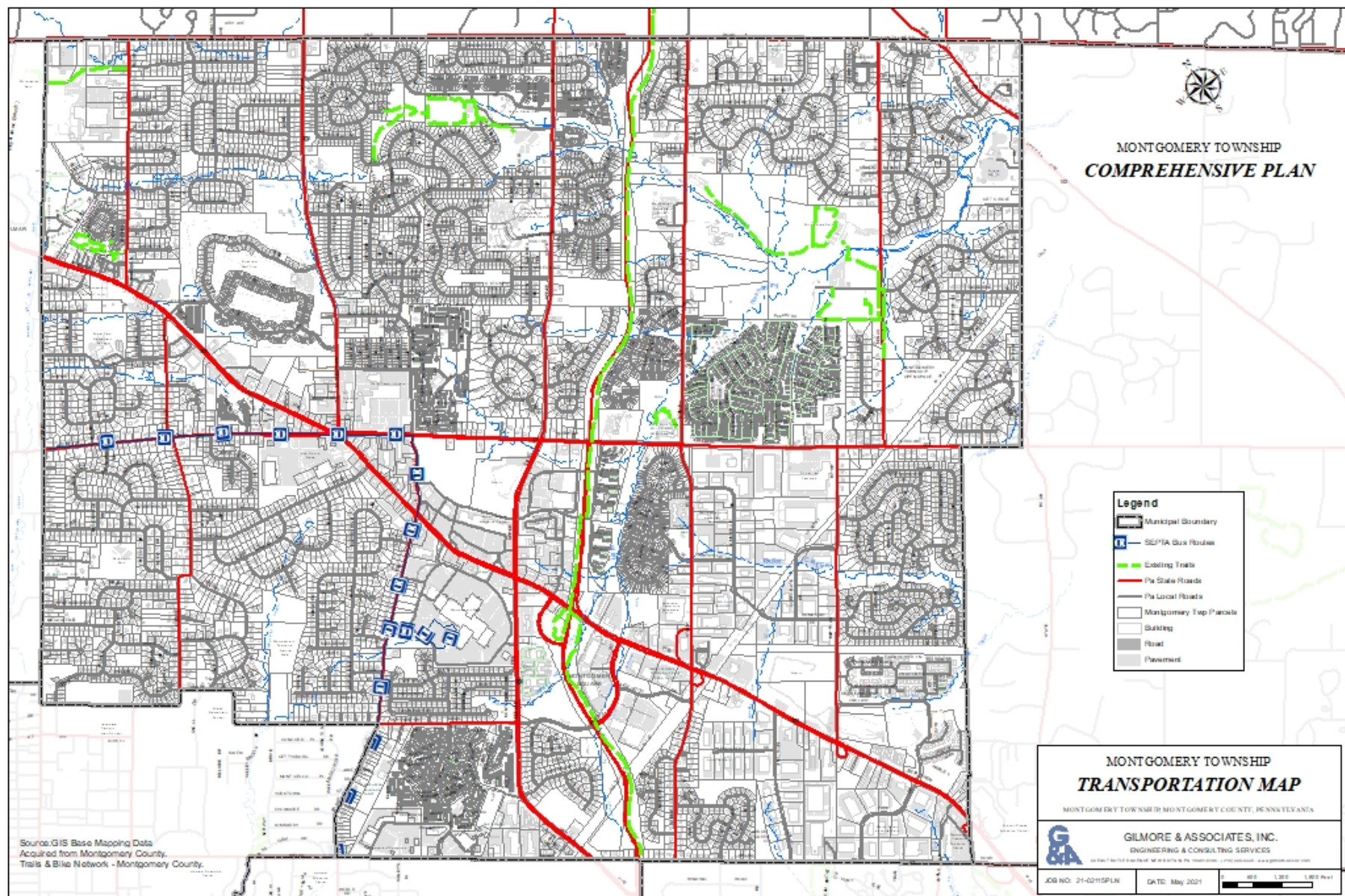
The combination of all modes of transportation contribute to the Township’s livability and the improved quality of life for all residents. Currently, vehicular transport is still the main method of movement within the Township.

Although traffic congestion is a subjective issue, based on the results compiled from public input, traffic congestion is a significant concern for Montgomery Township. When asked about current traffic congestion issues, over 90 percent of residents that responded to the Public Opinion Survey felt that there was traffic congestion within the Township. Almost half (45 percent) felt traffic congestion occurred mostly during peak A.M. and P.M. rush hours. Typical areas of concern were commercial corridors, i.e., Route 309; major collectors such as Horsham Road, Stump Road and County Line Road; and specific intersections including five points and near the mall.



US 202 Parkway Trail

Transportation planning must maximize the interrelationship and coordination between all modes of travel to achieve an appropriate balance that serves all Township residents. This includes seeking ways to alleviate traffic congestion and improve travel times, planning for road improvements specifically those that may encourage mode-sharing, and identifying areas in need of connections.



HISTORIC AND CULTURAL RESOURCES

The Township's historic, cultural and natural resources contribute to its character and fabric. These resources also hold potential as an economic development and revitalization tool that can spur retail activity, the arts and tourism. If these resources were to be demolished, inappropriately modified, or neglected, the Township's heritage would be diminished.

HISTORIC AND CULTURAL RESOURCES

Under the Pennsylvania History Code and the National Historic Preservation Act, the Pennsylvania Historical and Museum Commission (PHMC), the Commonwealth's official history agency, is designated as the State Historic Preservation Office (SHPO).

The SHPO administers all official state historic preservation programs and activities. These include:

- *Maintaining the Commonwealth's cultural resource inventory*
 - *Preparing a state preservation plan*
 - *Nominating properties to the National Register of Historic Places*
 - *Reviewing state and federal undertakings for effects on cultural resources*
 - *Assisting in certifying historic building rehabilitation projects seeking federal tax incentives*
 - *Conducting archaeological investigations*
 - *Overseeing the designation of historic districts under municipal ordinances*
 - *Advising local governments on preservation issues*
 - *Providing grants to restore historic buildings*
 - *Conducting cultural resource surveys*
 - *Assisting Certified Local Governments with local historic preservation programs*
-

PHMC now hosts PA-SHARE a Geographic Information Systems (GIS) and online project management system for documenting historic and cultural resources throughout Pennsylvania. As per this program, there are numerous historic and cultural resources within Montgomery Township. **Table 13: Historic Resources**, lists those sites within Montgomery Township which are either listed or eligible for the National Register of Historic Places.

Table 13: Historic Resources, PHMC and PA-SHARE

Resource Classification	Name	Location	Details
Building	Knapp Farm	½ mile SW of Bethlehem Pike (DeKalb Pike & Knapp Road)	18 th Century home with outbuildings *Listed on National Register of Historic Places
Structure	Bridge between Horsham and Montgomery Townships	Lower State Road	19 th Century stone highway bridge *Listed on National Register of Historic Places
Building	Swartley Farm	455 Stump Road	Example of a mid-19 th Century working farm
Building	Ambler Homestead	Upper State Road	1804 farmstead
Building	Serril Farmstead	410 DeKalb Pike	Example 19 th Century farmstead (vernacular style with Georgian elements)
Building	J. Baker Farmstead	Horseshoe Lane	Georgian style residence of stone construction (1780-1820)
Building	Heckler Farmstead	644 Upper State Road	Stone Adam style house (1700-1780)
Building	James House	Intersection of Horsham Road and Bethlehem Pike	Georgian style residence (1750-1840)
Building	John Roberts House	143 Hartman Road (was relocated to the Joseph Ambler Inn property in 2003)	Example of early rural Georgian farmhouse (built 1794)
Building	B. Shearer Farmstead	Stump Road	Example of 18 th /19 th Century simple vernacular style farmstead
Building	Doctor Baker House	1327 Upper State Road	Example of vernacular style residence (1800-1840)
Building	Levi Jenkins Farmstead	1124-26 Upper State Road	18 th Century farmstead with simple Georgian style residence
Building	Bender House	Intersection of Doylestown Road and Montgomery Avenue	Example of vernacular style residence (1800-1860)



Stone house historic structure



Knapp Farm

Resource Classification	Name	Location	Details
Building	Joseph Ambler Farmstead/Inn	1005 Horsham Road	Example of 18 th Century farmstead and farmhouse in Georgian style
Building	Baker House	1616 Upper State Road	Example of Adam style residence (1780-1820)
Building	Montgomeryville School	Bethlehem Pike	Example of 20 th Century Neoclassical style schoolhouse built in 1924
Building	Humphrey-Eaton Farmstead	497 Doylestown Road	18 th Century farmstead with simple Georgian style residence
Building	Samuel Delp House	1301 Stump Road	Example of Italianate style residence
Building	Singley Farmstead	Doylestown Road	Example of a vernacular farmhouse with Gothic Revival elements
Building	J. Zane House	1214 Upper State Road	Example of Gothic Revival style residence (1840-1880)
Building	Silas Walton House	300 Claremont Drive	Example of vernacular style residence (1700-1780)
Building	Indian Lake Farm	202 Richardson Road	Example of early 18 th Century log cabin structure with later large stone additions; potential archaeological significance
District	Perkiomen Railroad (Emmaus Junction to Perkiomen Junction)	Multiple municipalities	Example of a secondary railroad line connecting the Perkiomen Valley to urban markets contributing to community growth

In addition to the sites listed in **Table 13: Historic Resources**, PHMC and PA-SHARE also identified seven archaeological sites that are eligible for inclusion on the National Register and twenty-three sites, which are classified as undetermined (PHMC has record of the historical site/district, but it has yet to be evaluated to determine if the site/district is ineligible, eligible or listed).

HISTORIC PRESERVATION IN THE TOWNSHIP

The Montgomery Township Zoning Ordinance has provisions for a Historic Preservation Cluster District. Community development objectives of this overlay district include the preservation and protection of historic resources and open spaces in the Township and the protection of existing residential districts. Designation as a Historic Preservation Cluster District may be requested only for “properties zoned as an R-1 Residential District, R-2 Residential District, or R-5 Residential District at the time of application that contains an historic resource either identified in the Township's Comprehensive Plan or approved by the Township Board of Supervisors.” Additionally, historic resource preservation is encouraged under the Expressway Corridor Preservation Overlay District (§230-200.C).

New development often poses a potential threat to valued and unique historic assets. It is necessary to plan for historic and cultural resource protection and preservation. Changes in land use and development can alter or obscure the context of a historical resource. Therefore, consideration should be given to strengthening and enhancing the preservation and zoning tools that can be used by the township to protect and showcase historic and cultural resources.

Montgomery Township Historical Society

The Montgomery Township Historical Society (MTHS) was established in 1987 and is composed of a ten-member Board of Directors who meet the first Tuesday of every month at the Knapp Farmhouse. As per the MTHS website, the mission of the group is:

- to educate people about and encourage an enthusiastic appreciation for the history and heritage of the North Penn area with a special focus on Montgomery Township.
- to promote conservation and preservation of private and public buildings and resources; and
- to advocate for the use of those resources to maintain and enrich the cultural landscape of our community.

The MTHS has assembled a substantial collection of documents, photos and artifacts; and offers tours of Knapp Farm.

ENVIRONMENTAL AND NATURAL RESOURCES

Natural resources are defined as geology, topography, slopes, water resources, soils, flora, fauna, and significant natural areas, all of which have economic, recreational, aesthetic, and educational benefit, which can be depleted if resources are not protected. These resources contribute to the character of a place and can enhance a community's quality of life. Understanding the importance of these resources is crucial in order to guide land use planning and future development responsibly.

The basis for protecting natural and environmental resources is found in the Commonwealth's Constitution, in judicial decisions, and in the Pennsylvania, Municipalities Planning Code (MPC). The Constitution states in Article 1, Section 27:

"The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic, and aesthetic values of the environment. Pennsylvania's public natural resources are common property of all people, including generations yet to come."

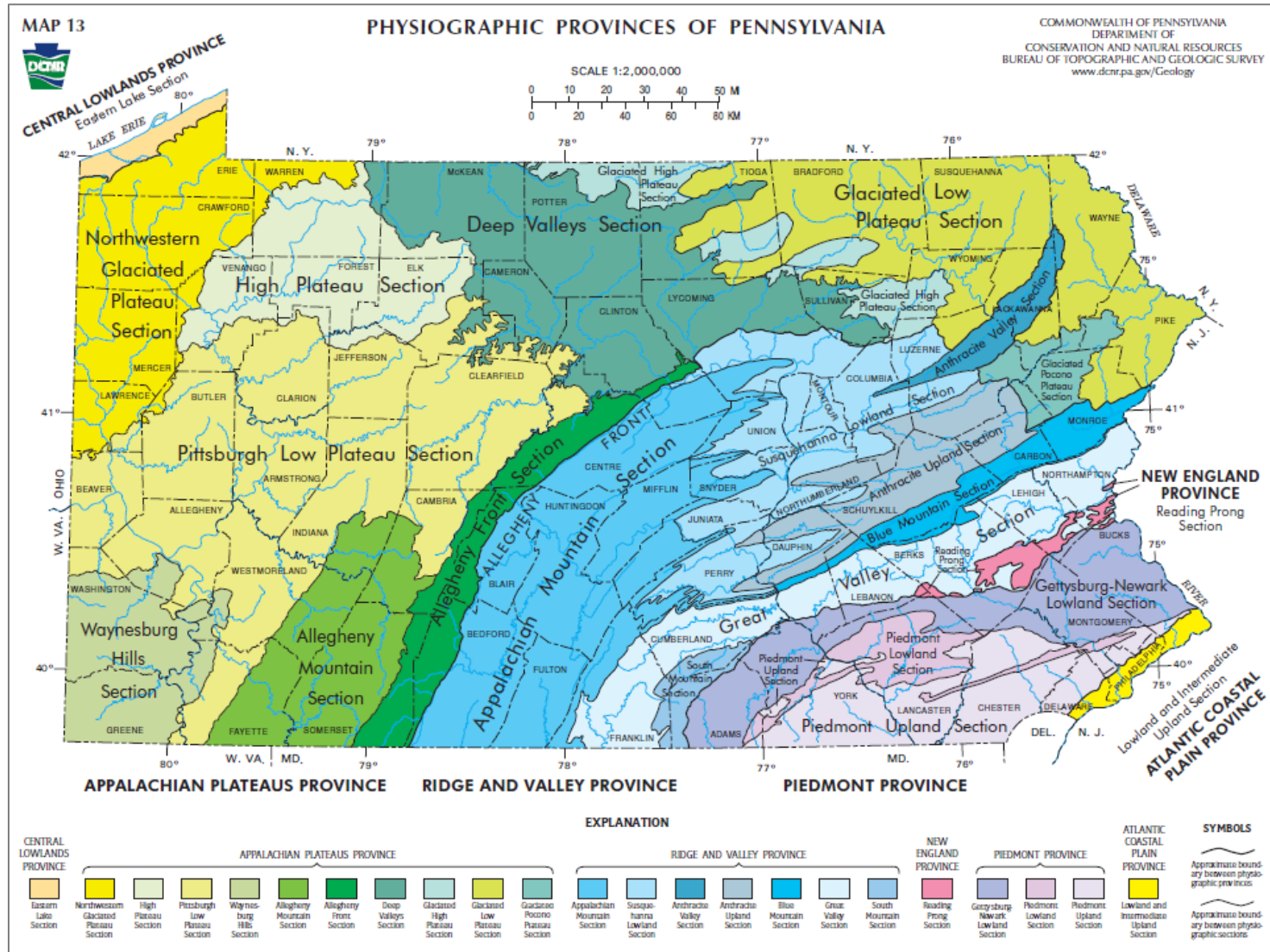
The MPC charges local governing bodies with the responsibility of protecting citizens' health, safety, and welfare through Comprehensive Planning and land use ordinances. The code permits local governing bodies to regulate the use of land, watercourses, and bodies of water not only by area requirements and lot sizes, but also by the determination of densities and the location and amount of open space. In addition, Section 605(2) of the MPC specifically requires local officials to regulate, restrict, or prohibit land uses and structures at or near...(ii) natural or artificial bodies of water, (iii) places of relatively steep slope or grade...(vii) floodplain areas and other places having a special character or use affecting or affected by their surroundings. Through Comprehensive Planning, the township has the power to adopt conservation goals and development guidelines, which protect environmentally sensitive areas and are implemented through the township's various ordinances.

GEOLOGY AND TOPOGRAPHY

Geology is the foundation of the natural features of a community. Underlying bedrock has an influence on the type of soil formed, and in conjunction with the hydrologic cycle, is responsible for the changes in elevation, steep slopes, locations of streams, and groundwater supply.

Montgomery Township is located within the Gettysburg-Newark Lowland physiographic section of the Piedmont Province. The dominant topographic form associated with this section is "rolling lowlands, shallow valleys, and isolated hills" characterized by low to moderate relief (approximate minimum elevation 20 feet; maximum elevation 1,355 feet). The underlying rock type of the Gettysburg-Newark Lowland section is red shale, siltstone and sandstone.⁹ Relief is generally in the area of 100 to 200 feet, but locally is up to 600 feet on some of the isolated hills. Montgomery Township is relatively flat. Slopes are generally protected by the Township Zoning Ordinance by excluding these areas from the lot area.

⁹ Pennsylvania Department of Natural Resources. "Physiographic Map of Pennsylvania."
Chapter 4: Existing Features Analysis



SOILS

Soils are usually red and often have a visually striking contrast to the green of vegetation. Montgomery Township has large tracts of prime farmland classification. Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Prime farmland is permeable to water and air, and slope ranges mainly from 0 to 6 percent.

Other farmland classifications include farmland of statewide importance or farmland of local importance. Farmland of statewide importance is land other than prime or unique farmland that has been designated by the State Rural Development Committee as being of statewide importance for the production of food, feed, fiber, forage, or oilseed crops. In Pennsylvania, land in capability Classes 1, 2, or 3,¹⁰ that is not prime or unique farmland, is considered farmland of statewide importance. Farmland of local importance is land other than prime or unique farmland or farmland of statewide importance that has been designated by concerned local agencies (NRCS county offices, county conservation districts) as being important for the production of food, feed, fiber, forage or oilseed crops.

HYDROLOGIC FEATURES

A watershed is an area of land within which water from rain or snow drains into a body of water, such as a river, lake or ocean. The drainage of water resources through a watershed includes both groundwater and surface water. Watersheds encompass more than one municipality, so their boundaries, rather than municipal boundaries, are the basis for managing and protecting water resources. Planning for and providing regulations on a watershed basis help ensure that downstream and downhill areas are protected from adverse impacts such as flooding, excessive groundwater withdrawals, and pollutant releases.

Montgomery Township is located within the West Branch Neshaminy Creek Watershed, the Little Neshaminy Creek Watershed, and the Wissahickon Creek Watershed. The West Branch Neshaminy Creek watershed area lies within the larger Upper Neshaminy Creek watershed and covers an area of 25 square miles with approximately 28 miles of streams. The Little Neshaminy Creek watershed covers an area of 43 square miles with approximately 30 miles of streams. The major tributary of this watershed is Park Creek. The Wissahickon Creek watershed covers an area of 64 square miles with approximately 59 miles of streams. Major tributaries of the Wissahickon Creek watershed include Sunny Brook, Lorraine Run, Prophecy Creek, Stuart Farm Creek, Tannery Run, Rose Valley Run, Willow Run, Trewellyn Creek, Penllyn Creek, and Haines-Dittingers Creek.



Little Neshaminy Creek at Stump Road

¹⁰ Land capability class definitions area as follows: Class I contains soils having few limitations for cultivation and are deep, nearly level, well to moderately-well drained, and subject to no more than slight erosion; Class II contains soils having some limitations for cultivation such as gentle slope, slight erosion, or moderate wetness that reduce the choice of plants or require moderate conservation practices; Class III contains soils having severe limitations for cultivation and may require very careful management, special conservation, or both.

https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/nra/?cid=nrcs143_014040

Floodplains are relatively flat or low-lying areas adjacent to surface waters that experience or are susceptible to being inundated with water. Floodplains comprise the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which is the adjacent area covered by flood water. Floodplain and floodplain soils are areas adjoining streams, ponds, or lakes that are subject to 100-year recurrence interval flood.

Floodplain areas are associated with the Little Neshaminy Creek in the eastern half of the Township and an unnamed tributary to Neshaminy Creek in the northwest area of the Township. These areas are vital as the interface between the land and water and are crucial for the protection of water quality and aquatic life. The natural vegetation supported by floodplains helps trap sediment from upland surface runoff, stabilizes stream banks for erosion control, and provides shelter for wildlife and stream conditions beneficial for aquatic life. Development on floodplains restricts flooded rivers from draining properly, displacing flood waters that then flow farther inland, damaging communities and forcing more water downstream.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires that municipalities adopt regulations with National Flood Insurance Program (NFIP) standards as a minimum and encourages planning and development in floodplains that is consistent with sound land use practices. Municipalities are required to adopt zoning regulations to control development in floodplains in order to participate in the NFIP. The Montgomery Township Zoning Ordinance has provisions for a Floodplain Conservation District, the intent of which is to protect areas of floodplain.

VEGETATION

Woodland resources serve multiple purposes. They moderate environmental conditions, support wildlife as habitat and provide recreational opportunities. They also have significant aesthetic value.

The environmental functions of woodlands are particularly important. Trees and shrubs anchor soil and reduce erosion and sedimentation in streams. The vegetative cover softens the impact of falling rainwater, enables groundwater recharge and reduces the volume and rate of runoff. Woodlands also play a role in filtering air pollutants and moderating microclimates. Additionally, woodlands provide visual and sound buffering.

Montgomery Township is not heavily wooded. Most wooded areas are found adjacent to waterways and floodplain areas, and in recreation areas. The Subdivision and Land Development Ordinance requires landscaping “to promote practical community development by retarding erosion and sedimentation and stimulating groundwater recharge, to retard glare and heat pollution, to stimulate air purification and oxygen regeneration, to provide for noise abatement, to assist in vehicular and pedestrian control, to maintain the Township’s natural amenities, and to provide for the harmonious development of contiguous properties in different zoning districts.” Additionally, the Township has a Shade Tree Commission whose purpose is to provide for the planting, maintenance and protection of shade trees within public areas of the Township. The Shade Tree Commission consists of five members and meets on the third Wednesday of every month.

The natural features of the landscape contribute to the quality of life in the Township. If these features are to remain assets, land-use decisions must consider protection of specific natural resources. Development practices that include concern for natural limitations of the land often benefit both the builder and the community.

Shade Tree Commission

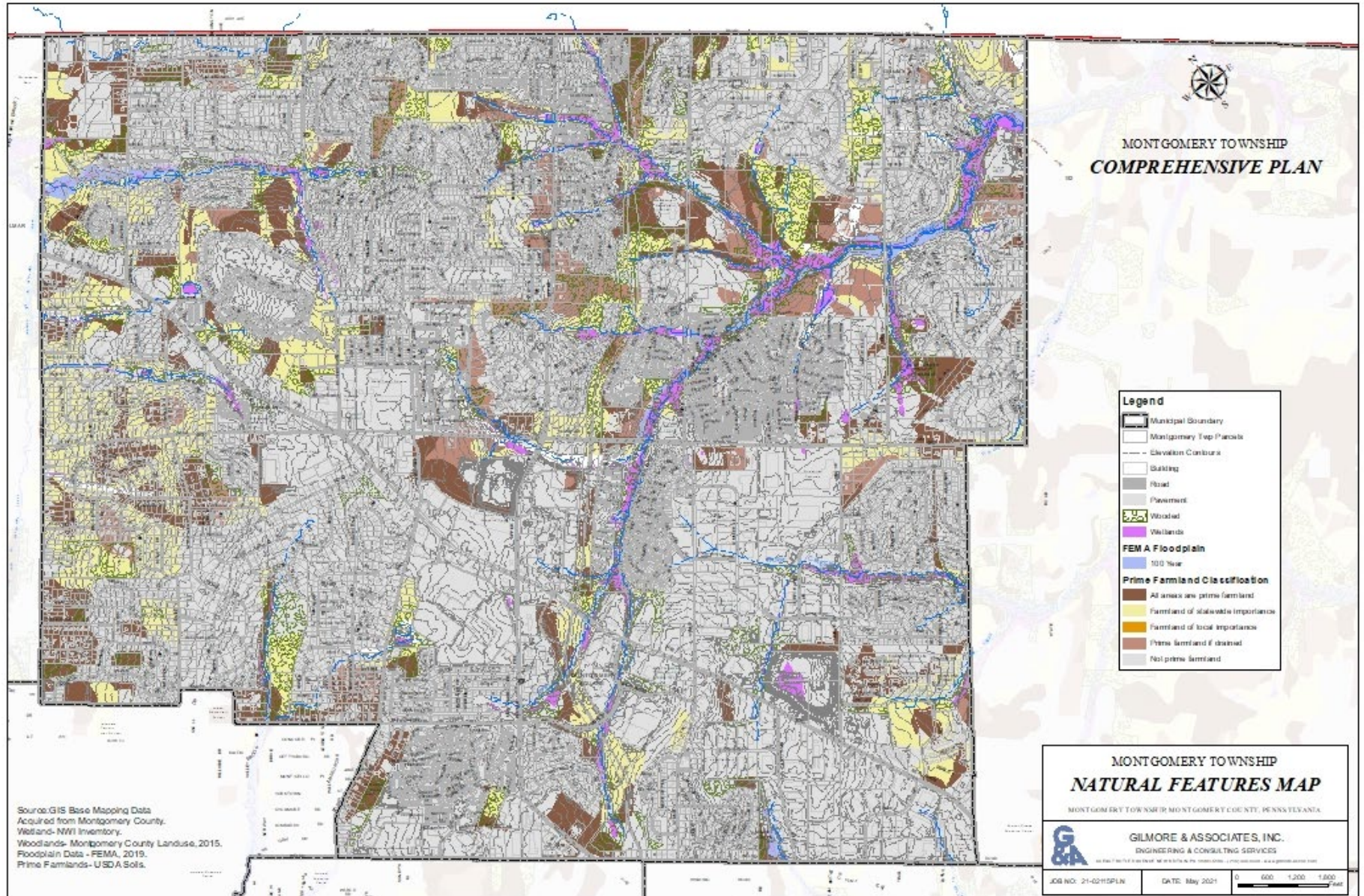
The mission of the Shade Tree Commission is to preserve, protect, and replace the shade trees within Montgomery Township in order to maintain an ecological balance.

Committee Members

- Michele Evans
- Jay Glickman
- Roy Rodriguez
- Brad Walters

Board of Supervisors and Planning Department Representatives

- Tanya C. Bamford, Board Liaison
- Marianne McConnell, Deputy Zoning Officer





Chapter 5: Future Conditions

CHAPTER 5: FUTURE CONDITIONS

FUTURE LAND USE PLAN

Land use planning recommends an overall future land use pattern for the Township for the next 10 to 20 years and provides suggestions for how best to achieve that pattern. Township policy goals in Chapter 3 and the other Plan chapters provide guidance in directing land use planning and are factored into recommendations.

Section 301.a.2 of the Pennsylvania Municipal Planning Code requires that the land use component of the Comprehensive Plan provide:

“A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.”

The primary purpose of implementing a Land Use Plan is growth management. Montgomery Township is a fairly well-balanced community in terms of land uses. However, it is also fairly built out which would promote growth management through redevelopment opportunities as opposed to the development of vacant land.

Montgomery Township has been divided into ten future land use categories: Lower Density Residential, Higher Density Residential, Golf Course/Residential, Commercial, Mixed Use, Institutional, Industrial, Open Space, Transportation, and Utility as shown on the Future Land Use Map.

Future land use categories were developed based on relevant issues that emerged during the Comprehensive Plan update process. The following outline these primary considerations:

- Existing land use patterns.
- Location and functioning of local and regional transportation network.
- Location of existing and proposed community facilities and services.
- Location and types of businesses/industries and economic need for these uses.
- Accommodating housing for estimated population growth and addressing fair share housing needs.
- Implementing Township policy goals and objectives for land use and related topics.
- Consistency with the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision and adjacent municipal Comprehensive Plans.

LOWER DENSITY RESIDENTIAL

The Lower Density Residential land use category consists primarily of single-family detached dwellings. The majority of the Lower Density Residential land use category is located within the R-1, R-2 and R-5 Residential Zoning Districts. The minimum lot area within these districts ranges from 15,000 s.f. (in the R-5 District) to 40,000 s.f. (in the R-1 District) and permits single-family detached residential units. This is consistent with the intent of the Lower Density Residential land use category.

HIGHER DENSITY RESIDENTIAL

The Higher Density Residential future land use category comprises a variety of housing types including single-family detached dwellings, attached dwellings such as twin or duplex, townhouses, garden apartments, and mobile homes/manufactured homes. The density of this land use category is typically 5 to 10 units per acre. The areas identified as Higher Density Residential on the Future Land Use Map are existing residential developments. No new areas of Higher Density Residential are proposed. The purpose of this future land use category is to retain and maintain the character and density of existing residential areas where a variety of housing types are permitted.



Residential dwellings

Those areas identified as Higher Density Residential are predominantly within the R-3, R-3A, and R-3B Residential Zoning Districts, and MHP Mobile Home Park Zoning District. The minimum lot area/density requirements for these districts are generally consistent with the recommended density for the Higher Density Residential land use category.

GOLF COURSE RESIDENTIAL

The Golf Course Residential land use category is unique to Montgomery Township and encompasses the Pine Crest Country Club. This land use category includes single-family detached dwellings and townhouses along with an 18-hole golf course. Similar to the Higher Density Residential category, the Golf Course Residential land use category is an existing development with no new areas proposed and is situated within the R-6 Golf Course Residential Zoning District. The intent of this district is to “...*permit construction of a golf course residential community with clubhouse, dining, banquet and golf course facilities...preserve and support the character of existing recreational and residential uses in the Township...*”

COMMERCIAL

The Commercial future land use category is concentrated along major roadways within the Township: Route 309, Horsham Road, Welsh Road, and small concentrations along County Line Road and Stump Road. The land use composition of this area includes a wide variety of commercial uses, office and institutional uses, some light industrial uses and open space and/or vacant parcels.

The overall purpose of this future land use category is to provide for a variety of retail and personal service business uses. While the designated Commercial areas along County Line Road, Horsham Road and Welsh Road may be geared toward more local neighborhood shopping and service experiences, the Commercial uses along Route 309 should be attractive as a “regional” destination. The County Comprehensive Plan identifies the Route 309 corridor as a “Regional Mixed Use Center.”¹¹ As per the County Plan, Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. Regional Mixed Use Centers generate a lot of traffic, a lot of jobs, and a lot of overall activity. Primary uses can include regional and major community shopping centers, malls, large office complexes, light industrial areas, hotels and conference facilities, high-density multifamily dwellings and townhomes, entertainment uses, and concentrations of restaurants.

The areas specified for Commercial are generally consistent with the Township’s zoning. The Commercial future land use category is within the C Commercial District, the BP Business Office and Professional District, the S Shopping Center District, and a portion of the LI Limited Industrial District.



Retail shopping center

¹¹ Montgomery County Planning Commission. *Montco 2040: A Shared Vision*. 2021
Chapter 5: Future Conditions

MIXED USE

Although Montgomery Township may not currently have the “typical” town center of a smaller community, the Township does have specific corridors that function as the hub of commercial and social activity. The intent of the Mixed Use category is to promote infill development, encourage redevelopment, and provide more flexibility in design regulations.

The Mixed Use land use category is located in several areas of the Township –the southwest corner of the intersection of Route 309 and Stump Road; south of Horsham Road at the intersection with Upper State Road; across from the Pinecrest Country Club; and the Five Points Plaza site and Montgomery Mall site. The purpose of the Mixed Use category is to permit a mix of residential and non-residential uses in a cohesive design which promotes walkability and serves as a community gathering destination. The Mixed Use category is located in the R-5 Residential District, RS Regional Shopping Center District, LI Limited Industrial District, and the S Shopping Center District.

INSTITUTIONAL

Montgomery Township is home to many institutional buildings and uses scattered throughout the Township. Such uses include municipal buildings and facilities, and religious and educational facilities.



Place of worship

It is the Township’s policy to maintain the established institutional land use patterns in areas where they currently exist. Such institutional uses are permitted in multiple zoning districts.

INDUSTRIAL

The Industrial future land use category is concentrated mostly at the southern end of the Township along Route 309, Hartman Road, Welsh Road, and Stump Road. There is also a smaller Industrial area located at the northern Township boundary off County Line Road. Infrastructure and appropriate facilities already exist in these designated areas which is conducive to promoting continued industrial use. Current uses in this area include industrial, commercial, utilities and vacant properties. The Industrial future land use category corresponds to the LI Limited Industrial District.

Future development and/or redevelopment of the Industrial area should consist of high-quality, well-planned, well-landscaped industrial/business facilities while minimizing land use impacts on surrounding areas. Future development and/or redevelopment of the Industrial area should strive to satisfy regional market preferences.

OPEN SPACE

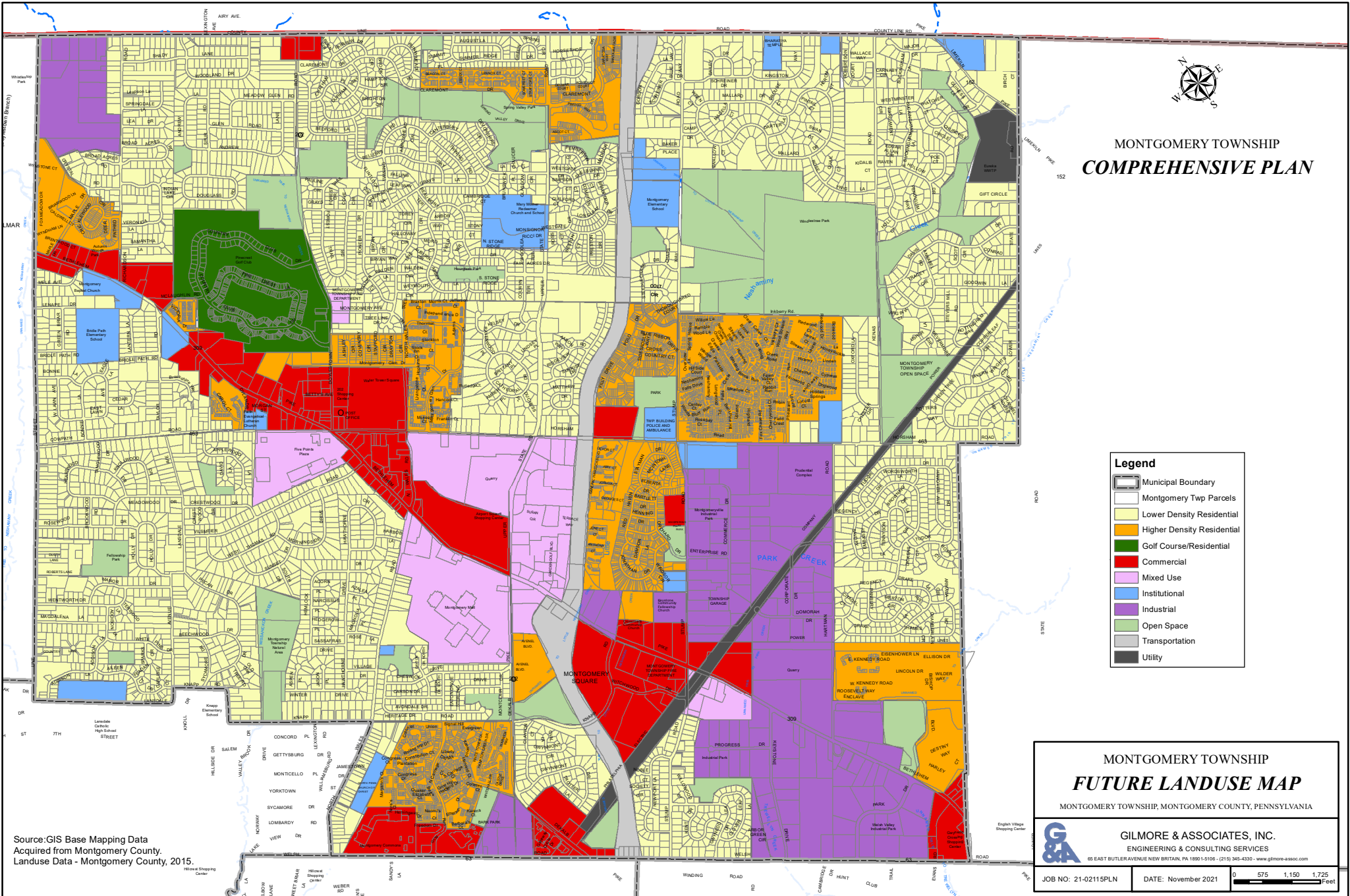
Open space remains a considerable component of the future land use plan. Areas designated as Open Space include existing recreational areas, open space areas associated with residential developments, vacant parcels, and agricultural lands. The intent of the future land use plan is to allow and encourage open and green space to be provided in all districts and connected to an overall continuous and contiguous network.

TRANSPORTATION AND UTILITY

No additional parcels have been designated under the Utility or Transportation future land use category. The parcels designated as Utility or Transportation include the wastewater treatment plant, the PECO right-of-way, and the Route 202 bypass. These use categories traverse several zoning districts.

Future Land Use Implementation Strategies and Recommendations

- *Maintain the commercial and industrial corridors within the Township.*
- *Encourage appropriate economic development on undeveloped parcels.*
- *Review and amend the current Zoning Ordinance to be consistent with the Future Land Use Plan.*
- *Coordinate with the surrounding municipalities to ensure consistency with land use patterns across municipal borders.*
- *Conduct a windshield survey to identify areas suitable for redevelopment and/or infill development.*



MONTGOMERY TOWNSHIP
COMPREHENSIVE PLAN

- Legend**
- Municipal Boundary
 - Montgomery Twp Parcels
 - Lower Density Residential
 - Higher Density Residential
 - Golf Course/Residential
 - Commercial
 - Mixed Use
 - Institutional
 - Industrial
 - Open Space
 - Transportation
 - Utility

MONTGOMERY TOWNSHIP
FUTURE LANDUSE MAP
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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ENGINEERING & CONSULTING SERVICES
66 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-0215PLN DATE: November 2021 0 575 1,150 1,725 Feet

Source: GIS Base Mapping Data
Acquired from Montgomery County.
Landuse Data - Montgomery County, 2015.

HOUSING PLAN

Access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources are all important factors in determining the value and desirability of housing. By creating a range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use infrastructure more efficiently, ensure an adequate jobs-housing balance, and generate a strong foundation of support for transit, commercial centers, and other services.

Sections 301.a.2.1 and 604.4 of the Pennsylvania Municipalities Planning Code require that the housing component of the Comprehensive Plan provide:

“A plan to meet housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.”

and

“To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.”

As per the 2020 Decennial Census, there are 10,037 housing units in the Township, which is an increase of approximately 6 percent from the 2010 Decennial Census (9,467 housing units). The DVRPC estimates that population will grow by 1,726 people by 2030. Using the average household size of 2.63 persons per household from the 2019 ACS Estimates, this translates into approximately 656 new housing units. Between 2010 and 2020, the County received land development plans for residential activity amounting to over 600 residential units in total within Montgomery Township. Projecting housing demand can be difficult because of unknown factors such as the state of the economy, interest rates, accuracy of population projections and changes to household size; however, it provides estimates that are useful for long range planning.

One significant trend that may have an impact on housing demand into the near future is the aging population. As shown in the age pyramids in Chapter 2, the largest cohort of Township residents is between 35 to 64 years of age, and between 2010 and 2019 there has been an increase in residents aged 65 years and older. This is indicative of persons looking to age in place. In the coming decades, increasing life expectancy, a declining birth rate, and the aging of the baby boom generation will dramatically increase the number and proportion of the U.S. population over the age of 65. Most seniors indicate that they would prefer to age in place, either staying in their current home or choosing from a range of affordable, age-appropriate housing options within their community. A 2010 AARP survey found that 88 percent of respondents over age 65 wanted to remain in their homes for as long as possible, and 92 percent said they wanted to remain in their communities.¹² Providing affordable

¹² Teresa A. Keenan. 2010. “Home and Community Preferences of the 45+ Population.” AARP Public Policy Institute.

housing and diverse housing types encourage aging in place. This demographic benefits from pedestrian-friendly communities, transit access, neighborhood retail and services, and public spaces for social interaction. Mixed-use developments often offer these amenities and should be encouraged.

Zoning District	Housing Type	Density
R-1 Residential	Single-Family Detached	Min. lot area of 40,000 s.f.
R-2 Residential	Single-Family Detached	2.178 d.u./acre (min. lot area of 20,000 s.f.)
R-3 Residential	Single-Family Detached	2.904 d.u./acre (min. lot area of 15,000 s.f.)
	Townhouse	9 d.u./gross acre
	Garden Apartment	10 d.u./gross acre
	Duplex/Twin	5 d.u./gross acre
R-3a Residential	Single-Family Detached	2.178 d.u./acre (min. lot area of 20,000 s.f.)
	Townhouse	6 d.u./gross acre
	Duplex/Twin	5 d.u./gross acre
R-3b Age Qualified Residential	Single-Family Detached	5 d.u./gross acre
	Single-Family Attached	
	Multiple-Family	
	Duplex/Twin/Townhouse	
R-5 Residential	Single-Family Detached	2.904 d.u./acre (min. lot area of 15,000 s.f.)
R-6 Golf Course Residential	Single-Family Detached	2.2 d.u./gross acre
	Single-Family Attached	
MHP Mobile Home Park	Single width and/or multiple width mobile homes	5 d.u./gross acre
	Single-Family Detached modular homes	
	Single-Family Detached	
LI Limited Industrial	Lifestyle Apartments	NA

Residential Zoning

The Township has eight zoning districts which permit varying types of housing – the residential districts (R-1, R-2, R-3, R-3a, R-5), Age-Qualified Residential District (R-3b), Golf Course Residential District (R-6), Mobile Home Park District (MHP). Additionally, the Township adopted Ordinance No. 2021-321Z on July 26, 2021 which permits a new residential use, lifestyle apartments, by conditional use in the LI-Limited Industrial District. A lifestyle apartment is defined as “a multifamily dwelling offering communal amenities to its residents, such as, but not limited to, an outdoor pool, a fitness center, a business center, a recreation area, a dog washing station and/or dog run area.” Such use is permitted only on a lot which is immediately adjacent to an existing residential zoning district.

Housing Implementation Strategies and Recommendations

- *Continue to encourage a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions.*
- *Periodically review land use ordinances to ensure that housing choices continue to be provided for all types of living units and arrangements.*
- *Monitor zoning to ensure that it continues to support mixed-uses in commercial and higher density areas while protecting the quality of residential life and neighborhood character.*
- *Support public and private efforts to rehabilitate and maintain housing stock, including, but not limited to, disability-adaptive improvements, rehabilitation of owner-occupied and rental properties, and historic preservation.*
- *Continue certificate of occupancy inspections and other building, health, and safety code enforcement.*
- *Promote the development of mixed use projects that balance residential and non-residential uses in a compatible manner, especially as adaptive reuse for underutilized properties.*

ECONOMIC DEVELOPMENT PLAN

Economic development is the manifestation of a community’s fiscal, social, and physical resources as part of a long-term planning process aimed at preserving and improving its overall quality of life. Economic development focuses on important aspects of a community that are provided by the private sector— employment opportunities, businesses serving residents, a stable and growing tax base, and business involvement as corporate citizens in a community’s activities and decision-making. Understanding the demographics of those who live and work in Montgomery Township as well as local and regional retail markets helps to identify potential economic development opportunities.

Vibrant and attractive commercial districts are an integral component of a successful residential suburb. Traditionally centered on public transit nodes, along heavily traveled streets or at prominent intersections, suburban commercial districts are a natural extension of their immediate residential neighborhoods and provide locations for the day-to-day services and operations necessary for modern life, such as grocery stores, restaurants, dry cleaners, florists, and offices. The Township’s various commercial districts are essentially the “downtown” of their respective neighborhoods, places where residents can conduct business, gather, or informally socialize. Because of their prominent locations along major roadways, the visual appearance of non-residential districts often defines the identity of the neighborhood which it represents.

It should be noted that Montgomery Township does not consist solely of these neighborhood commercial “downtowns”. While this typical suburban commercial district may apply to the smaller commercial areas within the Township, overall Montgomery Township can be classified as a regional shopping destination. Heavy commercial development is concentrated along Route 309, which connects from northern Philadelphia up to Wyoming County PA and includes several shopping centers and the Montgomery Mall. However, the old model of malls and shopping centers is changing and their success as viable retail establishments needs to be reevaluated. Shopping centers lack the diversity of a town shopping experience. To fill this gap, redevelopment of these underutilized properties, specifically Montgomery Mall, should include a mix of uses – residential, retail, entertainment, office, civic/public space – be walkable and, ultimately, be an experience in itself. Adaptive reuse of these underutilized properties can revitalize the community, as well as the site.



Economic redevelopment opportunities



Economic redevelopment opportunities

The Township has a sufficient supply of land designated for commercial activities to serve local needs and support the local tax base. No net increase in commercial areas is recommended, but it is recommended that there be no further loss of commercial land area to non-commercial land uses. Montgomery Township will continue to attract residential development so care should be taken to ensure that areas currently designated for commercial land use remain commercial and that commercial areas evolve to serve community needs.

Economic Development Implementation Strategies and Recommendations

- *Evaluate the feasibility of implementing physical improvements (i.e., façade improvements, landscaping, signage) and improving access within the commercial corridors.*
- *Market vacant spaces within nonresidential areas for appropriate uses.*
- *Promote regional activities (e.g., recreation, entertainment, and retail events) to benefit the local and regional economy.*
- *Examine existing off-street parking requirements and develop regulations which minimize impervious coverage while still meeting parking demand.*
- *Update local ordinances to address emerging trends in industrial development.*
- *Analyze potential for adaptive reuse of underutilized properties and promote appropriate redevelopment options.*
- *Target and encourage experiential uses to locate within the Township, specifically in vacant and/or underutilized properties.*

COMMUNITY FACILITIES PLAN

Community facilities and services are necessary for public health, safety, and welfare. These facilities include police, fire protection, emergency services, medical and healthcare facilities, schools, libraries, other municipal services provided by the Township (e.g., public works, and solid waste and recycling) and utilities. Many of these community facilities tie into other elements of this Comprehensive Plan such as the promotion of historic and cultural resources, and the preservation of natural resources. Community facilities and services help determine the quality of life experienced in Montgomery Township and involve such matters as staffing, funding, on-going maintenance, and capital project needs to ensure that adequate services are provided well into the future.

Section 301.a.4 of the Pennsylvania Municipalities Planning Code requires that the community facilities component of the Comprehensive Plan provides:

“A plan for community facilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals and other similar facilities or uses.”

While Montgomery Township has been affected by natural and man-made disasters in the past, Township staff and emergency management personnel are more prepared than ever to protect life and property from these hazards. Township officials also recognize the potential impacts of disasters and the need to support proactive mitigation efforts to prevent or reduce the impacts of hazards. Investing in mitigation planning and practices now will significantly reduce the need for future recovery efforts and costs associated with recovery, repair, and reconstruction.

Township finances and budgeting are an important part of the Comprehensive Planning process. To carry out the goals and objectives of this Comprehensive Plan, the Township must be in good financial shape. Moreover, decisions about how funds are spent reflect the Township’s priorities, making it essential to link what the Township wishes to do with the available funds.

Each year an annual budget is submitted as required by local and state ordinances. The budget for each fiscal year reflects as nearly as possible the estimated revenues and expenses for budget and calendar year. The budget is intended to meet Board goals and objectives, set service priorities, make clearer the operational service demands and establish available base funding. The budget encompasses capital equipment and projects and continues allocating resources to reserve and emergency funds to ensure the financial stability of the Township in the future. The budget is a public document and is available for review.

The maintenance, continuation and update of existing community facilities is essential to the Township’s ability to provide its residents with needed services which is a major contributor to the quality of life and safety within Montgomery.



Grandson of Roy Rodriguez, long term resident and volunteer

Community Facilities and Services Implementation Strategies and Recommendations

- *Identify potential improvement projects (e.g., trail construction, signage/crosswalks/trail markers, and information kiosks) and potential funding sources for their implementation.*
- *Collaborate with adjacent municipalities to provide regional trail connections.*
- *Continue to work with other organizations in the development of facilities to maximize the use of public and quasi-public buildings or recreation space.*
- *Continue to monitor resident needs to evaluate demand for service and facilities expansion that may arise.*
- *Cooperate with State, County, and adjacent municipalities to ensure that adequate provision of regional services such as fire services, ambulance services and medical services are provided for the Township's residents.*
- *Establish a long-range, strategic plan that closely monitors the response times and needs of emergency services and ensure that the police and fire services have sufficient capabilities and are efficiently meeting the needs of the current and future Township residents. If necessary, and when appropriate, such services should be expanded.*

TRANSPORTATION PLAN

The function of the transportation system is to provide for the movement of people and goods between places. The adequacy of this system is directly influenced by the type and size of the population growth and land development that occur along the network.

As per Section 301.a.3 of the Pennsylvania Municipalities Planning Code requires that the transportation component of the Comprehensive Plan provide:

“A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.”

Proper land use planning is critical to prevent adverse effects on the transportation network due to improper development. Conversely, when transportation improvements are designed, it is important to address the needs of the general public, individual property owners, and neighborhoods. Where appropriate, transportation improvements should be designed as multiple-use facilities that provide for pedestrians, bicycles, public transit, and motor vehicles.

An effective and efficient multi-modal transportation system is critical if Montgomery Township is to continue to thrive as a desirable place to live and work. Transportation issues within the Township are a result of the continuous congestion along major traffic corridors, truck volumes accessing industrial areas within the Township, the lack of a comprehensive mass transit system and the need for a more pedestrian friendly transportation network.

Transportation access and traffic issues are a great concern to the residents of Montgomery Township. To fully understand traffic issues within the Township we must analyze data, patterns and trends. Traffic count data is readily available for interpretation and analysis.

VEHICULAR TRAFFIC COUNT DATA

Traffic count data collects vehicle volume on roadways and expresses the data as Annual Average Daily Traffic (AADT). AADT represents an estimate of all traffic during a 24-hour period at the location indicated for the year in which it was collected. Traffic information is critical in transportation decision making related to highway funding, traffic engineering, highway design, planning, programming, and air quality analysis. Table 14 provides actual AADT data for several arterial and major collector roads in the Township.

Table 14: Traffic Counts for Road Segments, Montgomery Township

Road Name	Location		Segment	Date	AADT
	From	To			
PA 63 Welsh Rd	North Wales Rd	US 202/Dekalb Pike	0342	Aug 2021	15,506
US 202/Doylestown Rd	Grays Ln	Meadow Glen Rd	0090	May 2021	11,629
US 202 Parkway (NB)	PA 309/Bethlehem Pike	Horsham Rd	0354	Oct 2020	9,421
US 202 Parkway (SB)	PA 309/Bethlehem Pike	Horsham Rd	0355	Oct 2020	8,435
PA 309/Bethlehem Pike (NB)	Hartman Rd	Stump Rd	0290	Oct 2020	19,687
PA 309/Bethlehem Pike (SB)	Hartman Rd	Stump Rd	0291	Oct 2020	19,502
County Line Rd (EB)	US 202/Butler Ave	Upper State Rd	0060	Sept 2020	8,614
Upper State Rd	Kelsey Dr	Canterbury Ln	0030	Jul 2020	6,999
Hartman Rd	Domorah Dr	Horsham Rd	0020	Jul 2020	3,454
Horsham Rd (NB)	Upper State Rd	US 202	0152	Sept 2019	13,454
Horsham Rd (SB)	Upper State Rd	US 202	0153	Sept 2019	14,090
DeKalb Pike (NB)	PA 63 Welsh Rd	Knapp Rd	0020	Sept 2019	5,980
DeKalb Pike (SB)	PA 63 Welsh Rd	Knapp Rd	0025	Sept 2019	6,454
Cowpath Rd	Tanglewood Dr	Taylor Rd	0102	Aug 2019	15,284
Cowpath Rd	Lansdale Ave	PA 309/Bethlehem Pike	0112	Aug 2019	16,359
North Wales Rd	PA 309/Bethlehem Pike	Horsham Rd	0040	Jun 2019	18,515
Knapp Rd	US 202/DeKalb Pike	North Wales Rd	0010	May 2019	7,386
Stump Rd	Neshaminy Falls Dr	Overview Ln	0030	Jan 2019	7,209

*Traffic volumes may be impacted due to the COVID-19 pandemic.
 Source: DVRPC Travel Monitoring

TRANSPORTATION PROJECTS

The State Transportation Improvement Plan (STIP) and the TIP are the first four years of the Twelve-Year Program (TYP), which outline the multimodal transportation improvements spanning a four-year period. The STIP covers the entire state and includes 23 individual TIPs representing the Metropolitan and Rural Planning Organizations (MPO/RPO). The TIPs feed into the statewide STIP. Federal law requires TIPs to be updated at least every three years. The MPO for the region is the Delaware Valley Regional Planning Commission (DVRPC). Transportation projects identified on the TIP are multi-modal; that is, they include bicycle, pedestrian, Intelligent Transportation Systems (ITS), and freight related projects, as well as the more traditional highway and public transit projects.

There are currently two projects listed on the TIP within Montgomery Township.

-
- *Intersection/interchange improvements at five-points intersection. Improvements to the intersection will include the installation of additional through lanes on both PA 463 approaches and the PA 309 southbound approach, and the retiming of the existing eight (8) phase traffic signal. Other improvements will include modifying the existing drainage system by installing Stormwater Management basins, implementing Best Management Practices facilities for erosion and sediment pollution control, replacing the existing traffic signal structures, adjusting several existing driveways to accommodate additional lanes, upgrading the signing and pavement markings, and adding sidewalks and ADA complaint curb ramps.*
 - *Bicycle/pedestrian improvements on the Powerline Trail. Phase 1 of the Powerline Trail is a 10 foot multi-use trail connecting an existing and heavily used US 202 Parkway Trail with the Township Building as well as the Township's newly constructed Community and Recreation Center. This trail is a Primary Trail in "The Circuit." This will not only connect one of the region's spine trail corridors with the community center, it will also improve safety at several major road crossings for trail users. Important destinations exist along the proposed route including the Montgomery Township Municipal Building and the Montgomery Township Police Department. It will provide a first class multi-use trail to a large concentration of Montgomery Township's population connecting the new Township's Community & Recreation Center as well as the US 202 Parkway Trail.*
-

For a project to receive funding in the TIP it must align with the vision of Montco 2040: A Shared Vision and local Comprehensive Plans. The County Comprehensive Plan identifies vision roadway projects which are high priority projects that do not currently have dedicated funding. As additional funding becomes available, these projects should be a priority for receiving funds.

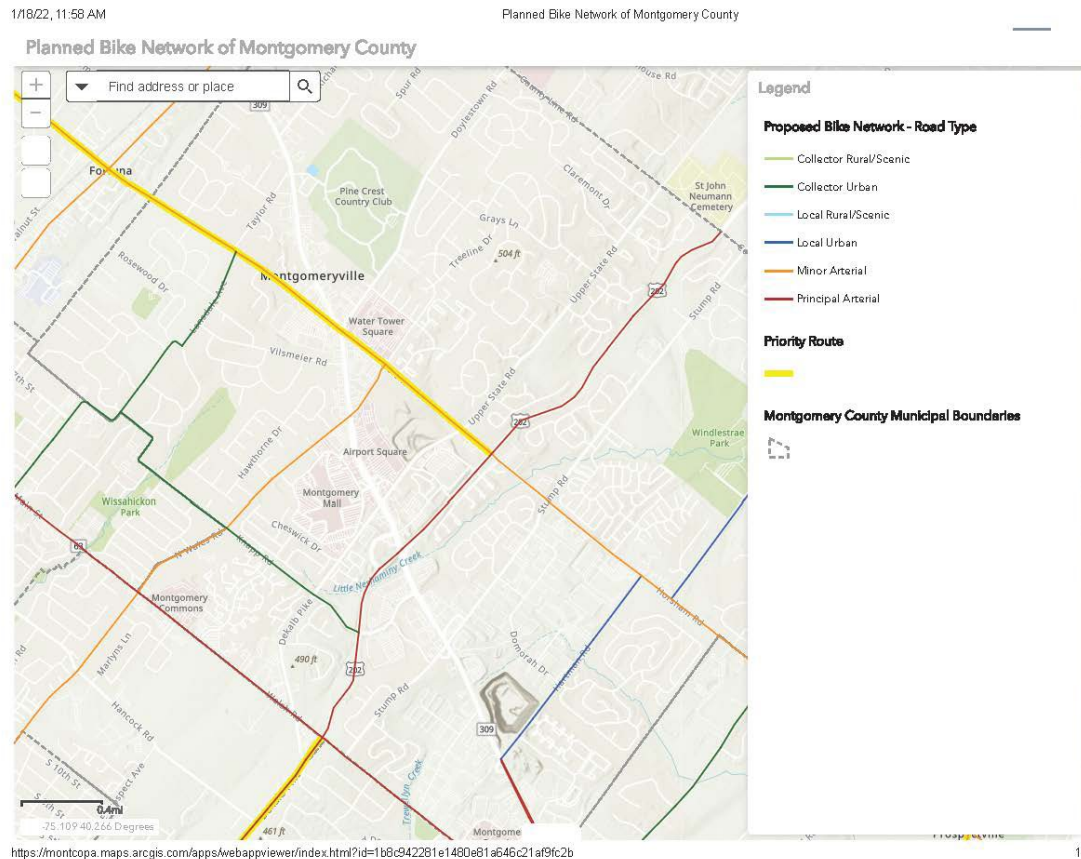
- Widen PA 309 to six lanes from Upper State Rd to PA 63-Welsh Rd
- Widen, add turn lanes, reconfigure access on PA 309 from Upper State Rd to North Wales Rd
- Corridor and intersection improvements on County Line Rd from PA 309 to US 202
- Expand parking and provide signage, lights, landscaping, and stormwater controls at North Wales SEPTA Station

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Montco 2040: A Shared Vision

ALTERNATIVE TRANSPORTATION OPTIONS

Planning for public transit, pedestrian walkability, and bikeway systems is crucial for meeting the needs of the community and can potentially alleviate strain on the roadway system. In 2016 Montgomery County adopted *Walk Montco*, a walkability study for Montgomery County, as official county policy. The *Walk Montco* study focuses on walkability opportunities and challenges throughout Montgomery County. It recommends standards for improving walkability in general. Additionally, in 2018 the County adopted *Bike Montco: The Bicycle Plan for Montgomery County*. The plan includes design improvements and key policies for bicycle safety, and comprehensively addresses the current bicycle transportation needs of the county. A component of the *Bike Montco* Plan is the Planned Bike Network map (see below).

Figure 1: Planned Bike Network, Bike Montco



Route 202 is designated a principal arterial connection
 Kenas Road is designated a local urban connection
 Horsham Road is designated a priority principal arterial connection
 Hartman Road is designated a local urban connection
 Knapp Road is designated a collector urban connection
 Welsh Road is designated a principal arterial connection
 North Wales Road is designated a priority principal arterial connection
 Lansdale Avenue is designated a collector urban connection

Bike Montco, Planned Bike Network

The Township has a Township Trail Plan which was adopted as part of the 2007 Open Space Plan. The Township website also hosts an interactive Recreation Guide and Trail Map which shows existing sidewalks, stone or dirt trails and paved trails, and proposed trails (i.e., the Powerline Trail). In 2015, Traffic Planning and Design, Inc. prepared an unofficial Bicycle/Pedestrian Network Prioritized Implementation Plan for the Montgomery Township Environmental Advisory Committee. The Township should consider updating and consolidating these pedestrian and bicycle trail maps.

Figure 2: Montgomery Township Trail Plan

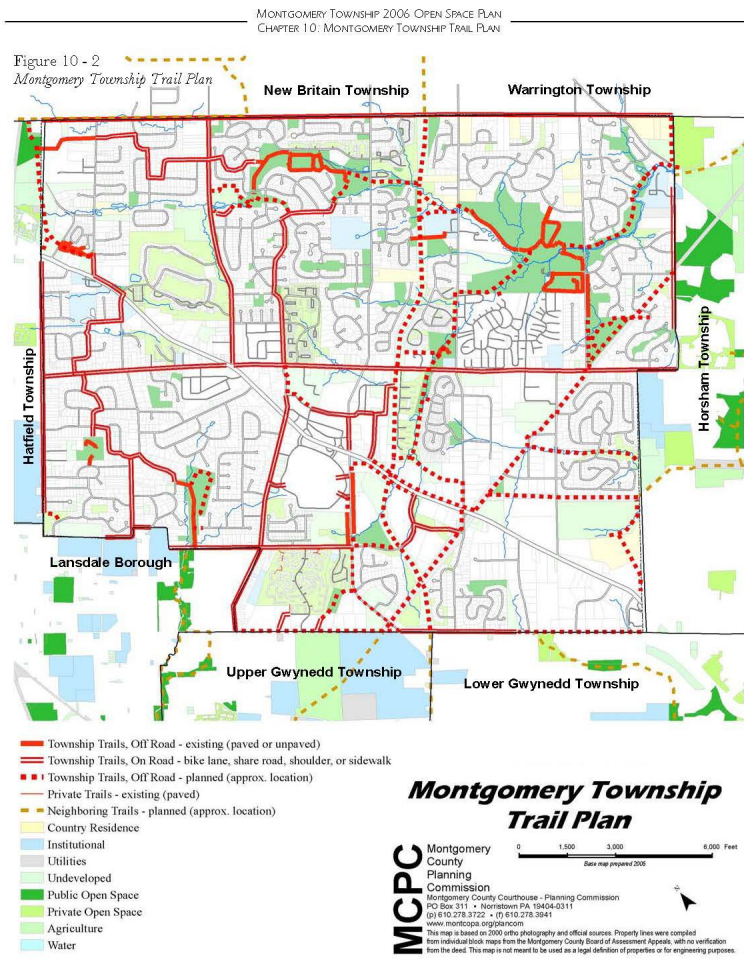
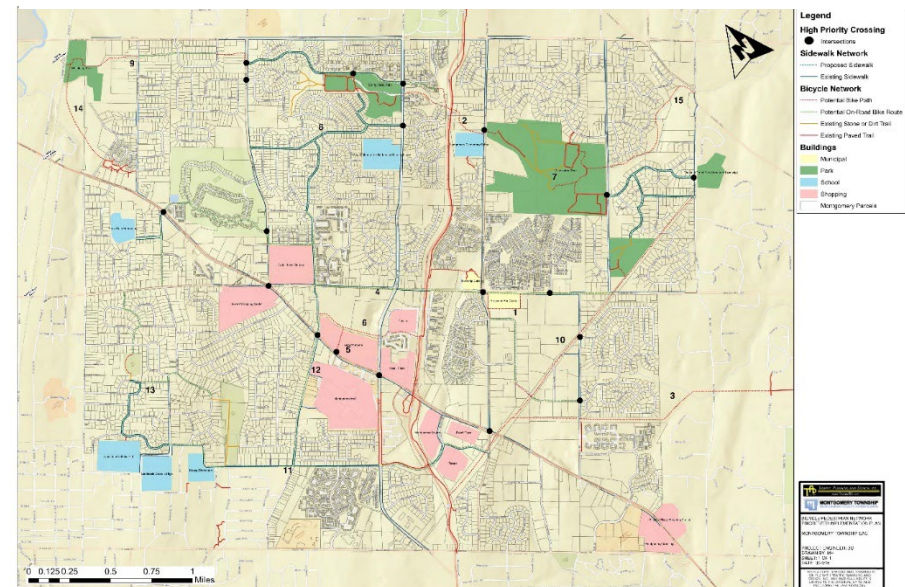


Figure 3: Bicycle/Pedestrian Network Prioritized Implementation Plan



Source: Traffic Planning and Design, Inc. 2015

Transportation Implementation Strategies and Recommendations

- *Maintain and improve streets to ensure the safety of residents, pedestrians, and motorists and the livability of neighborhoods while maintaining the high level of connectivity of the Township's street pattern.*
- *Develop policies regarding traffic calming, including the participation of any neighborhood that could be affected by the addition of traffic calming measures.*
- *Work with SEPTA and the Partnership TMA of Montgomery County to ensure that the public transportation needs of residents are being met and analyze potential public transportation options and alternatives.*
- *Improve the pedestrian circulation system through improvements to the sidewalk system and pedestrian crossings at street intersections.*
- *Identify gaps in the pedestrian/bicycling network and recommend specific improvements needed to fill these gaps in the system.*
- *Provide pedestrian and bike trail connections to schools, parks, community facilities, and public transportation hubs/stops.*
- *Promote and support the installation of Electric Vehicle infrastructure to improve air quality and support the Township's Ready for 100 Renewable Energy Resolution.*

HISTORIC AND NATURAL RESOURCES PROTECTION PLAN

Montgomery Township's historic and natural resources are a significant part of the community's fabric and character. There are many historic and culturally significant properties in the Township. If these resources were to be demolished, inappropriately modified, or neglected, the Township's heritage would be diminished. Natural resources play an important role in the ecology of a community and region. These resources include waterways, floodplains, open space, wetlands, riparian vegetation, steep slopes, and woodlands. The natural areas present in Montgomery Township support a rich diversity of native vegetation and wildlife, indicating a healthy living environment for people, plants, and animals. Both historic and natural resources also carry economic, recreational, aesthetic, and educational benefits which can be depleted if resources are not protected.

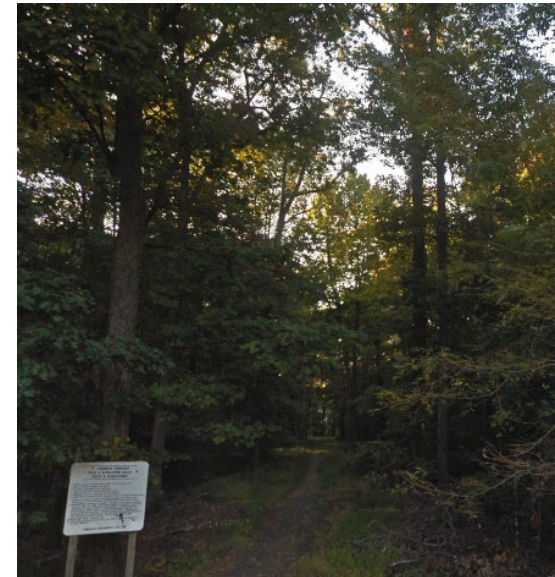
Section 301.a.6 of the Pennsylvania Municipalities Planning Code requires that this component of the Comprehensive Plan provide:

"A plan for the protection of natural and historic resources, to the extent not pre-empted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites."

The importance of protecting natural resources has been recognized by the Pennsylvania Constitution, which guarantees the rights of all citizens to clean air and pure water. While Federal and Commonwealth regulations provide some broad-brush protection for certain natural resources such as wetlands, municipal regulations are necessary to preserve and protect the majority of a community's natural heritage. Montgomery Township recognizes the importance of protecting natural resources and has provisions in the zoning ordinance for preserving them.

Montgomery Township has a historical society involved with the preservation of the Township's historic and cultural heritage, as well as residents with a vast knowledge and interest in the history of the Township. To further support the preservation of historic and cultural resources the Township, with the assistance of the historical society, should prepare a historic survey which inventories the existing resources and catalogs changes over time.

Climate change is also becoming a serious problem with substantial impacts such as extreme weather events, flooding and runoff problems, and increased risk of respiratory disease. Additionally, a plan for the conservation of energy and moving toward the future of alternative sources of energy to reduce dependence on non-renewable resources is a part of this Comprehensive Plan. Such a plan for energy conservation includes various actions that will contribute to a comprehensive approach to a sustainable energy future.



Wooded area

Historic and Natural Resources Implementation Strategies and Recommendations

- *Undertake a historic survey to identify potential additions, deletions, or modifications to the Township’s historic resources.*
- *Continue to support preservation efforts by the Montgomery Township Historical Society and other local groups and individuals to identify, maintain, and protect sites significant to the Township’s past.*
- *Consider identifying key resources with historic or cultural markers.*
- *Continue seeking funding sources for historic and cultural resources in need of preservation and rehabilitation.*
- *Continue to promote site development practices that are sensitive to the natural features of the site.*
- *Conduct an assessment of existing riparian areas and establish appropriate standards to protect water quality and habitat of Montgomery Township’s waterbodies.*
- *Continue to provide enforcement of existing regulations providing natural resources protection.*
- *Encourage conservation design standards which offer flexible and innovative approaches to site development, which enhance environmental features of the site and minimize impacts on natural resources.*
- *Continue to encourage flexible and innovative approaches to site development such as reductions of unnecessary impervious coverage and replacement with open space, landscaping, or pervious materials.*
- *Promote, through educational material and social media, energy conservation and efficiency practices to residents and businesses. Implement practices that reduce energy consumption, increase efficiency, and increase use of alternative and renewable energy sources.*



Chapter 6: Action Plan

CHAPTER 6: ACTION PLAN

An Action Plan provides a ‘blueprint’ guide for carrying out Comprehensive Plan policy. It lists the Goals and Objectives as described in previous Plan chapters, and outlines ‘when’, and ‘how’ planning efforts should be implemented.

The Action Plan is an effort to itemize the goals and objectives to be addressed by the Township. Goals and objectives, as well as action items are not binding, and may be modified, deleted or added to, as circumstances require. Plan recommendations should be re-evaluated on a regular basis to ensure they are still valid, appropriate, and current.

Together, the set of goals and objectives, and this plan for action address the Township’s planning vision. It should be noted that, to date, the Township has addressed and successfully undertaken some of the key recommendations from its 2008 Comprehensive Plan. While there are outstanding but still relevant recommendations from the 2008 Plan that are carried forward into this 2022 Plan update, it also includes updated and new recommendations.

LAND USE

Goal 1: Plan for and manage the use of land in a manner that provides for a balanced range of uses, meets the needs of current and future residents, and establishes a balance among resource protection, preservation of community character, and growth.

Objective	Action Item	Priority	Responsible Entity
1 Manage growth to create livable and sustainable development and maintain and enhance the quality of life for all Township residents.	1.1 Create a Township sustainability planning advisory committee including representatives from the EAC, Planning Commission, Recreation Board, community volunteers, and other relevant committees	Medium	BOS, EAC, Park and Recreation Board, CRC Advisory Committee
	1.2 Develop a Township-wide Sustainability Plan as an implementation component of the Township Comprehensive Plan.	Low	BOS and Township staff
	1.3 Develop Township measures to promote and recognize sustainable practices of residents and businesses in the Township.	Medium	BOS and Township staff
2 Provide for growth in appropriate areas, through new development and	2.1 Update zoning and subdivision/land development ordinances to support infill development and redevelopment/adaptive re-use efforts.	Medium	BOS and Township staff

Recommendation Priorities

A key component of the Action Plan is setting an anticipated timeline to pursue and complete specific recommendations.

Each recommendation is assigned a ‘priority’ – high, medium, low.

- High Priority is to be completed within the next year
- Medium Priority is to be completed within the next two to five years
- Low Priority is to be completed between five and ten years

	redevelopment, as supported by the necessary infrastructure.	2.2	Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas.	On-going	BOS, PC and Township staff
3	Accommodate a range of agricultural, residential, commercial, industrial, and institutional land uses and, through appropriate land use regulations, ensure their compatibility with the existing Township character.	3.1	Review and revise local codes to encourage appropriate and flexible design options.	On-going	BOS and Township staff
		3.2	Perform an audit and update sign ordinance as necessary.	High	Township staff
		3.3	Create a clear and concise method for code enforcement.	High	BOS and Township staff
		3.4	Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.	On-going	BOS and Township staff
4	Protect agriculture, natural resources, and open space through the use of regulatory provisions.	4.1	Review and evaluate current ordinance provisions.	High	BOS, PC and Township staff
		4.2	Explore opportunities for preservation of land through purchase of land and/or easements.	Medium	BOS and Township staff
5	Preserve remaining economically viable and environmentally sustainable agriculture as an important land use and industry within the community.	5.1	Support appropriate agriculture operations as a source of locally grown food i.e., farmers market, roadside stands.	On-going	BOS and Township staff
6	Maintain the existing pattern of commercial and industrial development and explore options for mixed use developments where appropriate to complement the Township’s character based on the availability of supporting infrastructure.	6.1	Encourage the development of supportive commercial near employment areas.	On-going	BOS
		6.2	Plan for industrial areas with convenient access to state highways and/or the rail corridor, where appropriate.	On-going	BOS and Township staff
		6.3	Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.	High	BOS, PC and Township staff
7	Ensure regulatory controls support the land use policies of this Plan.	7.1	Encourage land uses and site designs that do not harm natural systems and resources.	On-going	BOS, PC and Township staff
		7.2	Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).	On-going	BOS and Township staff
		7.3	Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, industrial, and parking lots into existing neighborhoods.	On-going	BOS, PC and Township staff
8	Ensure that regulatory design standards for residential, commercial, industrial, and institutional and mixed use development are current with accepted best practices.	8.1	Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.	On-going	BOS and Township staff

9	Promote sustainable land use and building practices.	9.1	Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.	High	BOS and Township staff
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HOUSING

Goal 1: Provide diverse and affordable housing options to meet the needs of all households now and into the future.

	Objective		Action Item	Priority	Responsible Entity
1	Support the viability of existing housing stock and neighborhoods.	1.1	Regularly monitor property tax revenue and vacancy rates in the rental and ownership market.	On-going	Township staff
		1.2	Elevate and enhance the quality and connectivity of residential site and subdivision planning.	On-going	BOS and Township staff
		1.3	Pursue funding options to assist property owners with upkeep and revitalization.	Medium	Township staff
		1.4	Provide existing regulations to property owners regarding property maintenance.	High	Township staff
		1.5	Update Township website to serve as a central resource for residents, businesses, and contractors, etc.	High	Township staff
2	Promote quality, affordable housing.	2.1	Review and amend land use ordinances, as necessary, to provide incentives for affordable housing possibly through design flexibility or density bonuses.	Low	BOS and Township staff
		2.2	Recognize the needs and cultural norms of various demographic populations in the Township and provide opportunities for quality affordable housing options accessible to these residents.	On-going	BOS and Township staff
3	Ensure that regulatory controls permit a range of housing types and densities to meet the diverse needs of current and future residents in a manner compatible with the overall character of the community.	3.1	Align local ordinances with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	High	BOS and Township staff
		3.2	Regularly assess permitting activity and work to encourage a mix of housing types.	On-going	Township staff
		3.3	Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.	High	BOS and Township staff
		3.4	Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act	On-going	BOS and Township staff

		3.5	Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of the Township’s present and future residents.	High	BOS and Township staff
4	Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.	4.1	Consider developing design criteria that support the construction of accessory dwelling units and micro homes where appropriate.	High	BOS and Township staff
		4.2	Incorporate green design standards into the land use ordinances.	Medium	BOS and Township staff
		4.3	Research and pursue opportunities for Leadership in Energy and Environmental Design (LEED) projects in the Township.	Medium	Township staff
		4.4	Encourage development and/or redevelopment of housing that meets LEED, Energy Star, or other ‘Green’ building standards.	Medium	BOS and Township staff
		4.5	Consider Township assistance for energy efficiency improvements and alternative energy installations.	Low	Township staff

ECONOMIC DEVELOPMENT

Goal 1: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.

	Objective	Action Item	Priority	Responsible Entity
1	Expand the Township’s tax base through appropriate commercial and industrial development and redevelopment, thus contributing to the Township’s economic and budgetary sustainability.	1.1 Permit a mix of industrial, office, commercial, and institutional uses	On-going	BOS
2	Encourage commercial and industrial development and redevelopment along the existing commercial and industrial corridors.	2.1 Review and update Zoning Map as necessary to be generally consistent with the Comprehensive Plan.	High	BOS, PC and Township staff
		2.2 Provide incentives for the adaptive re-use of vacant and/or abandoned or underutilized commercial and industrial properties/ structures.	High	BOS and Township staff
		2.3 Establish and maintain relationships with existing businesses and industry groups to determine present and future needs.	On-going	BOS and Township staff
3	Promote adaptive reuse and redevelopment initiatives for abandoned/vacant industrial and commercial sites.	3.1 Remove requirements for large minimum tract sizes and open space design development to allow for infill development on smaller tracts.	High	BOS, PC and Township staff

		3.2	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Chamber of Commerce for Greater Montgomery County.	Medium	BOS, Township staff, and the Chamber of Commerce for Greater Montgomery County
		3.3	Connect businesses with local, state, regional, and federal resources for incentives, resources, and opportunities.	On-going	BOS and Township staff
		3.4	Encourage mixed-use development options where appropriate.	On-going	BOS, PC and Township staff
		3.5	Continue to examine development trends to promote in demand nonresidential uses, i.e., experiential uses.	On-going	BOS, PC and Township staff
4	Promote clean and green industry development in the designated commercial and industrial corridors.	4.1	Incorporate green design standards into the land use ordinances.	Medium	BOS and Township staff
		4.2	Research and pursue opportunities for Leadership in Energy and Environmental Design (LEED) projects in the Township.	Medium	Township staff
5	Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.	5.1	Incorporate green design standards into the land use ordinances.	Medium	BOS and Township staff
		5.2	Prepare/provide educational information to developers, realtors and design professionals to encourage the use of green designs.	Medium	Township staff
		5.3	Examine current off-street parking requirements and develop regulations which more accurately reflect parking demands.	High	BOS, PC and Township staff
6	Promote collaboration between current business owners and the Township, especially in the development of economic programs and initiatives to support local businesses.	6.1	Create a clearinghouse for local business owners to connect and discuss issues.	High	Township staff, Business Development Partnership (BPD)
		6.2	Reach out to local businesses to get involved in the community.	On-going	Township staff and BPD

COMMUNITY FACILITIES

Goal 1: Provide for appropriate and adequate community services and facilities within the practical fiscal limits of the Township.

Objective	Action Item	Priority	Responsible Entity
1 Plan for future facilities and services needs of Township residents as a function of population, age, and household trends.	1.1 Evaluate comprehensive impacts of growth and consider Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).	High	BOS
	1.2 Ensure that regulations and plans support and encourage desired development and land use patterns.	On-going	BOS and Township staff

		1.3	Protect investments in existing public facilities (water, sewer, streets, fire, police, etc.) by ensuring extension of services by new development is in the best interest of the Township.	On-going	BOS and Township staff
		1.4	Support the appropriate expansion of Township facilities, services, staff, and other resources to keep up with demand and established levels of service.	On-going	BOS and Township staff
2	Continue to provide open and clear communication between Township government and the community to ensure that residents are informed and have the opportunity to participate in important local issues.	2.1	Periodically review Township commission and committee purposes to ensure there are clear and defined functions.	Low	BOS and Township staff
		2.2	Maintain a current social media presence.	On-going	Township staff
		2.3	Encourage diversity, equity, and inclusion within all aspects of Township government.	On-going	BOS, PC and Township staff
3	Continue to provide residents with access to information on Pennsylvania municipal land use laws to promote better understanding of the limiting conditions under which a township operates.	3.1	Actively engage with Township leadership and community members to explore the idea, process, and potential impacts of implementing districts, subareas, neighborhood association areas, or similar concepts.	High	BOS, PC, ZHB and Township staff
		3.2	Prepare articles/information pamphlets/ media blasts which highlight specific land use policies and processes.	On-going	BOS and Township staff
4	Continually assess Township ordinance and other standards in light of increasing technology innovations, needs, and accessibility as well as growing and changing alternative energy sources.	4.1	Review and update ordinances as required.	On-going	BOS and Township staff
5	Continue to support fire and ambulance services that provide emergency service coverage for Township residents and businesses.	5.1	Continue to coordinate with emergency service providers, particularly about funding, volunteers, and coordinating on land development	On-going	Township staff, Department of Fire Services, Police Department, Office of Emergency Management
		5.2	Maintain an updated emergency operations plan	High	Office of Emergency Management, Township staff
		5.3	Provide information to residents and businesses on emergency prevention and preparedness via Township public outreach methods	On-going	Township staff
		5.4	Review addressing to ensure all properties have appropriate addresses	On-going	Township staff, Department of Fire Services, Police Department, Office of

					Emergency Management
6	Maintain communication with the North Penn School District concerning proposed developments to assist them in anticipating trends in future enrollments.	6.1	Assist North Penn School District in identifying potential future school sites, by providing information about anticipated future land uses, utilities, and entitlements.	On-going	BOS, Township staff, North Penn School Board
		6.2	Support construction of multi-use facilities that can be used by both schools and the community.	Low	BOS, North Penn School Board
		6.3	Invite North Penn School District staff to pre-application meetings with potential developers and discuss school siting and access needs.	High	Township staff, North Penn School Board
		6.4	Work with North Penn School District to connect schools to safe and accessible walking, bicycle, transit, and automobile routes.	On-going	BOS, Township staff, North Penn School Board
7	Encourage the School District to maintain better communication with the Township and residents of the school district, particularly on issues relating to taxes.			On-going	BOS, Township staff, North Penn School Board

Goal 2: Continue to maintain, enhance, and expand natural, historical, and cultural open space areas, trails, and parks and recreation opportunities for Township residents.

Objective	Action Item	Priority	Responsible Entity		
1	Provide sufficient publicly-owned and managed parks, recreation facilities, trails, and open space to provide a variety of active or passive recreation opportunities.	1.1	Evaluate developer impact fee to align with Capital Improvement Plan (CIP) requests and current park land level of service.	Medium	BOS and Township staff
		1.2	Continue to find and purchase additional land for future park development where level of service is below threshold.	On-going	BOS, Township staff and Recreation Board
		1.3	Look for opportunities to add parks and pathways in new growth areas.	On-going	BOS, Township staff and Recreation Board
2	Provide for continued maintenance and improvements to existing parks, recreation facilities, trails, and open space to ensure adequate recreational areas for residents.	2.1	Identify desired sports facilities or complexes and establish partnerships that foster their development.	Medium	Township staff, CRC Advisory Committee and Recreation Board
		2.2	Continue to explore partnerships with alternative providers, such as schools, to increase level of service.	On-going	Township staff, CRC Advisory Committee and Recreation Board
3		3.1	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	High	BOS and Township staff

	Require developers to help meet the increased demand for public recreation created by new development.	3.2	Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.	On-going	BOS and Township staff
4	Encourage recreation programming that serves all segments of the population.	4.1	Explore additional partnership opportunities as well as build on existing partnerships with focus on low-service areas.	Medium	Township staff, CRC Advisory Committee and Recreation Board
		4.2	Enhance and improve internal and external communication regarding recreation activities and services using social media and mobile tools.	On-going	Township staff, CRC Advisory Committee and Recreation Board
		4.3	Consider programming needs for all ages and abilities when adding new components to existing parks or when developing new parks.	On-going	BOS, Township staff, CRC Advisory Committee and Recreation Board
		4.4	Continue to monitor recreational trends to stay current with programming and demand.	On-going	Township staff, CRC Advisory Committee and Recreation Board
5	Pursue public and private grants and funding sources for recreation while continuing to dedicate municipal funding for recreation capital improvements, maintenance, programming, and other necessary costs.	5.1	Increase special event and activities sponsorships.	On-going	Township staff and Recreation Board
		5.2	Implement a cost recovery and pricing policy to determine a consistent method of pricing Parks and Recreation activities.	Medium	BOS and Township staff
6	Encourage the preservation of critical natural, historic, and scenic resources.	6.1	Identify waterways, wetlands, other natural resources, viewsheds, and natural features of topographic interest for preservation.	High	BOS and Township staff
		6.2	Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.	Medium	BOS and Township staff
		6.3	Create design guidelines which educate and encourage the owners of historic resources to retain the historical features when undertaking general repairs or modifications	Medium	BOS, Township staff, Historical Society
		6.4	Continue to work with organizations and residents in the Township to document the history and historic resources	On-going	BOS, Township staff, Historical Society
7	Encourage the preservation of, and funding for, protected open space in appropriate areas by landowners, public agencies, and non-profit organizations.	7.1	Continually update the Township open space plan.	Low	BOS and Township staff
8	Balance the protection of resources on open space with the desire for public access and recreation.	8.1	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	On-going	Township staff

9	Ensure that open space protection efforts include planning and funding for the long-term maintenance of the property.	9.1	Work with residents and homeowners’ associations to maintain and take pride in their common areas and landscaping along public rights of way and other areas visible to the public.	On-going	BOS and Township staff
		9.2	Encourage volunteerism within the community.	High	Township staff
		9.3	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	Medium	BOS and Township staff
10	Pursue joint public-private recreation initiatives and support private and institutional entities that provide community recreation opportunities such as organized team sports, community events, active recreation areas, and school related play and athletics.			On-going	BOS, Township staff, Recreation Board, North Penn School District, CRC Advisory Committee

TRANSPORTATION AND INFRASTRUCTURE

Goal 1: Provide a safe transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

Objective	Action Item	Priority	Responsible Entity		
1	Enhance the safety of the transportation system for all users—motorized and non-motorized.	1.1	Coordinate with planning partners, neighboring municipalities and appropriate stakeholders during the planning, design, and implementation of transportation improvements.	On-going	BOS, Township staff, DVRPC, PennDOT
		1.2	Consider the adoption of an Official Map to delineate desired location, and to extent possible, the character of roadways, public transit amenities, and pedestrian and bicycle facilities in the Township.	Medium	BOS and Township staff
		1.3	Implement traffic mitigation strategies along major roadways.	On-going	BOS, DVRPC, PennDOT
		1.4	Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.	On-going	BOS
2	Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking and biking.	2.1	Review land use controls to ensure roadway, sidewalk, and trail standards are current.	High	BOS and Township staff
		2.2	Improve pedestrian and bicycle facilities along major roadways.	On-going	BOS, DVRPC and PennDOT
		2.3	Consider pedestrian connections to serve recreational and commuter purposes.	High	BOS, PC, Recreation Board and Township staff
		2.4	Evaluate current conditions and consolidate existing trail plans into one Comprehensive Plan.	High	BOS and Township staff

3	Promote development design and density that encourages bicycling and walking, including sidewalks or other pedestrian facilities in appropriate areas.	3.1	Update land use ordinances to encourage a mix of land uses, densities, and site plans that support alternative modes of transportation.	Medium	BOS and Township staff
		3.2	Improve the ‘bikeability’ of roads throughout the Township.	On-going	BOS, Township staff and PennDOT
		3.3	Prepare a study/map of sidewalk and trail availability and gaps within a ten minute (or ½ mile) walk to parks, schools, community facilities, food establishments, and retail and personal services.	High	Township staff
4	Efficiently maintain the existing roadway network and supporting infrastructure.	4.1	Consider the use of various planning tools to plan, fund, and implement transportation improvements including, but not limited to, ordinance updates, public/private partnerships, and design/build delivery methods.	High	BOS, Township staff and DVRPC
		4.2	Implement municipal capital projects to address identified transportation needs.	On-going	BOS
		4.3	Advance priority roadway, bicycle, pedestrian, and public transportation projects.	High	BOS and Township staff
		4.4	Seek funding from traditional and nontraditional sources and consider alternative local funding source options for transportation improvement projects.	On-going	Township staff
		4.5	Periodically evaluate and update traffic light synchronization along major corridors.	On-going	BOS, Township staff and PennDOT
5	Encourage the expansion and utilization of public transportation.	5.1	Work with DVRPC and Partnership TMA to encourage the use of and distribute information regarding alternate modes of transportation.	Medium	BOS, Township staff, Partnership TMA and DVRPC
		5.2	Maintain open communication with SEPTA regarding existing and potential additions/enhancements to public transportation system.	On-going	BOS, Township staff and SEPTA
		5.3	Evaluate the need for a share bus ride system, i.e., micro-transportation and explore other methods to fill the gap between SEPTA facilities and employment nodes within the Township.	High	BOS, Township staff, SEPTA, the Partnership TMA of Montgomery County

Goal 2: Improve the Township’s infrastructure to support future demands.

	Objective	Action Item	Priority	Responsible Entity
1	Maintain and improve all stormwater and sewer facilities.	1.1 Review the Act 537 Plan and update, as necessary, to accommodate new technologies.	On-going	BOS and Township staff

		1.2	Assess flood resiliency of critical infrastructure located in flood zones.	On-going	BOS and Township staff
2	Maintain and improve the Township’s Road network.	2.1	Consider the use of various planning tools to plan, fund, and implement transportation improvements including, but not limited to, PennDOT Transportation Improvement Program (TIP), ordinance updates, public/private partnerships, and design/build delivery methods.	Medium	BOS and Township staff
		2.2	Implement municipal capital projects to address identified transportation needs.	On-going	BOS and Township staff
		2.3	Take into account access management issues to ensure safe and efficient traffic flow along major corridor.	High	BOS
		2.4	Require new developments to study and address traffic impacts via road improvements, signals and/or right-of-way dedication.	On-going	BOS
		2.5	Require developers to connect stub roads, plan for access to adjacent properties, and align new with existing facilities.	On-going	BOS
		2.6	Identify traffic problem areas and develop improvements to be planned and constructed by the Township, State and/or private developers.	On-going	BOS, Township staff, DVRPC and PennDOT
3	Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.	3.1	Coordinate with utility companies to create a comprehensive map of utility easements.	Medium	BOS and Township staff
4	Coordinate water and sewage facilities planning with land use planning and natural resource protection objectives, and assess the impacts of proposed sewer, water, and stormwater facilities on groundwater quality, quantity, and recharge.	4.1	Promote best management practices (BMPs) to protect soil from erosion and reduce sedimentation into waterways.	High	Township staff

NATURAL RESOURCES

Goal 1: Protect the natural environment and conserve the natural resources of the Township while accommodating planned growth.

	Objective	Action Item	Priority	Responsible Entity	
1	Protect the Township’s natural resources by limiting adverse impacts into the area.	1.1	Encourage the enforcement of existing regulations and/or establish new protection standards for natural resources.	On-going	BOS and Township staff
		1.2	Update and implement geology, slopes, and soils protection standards based on current mapping.	High	BOS and Township staff

		1.3	Encourage establishing a Township-wide network of riparian buffers and promote restoration and maintenance of riparian buffers along streams, ponds, lakes, and where appropriate, wetlands.	Medium	BOS, PC and Township staff
2	Encourage and advocate the use and protection of native species of plants.	2.1	Enforce land use regulations which require the planting of native species and the removal of non-natives.	On-going	BOS, PC and Township staff
		2.2	Provide a sample garden that allow residents to see what a native plant garden looks like.	Low	Township staff
		2.3	Pursue potential grant opportunities to establish a demonstration project for the Township.	Low	BOS and Township staff
3	Educate Township residents on the impacts associated with using non-native/invasive plant species and the effects they have on the environment.	3.1	Produce a pamphlet that describes and depicts invasive plants to educate Township residents.	High	BOS, PC, EAC and Township staff
		3.2	Promote community-based volunteer initiatives that encourage the public to experience the outdoors.	Medium	BOS and Township staff
4	Ensure regulatory controls preserve and protect natural resources throughout the development process.	4.1	Review and update natural resource protection provisions in the local ordinances.	On-going	BOS, PC and Township staff
5	Promote innovative stormwater management and wastewater disposal that emphasize the recharge of groundwater and water balance.	5.1	Protect public health and watersheds through adequate treatment and disposal of wastewater.	On-going	BOS and Township staff
		5.2	Develop a source water protection plan and/or a wastewater resource recovery plan.	Low	BOS and Township staff
6	Continue to work towards achieving 100% clean renewable energy as part of the Ready for 100 Program.	6.1	Prepare a sustainability assessment which evaluates municipal facilities and operations relative to conserving resources, saving money and implementing policies and procedures that advance the environment, economy and social equity.	On-going	BOS and Township staff
		6.2	Promote and support the installation of Electric Vehicle infrastructure to improve air quality and support the township's Ready for 100 Renewable Energy Resolution.	High	BOS and Township staff



Chapter 7: Community Context

CHAPTER 7: COMMUNITY CONTEXT

This chapter discusses the relationships of the policies set forth in this Comprehensive Plan to those of Montgomery County, neighboring municipalities, and the region.

Section 301.a.5 of the Pennsylvania Municipalities Planning Code requires that this component of the Comprehensive Plan provide:

“A statement indicating the relationship of the existing and proposed development of the municipality to the existing and proposed development and plans in contiguous municipalities, to the objectives and plans for development in the county of which it is a part, and to regional trends.”

COUNTY COMPREHENSIVE PLAN

As part of Montgomery County, Montgomery Township is included in *Montco 2040: A Shared Vision*, the County’s Comprehensive Plan. Adopted in 2015, it establishes a single implementable and measurable Comprehensive Plan for Montgomery County which “provides goals and implementation steps for managing the county’s built environment,” and is structured around the implementation of themes and goals as opposed to specific topics. The Montco 2040 plan themes include Connected Communities, Sustainable Places, and Vibrant Economy, and within this structure the plan “provides an overall land use and growth management framework for local municipal plans and provides guidance on issues that transcend local boundaries, such as highways, public transportation, flooding, trails, growth trends, redevelopment trends, shopping needs, impact of large developments, overall housing needs, natural systems, economic growth, etc.”

Based on the Future Land Use map, the majority of the Township is characterized as Suburban Residential Area with Regional Mixed Use Center, Community Mixed Use, and Business Areas generally following Route 309, Route 202, and DeKalb Pike. Open Space areas are shown in the locations of Windlestrae Park, Memorial Grove, Spring Valley Park, and other open space areas throughout the Township. The Future Land Use map also shows portions of the northwestern part of the Township as being within the ½ mile walk sheds for several regional rail stations. The Montgomery Township Future Land Use Map and zoning ordinance are both generally consistent with the county’s Future Land Use map.

County Goals

Montco 2040 goals that are consistent with the goals and objectives of the Montgomery Township Comprehensive Plan include:

- Improve transportation quality and expand options for county residents and workers
- Expand and connect county trails, local trails, greenways, natural areas, and parks
- Support a modern, resilient, green, and energy-efficient infrastructure network
- Improve stormwater management and reduce the impact of flooding
- Conserve natural resources, environmentally sensitive areas, and farmland
- Provide more opportunities for residents to exercise and have healthy lifestyles
- Support housing choices and opportunities to meet the needs of all people
- Enhance community character and protect neighborhoods
- Improve transportation access to businesses
- Encourage development and transformative investment where infrastructure already exists
- Attract and retain businesses and vital community assets

ADJACENT MUNICIPAL PLANS AND ORDINANCES

The MPC requires that the adopted Comprehensive Plan be compatible with the existing and proposed development and plans of neighboring municipalities, and consistent with the goals and objectives of the County Comprehensive Plan. In preparing the Montgomery Township Comprehensive Plan, the Comprehensive Plans of neighboring municipalities and the Montgomery County Comprehensive Plan were considered to facilitate sound regional planning.

Municipalities adjacent to the Township and an overview of their existing land uses and development patterns are briefly described as follows:

HATFIELD TOWNSHIP

Hatfield Township is located northwest of Montgomery Township, with the two Townships separated by Line Street. The current Hatfield Township Zoning map shows a corridor of commercially zoned land following Route 309 as it leaves Montgomery Township, with light industrial and townhome districts to the northeast. These districts abut higher-density residential and industrial land uses within Montgomery Township. To the southwest of Route 309, a corridor of low-density residential districts follows Line Street, with limited professional office, garden apartments, institutional, and commercial districts to the rear with access taken from Line Street. These districts abut primarily lower-density residential properties on the Montgomery Township side of Line Street. The Zoning Districts detailed in the Hatfield Township zoning map are generally compatible with the Montgomery Township Future Land Use map.

LANSDALE BOROUGH

Lansdale Borough is located to the west of Montgomery Township, between Hatfield Township and Upper Gwynedd Township. The Lansdale Borough Future Land Use Map designates residential land use along the majority of the shared boundary, with a small area of public parks which adjoins the Montgomery Township natural area across Knapp Road. These land uses are compatible with those in the Montgomery Township Future Land Use map, which shows lower density residential, institutional, and open space uses abutting the Borough.

UPPER GWYNEDD TOWNSHIP

Upper Gwynedd Township is located to the southwest of Montgomery Township. The two townships share a border along Welsh Road between Lansdale Borough and Route 202. The Upper Gwynedd Township Future Land Use Map shows areas of commercial, agricultural, utility, general office, and medium-density residential land uses along this boundary, along with several greenway corridors that abut Welsh Road. The Montgomery Township Future Land Use Map shows commercial and industrial land uses abutting this boundary, with lower and higher-density housing shown to the rear of these non-residential land uses. While the agricultural use in Upper Gwynedd Township (the Delaware Valley University Roth Center for Sustainable Agriculture) may not be ideally compatible with the commercial and institutional uses in Montgomery Township, the uses are separated from each other by Welsh Road. The future land uses detailed in the Upper Gwynedd Township Future Land Use Map are generally compatible with the abutting land uses on the Montgomery Township Future Land Use Map.

LOWER GWYNEDD TOWNSHIP

Lower Gwynedd Township is also separated from Montgomery Township by Welsh Road and is located directly south of Upper Gwynedd Township. The municipalities share a border from Route 202 to the southernmost corner of Montgomery Township. The Lower Gwynedd Township Zoning Map shows single-family and multi-family residential districts, as well as a municipal district where Oxford Park is located, as abutting Montgomery Township. Land uses in Montgomery Township along this stretch of Welsh Road include low-density residential, industrial, and commercial land uses. The land uses shown in the Montgomery Township Future Land Use Map are generally compatible with the abutting land uses in Lower Gwynedd Township.

HORSHAM TOWNSHIP

Horsham Township is located to the southeast of Montgomery Township. Where the Townships abut at the southernmost corner of Montgomery Township, the Horsham Township Future Land Use Map indicates that the properties in this location are commercial and multi-family residential. On the Montgomery Township side of this border, the Future Land Use map shows commercial and higher-density residential uses as well. Along the remainder of this border, land uses within Horsham Township consist of undeveloped, institutional, estate and single family detached residential properties, agriculture, recreation and preserved open space properties, utilities, and a small area of office use. On the Montgomery Township side of the border, land uses consist of lower density residential and utility, with some abutting open space and institutional uses. The land uses shown in the Montgomery Township Future Land Use Map are generally compatible with the abutting land uses in Horsham Township.

WARRINGTON TOWNSHIP

Warrington Township is located to the northeast of Montgomery Township within Bucks County and shares a boundary with Montgomery Township along County Line Road. These two municipalities abut from just south of Limekiln Pike at the southeastern corner of Montgomery Township to Upper State Road. The Warrington Township Future Land Use map shows institutional, commercial, agricultural, and single-family residential land uses along this Township boundary. Land uses shown in the Montgomery Township Future Land Use Map along this boundary include lower density residential, institutional, and higher-density residential land uses. The land uses in these municipalities along this boundary are generally compatible.

NEW BRITAIN TOWNSHIP

New Britain Township is located north of Montgomery Township within Bucks County and also shares a boundary with Montgomery Township along County Line Road, from Upper State Road to Line Street. The New Britain Township Zoning Map and Land Use Map show areas of commercial, mobile home, office park, residential, and industrial uses along this shared boundary. The Montgomery Township Future Land Use Map shows primarily lower-density residential uses along this boundary, with small areas of open space, commercial, and industrial land uses. While the land uses within Montgomery Township are generally less intense than those in New Britain Township, the two municipalities are separated by County Line Road and additional buffering is provided to residential properties by noise barrier walls. The land uses in New Britain Township and Montgomery Township along this boundary are generally compatible.



Appendices

APPENDIX A

PUBLIC VISIONING SESSION RESPONSES

MONTGOMERY TOWNSHIP COMPREHENSIVE PLAN
PUBLIC VISIONING MEETING RESULTS

QUESTION #1: What do you like most about Montgomery Township	
GROUP 1 RESPONSES	# OF VOTES
Proximity to City and Culture	4
Number of Parks & Recreation facilities	6
Rural feel	2
Excellent customer service of Township Employers	4
Township Open Space	5
Diversity's balance of land uses	3
GROUP 2 RESPONSES	# OF VOTES
Mix of residential and commercial	1
Convenient	7
Emergency services are excellent	3
Everything you need is nearby	2
Smatterings of open space	3
Active Park space	4
GROUP 3 RESPONSES	# OF VOTES
Nice people	2
Proximity to convenient locations	7
Parks	7
Entertainment	3
Road layout	0
Institutions	3
Recreational facilities	6

**MONTGOMERY TOWNSHIP COMPREHENSIVE PLAN
PUBLIC VISIONING MEETING RESULTS**

QUESTION #2: What do you like least about Montgomery Township	
GROUP 1 RESPONSES	# OF VOTES
Too many waste haulers - trash always at curb	1
Traffic and congestion	7
Stormwater and flooding during major storm events	7
Amount of vacant retail space	5
Traffic and congestion during Thanksgiving and Christmas	4
GROUP 2 RESPONSES	# OF VOTES
Traffic	4
Stormwater drainage	4
Fiscal irresponsibility (rec. center)	2
Speeding in residential areas	0
Wildlife management	2
Don't like porta Johns - need bathrooms in parks	2
Vehicles blocking sidewalks (driveways)	1
Permitting process	2
Loss of revenue streams	3
Disposal of roadkill	0
GROUP 3 RESPONSES	# OF VOTES
Traffic congestion	2
Division of the Township by major roadways	2
No walkable town center	5
Empty stores and restaurants	4
Traffic management	6
Lack of artificial turf for youth sports	3
Deterioration of Montgomery Mall	6

**MONTGOMERY TOWNSHIP COMPREHENSIVE PLAN
PUBLIC VISIONING MEETING RESULTS**

QUESTION #3: What would you want to preserve / maintain about / in Montgomery Township for the future?	
GROUP 1 RESPONSES	# OF VOTES
A sense of safety and security in neighborhoods	5
Quality of life	5
Open space and parks	6
Rural feel	3
Historic structures in Township	2
Maintain diversity of land uses	3
GROUP 2 RESPONSES	# OF VOTES
More open space	2
More nature trails	2
Well maintained properties	0
Business plan to address future revenue	3
See an upgrade to infrastructure	4
Encourage and embrace green technology	4
Bike trail connections	1
Streetscape improvements to Five Points intersection	2
More pedestrian connections between residential and commercial	2
Lower taxes	0
GROUP 3 RESPONSES	# OF VOTES
Open spaces/public parks	12
Feeling of safety and security	8
Infrastructure	8

**MONTGOMERY TOWNSHIP COMPREHENSIVE PLAN
PUBLIC VISIONING MEETING RESULTS**

QUESTION #4: What would you want to change about / in Montgomery Township in the future	
GROUP 1 RESPONSES	# OF VOTES
Eliminate divisions in Township by uniting both sides of 309	5
Eliminate gaps in pedestrian connections	3
Address flooding & stormwater management concerns due to extreme water conditions	7
Walkability	3
Redevelopment/Reuse plan for Montgomeryville Mall	6
GROUP 2 RESPONSES	# OF VOTES
No more high density development	8
No more high density residential development	9
No suburban decay	3
GROUP 3 RESPONSES	# OF VOTES
Traffic management	7
Mix of tax base	6
Walkable mixed-use town center	0
Redevelopment of the mall as a planned mixed-use community	12
Utilization of the rec. center for age groups	3

APPENDIX B

FUNDING OPPORTUNITIES

Funding in the form of grants and loans are provided through local, state and national organizations year- round. Below is a list of potential funding sources that should be pursued for the planning, design and construction of the recommendations made in the Montgomery Township Comprehensive Plan.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The *PA Department of Community and Economic Development (DCED)* provides funds for Housing rehabilitation, public services, community facilities, infrastructure improvements, development and planning through the Entitlement program which provides annual funding to designated municipalities. Competitive program is also available to all municipalities that are not direct federal recipients of CDBG funds and state Act 179 entitlement municipalities with a population less than 10,000. Expand economic opportunities geared to low-and moderate-income individuals and improve critical community health and welfare infrastructure.

- **Request Amount:** Competitive Program has a minimum request of \$100,000 and has no ceiling limit.
- **Match:** None required
- **Contact Information:**
Department of Community and Economic Development
Aliyah Stanger, Director
110 North 8th Street, Suite 505
Philadelphia, PA 19107-2471
(215) 560-5830
Fax: (215) 560-5832
astanger@pa.gov

ALTERNATIVE AND CLEAN ENERGY PROGRAM (ACE)

The *Department of Community and Economic Development (DCED)* and the *Department of Environmental Protection (DEP)* under the direction of the *Commonwealth Financing Authority (CFA)* administer funds for activities to promote the utilization, development and construction of alternative and clean energy projects, infrastructure associated with compressed natural gas and liquefied natural gas fueling stations, plus energy efficiency and energy conservation projects in the state.

- **Request Amount:** Loans for manufacturers of alternative and/or clean energy generation equipment or components shall not exceed \$10,000 for every job projected to be created by the business within three years after approval of the grant. Grants for any alternative energy production or clean energy project shall not exceed \$2 million or 30 percent of the total project cost, whichever is less.

- **Match:** Matching investing requirement of at least \$1 for every \$1 of program funds awarded. There is a 1 percent commitment fee on all approved loans.
- **Contact Information:**
PA Department of Community and Economic Development
Center for Business Financing – CFA Programs Division
Alternative and Clean Energy Program
Commonwealth Keystone Building
400 North Street 4th Floor
Harrisburg PA 17120-0225
Telephone: (717) 787-6245
Fax: (717) 772-3581
E-mail: ra-dcedsitedvpt@pa.gov

EPA BROWNFIELDS GRANT ASSESSMENT, CLEANUP, OR REVOLVING LOAN FUND GRANT PROGRAM

The *US Environmental Protection Agency (EPA)* provides direct funding for brownfields assessment, cleanup, revolving loans, environmental job training, technical assistance, training, and research to address sites contaminated by hazardous substances, pollutants, or contaminants (including hazardous substance co-mingled with petroleum). Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach. Revolving loan Fund (RLF) Grants provide funding to capitalize loans that are used to clean up brownfield sites. Cleanup Grants provide funding to carry out cleanup activities at brownfield sites owned by the applicant. Multipurpose Grants provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfields sites in a target area.

- **Request Amount:** Community-wide Assessment Grants up to \$300,000, Site-specific up to \$200,000; up to \$350,000 with a waiver. Assessment Coalition up to \$600,000; For Revolving Loan Funds up to \$1 million Community-wide or Coalition; Cleanup Grants up to \$500,000 for Single-site and up to \$500,000 per application for multi-site
- **Required Match:** none for Assessment Grants, 20% for Revolving Loan Fund and Cleanup Grants 20% (waiver)
- **Contact:** Joseph Nowak
Brownfields & Revitalization Branch
USEPA Region 3
1650 Arch Street (3LD50)
Philadelphia, PA 19103-2029
Phone: 215-814-3303
Fax: 215-814-3002
Email: nowak.joseph@epa.gov

BASELINE WATER QUALITY DATA PROGRAM

The *Pennsylvania Department of Community & Economic Development (DCED)* allocates funds from the Marcellus Legacy Fund for The *Department of Community and Economic Development (DCED)* to the Commonwealth Financing Authority (the “Authority”) for projects which involve practices for water sample collection and analysis to document existing groundwater quality conditions on private water supplies using the Baseline Water Quality Data Program (BWQDP).

- Request Amount: Not to exceed \$250,000
- Required Match: 15% match of the total project cost
- Contact Information:
PA Department of Community and Economic Development Office of Business Financing – CFA Programs Division
Baseline Water Quality Data Program
400 North Street, 4th Floor
Harrisburg, PA 17120-0225
Telephone: (717)787-6245
Fax: (717)772-3581
E-mail: ra-dcedsitedvpt@pa.gov

AUTOMATED RED LIGHT ENFORCEMENT PROGRAM (ARLE)

The *Pennsylvania Department of Transportation* provides funds through ARLE revenues to improve highway safety and reduce congestion through a wide range of projects that aim to reduce the number of violations and crashes at implementation sites, as well as provide benefits to highway users. Funded projects upgrade, improve, or install traffic-control signs and other forms of roadway markings and structures to increase road capacity and/or further pedestrian safety and mobility, and projects that work to enhance visibility or drainage, etc.

- Request Amount: Dependent upon available yearly revenues
- Match: None required
- Contact: District 6 Ashwin Patel (610)205-6567
- Email: ashpatel@pa.gov

BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD)

The *Pennsylvania Department of Transportation* administers funds from National Infrastructure Investments to support capital projects for surface transportation infrastructure that improve, repair, and develop transportation frameworks, economic revitalization, community connections and safety. FY2018 BUILD will administer a greater share of the awards to rural areas.

- Request Amount: Not to exceed \$25 Million; Minimum \$1 Million in rural area
- Match: Minimum 20% in Urban; Minimum 0% in Rural

- Contact Information:
FTA Region 3 Office
1760 Market Street, Suite 500
Philadelphia, Pennsylvania 19103-4124
Telephone: (215) 656-7100
Fax: (215) 656-7260, TDD (215) 656-7269
(Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, and West Virginia)

TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM (TA SET-ASIDE)

The *Pennsylvania Department of Transportation* administers funding assistance for alternative transportation programs and projects that improve accessibility and mobility, public transportation and school links, recreation and environmental mitigation. This includes funding for on and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation, trails that serve a transportation purpose, and safe routes to school projects. The Transportation Alternatives Set-Aside is not a grant program, and no money is provided upfront. Applicants pay pre-construction costs on their own (design, environmental, right of way acquisition, utility). Project sponsors must, in most cases, pay for project design, pre-construction permits, clearances, etc.

- Request Amount: \$50,000 minimum construction cost; Not to exceed \$1 Million unless regional or of statewide significance
- Match: None required
- Contact Information:
TA Set-Aside Coordinators: District 6 (Montgomery County)
Ryan Gallagher
Phone: 215.238-2881
Email: rgallagher@dvrpc.org
Joe Banks
215.238-2898
jbanks@dvrpc.org

MULTIMODAL TRANSPORTATION FUNDS PROGRAM

The *Pennsylvania Department of Transportation* and the *Department of Community & Economic Development* provides grants for projects that support safe and reliable transportation systems and encourage economic development. Supported projects develop or rehabilitate transportation assets for existing communities including but not limited to streetscape, lighting, sidewalk enhancement, pedestrian safety, as well as improving connectivity of transportation assets and transit-oriented development.

- Request Amount: \$100,000 - \$3,000,000

- Match: 30% Cash; The fiscal codes enacted in 2020 provides that a municipality receiving financial assistance through the CFA Multimodal Transportation Fund may not be required to provide a local match. This provision shall expire December 31, 2021.
 - Contact:
Ryan Emerson; Director
PA Department of Community & Economic Development
Business Financing – Grants Office
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225
Phone: 717.720.1422
Email: ryemerson@pa.gov
-

GREENWAYS, TRAILS, AND RECREATION PROGRAM (GTRP)

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for the planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, park and beautification projects. These projects involve the renovation and development of linear public facilities, such as bicycle, walking, equestrian, snowmobile, and nature trails: passive recreation areas; riparian forest buffers; wetland boardwalks; observation decks. Related support facilities including access roads, parking areas, walks, comfort station, lighting, landscaping and signage are also eligible.

- Request Amount: Not to exceed \$250,000
 - Match: 15% Cash/Equivalent
 - \$100 application fee
 - Contact:
PA Department of Community and Economic Development
Office of Business Financing – CFA Programs Division
Greenways, Trails and Recreation Program
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225
Phone: 717.787.6245
Email: ra-dcedsitedvpt@pa.gov
-

MUNICIPAL ASSISTANCE PROGRAM (MAP)

The *Department of Community & Economic Development* provides funds for local governments to the planning and implementation of multiple services including shared service activities, community planning, and floodplain management. For shared service activities, applicants shall involve two or more participating municipalities.

- Request Amount: Dependent upon available funds
- Match: 50% cash match and may include labor costs; 25% of which must be non-state funded
- Contact:
Department of Community & Economic Development
Governor’s Center for Local Government Services
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225
Phone: 888.223.6837 or 717.787.8158
Email: ra-dced-kcp@pa.gov

KEYSTONE COMMUNITIES PROGRAM (KCP)

The *Commonwealth Financing Authority* provides a grant and designation program for community and economic development by encouraging public and private partnerships to support local initiatives and target focus areas or regions. Funded projects include planning, implementation, façade, accessible housing, and development projects, which can incorporate streetscape and roadway improvements. Communities may wish to consider designation through the KC program as a Keystone Main Street, Keystone Elm Street, Keystone Enterprise Zone, or Keystone Community.

- Request Amount: Dependent upon designation and activities
- Match: 50%
- Contact:
DCED Regional Director-Southeast
Department of Community and Economic Development
Aliyah Stanger, Director
110 North 8th Street, Suite 505
Philadelphia, PA 19107-2471
Phone: 215.560.5830
Astanger@pa.gov

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) TRAILS

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the planning, acquisition, construction, enhancement, and maintenance of multi-use trails and trail-related facilities. This can include, but is not limited to, motorized and non-motorized trails, interpretive signs, trail amenities, access roads and parking areas, and equipment required to build and maintain trails.

- Request Amount: Reasonable requests
- Match: 50%

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *COMMUNITY RECREATION AND CONSERVATION PLANNING*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to prepare for future planning, acquisition, development, and management of parks, recreation facilities, critical habitat, open space, natural areas, greenways, and river/watershed passageways.

- Request Amount: Reasonable requests
- Match: 50%

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *LAND ACQUISITION AND CONSERVATION*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the purchase and/or donation of land for the purpose of recreation and park areas, critical habitat areas, greenways, and open space.

- Request Amount: Reasonable requests
- Match: 50%

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *PARK REHABILITATION AND DEVELOPMENT*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the rehabilitation and development of public parks, both indoor and outdoor recreation facilities, small communities, greenways, and river conservation and restoration projects.

- Request Amount: Reasonable requests
- Match: 50%

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *PEER CIRCUIT RIDER PROGRAM*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for expanding the local capacity for parks, recreation, and conservation through the partnership of municipalities, counties, and government councils and the hiring of a shared professional who is jointly funded by the formal partnership, commission, or authority.

- Request Amount: Reasonable requests
- Match: 10%

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) RIPARIAN FORREST BUFFERS PROGRAM

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to provide financial assistance to identify locations in need of riparian forest buffers, and to design, establish, monitor, and provide short-term maintenance for those buffers.

- Request Amount: Reasonable requests
- Match: Varies

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) STATE AND REGIONAL PARTNERSHIPS FUNDS

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the formation of collaborative initiatives that improve the capacity to develop and manage park and recreation facilities and advance conservation of resources through education, training, and implementation.

- Request Amount: Reasonable requests
- Match: Varies
- Contact: (for Community Conservation Partnership Programs listed above):
Bureau of Recreation and Conservation Regional Advisor
Southeast Region 1
Drew Gilchrist
Regional Advisor
Phone: 267.252-3751
Email: agilchrist@pa.gov
3539 Waterstreet Road
Collegeville, PA 19426

PECO GREEN REGION OPEN SPACE PROGRAM

Administered by *Natural Lands*, this program provides grants for municipalities in SE PA to preserve, protect, and improve open spaces. Eligible projects include: the acquisition of conservation easements or land for open space; habitat or capital improvements for passive recreation; and developing or updating open space plans.

- Request Amount: Not to exceed \$10,000; can fund up to 50% of eligible activities
- Match: Minimum 50% Cash
- Contact:
1031 Palmers Mill Road
Media, PA 19063
Phone: 610.353.5587
Email: info@natlands.org

REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)

The *Pennsylvania Office of the Budget* administers funds from the Commonwealth for regional or multi-jurisdictional economic development, civic, cultural, recreational, and historical improvements through acquisition and construction projects. Projects that obtain funding from PENNDOT, PENNVEST, the Department of Community and Economic Development (DCED) or other state agencies are generally restricted from participating in RACP.

- Request Amount: \$1,000,000 minimum total project cost
- Match: 50% of project cost must be match (non-state) participation. Can be local, private, land or building as-is appraised value, and/or federal funds. CDBGs administered by DCED is acceptable for use in a RACP project.
- Contact: Redevelopment Assistance Capital Program
Office of the Budget
Bureau of Redevelopment, Capital and Debt
333 Market Street Tower
18th Floor
Harrisburg, PA 17101-2210
Attention: RACP Administrator
Email: RA-OB-RACP-PPR@pa.gov

RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM (NPS-RTCA)

The *National Park Services* provides funding assistance to support resource conservation and recreation projects throughout the United States of America. The program links national conservation and recreation planning professionals with applicants to design, conserve and improve natural and recreational opportunities and connect the public to these resources.

- Request Amount: N/A
- Match: N/A
- Contact:
Helen Mahan, Programs Manager
Email: ner_rtca@nps.gov

TRAIL GRANTS THROUGH THE COMMUNITY CONSERVATION PARTNERSHIP PROGRAM

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* provides funding for land acquisition, planning, construction, rehabilitation and maintenance, development and operation of trail educational programs and purchase or lease of maintenance and construction equipment. 75% of project must be related to trail activities and/or trail-related facilities.

- Request Amount: depending on program

- Match: 20% of project cost (cash and/or non-cash)
- Contact:
Southeast Region 1
Drew Gilchrist, Regional Advisor
Phone: 267.252-3751
Email: agilchrist@pa.gov
3539 Waterstreet Road
Collegeville, PA 19426

KEYSTONE RECREATION, PARK AND CONSERVATION FUND

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* provides funds for construction and rehabilitation, planning, and acquisition of non-motorized and motorized trails and trail-related facilities.

- Request Amount: Reasonable requests
- Match: 50% of project cost. Match can include a combination of cash and/or non-cash values
- Contact:
Southeast Region 1
Drew Gilchrist, Regional Advisor
Phone: 267.252-3751
Email: agilchrist@pa.gov
3539 Waterstreet Road
Collegeville, PA 19426

SCHUYLKILL HIGHLANDS CONSERVATION (SHCL) LANDSCAPE MINI GRANT PROGRAM

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* and the *William Penn Foundation*, administered through the *Schuylkill River Heritage Area and Natural Lands Trust* provides reimbursement grants for Natural Resource based conservation and Nature based tourism. Eligible projects may include water quality, habitat and restoration projects, implementation of riparian buffers including tracking/monitoring, open space municipal plans/conservation ordinances, agricultural and storm water BMP's, regional trail alignment, community gardens, educational camps and materials and implementation of land stewardship and conservation plans.

- Request Amount: Varies dependent on project
- Match: 50/50 or 1:1 Match; with half of required match being cash. One-half of the required match may be in-kind.
- Contact Information:
Carol Dewolf, Director of Schuylkill Highlands and Natural Lands
1031 Palmers Mill Road

Media PA 19063
Phone: 610.353.5640
Email: cdewolf@natlands.org

ENVIRONMENTAL STEWARDSHIP FUND (GROWING GREENER 1)

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* administers funds for construction and rehabilitation, planning, and acquisition of non-motorized and motorized trails and trail-related facilities, greenways, open space, natural areas, river corridors and watersheds, community park, and recreation projects. Receives revenues from an increase in the fee charged for dumping trash at landfills and has received funds from the 2005 Growing Greener bond initiative.

- Request Amount: Reasonable requests
- Match: 50% of project cost. Match can include a combination of cash and/or non-cash values
- Contact: Southeast Region 1
Drew Gilchrist
Regional Advisor
Phone: 267.252-3751
Email: agilchrist@pa.gov
3539 Waterstreet Road
Collegeville, PA 19426

PENNSYLVANIA RECREATIONAL TRAILS (PRT) PROGRAM

The *Department of Conservation and Natural Resources (DCNR)* provides grants to develop and maintain trails and trail-related facilities for both motorized and nonmotorized recreational trails uses. Funding supports maintenance and restoration of existing recreational trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, purchase and lease of recreational trail construction and maintenance equipment, construction of new recreational trails, and acquisition of easements or property for recreation trails or recreation trail corridors. Project proposals that utilize youth conservation or service corps will earn extra credit in the selection process.

- Request Amount: minimum of \$2,500 to a maximum of \$100,000
- Match: 80% grant funds and 20% project sponsor funds. Acquisition costs require a 50/50 match. "Soft match" donation of materials and services are permitted.
- Contact: Department of Conservation and Natural Resources
Bureau of Recreation & Conservation
Pennsylvania Recreational Trails Program
P.O. Box 8475
Harrisburg, PA 17105-8475

Email: vtierney@dcnr.state.pa.us

FEDERAL LAND AND WATER CONSERVATION FUND (LWCF)

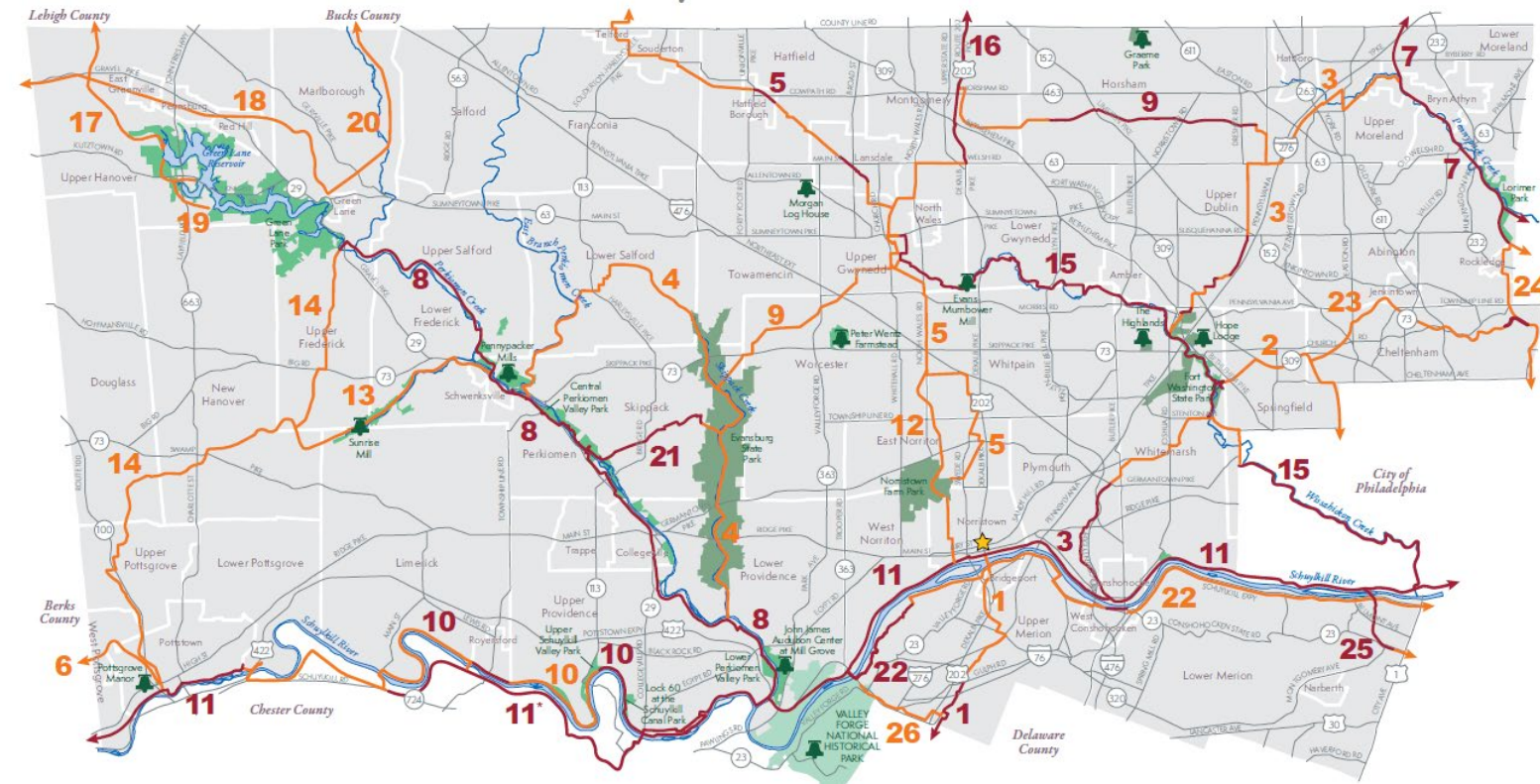
The *US Department of Interior* provides annual appropriations of federal funds to states to provide 50% of matching grants for general public outdoor parks, recreation and conservation, land acquisition and development projects.

- Request Amount
- Match: 50%
- Contact:
Washington Office
State and Local Assistance Programs
National Park Service
1849 C Street, NW, Org-2225
Washington, D.C. 20240
Joel Lynch
Phone: 202.354-6905

APPENDIX C

MONTGOMERY COUNTY PRIMARY TRAIL NETWORK

MONTGOMERY COUNTY
Primary Trail Network

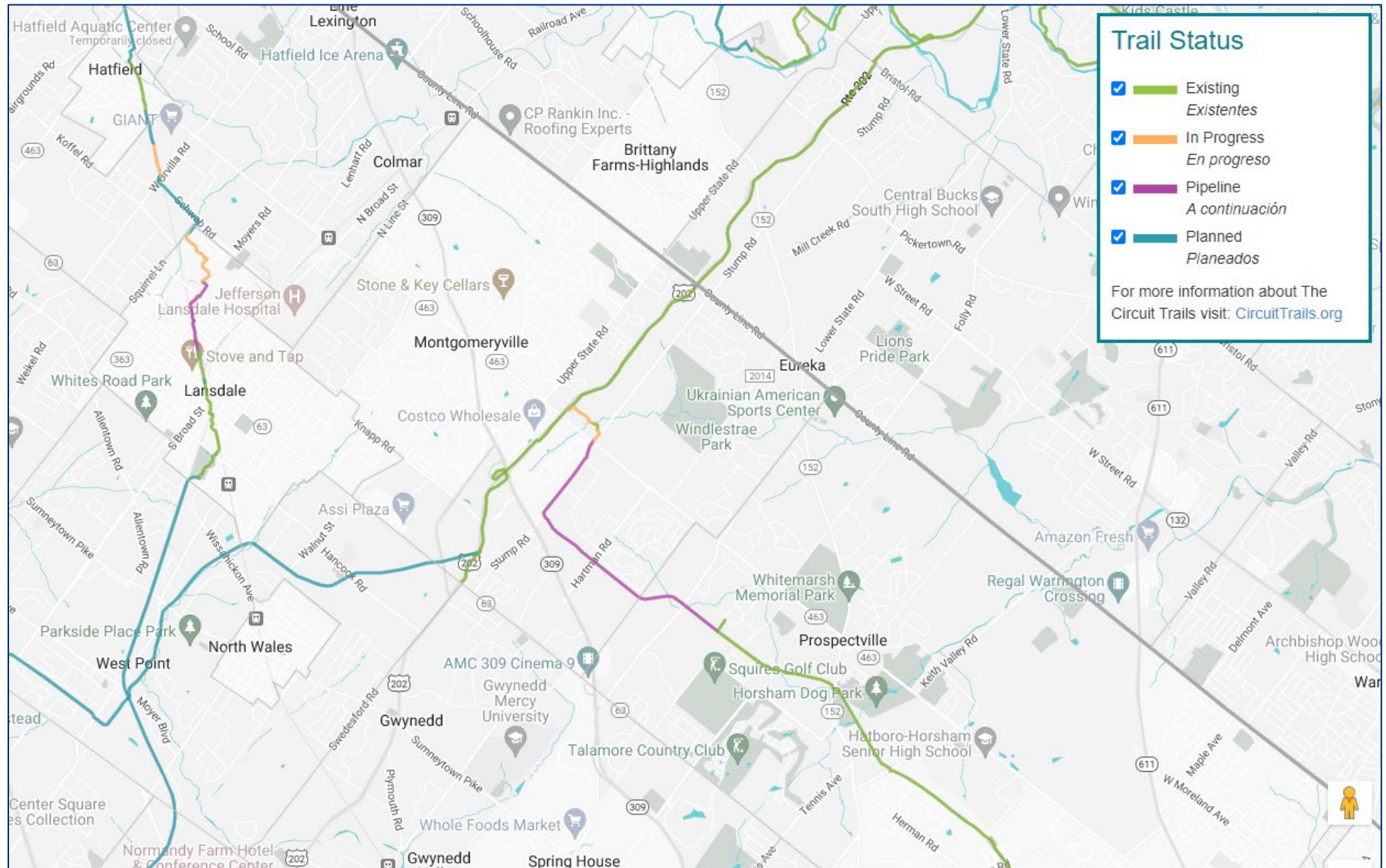


- Existing Trail
 - Proposed Trail
 - ★ Freight Station
 - County-Owned Land
 - State-Owned Land
 - Valley Forge National Historical Park
 - Historic Sites
- | | | |
|-------------------------|--|-------------------------------|
| 1. Chester Valley Trail | 10. Schuylkill East Trail | 18. Perkiomen Trail Extension |
| 2. Cresham Trail | 11. Schuylkill River Trail | 19. Green Lane Park |
| 3. Cross County Trail | 11'. Schuylkill River Trail (Chester County) | 20. Highlands Trail (TBD) |
| 4. Evansburg Trail | 12. Stony Creek Trail | 21. Skipack Trail |
| 5. Liberty Bell Trail | 13. Sunrise Trail | 22. Schuylkill West Trail |
| 6. Manatawny Trail | 14. West County Trail | 23. Tookany Creek Trail |
| 7. Pennypack Trail | 15. Wissahickon Green Ribbon Trail | 24. Rockledge Trail |
| 8. Perkiomen Trail | 16. 202 Trail | 25. Cynwyd Heritage Trail |
| 9. Power Line Trail | 17. Mill Hill Trail | 26. North Gulph Road Trail |

MCPC
Montgomery County Planning Commission
P.O. Box 311, Norristown, PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.planning.montcopa.org
Map updated as of July 2021
This map is based on aerial photography and official sources. This map is not meant to be used as a legal delineation of properties or for engineering purposes.

Click on any red trail number/trail name or green park/historic site name for a link to the individual websites. There is no current website for the Liberty Bell Trail.
See individual trail brochures for trailhead access to parking, public transit, restrooms, water, and other information.

CIRCUIT TRAILS MAP

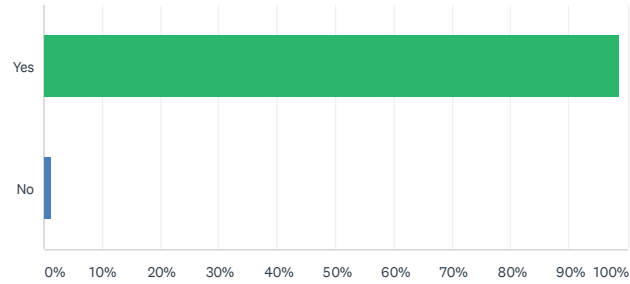


APPENDIX D

COMMUNITY SURVEY RESULTS

Q1 Are you currently a Montgomery Township resident?

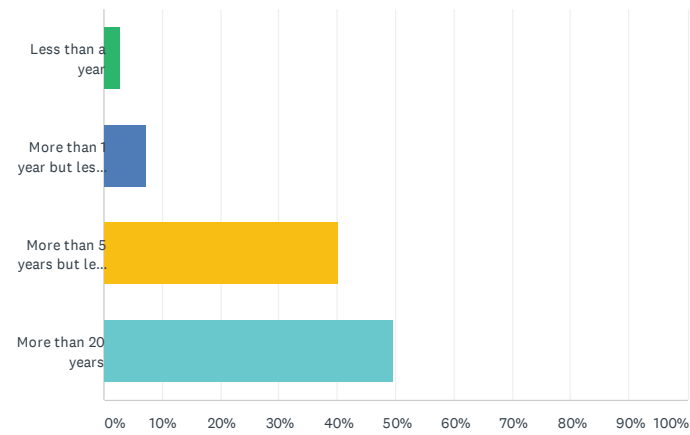
Answered: 870 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	98.74%	859
No	1.26%	11
TOTAL		870

Q2 If you are a Township resident, how long have you lived in Montgomery Township?

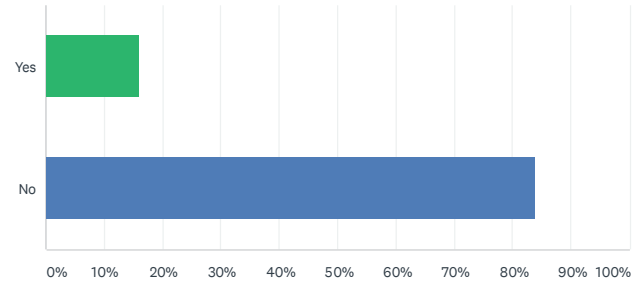
Answered: 867 Skipped: 5



ANSWER CHOICES	RESPONSES	
Less than a year	2.88%	25
More than 1 year but less than 5 years	7.27%	63
More than 5 years but less than 20 years	40.25%	349
More than 20 years	49.60%	430
TOTAL		867

Q3 Have you or a family member relocated back to the Township after having lived elsewhere?

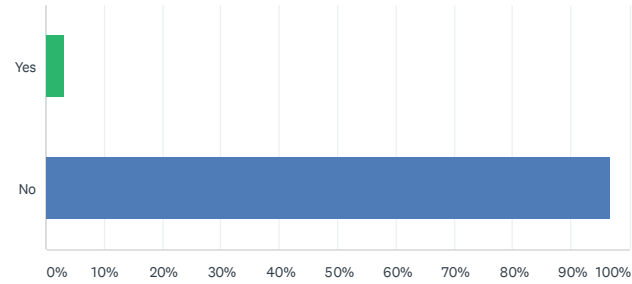
Answered: 870 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	16.21%	141
No	83.79%	729
TOTAL		870

Q4 Are you anticipating relocating outside Montgomery Township within the next year?

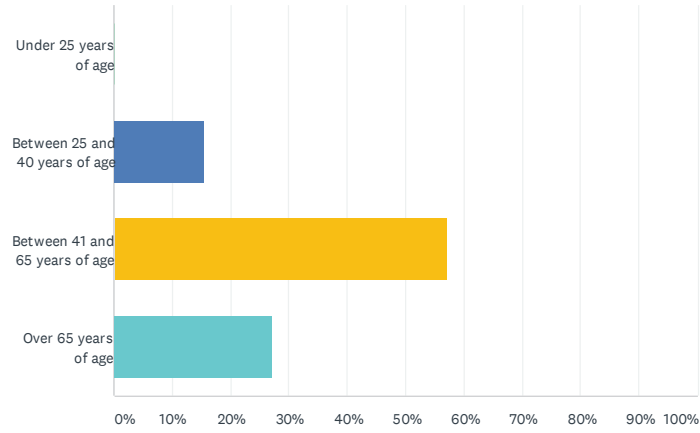
Answered: 870 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	3.10%	27
No	96.90%	843
TOTAL		870

Q5 Please select your age category.

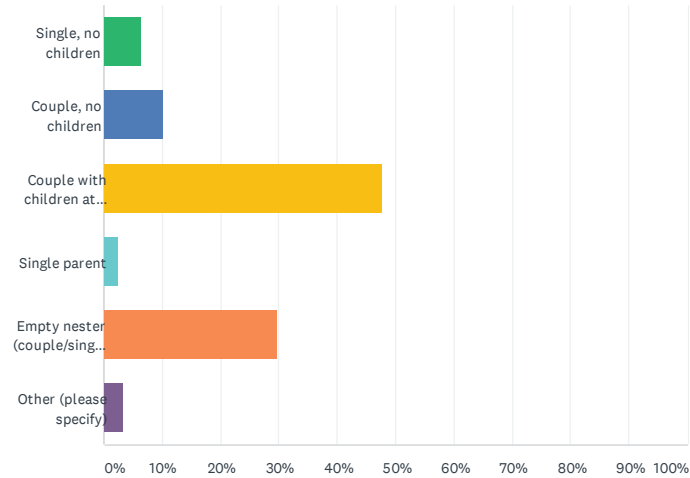
Answered: 871 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 25 years of age	0.23%	2
Between 25 and 40 years of age	15.38%	134
Between 41 and 65 years of age	57.18%	498
Over 65 years of age	27.21%	237
TOTAL		871

Q6 Which of the following describes your family?

Answered: 871 Skipped: 1



ANSWER CHOICES	RESPONSES
Single, no children	6.54% 57
Couple, no children	10.22% 89
Couple with children at home	47.65% 415
Single parent	2.41% 21
Empty nester (couple/single with no children at home)	29.74% 259
Other (please specify)	3.44% 30
TOTAL	871

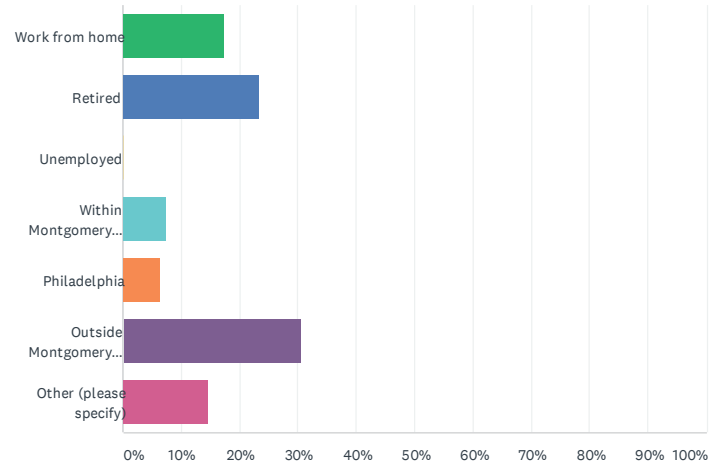
#	OTHER (PLEASE SPECIFY)	DATE
1	widow and adult son	6/14/2021 1:01 PM
2	Couple with adult child at home	6/14/2021 11:22 AM
3	Child	6/14/2021 9:17 AM
4	mother with Daughter, son in law and granddaughter living here.	6/14/2021 8:36 AM
5	Single, adult child at home	6/14/2021 6:08 AM
6	Empty nesters with parents living with us	6/13/2021 8:12 AM
7	couple with children and parents at home	6/12/2021 8:23 PM
8	Adult children by previous marriage; no children with present wife.	6/12/2021 1:34 PM
9	Retired	6/11/2021 4:23 PM
10	Solo Parent (Widowed)	6/6/2021 10:47 PM
11	Widow 1 child at home	6/5/2021 9:56 PM
12	Single, no children living with adult sister	6/5/2021 6:39 PM
13	Retired living with daughter i	6/5/2021 3:47 PM
14	married couple with adult child living at home	6/4/2021 3:22 PM

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15	Couple caring for disabled veteran son	6/4/2021 12:50 PM
16	remarried with adult children	5/27/2021 3:52 PM
17	Empty nester with geriatric parent	5/26/2021 3:46 PM
18	Single female living with 94yr old dad	5/25/2021 8:24 PM
19	Single with Children at home	5/25/2021 11:42 AM
20	Widower with children and grandchildren at hpme.	5/25/2021 11:34 AM
21	widow	5/24/2021 8:35 PM
22	My adult daughter and her 3 young children have moved in until her divorce is settled	5/24/2021 8:19 PM
23	grown children visiting with children regularly	5/24/2021 6:09 PM
24	Single with one child at home	5/24/2021 5:55 PM
25	Couple with adult child at home	5/24/2021 5:12 PM
26	Couple with (her) mother living with us	5/23/2021 11:42 AM
27	Single with adult dependent	5/22/2021 2:44 AM
28	couple with an adult child living in the home	5/21/2021 8:36 PM
29	Single with Parents	5/19/2021 9:16 AM
30	Lives at home with family	5/18/2021 10:19 AM

Q7 Where are you or other members of your household employed?

Answered: 869 Skipped: 3



ANSWER CHOICES	RESPONSES
Work from home	17.26% 150
Retired	23.36% 203
Unemployed	0.12% 1
Within Montgomery Township	7.59% 66
Philadelphia	6.44% 56
Outside Montgomery Township but in Montgomery County	30.49% 265
Other (please specify)	14.73% 128
TOTAL	869

#	OTHER (PLEASE SPECIFY)	DATE
1	One work from home/ one retired	6/14/2021 11:24 AM
2	Working home and outside township in Bucks County	6/14/2021 9:53 AM
3	Both bucks and mont	6/14/2021 9:43 AM
4	Planning to be employed	6/14/2021 9:17 AM
5	retired, daughter in montgomery county, and granddaughter in mont township.	6/14/2021 8:36 AM
6	Chalfont/ bucks county	6/14/2021 6:08 AM
7	Bucks County	6/14/2021 5:56 AM
8	I work in Bucks County	6/13/2021 9:23 PM
9	norristown, quakertown	6/13/2021 7:53 PM
10	New Jersey	6/13/2021 5:28 PM
11	New Jersey	6/13/2021 4:06 PM
12	northampton county	6/13/2021 3:52 PM
13	Bucks county	6/13/2021 3:32 PM

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14	I work in Philly & my wife works in Montgomery County	6/13/2021 3:06 PM
15	New Jersey	6/13/2021 2:36 PM
16	Chester county	6/13/2021 2:33 PM
17	Wilmington	6/13/2021 2:30 PM
18	Chester and Northampton County	6/13/2021 1:51 PM
19	I am a realtor and work from home, husband works in Doylestown and from home	6/13/2021 1:12 PM
20	Work from home, work from home 3 days per week in a Bucks County office the other 3	6/13/2021 1:10 PM
21	De	6/13/2021 12:37 PM
22	Bucks Co & Lehigh Co	6/13/2021 12:23 PM
23	NJ	6/13/2021 11:35 AM
24	Bucks County	6/13/2021 11:17 AM
25	Mobile business but address in montgomery township	6/13/2021 11:16 AM
26	Elsewhere	6/13/2021 8:28 AM
27	Bucks County	6/13/2021 8:12 AM
28	Another county	6/12/2021 10:28 PM
29	Bucks county	6/12/2021 4:05 PM
30	I work from home; wife is retired.	6/12/2021 1:34 PM
31	Bucks co, montco	6/11/2021 11:42 PM
32	Montgomery County and Bucks County	6/8/2021 12:04 PM
33	work from home; o/s Mont Twp, in Mont Cty	6/7/2021 11:53 AM
34	Outside PA	6/6/2021 8:41 PM
35	Philadelphia and Radnor	6/6/2021 3:41 PM
36	Bucks county	6/6/2021 2:01 PM
37	Bucks County	6/6/2021 8:38 AM
38	Retired, work PT outside township, but in Montgomery Coity	6/6/2021 7:26 AM
39	E and F	6/5/2021 11:45 PM
40	New Jersey	6/5/2021 9:31 PM
41	One works from home, and one in Montgomery County but outside Montgomery Township	6/5/2021 9:18 PM
42	Delaware County	6/5/2021 8:44 PM
43	Bucks county	6/5/2021 5:14 PM
44	Delaware	6/5/2021 4:49 PM
45	Bucks	6/5/2021 4:23 PM
46	Outside townshio	6/5/2021 4:21 PM
47	Valley Forge	6/5/2021 3:44 PM
48	Cherry Hill, New Jersey	6/5/2021 3:28 PM
49	Princeton	6/5/2021 1:42 PM
50	Chalfont and Philadelphia	6/5/2021 1:10 PM
51	one spouse retired, one works outside of Montgomery Township	6/4/2021 3:22 PM
52	Self employed through out in Montgomery County /Wife Horsham Township	6/4/2021 2:30 PM
53	Household member working hybrid from outside of township	6/4/2021 12:50 PM
54	Employed in Bucks County	6/3/2021 10:16 AM
55	combination	6/2/2021 7:44 PM
56	Malvern, PA and Philadelphia	6/1/2021 11:27 AM
57	New Jersey	5/28/2021 4:45 PM

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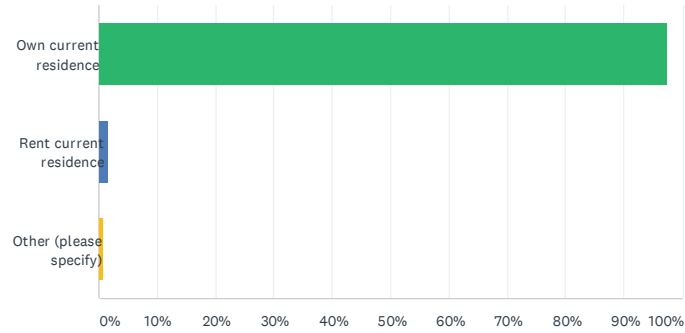
58	Bucks County	5/27/2021 8:12 PM
59	Chalfont	5/26/2021 10:38 PM
60	Bucks county	5/26/2021 9:22 PM
61	sons own a business in Hatfield Township	5/26/2021 1:50 PM
62	New Jersey	5/26/2021 9:51 AM
63	Bucks County	5/25/2021 4:48 PM
64	Pfizer	5/25/2021 2:05 PM
65	Radnor PA Corp Office	5/25/2021 1:10 PM
66	Bucks county	5/25/2021 12:37 PM
67	Bucks County	5/25/2021 11:26 AM
68	Bucks County	5/25/2021 11:09 AM
69	Philadelphia and Ambler	5/25/2021 10:30 AM
70	Chester County	5/25/2021 8:09 AM
71	Camden NJ and upper Bucks county	5/25/2021 6:52 AM
72	S	5/25/2021 5:27 AM
73	Bucks co	5/25/2021 3:43 AM
74	Wilmington, Delaware	5/25/2021 2:05 AM
75	Upper Makefield	5/25/2021 12:04 AM
76	Disabled	5/24/2021 10:21 PM
77	One in a Chester county hospital, other in bucks county school district	5/24/2021 10:13 PM
78	New Jersey	5/24/2021 10:02 PM
79	Outside Philadelphia	5/24/2021 9:51 PM
80	Bucks	5/24/2021 9:47 PM
81	NJ	5/24/2021 9:17 PM
82	Other county	5/24/2021 9:09 PM
83	Another state	5/24/2021 8:55 PM
84	Outside of Mont Township	5/24/2021 8:45 PM
85	Own restaurant	5/24/2021 8:45 PM
86	Bucks	5/24/2021 8:39 PM
87	Bucks county	5/24/2021 8:34 PM
88	Two retirees and 42 old working from home	5/24/2021 8:19 PM
89	retired	5/24/2021 8:08 PM
90	Phila and Delaware county	5/24/2021 8:04 PM
91	one in Montco one in Bucks	5/24/2021 8:00 PM
92	Bucks County	5/24/2021 7:57 PM
93	One in montco one in philly	5/24/2021 7:44 PM
94	Currently work from home but employer is in Philadelphia and I expect to go back a few days a week later in 2021.	5/24/2021 7:34 PM
95	combination home, within and outside of township	5/24/2021 7:31 PM
96	Bucks County and Delaware County	5/24/2021 7:13 PM
97	1- outside montgomery township in montgomery county. 1- in bucks County	5/24/2021 7:09 PM
98	Sales so all over	5/24/2021 6:50 PM
99	NY	5/24/2021 6:42 PM
100	Bucks county	5/24/2021 6:19 PM
101	Bucks County	5/24/2021 6:14 PM

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102	bucks county	5/24/2021 6:04 PM
103	Central Bucks bus driver	5/24/2021 5:50 PM
104	Bucks County	5/24/2021 5:36 PM
105	outside of Montgomery County	5/24/2021 5:20 PM
106	One in bucks one In montgomery	5/24/2021 5:19 PM
107	Merck--sometime at home, sometime in the office	5/24/2021 5:12 PM
108	Bucks County and Delaware	5/24/2021 5:11 PM
109	New Jersey	5/24/2021 5:08 PM
110	Both Philadelphia and Montgomery County	5/24/2021 4:50 PM
111	Philadelphia and within Montgomery county	5/24/2021 4:44 PM
112	Bucks County	5/24/2021 4:42 PM
113	Work from home; Blue Bell; Doylestown	5/24/2021 4:26 PM
114	Massachusetts	5/24/2021 4:22 PM
115	Bucks county	5/24/2021 3:45 PM
116	DISABLED	5/24/2021 3:37 PM
117	Wayne, PA (Radnor Township)	5/24/2021 3:30 PM
118	Wilmington, DE	5/23/2021 8:24 PM
119	Bucks county	5/22/2021 9:03 AM
120	My family lives out of state	5/22/2021 9:01 AM
121	We work in bucks and	5/21/2021 8:38 PM
122	I am employed in Philadelphia , but my wife is outside of the township, but within the county. The survey does not allow two answers. Also we have both been working from home.	5/21/2021 5:01 PM
123	Bucks County	5/19/2021 9:16 AM
124	BUCKS COUNTY	5/18/2021 8:45 PM
125	Chester County	5/18/2021 10:12 AM
126	Flemington, NJ	5/17/2021 10:41 PM
127	Bucks County	5/17/2021 4:07 PM
128	Newark, NJ	5/17/2021 2:26 PM

Q8 Home ownership status. Please select one:

Answered: 870 Skipped: 2

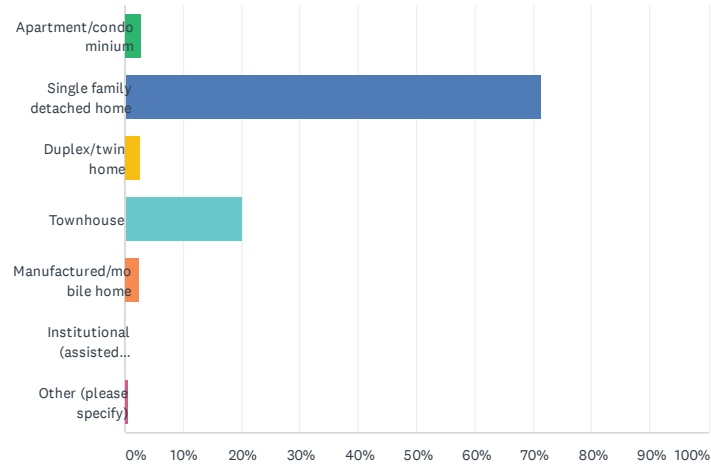


ANSWER CHOICES	RESPONSES
Own current residence	97.47% 848
Rent current residence	1.72% 15
Other (please specify)	0.80% 7
TOTAL	870

#	OTHER (PLEASE SPECIFY)	DATE
1	Teenager living with parents	6/14/2021 9:17 AM
2	Live rent-free with parents	6/5/2021 6:37 PM
3	Living with daughters family	6/5/2021 3:47 PM
4	Own our home, pay ground rent to McKee, Village of Neshaminy Falls	6/3/2021 12:13 PM
5	Dad owns home	5/25/2021 8:24 PM
6	I live in Montgomery Township and I own a property that I have long term tenants	5/24/2021 8:19 PM
7	Currently living with family	5/18/2021 10:19 AM

Q9 In what type of home do you live?

Answered: 870 Skipped: 2

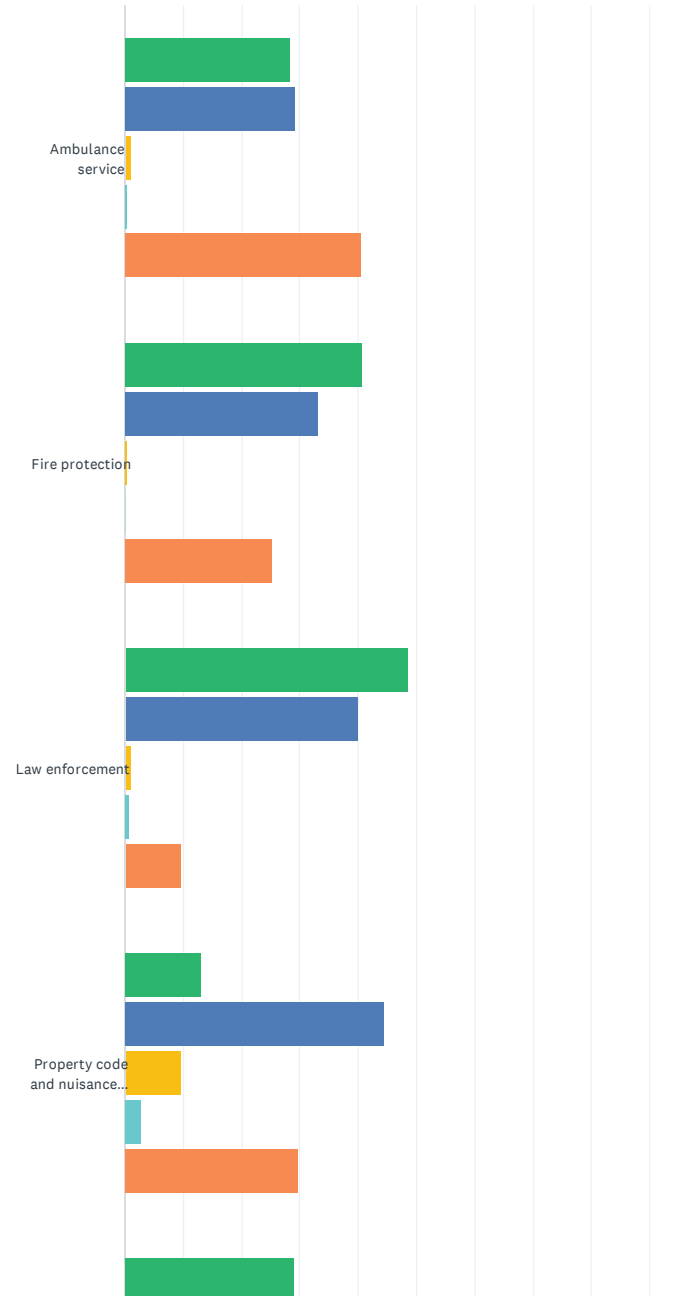


ANSWER CHOICES	RESPONSES
Apartment/condominium	2.87% 25
Single family detached home	71.26% 620
Duplex/twin home	2.76% 24
Townhouse	20.11% 175
Manufactured/mobile home	2.41% 21
Institutional (assisted living, nursing home, group home, etc.)	0.00% 0
Other (please specify)	0.57% 5
TOTAL	870

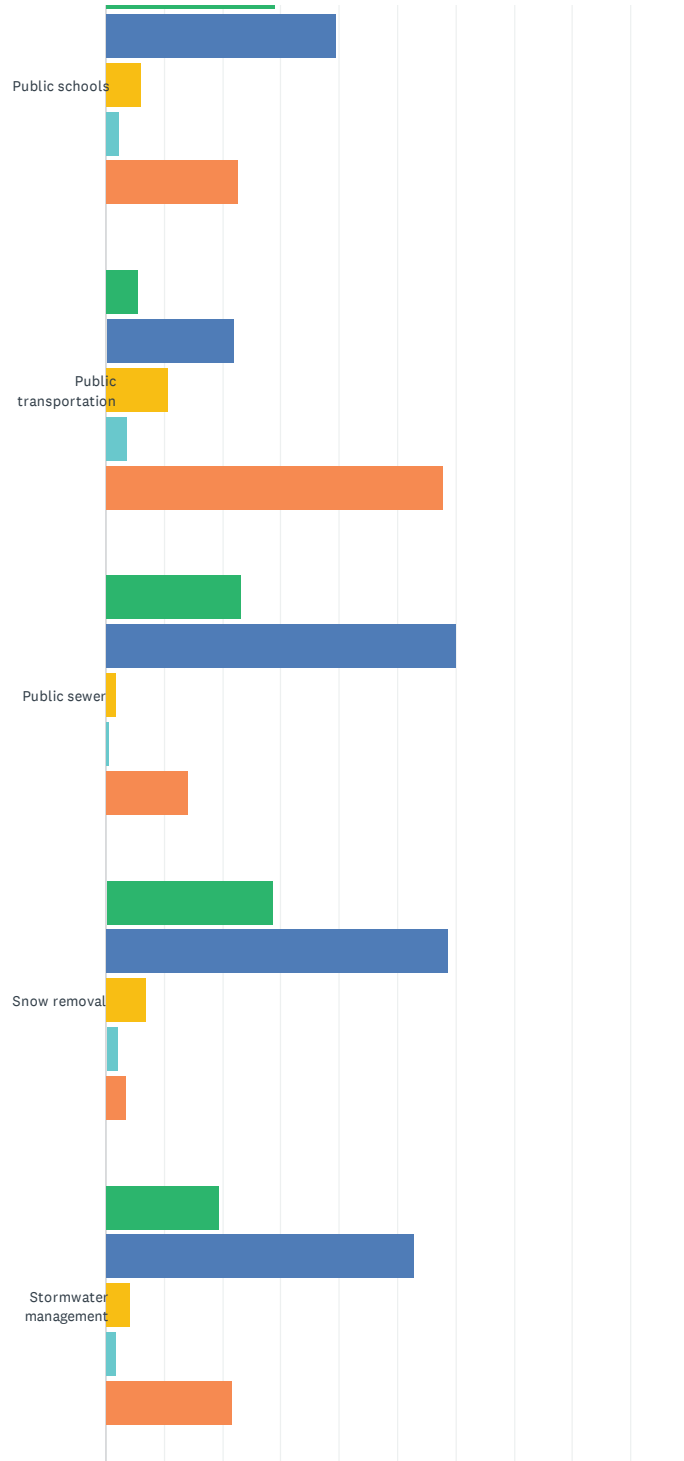
#	OTHER (PLEASE SPECIFY)	DATE
1	Townhouse/Condo	6/13/2021 6:09 PM
2	Single Family with attached apartment	6/13/2021 8:12 AM
3	.	5/26/2021 7:52 PM
4	I live in single and I own a townhome that I have long term tentants	5/24/2021 8:19 PM
5	I own a property in The township	5/21/2021 4:43 PM

Q10 Presently, how satisfied or dissatisfied are you with the following aspects of Montgomery Township? (Select one box for each aspect)

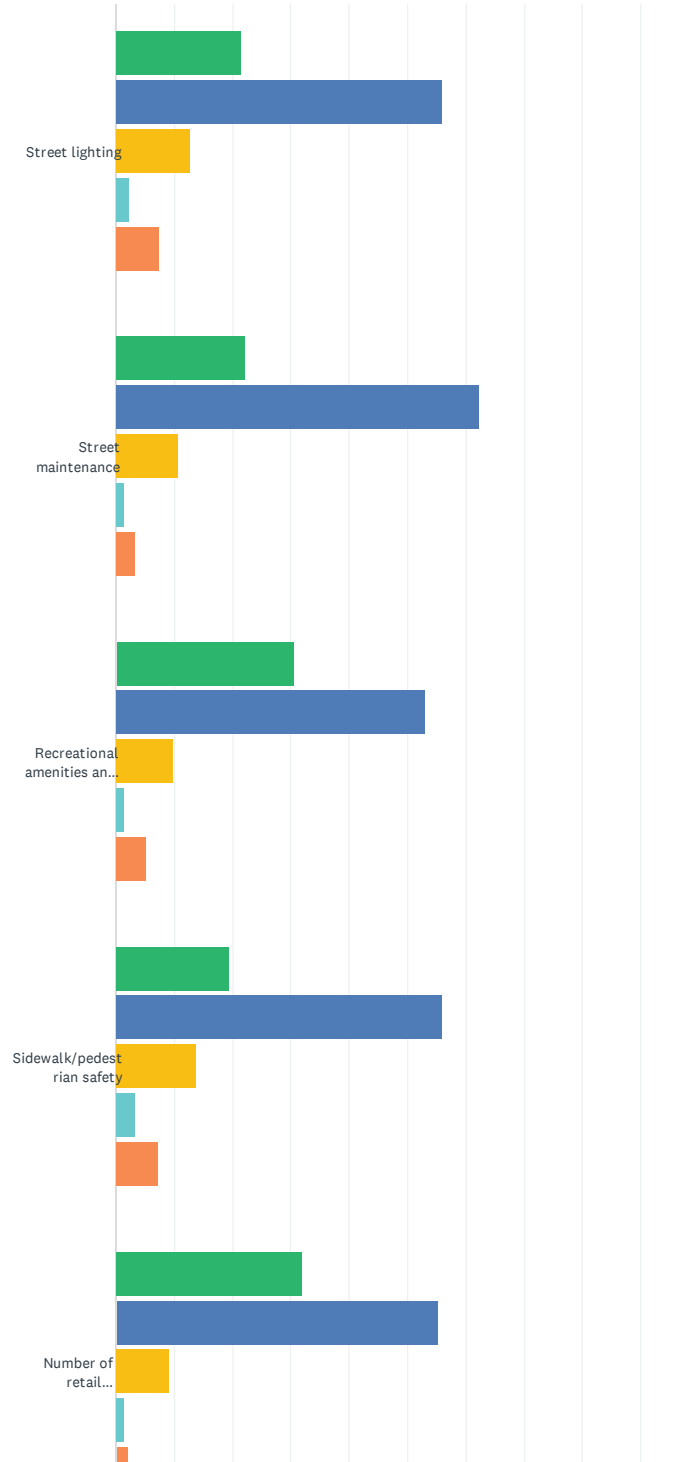
Answered: 872 Skipped: 0



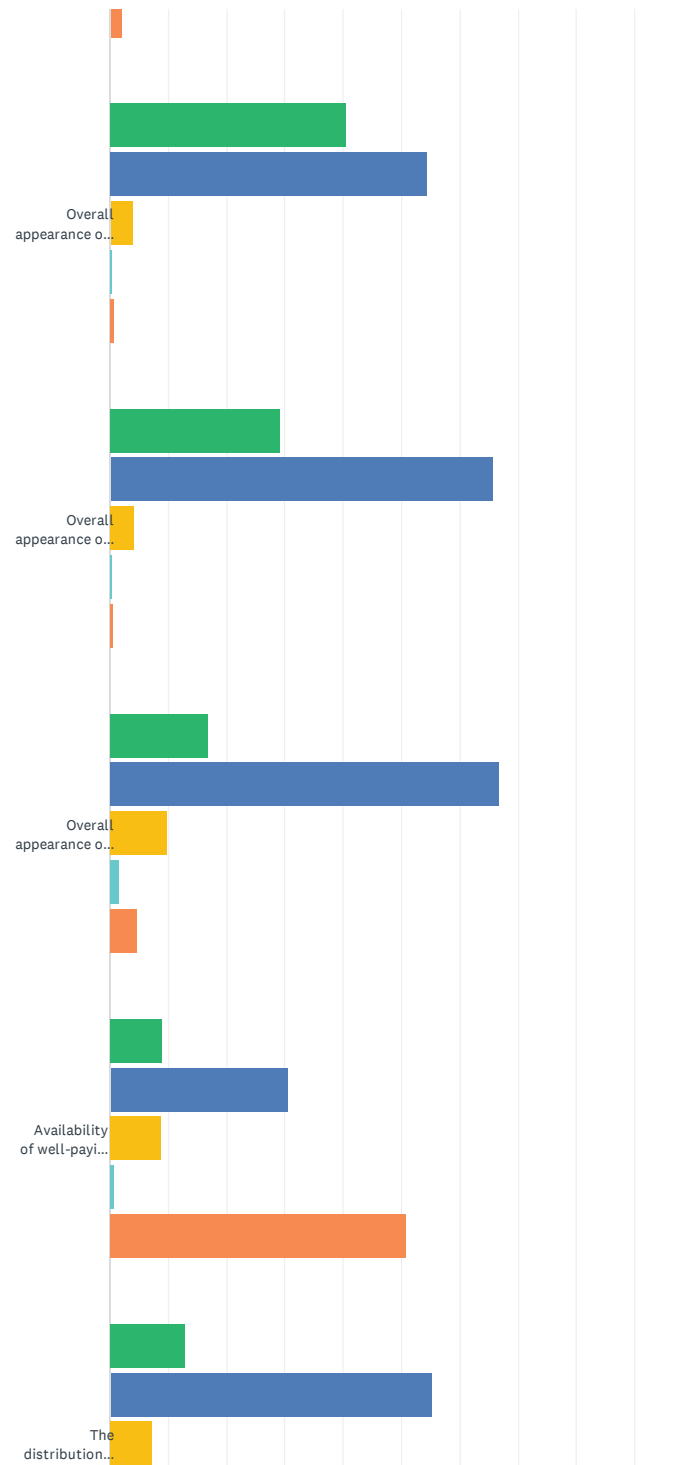
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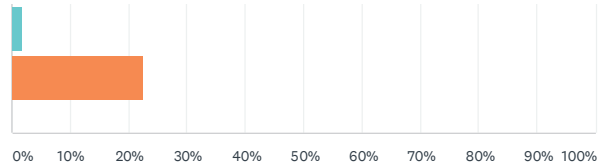
Montgomery Township Comprehensive Plan Update - Public Survey



Montgomery Township Comprehensive Plan Update - Public Survey



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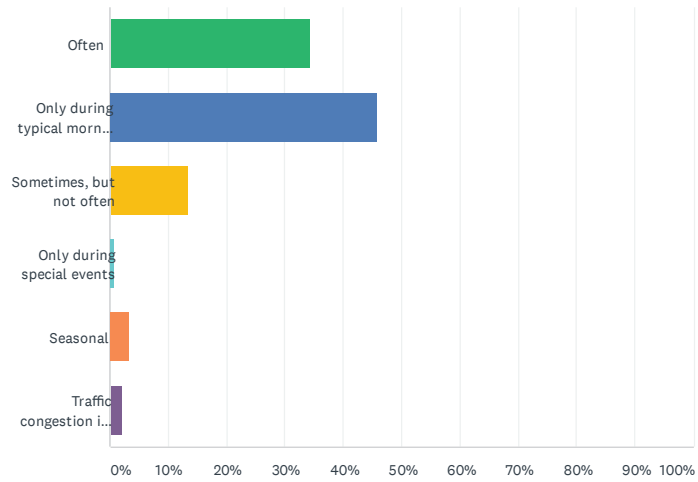


■ Strongly satisfied
 ■ Satisfied
 ■ Dissatisfied
 ■ Strongly dissatisfied
■ No opinion

	STRONGLY SATISFIED	SATISFIED	DISSATISFIED	STRONGLY DISSATISFIED	NO OPINION	TOTAL
Ambulance service	28.54% 248	29.34% 255	1.04% 9	0.46% 4	40.62% 353	869
Fire protection	40.76% 353	33.26% 288	0.46% 4	0.12% 1	25.40% 220	866
Law enforcement	48.50% 420	39.95% 346	1.04% 9	0.81% 7	9.70% 84	866
Property code and nuisance enforcement	13.18% 114	44.51% 385	9.60% 83	3.01% 26	29.71% 257	865
Public schools	29.15% 253	39.63% 344	6.11% 53	2.30% 20	22.81% 198	868
Public transportation	5.66% 49	22.06% 191	10.62% 92	3.81% 33	57.85% 501	866
Public sewer	23.12% 200	60.12% 520	1.85% 16	0.69% 6	14.22% 123	865
Snow removal	28.62% 249	58.85% 512	6.90% 60	2.07% 18	3.56% 31	870
Stormwater management	19.49% 169	52.83% 458	4.15% 36	1.85% 16	21.68% 188	867
Street lighting	21.49% 187	55.98% 487	12.76% 111	2.30% 20	7.47% 65	870
Street maintenance	22.11% 191	62.38% 539	10.65% 92	1.50% 13	3.36% 29	864
Recreational amenities and programs	30.45% 264	53.06% 460	9.80% 85	1.50% 13	5.19% 45	867
Sidewalk/pedestrian safety	19.49% 169	56.06% 486	13.73% 119	3.34% 29	7.38% 64	867
Number of retail establishments	32.06% 278	55.13% 478	9.23% 80	1.50% 13	2.08% 18	867
Overall appearance of your neighborhood	40.48% 353	54.36% 474	3.90% 34	0.34% 3	0.92% 8	872
Overall appearance of the Township	29.20% 254	65.75% 572	4.14% 36	0.34% 3	0.57% 5	870
Overall appearance of commercial buildings	16.90% 147	66.67% 580	9.89% 86	1.72% 15	4.83% 42	870
Availability of well-paying, diverse job opportunities	8.97% 78	30.46% 265	8.85% 77	0.92% 8	50.80% 442	870
The distribution of commercial and residential uses throughout the Township	13.03% 113	55.25% 479	7.38% 64	1.85% 16	22.49% 195	867

Q11 How often do you feel that there is traffic congestion in the Township?
(select one)

Answered: 872 Skipped: 0



ANSWER CHOICES	RESPONSES	
Often	34.40%	300
Only during typical morning and evening rush hours	45.76%	399
Sometimes, but not often	13.42%	117
Only during special events	0.92%	8
Seasonal	3.44%	30
Traffic congestion is not a problem in Montgomery Township	2.06%	18
TOTAL		872

Q12 At what location(s) do you feel traffic congestion is the worst?

Answered: 814 Skipped: 58

#	RESPONSES	DATE
1	309 Between Richardson road where welsh road. The worse congestion on 309 is between 5 points and upper state.	6/14/2021 7:00 PM
2	5 points	6/14/2021 6:55 PM
3	309. 463 and Stump. 463 and 202.	6/14/2021 4:49 PM
4	309	6/14/2021 2:33 PM
5	309	6/14/2021 2:29 PM
6	5 points	6/14/2021 1:01 PM
7	Down main street	6/14/2021 12:04 PM
8	5 points intersection/rt 202 & 309	6/14/2021 11:33 AM
9	5 points intersection	6/14/2021 11:24 AM
10	5 points	6/14/2021 11:22 AM
11	exiting PA turnpike onto Rt 309	6/14/2021 11:17 AM
12	5 pts intersection, County Line Rd, Horsham Rd, Bypass	6/14/2021 10:59 AM
13	Around the mall	6/14/2021 10:58 AM
14	Rt 309	6/14/2021 9:53 AM
15	North Wales rd and 309	6/14/2021 9:43 AM
16	Five points intersection	6/14/2021 9:17 AM
17	Five Points	6/14/2021 9:13 AM
18	County Line Rd. and Rt. 309	6/14/2021 9:08 AM
19	5points	6/14/2021 8:44 AM
20	Rt 309, Horsham rd, County line rd, Welsh rd	6/14/2021 8:41 AM
21	Horsham Rd	6/14/2021 8:40 AM
22	5 points, stump and beth pike.	6/14/2021 8:36 AM
23	All over the township, Upper State and Horsham. County Line and 202, 202 and Horsham, 5 points	6/14/2021 8:17 AM
24	309 from stump through five points	6/14/2021 8:14 AM
25	309	6/14/2021 7:59 AM
26	five points through 309&63 and 309 colmar thru 5 points	6/14/2021 7:03 AM
27	5 Points (309/463/Doylestown Road)	6/14/2021 6:57 AM
28	Five points	6/14/2021 6:53 AM
29	Horsham rd	6/14/2021 6:08 AM
30	309	6/14/2021 5:56 AM
31	5 points, North Wales Rd, Cowpath heading toward Hatfield township.	6/13/2021 11:21 PM
32	309 and Five points	6/13/2021 10:41 PM
33	Five Point - Montgomeryville intersection area	6/13/2021 10:15 PM
34	Cowpath Road	6/13/2021 10:10 PM
35	309 and 453	6/13/2021 10:01 PM
36	Northbound 309 between Welsh and 5pts intersection	6/13/2021 9:22 PM
37	Route 309	6/13/2021 9:12 PM

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38	309 & north wales road. 5 points.	6/13/2021 9:10 PM
39	309, north Wales Rd	6/13/2021 8:33 PM
40	Five points (horsham rd, 309, cowpath intersection).	6/13/2021 8:31 PM
41	5 point intersection at 309 & 463	6/13/2021 8:15 PM
42	Rt 309 and Rt 463	6/13/2021 8:02 PM
43	cowpath, lansdale ave. line street, 309	6/13/2021 7:53 PM
44	Rt 309 approaching 5 pts Rt 202 bypass	6/13/2021 7:37 PM
45	5 points	6/13/2021 7:10 PM
46	Horsham road, county line road	6/13/2021 7:05 PM
47	Horsham road and county line need to be widened. And the parkway should have been a 4 lane highway!!	6/13/2021 6:50 PM
48	Five Points, of course	6/13/2021 6:26 PM
49	309 by amc movie theater	6/13/2021 6:20 PM
50	5 points intersection	6/13/2021 6:19 PM
51	Rt 309 and North Wales Rd	6/13/2021 6:18 PM
52	Five points intersection, particularly on 463 going northwest	6/13/2021 6:10 PM
53	Rt. 309	6/13/2021 6:09 PM
54	5 points intersection	6/13/2021 6:06 PM
55	5 Points, particularly Doylestown Rd toward 309 from post office. The light is too short.	6/13/2021 5:32 PM
56	5-point intersection	6/13/2021 5:28 PM
57	FIVE POINTS	6/13/2021 5:15 PM
58	Near the 202 Parkway, Five Points, 309 and 202	6/13/2021 4:16 PM
59	5 points and 309 between lower state and through 5 points	6/13/2021 4:06 PM
60	309 between Broad Street and 309 Cinema, North Wales Road	6/13/2021 3:52 PM
61	309 at English Village light in the AM. The light is green way too long coming out of English Village	6/13/2021 3:32 PM
62	Nn 309 from Welsh road intersection to all they way to the 5 point intersections.	6/13/2021 3:06 PM
63	309 and Stump Rd	6/13/2021 2:50 PM
64	309 north of Welsh through upper state; light for left turn lane onto 309 south is way too short	6/13/2021 2:48 PM
65	202 n horsham	6/13/2021 2:44 PM
66	Five points through the mall and retail corridor of 309	6/13/2021 2:35 PM
67	Not so much traffic but challenged signal controls. The light on 309 at English Village is particularly bad in the morning.	6/13/2021 2:33 PM
68	5-points, 309 from 5-points to 309 expressway	6/13/2021 2:30 PM
69	Upper State Road and Horsham Road. Five Points intersection in Montgomeryville.	6/13/2021 2:25 PM
70	North Wales Road -- at 309 and at Horsham Road. Also, dangerous exit at Airport Square and Dekalb. Exit without the traffic light should be closed.	6/13/2021 2:21 PM
71	309 near 5 points; all along 309 colmar to 309 cinema. North wales road;	6/13/2021 1:51 PM
72	Horsham Rd (from 2 lanes to 1) 5 Points	6/13/2021 1:42 PM
73	Five Points intersection	6/13/2021 1:38 PM
74	Around the mall	6/13/2021 1:36 PM
75	Morning and evening on 309.	6/13/2021 1:32 PM
76	Five Points Intersection	6/13/2021 1:25 PM
77	Along 309	6/13/2021 1:19 PM
78	Horsham Road during rush hours and 309 during the holidays	6/13/2021 1:12 PM
79	Leading into Philadelphia	6/13/2021 1:10 PM

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80	463 wb approaching 309 309 from 463 to stump road	6/13/2021 1:10 PM
81	Should have traffic light at County Line & Richardson Rds (Dangerous intersection)	6/13/2021 1:01 PM
82	309	6/13/2021 12:54 PM
83	Route 113 and Route 63	6/13/2021 12:50 PM
84	309	6/13/2021 12:37 PM
85	North Wales road and 309	6/13/2021 12:33 PM
86	Along 309 by the mall. From Hartman through Five points and occasionally up into Colmar.	6/13/2021 12:33 PM
87	5 points	6/13/2021 12:23 PM
88	309 during rush hours	6/13/2021 12:20 PM
89	202 and 309, 202 and Sumneytown pike	6/13/2021 12:19 PM
90	309 from 63 to Hilltown	6/13/2021 12:15 PM
91	309 between Welsh and 5points traveling north or south.	6/13/2021 12:03 PM
92	At Five Points and on Horsham Road, especially during rush hours.	6/13/2021 12:01 PM
93	Five Points Intersection!	6/13/2021 11:54 AM
94	309 five point plaza, newly constructed 202	6/13/2021 11:44 AM
95	Light at Richardson rd and 309—way too long for Richardson rd to have to wait to turn! Also, why is a right turn not allowed?	6/13/2021 11:40 AM
96	5 points intersection of 309, old 202, and 463. Lansdale can be bad. 463/Horsham Road can be real slow going towards Horsham, 309 north towards Souderton is bad	6/13/2021 11:38 AM
97	Juction between 309 and 63	6/13/2021 11:37 AM
98	Corner of Limekiln Pk and Horsham Rd	6/13/2021 11:35 AM
99	309	6/13/2021 11:29 AM
100	5 points, 309 by Montgomery Mall	6/13/2021 11:26 AM
101	309 and Upper State. by Costco, under 202 bypass	6/13/2021 11:24 AM
102	Stump and Horsham, taking away right turn on red onto horsham both ways.	6/13/2021 11:20 AM
103	309	6/13/2021 11:17 AM
104	309	6/13/2021 11:16 AM
105	5 points intersection, especially westbound Horsham Rd., also North Wales Rd. at 309, Upper State Rd at 309	6/13/2021 11:12 AM
106	Five points	6/13/2021 11:10 AM
107	Rt 309 / N Wales Rd	6/13/2021 11:10 AM
108	309	6/13/2021 11:05 AM
109	North wales rd and 309	6/13/2021 11:00 AM
110	309 by mall and 5 point intersection 309	6/13/2021 8:28 AM
111	At the 5 point intersection: 309/202/463	6/13/2021 8:12 AM
112	Deklab between skippack and morris road. Occasionally penlyn pike by skippack	6/12/2021 10:35 PM
113	309 and Stump Horsham rd at lower State	6/12/2021 10:28 PM
114	5 points on 309; traffic light on Cowpath exiting Lowes	6/12/2021 8:23 PM
115	Trains	6/12/2021 4:17 PM
116	309, 5 points intersection, cowpath road	6/12/2021 4:05 PM
117	North Wales Road and 309 intersection- Traffic light timing is off.	6/12/2021 3:08 PM
118	5-points. Route 309.	6/12/2021 1:34 PM
119	5 points intersection...	6/12/2021 12:02 PM
120	5 points intersection, 202/Horsham Rd.	6/12/2021 10:39 AM
121	Five points. The light for Doylestown road is too short. No one can turn right fast enough.	6/12/2021 9:44 AM

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122	All along route 309; sometimes on route 63	6/12/2021 7:29 AM
123	Route 309, 202 new by-pass.	6/12/2021 12:01 AM
124	Near Montgomery mall	6/11/2021 11:42 PM
125	Along Route 309 to 5 Points	6/11/2021 8:48 PM
126	Five Points intersection. I hate driving through that intersection.	6/11/2021 7:36 PM
127	309 and 463	6/11/2021 6:46 PM
128	5 Points Route 309 Cowpath between Lansdale Avenue & Broad Street	6/11/2021 6:43 PM
129	North Wales rd and 309 intersection	6/11/2021 6:28 PM
130	Bethlehem pike	6/11/2021 6:12 PM
131	Along 309 & 463. Timing of lights in the township is woeful.	6/11/2021 5:53 PM
132	Five points, and the intersection of Rt. 309 & Stump Road.	6/11/2021 4:56 PM
133	North Wales	6/11/2021 4:51 PM
134	309	6/11/2021 4:46 PM
135	Five points	6/11/2021 4:35 PM
136	5 Points intersection. Rote 309 and route 202.	6/11/2021 4:31 PM
137	Rt. 309 in both directions	6/11/2021 4:23 PM
138	Near route 309.	6/11/2021 1:57 PM
139	Around the mall	6/11/2021 8:06 AM
140	Horsham Road and 202 parkway intersection.	6/9/2021 7:18 PM
141	5 points	6/8/2021 9:47 PM
142	Montgomery Mall area	6/8/2021 1:17 PM
143	309	6/8/2021 12:23 PM
144	North Wales Rd and 309, it's a major problem, the traffic backs up way too much on North Wales Rd in both directions.	6/8/2021 10:13 AM
145	309 by the mall. Intersections before and after.	6/8/2021 7:51 AM
146	Five Points	6/7/2021 6:10 PM
147	5 Points in Montgomeryville	6/7/2021 4:08 PM
148	By mall and also north Wales road by horsham	6/7/2021 2:57 PM
149	Making a left off of Harbob lane onto north wales road is a large issue. Drivers block the intersection in order to beat the light at Harbob and therefore people living in Montgomery Village cannot pull out of their development onto North Wales road without sitting through multiple lights and depending on if drivers heading north on north wales road don't continuously run the light.	6/7/2021 12:38 PM
150	North Wales Rd. & Rt.309. 5 points intersection (specifically left turn lane 309 to Cowpath Rd	6/7/2021 12:02 PM
151	Route 309 North & South from Route 63 up to and including 5 points	6/7/2021 11:53 AM
152	Dekalb pike as well as 309	6/7/2021 11:49 AM
153	309 - AMC theater to Mall	6/7/2021 10:22 AM
154	5-points. Montgomery Mall ad additional sections of 309	6/7/2021 9:46 AM
155	only notice traffic on horsham road but pretty sure 309 is crowded as well	6/7/2021 9:10 AM
156	5 Points Intersection / 309	6/7/2021 8:08 AM
157	309 and Doylestown Rd	6/7/2021 7:35 AM
158	309 Commercial Corridor and at the 5 points.	6/6/2021 11:24 PM
159	Montgomeryville area at 5pts and around the mall area.	6/6/2021 9:33 PM
160	5 points	6/6/2021 9:07 PM
161	Horsham Rd, 309 (around montgomery mall), county line after lower state (towards 611).	6/6/2021 8:41 PM
162	Route 309 North going through 63 (Welsh) and continuing through Stump Road	6/6/2021 7:05 PM

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163	Wherever there's two years of construction	6/6/2021 5:12 PM
164	Upper state and horsham roads.	6/6/2021 5:03 PM
165	rt 309	6/6/2021 4:25 PM
166	5 points intersection. Also North Wales Road and 309	6/6/2021 4:04 PM
167	Stump road between horsham and 309 Horsham road between stump and 309	6/6/2021 3:41 PM
168	Five Points, Limekiln Pike and Horsham Road	6/6/2021 3:39 PM
169	Along the parkway, it seems it's more important to move people thru out township than move people within it. O	6/6/2021 3:18 PM
170	Five Points	6/6/2021 2:42 PM
171	309, especially 5 Points	6/6/2021 2:18 PM
172	5 points	6/6/2021 2:01 PM
173	202, 309, 63, 463	6/6/2021 1:48 PM
174	5points	6/6/2021 1:31 PM
175	309 rush hour 463 rush hour	6/6/2021 1:22 PM
176	Route 309 -- some traffic lights are too short to get across 309 because of slow moving trucks or cars. Hartman Road in particular is often a problem.	6/6/2021 12:56 PM
177	Horsham Rd where it is one-lane	6/6/2021 12:40 PM
178	5 points	6/6/2021 12:28 PM
179	Horsham Road and Upper State Road	6/6/2021 11:56 AM
180	309	6/6/2021 11:41 AM
181	North Wales Road and Rt 309 is just one example.	6/6/2021 11:37 AM
182	309	6/6/2021 10:36 AM
183	Five points in Montgomeryville	6/6/2021 8:45 AM
184	Around the mall	6/6/2021 8:38 AM
185	with people working from home traffic has increased immensely throughout the day especially on 309 and on Horsham road.	6/6/2021 7:50 AM
186	Cross between sump and Horsham road	6/6/2021 7:29 AM
187	Horsham Rd : 5Points	6/6/2021 7:26 AM
188	309	6/6/2021 7:03 AM
189	On 309	6/6/2021 6:41 AM
190	5 Points and around Montgomery Mall.	6/6/2021 4:01 AM
191	309 @ Vilsmeier needs a "Don't Block the Box".	6/6/2021 3:12 AM
192	5 points (309 and Doylestown rd)	6/6/2021 12:06 AM
193	Route 309	6/5/2021 10:33 PM
194	309 from 5 points to welsh rd	6/5/2021 10:07 PM
195	309, Horsham rd.	6/5/2021 10:01 PM
196	309 andHartman	6/5/2021 9:56 PM
197	County line Horsham road between library and stump rd	6/5/2021 9:53 PM
198	Route 309 between the Doylestown / Horsham Road intersection through Knapp Road	6/5/2021 9:18 PM
199	309 and Stump	6/5/2021 8:44 PM
200	309 N between English Village and Stump Road Also this isn't congestion necessarily but the timing seems to be off at the light at English Village on 309. It is often unnecessarily red during morning rush hour for a prolonged period of time.	6/5/2021 8:13 PM
201	Route 309	6/5/2021 8:01 PM
202	5 points	6/5/2021 7:47 PM
203	Everywhere!	6/5/2021 7:34 PM

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204	5 Points Upper State and Horsham Road	6/5/2021 7:16 PM
205	309	6/5/2021 6:59 PM
206	Horsham Road and Welsh Roads during rush hour	6/5/2021 6:39 PM
207	Five points plaza	6/5/2021 6:37 PM
208	Horsham Rd	6/5/2021 6:33 PM
209	5 points	6/5/2021 6:15 PM
210	Five points	6/5/2021 6:15 PM
211	Horsham Rd past stumping	6/5/2021 6:08 PM
212	Horsham rd 309	6/5/2021 5:58 PM
213	North Wales Road between 309 and 63. 309 between 63 and Stump Road.	6/5/2021 5:52 PM
214	Anywhere on 309 and cowpath road.	6/5/2021 5:15 PM
215	5 points	6/5/2021 5:14 PM
216	309; Horsham Road	6/5/2021 5:08 PM
217	Horsham rd & Bethlehem Pike	6/5/2021 5:07 PM
218	horsham Road between Stump road and five points	6/5/2021 5:06 PM
219	N. Wales Rd. and 309. N Wales Rd. from 309 to Horsham Rd. 5 points	6/5/2021 5:02 PM
220	Five point.	6/5/2021 4:57 PM
221	Rt 309	6/5/2021 4:43 PM
222	Line Lexington and 309, hill town Walmart light isn't long enough to get out of Walmart	6/5/2021 4:23 PM
223	5 Points	6/5/2021 4:21 PM
224	309 5 points	6/5/2021 4:21 PM
225	5 points	6/5/2021 4:12 PM
226	202 & Horsham Rd	6/5/2021 3:58 PM
227	5 points	6/5/2021 3:48 PM
228	Five points	6/5/2021 3:47 PM
229	309	6/5/2021 3:44 PM
230	Five points (cowpath, horsham rd, 202, 309). On horsham rd heading toward cowpath rd the light at 309 the left lane should be a left turn lane, middle should be straight across and right lane for turns onto 309 and 202...all it does currently is cause road rage.	6/5/2021 3:28 PM
231	Five Points. On 463 traveling toward Lansdale, the traffic light is ridiculously short.	6/5/2021 3:06 PM
232	Five points	6/5/2021 2:53 PM
233	5 points	6/5/2021 2:51 PM
234	Five Points intersection	6/5/2021 2:44 PM
235	Five points, Cowpath and Lansdale.	6/5/2021 2:28 PM
236	5 points, stump rd and 309 - need to verify turning lane signs - as of last week there was no sign that there were 2 turning lanes	6/5/2021 2:26 PM
237	North Wales Road	6/5/2021 2:25 PM
238	Stump Road crossing 309	6/5/2021 2:20 PM
239	Near Montgomery mall	6/5/2021 2:11 PM
240	Horsham Rd, 309	6/5/2021 2:07 PM
241	309	6/5/2021 2:00 PM
242	309, Horsham Road	6/5/2021 1:58 PM
243	Surrounding the mall	6/5/2021 1:48 PM
244	North Wales Rd	6/5/2021 1:43 PM
245	5 points, stump road and 309	6/5/2021 1:42 PM

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246	Rte. 309	6/5/2021 1:41 PM
247	5 points County Line and Line St.	6/5/2021 1:39 PM
248	Intersection of Horsham rd and 309. Lights are too short	6/5/2021 1:39 PM
249	Five points	6/5/2021 1:39 PM
250	Rts..309/463, Rt. 309/N. Wales Rd., Rt. 309/Dekalb —at most times in all directions.	6/5/2021 1:38 PM
251	309 at North Wales Rd	6/5/2021 1:34 PM
252	Not sure	6/5/2021 1:31 PM
253	Five Points Inyersection	6/5/2021 1:31 PM
254	309	6/5/2021 1:29 PM
255	North Wales rd and mall	6/5/2021 1:23 PM
256	5 points	6/5/2021 1:22 PM
257	Along Penllyn Pike, Bethlehem Pike, Rt. 202, Sumneytown Pike and Norristown Rd.	6/5/2021 1:13 PM
258	309	6/5/2021 1:11 PM
259	Cowpath Rd	6/5/2021 1:10 PM
260	309 and North Wales Rd.	6/5/2021 1:10 PM
261	Anywhere connected to art 309	6/5/2021 1:07 PM
262	5 Points 309 between 5 Points and Stump	6/5/2021 1:07 PM
263	between 3-6 pm weekdays	6/5/2021 1:06 PM
264	5 pt intersection near bjs 309 north stump rd to hill town pike	6/5/2021 1:05 PM
265	Old York road	6/5/2021 1:04 PM
266	On 309 going past the mall	6/5/2021 1:03 PM
267	5 points intersection	6/5/2021 1:02 PM
268	5 points	6/5/2021 12:55 PM
269	5 points, 309 at Welsh Road all the way up to Orville Road	6/5/2021 12:52 PM
270	Montgomery mall during holidays and rush hour	6/5/2021 12:49 PM
271	Around the mall, and timing of lights on 309. Off hours sometimes takes 10 minutes from north Wales Rd. To 309 bypass entrance.	6/5/2021 12:47 PM
272	463. 309. 63	6/5/2021 12:46 PM
273	Horsham Road Route 309	6/5/2021 12:44 PM
274	Near the mall	6/5/2021 12:35 PM
275	Along 309 from 5Points down through 63	6/5/2021 12:28 PM
276	5 points	6/5/2021 12:20 PM
277	Sections of Horsham Road between 5-Points and Limekiln Pike.	6/5/2021 11:22 AM
278	309 5 points.	6/4/2021 8:10 PM
279	Route 309, Horsham Rd, Cowpath Rd	6/4/2021 5:53 PM
280	county line road and also Bethlehem Pike during rush hour	6/4/2021 3:41 PM
281	5 Points Intersection; Cowpath & Taylor Roads; Cowpath & Broad Street; North Wales Road & Knapp Road	6/4/2021 3:22 PM
282	Horsham Rd and Upper State Rd	6/4/2021 3:22 PM
283	5 points	6/4/2021 3:18 PM
284	202 at Horsham Rd. and Five points !	6/4/2021 2:30 PM
285	North Wales Rd between Knapp Rd to Horsham Rd, all of 5 points intersection, Cowpath Rd between Broad St and North Wales Rd. Horsham Rd between 5 points and Lower State Rd particularly at Stump Rd	6/4/2021 12:50 PM
286	Horsham Road into Cowpath at the intersections	6/3/2021 12:13 PM
287	Areas along 309 as it approaches shopping areas and some adjacent road, such as Horsham	6/3/2021 10:16 AM

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	road, particularly around 5 points	
288	horsham road and limekiln pike	6/2/2021 7:44 PM
289	Horsham Rd., Lower State to 202 bypass, at rush hour. 5 Points morning rush hour.	6/2/2021 7:17 PM
290	All along Route 309. Intersection of North Wales Rd/309, Stump Rd/309, Hartman Rd/309, Wawa/309, Rt. 63/309, Horsham Rd/Rt. 202, Horsham Rd/North Wales Rd., North Wales Rd/Rt.63	6/2/2021 3:37 PM
291	Five points intersection; Route 309 along Montgomery Mall corridor	6/1/2021 7:02 PM
292	Route 309 a mile or two before and after the mall	6/1/2021 11:27 AM
293	5 points intersection; 309 northbound, rte 63-rte 202	6/1/2021 11:21 AM
294	5 points intersection, 202 and 309	6/1/2021 11:20 AM
295	5 points	6/1/2021 9:16 AM
296	Cowpath Rd	5/31/2021 10:43 PM
297	309	5/31/2021 5:52 PM
298	During rush hour all the major arteries. Ones that stick out are: heading north on 309 at 5 points making L onto cowpath. L turn lane not long enough to handle traffic and it back traffic it up heading north on 309 R line only one to get by. Traffic heading north from sunoco at welsh and 309 heading north to 5 points during rush hour it is a crawl. welch road west from keystone to north wales road	5/31/2021 5:46 PM
299	309 between Stump road and Five point Horsham road from Horsham to Upper State	5/30/2021 9:26 PM
300	Five Points.	5/29/2021 6:56 PM
301	Five points intersection and 309 and Stump road intersection both have long wait times.	5/29/2021 7:17 AM
302	Five Points, North Wales Rd & 309 and generally the lights along 309 North and South	5/28/2021 4:45 PM
303	309 and Hartman Rd (and up past Airport Square) And five points coming from Horsham road	5/28/2021 4:01 PM
304	Horsham road crossing 309. Light is not green long enough. Need a left turning lane.	5/28/2021 3:26 PM
305	North Wales & 309	5/27/2021 9:47 PM
306	North Wales rd and 309	5/27/2021 8:12 PM
307	Horsham Rd & 309	5/27/2021 8:07 PM
308	North Wales road and 309 Along Horsham road near the Rec center during evening commute	5/27/2021 7:54 PM
309	202	5/27/2021 4:35 PM
310	All of Bethlehem Pike	5/27/2021 3:52 PM
311	Five Points, 309 Corridor (specifically Welsh Rd to Five Points)	5/27/2021 3:01 PM
312	rt. 309, north wales rd. and 202 bye pass	5/27/2021 2:52 PM
313	5 points...309/Cowpath Rd/Doylestown Rd	5/27/2021 2:40 PM
314	309	5/27/2021 1:05 PM
315	309 in Montgomeryville area	5/27/2021 8:50 AM
316	County In rd and 202 by Wawa	5/26/2021 10:38 PM
317	5 points and 309	5/26/2021 9:26 PM
318	309 and Horsham Rd	5/26/2021 9:22 PM
319	202 bypsss, five points area	5/26/2021 9:02 PM
320	309/202	5/26/2021 8:30 PM
321	Horsham Rd	5/26/2021 7:52 PM
322	309	5/26/2021 7:20 PM
323	Rt 309; North Wales Rd	5/26/2021 6:51 PM
324	Five points intersection; 309 near mall area	5/26/2021 6:16 PM
325	Welsh rd and Rt 309	5/26/2021 5:46 PM
326	none	5/26/2021 4:30 PM
327	Horsham Road from Limekiln into the township; 5 Points-especially the unprotected left turn	5/26/2021 3:46 PM

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	onto 309	
328	Rte 309 S Five Points intersection Cowpath Rd. Eastbound	5/26/2021 2:03 PM
329	309 and North Wales Rds.	5/26/2021 1:50 PM
330	5 points intersection and the parkway	5/26/2021 1:01 PM
331	5 points intersection	5/26/2021 12:46 PM
332	309 backing up between welsh and five points North Wales road and 309	5/26/2021 11:56 AM
333	Cowpath Rd and the Five Points intersection	5/26/2021 11:50 AM
334	Side roads leading onto 309 specifically Hartman Rd.	5/26/2021 11:40 AM
335	On Horsham Road between Upper State Rd. & Stump Rd.	5/26/2021 11:33 AM
336	Five points intersection	5/26/2021 10:59 AM
337	202	5/26/2021 10:19 AM
338	5 points, 309/202	5/26/2021 10:07 AM
339	5 Points intersection.	5/26/2021 9:51 AM
340	Five Points	5/26/2021 7:48 AM
341	5 points intersection	5/26/2021 7:37 AM
342	Stump Rd	5/26/2021 6:57 AM
343	Stump Road 309 and at Horsham	5/26/2021 1:13 AM
344	Around 5 points, Cowpath road, and 309 before the Colmar Station and 309 around lime Lexington road	5/26/2021 12:06 AM
345	309 Horsham road County line	5/25/2021 10:50 PM
346	None applicable	5/25/2021 10:12 PM
347	309 and North Wales Rd.	5/25/2021 9:42 PM
348	309, especially around North Wales Road	5/25/2021 9:07 PM
349	The light at Cowpath and Lansdale Ave/Taylor Rd	5/25/2021 8:37 PM
350	309	5/25/2021 8:24 PM
351	North Wales road	5/25/2021 8:21 PM
352	202	5/25/2021 8:07 PM
353	5-Point Junction	5/25/2021 8:04 PM
354	Route 202 and 309	5/25/2021 7:17 PM
355	Bethlehem Pike & North Wales Rd	5/25/2021 6:46 PM
356	Horsham Rd and 202 bypass, 5 points intersection, 309 and 63	5/25/2021 5:55 PM
357	5 points	5/25/2021 5:36 PM
358	309	5/25/2021 5:29 PM
359	Horsham Road to 309 - light change too quick - only get 3 cars through each light change and at rush hour you could wait for 3 or 4 light changes to get on 309.	5/25/2021 4:50 PM
360	Five Points Intersection. Horsham Rd between 309 and Broad St.	5/25/2021 4:48 PM
361	5 Points, along 309	5/25/2021 4:36 PM
362	Rt. 309 at Noth Wales Rd. Rt. 63 at North Wales Rd. And Rt. 309, 202 and 463 intersection.	5/25/2021 4:23 PM
363	309 and stump	5/25/2021 4:00 PM
364	5 Points North Wales Road and Rt. 309	5/25/2021 3:53 PM
365	309 around the mall. 5 points	5/25/2021 3:19 PM
366	5 points; 309 and Rt 63	5/25/2021 2:54 PM
367	All around the mall	5/25/2021 2:45 PM
368	Rt 309, Horsham Rd, County Line Rd, and Welsh Rd	5/25/2021 2:40 PM
369	none	5/25/2021 2:05 PM

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370	5 Points heading west on Horsham Road. Light cycle too short much of time. North Wales Road heading north from Welsh Road to Horsham Road. Could use more lanes.	5/25/2021 1:18 PM
371	All of rt 309 as well as North Wales Road	5/25/2021 1:10 PM
372	5 points	5/25/2021 12:37 PM
373	Stump and 309. 309 between Dekalb and 5 points	5/25/2021 12:05 PM
374	5 points, also traveling Cowpath Road (Rt 463) towards Hatfield or towards 5 points.	5/25/2021 11:57 AM
375	Montgomery Mall	5/25/2021 11:57 AM
376	5 points and train crossing	5/25/2021 11:54 AM
377	Rt 202 because of construction	5/25/2021 11:50 AM
378	North Wales Road and 309 intersections	5/25/2021 11:50 AM
379	Horsham road/Stump Road; 5 points intersection; 309/stump Rd	5/25/2021 11:49 AM
380	63 and 309 east bound	5/25/2021 11:42 AM
381	Around the high school.	5/25/2021 11:34 AM
382	Route 309, Cowpath Rd, 5 points intersection	5/25/2021 11:26 AM
383	309, North Wales Road	5/25/2021 11:26 AM
384	Rt 309 N between Welsh Road and 5 points	5/25/2021 11:17 AM
385	Morris Rd. Valley Forge Rd.	5/25/2021 11:15 AM
386	Parkway, 5 points, County line	5/25/2021 11:09 AM
387	Five Points	5/25/2021 11:02 AM
388	309	5/25/2021 10:59 AM
389	611, Dresher, Horsham & 202	5/25/2021 10:55 AM
390	Anywhere along 309	5/25/2021 10:48 AM
391	5 points intersection, at every light, at all times of the day until after 9pm	5/25/2021 10:47 AM
392	309 and 63, 309 and 202, Horsham Rd between Stump and 309	5/25/2021 10:37 AM
393	5 points	5/25/2021 10:31 AM
394	309 and Upper State, N. Wales and 309, Ingress/egress Airport Square shopping, N. Wales and Horsham Rd.	5/25/2021 10:30 AM
395	5 points	5/25/2021 10:20 AM
396	cowpath from 5 points to railroad. 309 from 5 points to north wales road.	5/25/2021 10:18 AM
397	route 309	5/25/2021 10:14 AM
398	Five Points Intersection	5/25/2021 10:02 AM
399	Horsham Road, Cowpath Road, Route 309, Route 202	5/25/2021 9:59 AM
400	North Wales Rd between Harbob Lane and Route 309	5/25/2021 9:51 AM
401	5 Points	5/25/2021 9:45 AM
402	309 by the mall	5/25/2021 9:39 AM
403	202	5/25/2021 9:29 AM
404	All roads leading to and including "309"	5/25/2021 9:25 AM
405	309 and North Wales and at chic fil a.	5/25/2021 9:25 AM
406	///	5/25/2021 9:18 AM
407	Cowpath & Lansdale Ave., 5 Points (Fast light cycle that doesn't get enough turning cars through), Bethlehem Pike & North Wales Rd. (slow light)	5/25/2021 9:08 AM
408	No problem	5/25/2021 9:07 AM
409	Near Montgomery Mall	5/25/2021 9:06 AM
410	309 Corridor	5/25/2021 9:06 AM
411	Rt 309, around the Mall.	5/25/2021 9:04 AM

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412	5 Points	5/25/2021 8:57 AM
413	five points/309 by the mall	5/25/2021 8:55 AM
414	309 from 63 to Stump Rd. 5 points intersection	5/25/2021 8:52 AM
415	5 points intersection.	5/25/2021 8:50 AM
416	Light at Stump rd and 309	5/25/2021 8:42 AM
417	309 at 5 points and along the mall to where 202 bypass	5/25/2021 8:41 AM
418	five points	5/25/2021 8:37 AM
419	Going from Horsham ave towards Lowes. The light to cross Bethlehem pike is too short for drivers going in that direction.	5/25/2021 8:35 AM
420	around the mall or getting into the township on 309	5/25/2021 8:35 AM
421	Horsham Rd. near Hartman Rd. AND 309 near Welsh	5/25/2021 8:31 AM
422	Horsham road from lower state to upper state road	5/25/2021 8:26 AM
423	309 north	5/25/2021 8:22 AM
424	309 around shopping centers	5/25/2021 8:20 AM
425	5points to N Wales Rd N Wales rd to 309 in both directions	5/25/2021 8:12 AM
426	5 Points 309 & NWales 309 & Broad	5/25/2021 8:10 AM
427	Horsham Rd & Kenas, 309	5/25/2021 8:09 AM
428	5 points	5/25/2021 8:06 AM
429	There is congestion along Rt 309 from Montgomery Mall to 309 Freeway. Also, congestion is along North Wales Road from Home Depot to and From Montgomery Mall.	5/25/2021 7:58 AM
430	309 by mall area	5/25/2021 7:58 AM
431	routes 309 and 202	5/25/2021 7:42 AM
432	main street and markley were the construction is.	5/25/2021 7:28 AM
433	In the drive-thru at Chick-Fil-A.	5/25/2021 7:21 AM
434	Welsh road by Redners	5/25/2021 7:03 AM
435	309	5/25/2021 7:01 AM
436	By the mall	5/25/2021 6:52 AM
437	Between 5 points and the mall on 309 Between Richardson road and broad street on 309	5/25/2021 6:48 AM
438	Welsh & north wales rd	5/25/2021 6:26 AM
439	5 points!!!! fix the light timing!	5/25/2021 6:23 AM
440	route 309 and upper state road	5/25/2021 6:09 AM
441	Rt 309 from end to end.	5/25/2021 6:07 AM
442	5 points	5/25/2021 5:27 AM
443	5 points north of mall	5/25/2021 5:20 AM
444	Xmas near the mall	5/25/2021 4:54 AM
445	Horsham rd	5/25/2021 3:43 AM
446	Any major intersection on 309 near the mall, and route 63 and 202 area	5/25/2021 2:05 AM
447	5 points	5/25/2021 12:51 AM
448	Shopping areas	5/25/2021 12:04 AM
449	202 and horsham	5/24/2021 11:56 PM
450	309...all of it.	5/24/2021 11:51 PM
451	611 horsham rd	5/24/2021 11:27 PM
452	5 point (309,202,463)	5/24/2021 11:26 PM
453	Horsham road by municipal building. 309 from Hartman to 5 points. Timing of Hartman road and 309 light needs to be adjusted to meet traffic. Sometimes only 2 cars can get thru the short green light.	5/24/2021 11:23 PM

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454	309	5/24/2021 11:22 PM
455	Five points	5/24/2021 11:20 PM
456	Stump & 309; 5 Points	5/24/2021 10:59 PM
457	309 between Stump and 5 points.	5/24/2021 10:58 PM
458	309n & Hartman Need extra turning lane to reduce wait time at traffic light	5/24/2021 10:58 PM
459	On 309 between Hartman Rd and 5 Points.	5/24/2021 10:55 PM
460	5 points	5/24/2021 10:52 PM
461	Rt 309/Bethlehem pike: Horsham rd, 202	5/24/2021 10:46 PM
462	5 points	5/24/2021 10:44 PM
463	5 points, 309 and Stump, generally 309 anywhere	5/24/2021 10:42 PM
464	Near the Mall	5/24/2021 10:36 PM
465	Route 309, five points, between five points and Hartman Road.	5/24/2021 10:33 PM
466	Horsham rd	5/24/2021 10:25 PM
467	5 points	5/24/2021 10:24 PM
468	Stump rd & 309 are terrible! The timing on the traffic lights at that intersection was already bad before the Wawa. Since then things have been worse because of the need for another light and more lanes. Completely unnecessary at that location. I understand the need for a north bound gas station but why there at the busiest intersection in town. 309 & Hartman where that old dilapidated garage is would have been better. Nothing you can do about that now, you've already screwed that up!	5/24/2021 10:21 PM
469	Five Points needs to be re-engineered to improve flow	5/24/2021 10:20 PM
470	Stump rd	5/24/2021 10:16 PM
471	Intersection of 309 and north wales road, as well as 5 points intersection	5/24/2021 10:14 PM
472	309, 202/309 intersection	5/24/2021 10:14 PM
473	Five points intersection by 309/202/horsham	5/24/2021 10:13 PM
474	Every intersection along 309	5/24/2021 10:13 PM
475	309 - between 5 points & Welsh Rd	5/24/2021 10:11 PM
476	Around the mall	5/24/2021 10:11 PM
477	5 -points junction, 309 and Dekalb Pike	5/24/2021 10:08 PM
478	Mall area and all cross streets at mall.	5/24/2021 10:07 PM
479	309 from English village to north Wales road	5/24/2021 10:03 PM
480	309 near Montgomery Mall	5/24/2021 10:02 PM
481	309 from Hartman to 5 points	5/24/2021 10:02 PM
482	Probably around 309 and 202 during rush hour times	5/24/2021 10:00 PM
483	Bethlehem Pike	5/24/2021 9:51 PM
484	On Rt. 309 and At five points.	5/24/2021 9:47 PM
485	Five points is the worst	5/24/2021 9:47 PM
486	Mall traffic	5/24/2021 9:46 PM
487	5 point intersection of 309.	5/24/2021 9:43 PM
488	5 points intersection	5/24/2021 9:39 PM
489	5 Points and Rt 309 from 5 Points to Welsh Rd.	5/24/2021 9:38 PM
490	Five Points Intersection and Montgomery Glen Drive & Doylestown Rd.	5/24/2021 9:38 PM
491	five points to 63	5/24/2021 9:37 PM
492	309 and North Wales Road 5 points	5/24/2021 9:26 PM
493	Skippack pike. Germantown	5/24/2021 9:26 PM
494	309	5/24/2021 9:23 PM

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495	4-5pm	5/24/2021 9:21 PM
496	5 points and also 309 and Upper State Rd intersection	5/24/2021 9:21 PM
497	309	5/24/2021 9:17 PM
498	all over during rush hours	5/24/2021 9:12 PM
499	Five points	5/24/2021 9:10 PM
500	Around the mall on 309	5/24/2021 9:09 PM
501	5 points	5/24/2021 9:05 PM
502	5 points	5/24/2021 9:03 PM
503	5 points intersection always and Horsham RD during rush hour	5/24/2021 9:02 PM
504	At all stop lights at major intersections, which is most of the township	5/24/2021 9:00 PM
505	5 Points, near the mall	5/24/2021 8:58 PM
506	309 and Horsham road	5/24/2021 8:55 PM
507	Five points	5/24/2021 8:54 PM
508	309 entire length during pre-pandemic times. I don't know now.	5/24/2021 8:53 PM
509	Five points	5/24/2021 8:49 PM
510	Horsham, 309, 5points	5/24/2021 8:46 PM
511	Five Points	5/24/2021 8:45 PM
512	Horsham road	5/24/2021 8:45 PM
513	5 points is horrible- the traffic light needs to be fixed. 309 around the mall gets pretty bad some times, definitely during the holidays	5/24/2021 8:39 PM
514	Cowpath road. North Wales road.	5/24/2021 8:36 PM
515	309 from 63 to 5 points	5/24/2021 8:36 PM
516	5 points rt 309	5/24/2021 8:35 PM
517	5 points intersection	5/24/2021 8:34 PM
518	North Wales Rd and 309	5/24/2021 8:33 PM
519	5 points	5/24/2021 8:29 PM
520	309	5/24/2021 8:25 PM
521	County Line Road, Limekiln Pike, and Lower State intersection. The merge on County Line in front of the church is DANGEROUS!!!!	5/24/2021 8:20 PM
522	202 Bypass at Horsham Rd, North Wales Rd at 309, Upper State Rd at 309, and Five Point intersection.	5/24/2021 8:19 PM
523	Hors ham Rd heading toward 309 309 and North Wales Rd and Cowpath Rd. headed toward Hatfield	5/24/2021 8:19 PM
524	Between Welsh and Upper State on 309	5/24/2021 8:13 PM
525	Horsham Road	5/24/2021 8:11 PM
526	309 corridor	5/24/2021 8:09 PM
527	309 before stump road	5/24/2021 8:09 PM
528	Intersection 5 points	5/24/2021 8:08 PM
529	309 and Hartman in the morning	5/24/2021 8:04 PM
530	309 and five points Horsham road from stump to five points	5/24/2021 8:04 PM
531	Horsham road	5/24/2021 8:01 PM
532	On 309 by the mall	5/24/2021 8:01 PM
533	County Line Rd. and 309 5 Points.	5/24/2021 8:00 PM
534	5 Points	5/24/2021 7:58 PM
535	309 from WelshRoad to 5 Points	5/24/2021 7:58 PM
536	County Line and Upper State Rd	5/24/2021 7:57 PM

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537	Welsh Rd and dreshertown rd Blair mill rd and 611 5 points	5/24/2021 7:56 PM
538	309	5/24/2021 7:55 PM
539	Stump rd, horsham rd, North Wales rd, Bethlehem pk	5/24/2021 7:54 PM
540	Poor TL timing along 309	5/24/2021 7:50 PM
541	309	5/24/2021 7:47 PM
542	309/63/202	5/24/2021 7:47 PM
543	5 Points	5/24/2021 7:46 PM
544	Bethlehem Pike and Pennlyn Pike	5/24/2021 7:46 PM
545	Everywhere, and the traffic lights are ridiculous.	5/24/2021 7:45 PM
546	309	5/24/2021 7:44 PM
547	By movie theater and by Bj's	5/24/2021 7:42 PM
548	Horsham Road and 202	5/24/2021 7:40 PM
549	Any place along 309	5/24/2021 7:38 PM
550	North Wales Rd Grays Lane 202 Bypass 5 points	5/24/2021 7:37 PM
551	202 & Skippack, 202 towards KOP, Norristown through KOP	5/24/2021 7:37 PM
552	5 points. Upper state and 309. North Wales road and 309.	5/24/2021 7:34 PM
553	Rte 202, 309, 463, Hancock Rd	5/24/2021 7:31 PM
554	Rt 309	5/24/2021 7:29 PM
555	Five points (all roads) Cowpath Road from Line Street to Lansdale Avenue	5/24/2021 7:28 PM
556	Route 309	5/24/2021 7:27 PM
557	5 points, Cowpath Road	5/24/2021 7:24 PM
558	Horsham road at 5 points. The traffic light is not properly calibrated.	5/24/2021 7:24 PM
559	Five points!	5/24/2021 7:22 PM
560	5 point intersection. 309 and North Wales Rd 309 and Hartman 309 and Trader Joe's entrance	5/24/2021 7:21 PM
561	mall and 309	5/24/2021 7:20 PM
562	309 corridor, County Line Road	5/24/2021 7:16 PM
563	Westbound on Welsh at North Wales Rd. 5 Points.	5/24/2021 7:15 PM
564	309, from Stump thru 5 points. 63, from 309 thru Lansdale.	5/24/2021 7:15 PM
565	309	5/24/2021 7:14 PM
566	Horsham/Cowpath	5/24/2021 7:14 PM
567	Horsham Road between Hartman & Stump; 309 from Expressway up through Five Points. 309 during the holiday season is a particular nightmare.	5/24/2021 7:14 PM
568	Five points	5/24/2021 7:14 PM
569	5 points	5/24/2021 7:13 PM
570	Rte 309 between Hartman and 5 Points.	5/24/2021 7:13 PM
571	309	5/24/2021 7:12 PM
572	309 and north wales rd	5/24/2021 7:12 PM
573	Rt 309	5/24/2021 7:12 PM
574	309 5point intersection	5/24/2021 7:09 PM
575	5 points at rt 309. Stump and rt 309.	5/24/2021 7:09 PM
576	Five points	5/24/2021 7:07 PM
577	Na	5/24/2021 6:56 PM
578	309	5/24/2021 6:50 PM
579	5 points. North Wales Road and 309.	5/24/2021 6:46 PM

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580	Five Points!	5/24/2021 6:43 PM
581	5 points	5/24/2021 6:43 PM
582	309 between 5 points and north Wales road heading south	5/24/2021 6:42 PM
583	Bethlehem Pikr	5/24/2021 6:42 PM
584	5 points	5/24/2021 6:39 PM
585	5 points intersection and surrounding area	5/24/2021 6:37 PM
586	From Hartman road through five points.	5/24/2021 6:36 PM
587	Rush hour and specific intersections	5/24/2021 6:35 PM
588	Horsham road	5/24/2021 6:31 PM
589	Route 309 Between Route 63 and Route 463	5/24/2021 6:30 PM
590	5 Points, 309 between 463 and 202/Upper State	5/24/2021 6:28 PM
591	5 points	5/24/2021 6:28 PM
592	309 from Welsh to 5 points	5/24/2021 6:26 PM
593	5 Points and 309 around Mall.	5/24/2021 6:22 PM
594	Near the malls and shopping	5/24/2021 6:20 PM
595	North Wales rd and 309	5/24/2021 6:19 PM
596	Horsham Rd--everywhere, both directions	5/24/2021 6:18 PM
597	Generally speaking, I feel that the traffic lights are poorly timed. I see routine congestion problems on 309, horsham road, upper state road near 309, the turn from lower state onto 63 and other places.	5/24/2021 6:16 PM
598	5 points	5/24/2021 6:15 PM
599	Cowpath rd and five points intersections	5/24/2021 6:15 PM
600	Chick fila drive through	5/24/2021 6:14 PM
601	309. There are way too many traffic lights	5/24/2021 6:14 PM
602	Horsham road and 202	5/24/2021 6:13 PM
603	Route 309- 5 points in all directions, at north Wales road in all 4 directions,	5/24/2021 6:12 PM
604	Five points	5/24/2021 6:11 PM
605	309 near the mall, 309 and Stump	5/24/2021 6:11 PM
606	309	5/24/2021 6:11 PM
607	North Wales Road	5/24/2021 6:10 PM
608	from 309 expressway off ramp to 5 points intersection	5/24/2021 6:09 PM
609	Rte 309 & Stump Rd	5/24/2021 6:08 PM
610	309	5/24/2021 6:05 PM
611	309 northbound at Christmas	5/24/2021 6:04 PM
612	Five points, 309	5/24/2021 6:03 PM
613	Light at Stump rd and 309	5/24/2021 6:02 PM
614	5 points and Orvilla and 63	5/24/2021 6:02 PM
615	309 and North Wales Rd	5/24/2021 6:00 PM
616	Five points	5/24/2021 6:00 PM
617	309 and Vilsmeier Rd	5/24/2021 5:57 PM
618	5 points , English village shopping center	5/24/2021 5:57 PM
619	309	5/24/2021 5:57 PM
620	309 from Stump through 5 points	5/24/2021 5:56 PM
621	County Line Road, Horsham Road, and Route 309 Intersections	5/24/2021 5:56 PM
622	Five Poinrs	5/24/2021 5:56 PM

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623	309	5/24/2021 5:55 PM
624	5 points!!! 309 in general	5/24/2021 5:55 PM
625	Butler Pike and Plymouth rd	5/24/2021 5:54 PM
626	309 by welsh	5/24/2021 5:53 PM
627	309 mainly.....Horsham Road in certain areas.	5/24/2021 5:53 PM
628	Horsham snd Stump. Five Points	5/24/2021 5:50 PM
629	Horsham Road, 309 between Welsh Road and 5 Points. 5 Points is bad at all times.	5/24/2021 5:47 PM
630	Five points	5/24/2021 5:47 PM
631	Cowpath rd	5/24/2021 5:47 PM
632	309 5 Pts North wales rd at harbob Horsham at upper state	5/24/2021 5:47 PM
633	5 Points!	5/24/2021 5:46 PM
634	5 points	5/24/2021 5:45 PM
635	Montgomery Square	5/24/2021 5:45 PM
636	Stump and 63	5/24/2021 5:43 PM
637	No opinion	5/24/2021 5:43 PM
638	Five Points	5/24/2021 5:43 PM
639	5 point	5/24/2021 5:42 PM
640	5 points	5/24/2021 5:41 PM
641	County line rd. Between butler and Lexington	5/24/2021 5:39 PM
642	Rt. 309	5/24/2021 5:36 PM
643	Areas along Bethlehem Pike and areas along Horsham Road, especially where 1 lane.	5/24/2021 5:36 PM
644	5 points	5/24/2021 5:35 PM
645	309 by the mall	5/24/2021 5:31 PM
646	By the train stations	5/24/2021 5:31 PM
647	Any road intersecting with 309...	5/24/2021 5:31 PM
648	5 points	5/24/2021 5:30 PM
649	309, 463	5/24/2021 5:29 PM
650	At garden golf blvd light (The old saladworks and buckman ski shop) doesn't always change for those trying to make a left onto 309. The light at 202 and 309 by the mall is super congested.	5/24/2021 5:29 PM
651	On Rt.309 btwn 5 pts intersection & Stump Rd.	5/24/2021 5:28 PM
652	On 309	5/24/2021 5:27 PM
653	Five Points intersection, primarily when approaching on Horsham Road.	5/24/2021 5:27 PM
654	Cowpath Road and Route 202/309 (5-points)	5/24/2021 5:27 PM
655	Along Horsham Road	5/24/2021 5:27 PM
656	Everywhere leading to and near the mall at holiday season.	5/24/2021 5:27 PM
657	Between 5 points and north wales road going south	5/24/2021 5:26 PM
658	Upper State, 202 and Horsham	5/24/2021 5:25 PM
659	5 points	5/24/2021 5:23 PM
660	Varies	5/24/2021 5:23 PM
661	Rt 309/5 Points/202 Bypass	5/24/2021 5:20 PM
662	309, 63	5/24/2021 5:19 PM
663	5 points	5/24/2021 5:19 PM
664	Old York road	5/24/2021 5:19 PM
665	hartman and 309, 202 and horsham road, Stump and 309 intersection , North wales road and horsham road, 5 points intersection too short of a light turning right	5/24/2021 5:17 PM

Montgomery Township Comprehensive Plan Update - Public Survey

666	5 points	5/24/2021 5:16 PM
667	5 Points, 309 at Montgomery Mall, In front of English Village shopping center	5/24/2021 5:16 PM
668	Limekiln and Horsham	5/24/2021 5:16 PM
669	Rt 309, Horsham Road	5/24/2021 5:15 PM
670	Along Horsham Rd between Limekiln Pike and 5 points intersection. Along 309 from Welsh Rd to 5 points intersection.	5/24/2021 5:13 PM
671	Horsham and Route 309	5/24/2021 5:13 PM
672	5 points	5/24/2021 5:12 PM
673	309	5/24/2021 5:12 PM
674	309 and Hartman light	5/24/2021 5:11 PM
675	Along 309	5/24/2021 5:11 PM
676	Along Route 309	5/24/2021 5:08 PM
677	202 and 309	5/24/2021 5:08 PM
678	Stump @ 309, Hartman @ 309	5/24/2021 5:08 PM
679	Stump road near 309	5/24/2021 5:07 PM
680	309 corridor through 5 points	5/24/2021 5:06 PM
681	Knapp rd, northwales rd and309	5/24/2021 5:06 PM
682	Hartman & 309	5/24/2021 5:05 PM
683	Five points Horsham and 309 Doylestown rd	5/24/2021 5:05 PM
684	A	5/24/2021 5:04 PM
685	5 points	5/24/2021 5:03 PM
686	5 points intersection	5/24/2021 5:00 PM
687	stump and horsham	5/24/2021 4:57 PM
688	North Wales Road and 309	5/24/2021 4:54 PM
689	Five points	5/24/2021 4:53 PM
690	309 and North Wales Rd	5/24/2021 4:51 PM
691	On or near Rt. 309. At 309/old 202 Five points. Limekiln Pike and Horsham.	5/24/2021 4:50 PM
692	309 between 63 and five points during rush hour and on weekends.	5/24/2021 4:44 PM
693	Five Points, 202 Parkway	5/24/2021 4:42 PM
694	5 points, Cowpath rd, Knapp Road between elementary school and 309, North Wales Rd between Knapp and Cowpath	5/24/2021 4:42 PM
695	By Mall	5/24/2021 4:37 PM
696	309 corridor - especially from Hartman Rd through Stump Rd, Upper State Rd and Five Points	5/24/2021 4:36 PM
697	Horsham Rd	5/24/2021 4:36 PM
698	309	5/24/2021 4:34 PM
699	5 points	5/24/2021 4:30 PM
700	5 points	5/24/2021 4:28 PM
701	309 corridor from end of 309 Expwy to Thompson Toyota. Worst at Five Points	5/24/2021 4:27 PM
702	Five Points	5/24/2021 4:26 PM
703	Near the mall around Christmas	5/24/2021 4:26 PM
704	2 lane section of Horsham rd	5/24/2021 4:24 PM
705	309 between 5pts and Target	5/24/2021 4:24 PM
706	5 points intersection	5/24/2021 4:22 PM
707	5 Points	5/24/2021 4:21 PM
708	5 points	5/24/2021 4:20 PM

Montgomery Township Comprehensive Plan Update - Public Survey

709	5 points interesection	5/24/2021 4:18 PM
710	5 points. Despite millions being spent the timing of the traffic light is awful. If you're on doylestown pike only a few cars get thru the light meanwhile 309 light stays green forever with no traffic. Horsham road at that spot backs up as well due to short light and everyone turning right onto 309	5/24/2021 4:16 PM
711	5 points Intersection	5/24/2021 4:15 PM
712	309 near the mall	5/24/2021 4:14 PM
713	5 Points in Montgomeryville. North Wales Rd and 309. North Wales Rd and Welsh Rd. Sumneytown Pike and 202.	5/24/2021 4:13 PM
714	Cowpath road between line street and 5 points intersection	5/24/2021 4:12 PM
715	Five points, Rt 309	5/24/2021 4:11 PM
716	Route 309, from the Gwynedd Crossing Shopping Center all the way to the Five Points Intersection; North Wales Road	5/24/2021 4:11 PM
717	309 and horsham roads	5/24/2021 4:11 PM
718	Route 309	5/24/2021 4:10 PM
719	Five Points, Upper State/Horsham, Horsham/Stump, 309 and any of those points.	5/24/2021 4:09 PM
720	Horsham Road	5/24/2021 4:08 PM
721	Five Points	5/24/2021 4:05 PM
722	I would like to see more people take the 202 parkway. Parkway is 40mph but upper state is 45mph. Please lower upper state to 35mph from horsham to county line.	5/24/2021 4:01 PM
723	5 points; 309/Stump Road	5/24/2021 3:59 PM
724	309 corridor	5/24/2021 3:56 PM
725	5 Points	5/24/2021 3:56 PM
726	5 points	5/24/2021 3:55 PM
727	Five Points intersection 202 and Horsham Road	5/24/2021 3:54 PM
728	309 / Horsham Road	5/24/2021 3:52 PM
729	Five points and 309. Lights on Cowpath could be timed better. Sometimes there is a long back up at Taylor and Cowpath	5/24/2021 3:47 PM
730	309 and 202	5/24/2021 3:45 PM
731	North Wales Road at Rt 309 at Walgreens.	5/24/2021 3:37 PM
732	309 at five points	5/24/2021 3:36 PM
733	309 and north wales rd	5/24/2021 3:30 PM
734	5 points. North Wales and Horsham intersection. Stump Rd. turning left onto 309. Way worse now that you can't turn left on the green light. All of 309 from English Village to 5 points.	5/24/2021 3:30 PM
735	309 between 63 up to Zoto s	5/24/2021 3:28 PM
736	309 by Montgomery Mall	5/24/2021 3:27 PM
737	The new lights at 202. Turning left from Stump Road onto 309 South. The new no right turn in red signs. North wales Road near Horsham road. Five points. . Basically everywhere that they have out new lights in they are aggravating because they are too many.	5/24/2021 3:27 PM
738	RT 309	5/24/2021 3:26 PM
739	309, 202, horsham rd	5/24/2021 3:21 PM
740	5 points intersection. Cowpath and Lansdale Ave. 309 and North Wales road. The light heading west at 463 and 309 has to be extended and ideally a left turn arrow implemented. It is often a nightmare to get through.	5/24/2021 3:16 PM
741	along the 309 corridor	5/24/2021 3:06 PM
742	5 points, as well as North Wales Rd by Taco Bell	5/24/2021 3:00 PM
743	Rte. 309 from Stump Rd. up past 5 points	5/24/2021 1:32 AM
744	Five points intersection.	5/24/2021 12:36 AM
745	309, Welsh Road, 202	5/23/2021 8:24 PM

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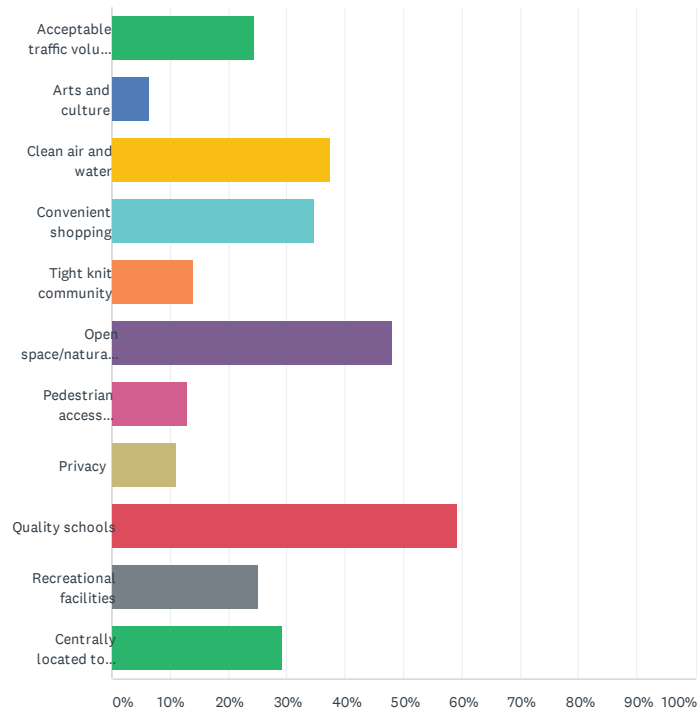
746	Rt. 309	5/23/2021 11:42 AM
747	5 points	5/22/2021 4:12 PM
748	Five Points	5/22/2021 3:58 PM
749	Five points intersection	5/22/2021 9:21 AM
750	Five points intersection	5/22/2021 9:03 AM
751	Near the mall	5/22/2021 9:01 AM
752	Along 309	5/22/2021 8:52 AM
753	309 corridor, knapp road, north wales road, 202	5/22/2021 8:42 AM
754	Mall area	5/22/2021 8:12 AM
755	Stump Rd and 309 during rush hour	5/22/2021 8:09 AM
756	Richardson Road used as "cut through" between 309 and County Line rd.	5/22/2021 7:15 AM
757	northbound Bethlehem Pike starting at English Village all the way up to DeKalb	5/22/2021 6:54 AM
758	County Line Road	5/22/2021 2:44 AM
759	5 points!	5/22/2021 12:03 AM
760	5 Points Intersection.	5/21/2021 11:15 PM
761	n/a	5/21/2021 9:06 PM
762	Countyline and horsham roads	5/21/2021 8:38 PM
763	5 Points	5/21/2021 8:36 PM
764	Bypass and Horsham road. 309 southbound coming out of mall parking lot close to Bertucci	5/21/2021 7:40 PM
765	North Wales Road & 309 North and 309 South predicated on time of day	5/21/2021 6:20 PM
766	Five points! Montgomery Mall area.	5/21/2021 6:15 PM
767	Around 309 and Upper State Road during the holiday season. The intersection of 309 and 63 during rush hours. And 5 points just about always.	5/21/2021 6:06 PM
768	5 points	5/21/2021 6:05 PM
769	County line road between Doylestown road and 309 junction. Horsham road between five points and lower state road	5/21/2021 5:53 PM
770	Five points	5/21/2021 5:21 PM
771	5 points and 309 between 5 points and north wales road. the light is often timed incredibly poorly and only 3 or 4 cars make it through on green. going south on 309 will often be backed up the full length from North Wales rd to 5 points.	5/21/2021 5:01 PM
772	309 202	5/21/2021 4:48 PM
773	5 Points, NorthWales Rd by HomeDepot, Northwales by 309	5/21/2021 4:47 PM
774	Rt 309	5/21/2021 4:43 PM
775	5 points, Hartman and 309	5/21/2021 4:42 PM
776	309 and North wales road	5/21/2021 4:38 PM
777	Hartman Rd & Bethlehem Pike	5/21/2021 4:37 PM
778	Horsham road, approaching 202 bypass from either direction. However must say dramatically improved since bypass was put in place.	5/21/2021 7:37 AM
779	309	5/19/2021 9:34 PM
780	County line road between Doylestown rd & line lexington. Also 309	5/19/2021 8:31 PM
781	309 and North Wales Road	5/19/2021 9:16 AM
782	LINE STREET & 309. MALL AREA, COWPATH	5/18/2021 8:45 PM
783	Anywhere on 309	5/18/2021 4:31 PM
784	5 Points Intersection and along the 202 Parkway	5/18/2021 12:52 PM
785	309	5/18/2021 11:37 AM
786	Bethlehem pike	5/18/2021 11:30 AM

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787	Bethlehem Pike during rush hours and weekends. Welsh Road is bad during rush hours, especially between North Wales rd and Dekalb Pike.	5/18/2021 10:44 AM
788	Route 309, cowpath, five points. Almost impossible to get around on weekends	5/18/2021 10:19 AM
789	309	5/18/2021 10:12 AM
790	Five points intersection and in front of mall	5/18/2021 9:24 AM
791	309, Hortsham, and 202 intersection	5/18/2021 7:42 AM
792	202/Welsh Rd area feeding into left turn onto Stump Rd. Wawa (not MT, I know) is a menace off Welsh. And PLEASE consider left hand turn arrow onto 202 - dangerous with the road rise from opposing traffic.	5/18/2021 7:16 AM
793	Five points, North Wales and 309, and around the mall.	5/18/2021 7:14 AM
794	309	5/18/2021 7:04 AM
795	Horsham Rd County Line Rd 202	5/18/2021 5:59 AM
796	5 points Horsham Rd at Stump Stump at 309 309 overall	5/18/2021 12:22 AM
797	309 & North Wales Road (both directions - left turn lights are too short, also people trying to make a left hand turn out of Starbucks onto North Wales road make things worse in terms of congestion) North Wales Rd and Welch Rd, 5 points intersection 309 and DeKalb Pike	5/17/2021 10:58 PM
798	5 points Any time I have to cross 309	5/17/2021 10:41 PM
799	Cowpath: line st through 5 points	5/17/2021 10:39 PM
800	309 especially near the mall, 5 points, north wales road	5/17/2021 10:28 PM
801	5 points/Horsham Road	5/17/2021 10:08 PM
802	Five Point intersection of Doylestown Road, Horsham Road, and Bethlehem Pike	5/17/2021 9:20 PM
803	Montgomeryville	5/17/2021 9:19 PM
804	5 points intersection	5/17/2021 8:56 PM
805	309 from Hartman Road to 5 points	5/17/2021 6:44 PM
806	Horsham Rd./Stump Rd. Virtually all of 309	5/17/2021 4:07 PM
807	309 and North Wales Road especially, plus many points along 309 in the township.	5/17/2021 3:12 PM
808	5 points, 309	5/17/2021 2:55 PM
809	North Wales Rd and 309. Five points	5/17/2021 2:48 PM
810	309	5/17/2021 2:33 PM
811	Cowpath and Line Street, I am tired of people sitting in the middle of the junction with no consideration for people trying to travel on the road	5/17/2021 2:26 PM
812	Five points, horsham rd 202 bypass	5/17/2021 2:05 PM
813	US 202 intersections, 5-point intersection	5/17/2021 1:48 PM
814	309	5/17/2021 1:35 PM

Q13 In your opinion, what are the top 3 qualities that make a place a "good community"? (Please select only 3)

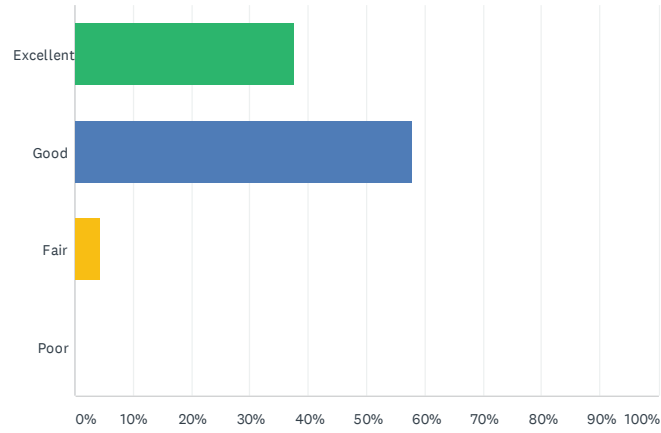
Answered: 869 Skipped: 3



ANSWER CHOICES	RESPONSES	
Acceptable traffic volumes and road conditions	24.40%	212
Arts and culture	6.44%	56
Clean air and water	37.40%	325
Convenient shopping	34.64%	301
Tight knit community	14.04%	122
Open space/natural areas	48.22%	419
Pedestrian access throughout community	12.89%	112
Privacy	11.05%	96
Quality schools	59.15%	514
Recreational facilities	25.09%	218
Centrally located to services	29.34%	255
Total Respondents: 869		

Q14 Do you believe the quality of life in Montgomery Township is:

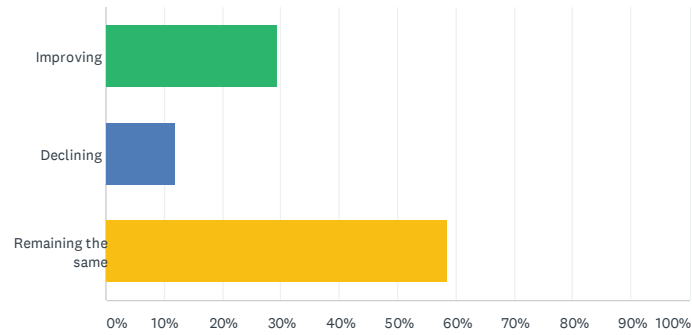
Answered: 870 Skipped: 2



ANSWER CHOICES	RESPONSES	
Excellent	37.70%	328
Good	57.93%	504
Fair	4.37%	38
Poor	0.00%	0
TOTAL		870

Q15 Do you believe the quality of life in Montgomery Township is:

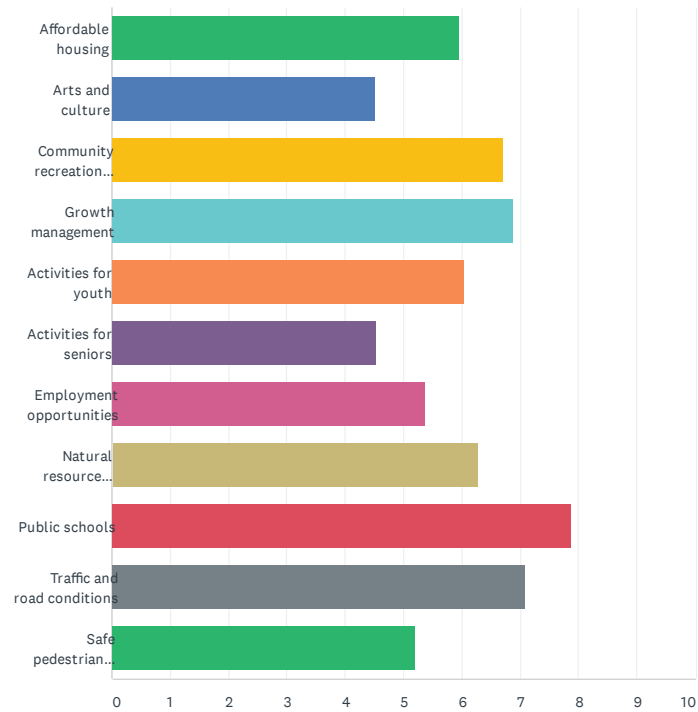
Answered: 865 Skipped: 7



ANSWER CHOICES	RESPONSES	
Improving	29.48%	255
Declining	11.91%	103
Remaining the same	58.61%	507
TOTAL		865

Q16 How important are each of the following when planning for the future of Montgomery Township? (Please rank the following from 1 to 11 - 1 being the most important, 11 being the least important)

Answered: 853 Skipped: 19

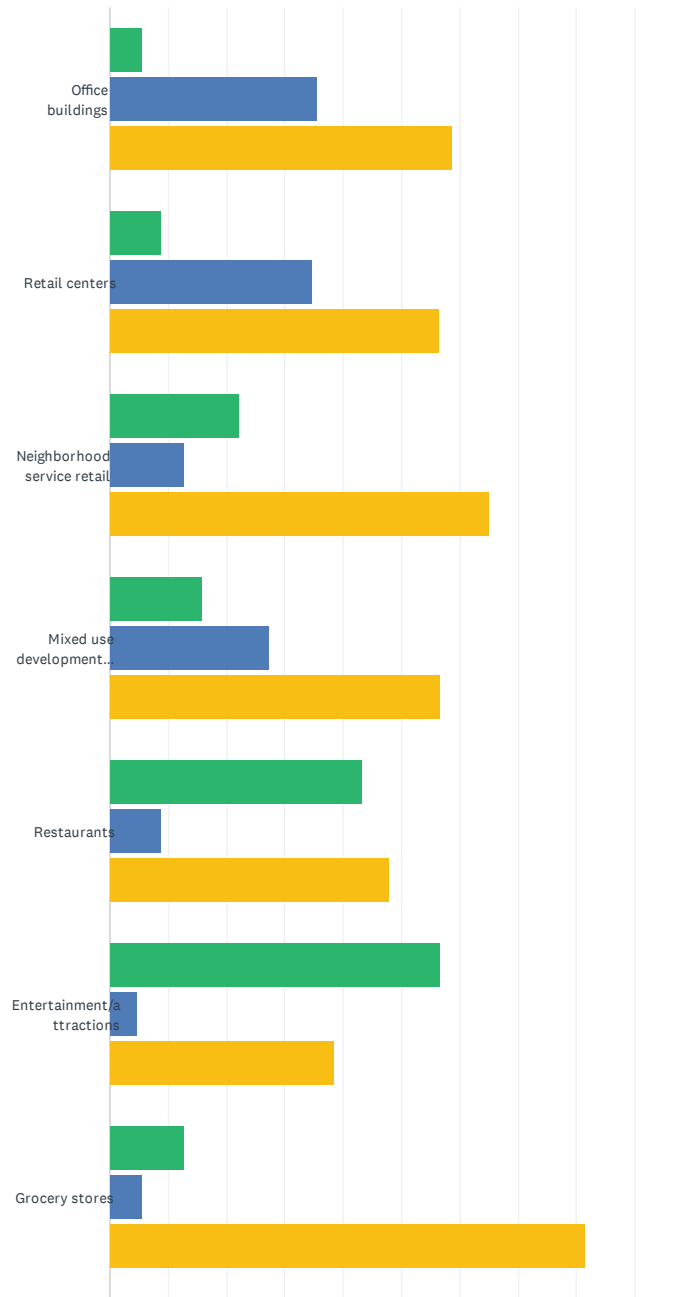


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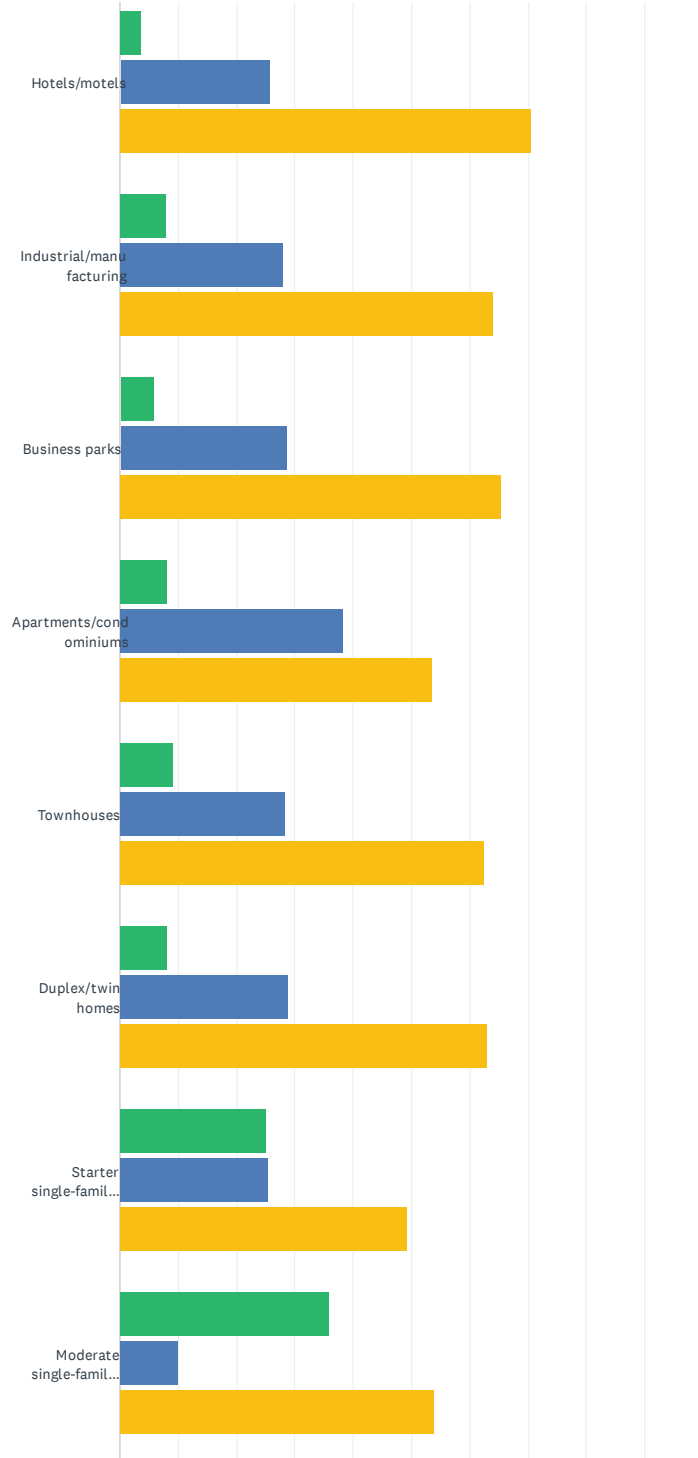
	1	2	3	4	5	6	7	8	9	10	11	TOTAL
Affordable housing	18.22% 145	10.18% 81	6.66% 53	5.28% 42	5.53% 44	6.53% 52	5.28% 42	7.91% 63	6.28% 50	8.79% 70	19.35% 154	796
Arts and culture	3.39% 27	5.40% 43	4.64% 37	5.27% 42	7.78% 62	8.91% 71	9.03% 72	9.03% 72	13.68% 109	13.93% 111	18.95% 151	797
Community recreation facilities	4.56% 36	9.89% 78	13.56% 107	14.07% 111	15.34% 121	11.91% 94	9.89% 78	7.10% 56	6.59% 52	4.06% 32	3.04% 24	789
Growth management	15.08% 119	11.03% 87	10.27% 81	10.90% 86	11.15% 88	7.73% 61	7.60% 60	7.73% 61	7.48% 59	6.46% 51	4.56% 36	789
Activities for youth	3.03% 24	7.44% 59	10.47% 83	10.84% 86	11.48% 91	12.99% 103	13.49% 107	12.11% 96	8.95% 71	6.56% 52	2.65% 21	793
Activities for seniors	2.87% 23	2.49% 20	4.74% 38	5.24% 42	6.86% 55	11.35% 91	10.47% 84	15.46% 124	14.34% 115	13.72% 110	12.47% 100	802
Employment opportunities	4.06% 33	8.61% 70	7.63% 62	8.36% 68	6.77% 55	10.33% 84	11.81% 96	9.10% 74	11.19% 91	11.56% 94	10.58% 86	813
Natural resource protection	8.97% 73	9.34% 76	9.83% 80	8.97% 73	11.06% 90	8.48% 69	10.69% 87	12.78% 104	7.99% 65	7.37% 60	4.55% 37	814
Public schools	27.97% 226	15.97% 129	11.01% 89	8.04% 65	6.81% 55	5.32% 43	4.95% 40	4.46% 36	6.93% 56	5.45% 44	3.09% 25	808
Traffic and road conditions	9.80% 80	14.46% 118	15.07% 123	14.22% 116	10.78% 88	6.86% 56	6.62% 54	5.02% 41	6.25% 51	8.46% 69	2.45% 20	816
Safe pedestrian connections	4.90% 41	6.33% 53	7.65% 64	10.04% 84	8.24% 69	8.96% 75	8.72% 73	8.60% 72	8.24% 69	11.71% 98	16.61% 139	837

Q17 What type of development do you feel that Montgomery Township needs more or less of?

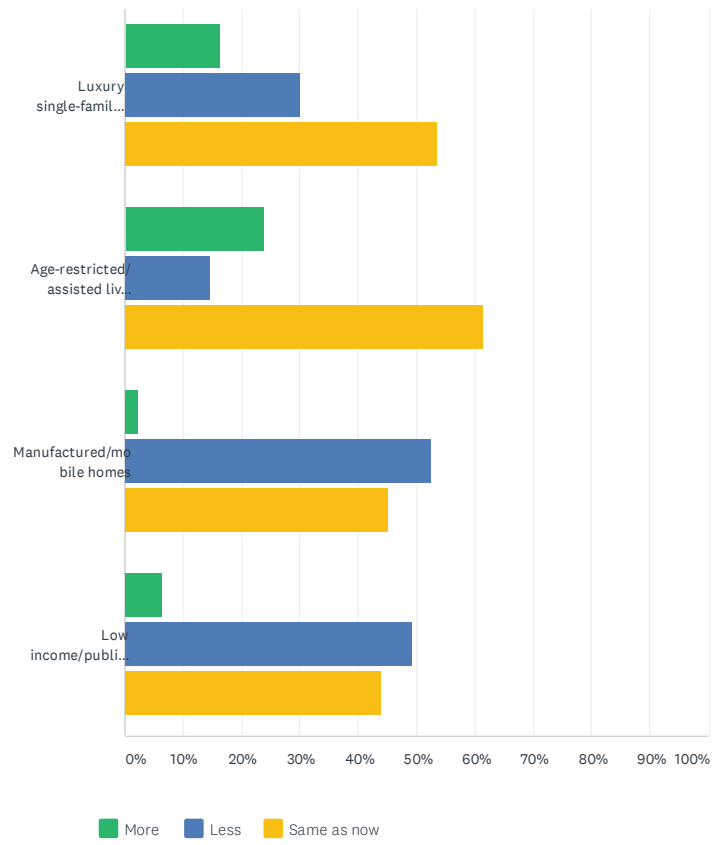
Answered: 865 Skipped: 7



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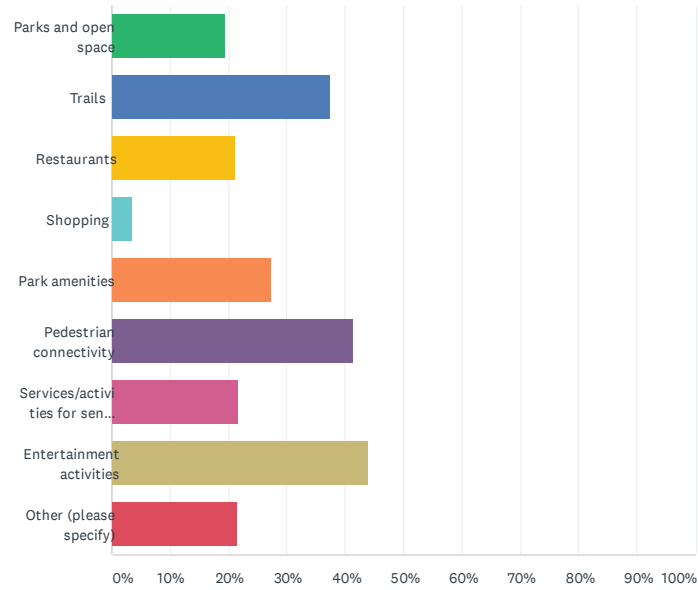


Montgomery Township Comprehensive Plan Update - Public Survey

	MORE	LESS	SAME AS NOW	TOTAL
Office buildings	5.56% 47	35.58% 301	58.87% 498	846
Retail centers	8.82% 75	34.71% 295	56.47% 480	850
Neighborhood service retail	22.10% 185	12.78% 107	65.11% 545	837
Mixed use development (commercial + residential)	15.83% 133	27.38% 230	56.79% 477	840
Restaurants	43.31% 369	8.80% 75	47.89% 408	852
Entertainment/attractions	56.65% 481	4.83% 41	38.52% 327	849
Grocery stores	12.72% 109	5.60% 48	81.68% 700	857
Hotels/motels	3.87% 33	25.67% 219	70.46% 601	853
Industrial/manufacturing	7.98% 68	28.05% 239	63.97% 545	852
Business parks	5.85% 50	28.69% 245	65.46% 559	854
Apartments/condominiums	8.13% 69	38.28% 325	53.59% 455	849
Townhouses	9.10% 77	28.37% 240	62.53% 529	846
Duplex/twin homes	8.15% 69	28.93% 245	62.93% 533	847
Starter single-family detached homes (under \$200,000)	25.12% 215	25.47% 218	49.42% 423	856
Moderate single-family detached homes (between \$200,000 and \$500,000)	35.94% 308	10.04% 86	54.03% 463	857
Luxury single-family detached homes (over \$500,000)	16.27% 138	30.07% 255	53.66% 455	848
Age-restricted/ assisted living housing	23.83% 204	14.60% 125	61.57% 527	856
Manufactured/mobile homes	2.22% 19	52.51% 449	45.26% 387	855
Low income/public housing	6.57% 56	49.47% 422	43.96% 375	853

Q18 What do you think is missing from Montgomery Township? (Check all that apply)

Answered: 829 Skipped: 43



ANSWER CHOICES	RESPONSES
Parks and open space	19.54% 162
Trails	37.39% 310
Restaurants	21.23% 176
Shopping	3.50% 29
Park amenities	27.38% 227
Pedestrian connectivity	41.50% 344
Services/activities for senior citizens	21.83% 181
Entertainment activities	43.91% 364
Other (please specify)	21.47% 178
Total Respondents: 829	

#	OTHER (PLEASE SPECIFY)	DATE
1	all fine	6/14/2021 1:01 PM
2	An Apple store	6/14/2021 9:17 AM
3	Activities for the children, skatepark, pump tracks, swimming pool, library so we don't have to go to other townships! Doylestown provides so much for the youth in their community	6/14/2021 8:17 AM
4	Less code inforcement. Business don't like it here.	6/14/2021 7:44 AM
5	Landscape appeal along Stump from 309 to Horsham Rd as well as the mall parking lot	6/14/2021 6:53 AM
6	Library and pool	6/14/2021 5:56 AM

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7	Outdoor Pool	6/13/2021 10:10 PM
8	Sidewalks connecting neighborhoods and parks for walking and exploring.	6/13/2021 8:31 PM
9	Outdoor pickleball courts	6/13/2021 8:02 PM
10	bike lanes	6/13/2021 7:53 PM
11	Sidewalks in many areas where needed	6/13/2021 7:37 PM
12	Would be nice for our township to have its own Pickleball courts. I think more people are playing Pickleball than tennis and there is always a waiting time for courts at other locations	6/13/2021 6:50 PM
13	Street lighting is inadequate in neighborhoods. Need stricter codes and enforcement - (people leaving unsightly clutter/vehicles, trailers, business vehicles or equipment on their property.	6/13/2021 6:26 PM
14	Community pool	6/13/2021 6:06 PM
15	Turf fields to minimize the amount of cancelled activity time	6/13/2021 2:35 PM
16	library	6/13/2021 2:30 PM
17	Nicer Dining -- not all chains	6/13/2021 1:51 PM
18	A pool	6/13/2021 1:12 PM
19	Bike trails, running trails	6/13/2021 1:10 PM
20	Better clean up of litter on the streets	6/13/2021 1:01 PM
21	Public swimming pool for Township residents	6/13/2021 12:20 PM
22	Swimming pool, library	6/13/2021 12:15 PM
23	Is it possible to better manage the frequent power outages we are experiencing lately?	6/13/2021 11:40 AM
24	Pool	6/13/2021 11:20 AM
25	Bike paths!!!! Making our community more safely bikeable. Even the 202 bypass with the bike trail is kind of scary to bike because you have to cross really busy streets. It would be great to see less car traffic and more bike / walking traffic.	6/12/2021 10:35 PM
26	Street lights	6/11/2021 11:42 PM
27	farmer's market	6/11/2021 6:46 PM
28	Library	6/11/2021 4:46 PM
29	I'm happy with the current conditions	6/11/2021 1:57 PM
30	Public library and Street light on Horsham road from Township Bldg to Five point	6/9/2021 7:18 PM
31	Bowling Alley	6/9/2021 1:46 PM
32	aok	6/7/2021 6:10 PM
33	Farmers Market, Pool, Library	6/7/2021 4:08 PM
34	I wish the rec center would expand after school classes/programs for school age children	6/7/2021 12:38 PM
35	pedestrian-only "downtown"	6/7/2021 10:22 AM
36	Town center	6/6/2021 9:07 PM
37	Need to fill empty retail stores	6/6/2021 2:42 PM
38	Library	6/6/2021 8:38 AM
39	The empty retail spaces in the mall need to be filled.	6/6/2021 7:50 AM
40	Miniature golf	6/6/2021 12:56 AM
41	Library	6/5/2021 10:06 PM
42	Community belonging	6/5/2021 9:56 PM
43	Public transportation!!!!!!!	6/5/2021 8:44 PM
44	affordable condominiums	6/5/2021 6:39 PM
45	Pool	6/5/2021 6:15 PM
46	Less focus on senior places they have taken over the community center. It's terrible. You know it.	6/5/2021 6:08 PM
47	I have never thought to myself... if only we had, except for a burger place with gluten free buns	6/5/2021 5:06 PM

Montgomery Township Comprehensive Plan Update - Public Survey

:)

48	No question addresses future TAX liabilities.....not directly	6/5/2021 4:21 PM
49	township Library	6/5/2021 4:08 PM
50	bike paths withless hills	6/5/2021 3:48 PM
51	Gated communities that have a mix of 1- and 2-story homes	6/5/2021 2:26 PM
52	Public trash collection or management/sub contracting private companies so that nine trucks do not come through a neighborhood in a weeks	6/5/2021 2:25 PM
53	Public pool	6/5/2021 1:42 PM
54	Nothing	6/5/2021 1:39 PM
55	More kid friendly indoor activities (ie: bowling)	6/5/2021 1:39 PM
56	Township sponserered holiday celebrations such as Memorial Day /July 4th -parades, fireworks	6/5/2021 1:38 PM
57	High School and post office	6/5/2021 1:29 PM
58	More notifications of when services will take place on your home street i.e. street sweeper.	6/5/2021 12:47 PM
59	None of the above	6/4/2021 5:53 PM
60	POOL	6/4/2021 3:18 PM
61	please preserve any reamining open space in the township. it is becoming over developed	6/2/2021 7:44 PM
62	Central gathering place for residents-There is no Main Street.	6/2/2021 3:37 PM
63	Town pool	5/31/2021 5:52 PM
64	Expo/Convention/Show center. Multi purpose arena	5/31/2021 5:46 PM
65	Renewable energy sources, dedicated multi-sport complex with latest technology	5/28/2021 4:01 PM
66	For a long time-library	5/27/2021 8:07 PM
67	Community Gardens	5/27/2021 1:05 PM
68	community gardens	5/26/2021 7:20 PM
69	Especially open space	5/26/2021 2:03 PM
70	i think township has a great mix	5/26/2021 1:50 PM
71	We have a perfect balance of all	5/26/2021 11:33 AM
72	Library	5/26/2021 10:07 AM
73	I don't see any major gaps.	5/26/2021 9:51 AM
74	Quiet meditation places away from all the busy roads	5/26/2021 1:13 AM
75	Central borough/hub	5/25/2021 10:12 PM
76	Dog parks	5/25/2021 8:07 PM
77	Swimming pool	5/25/2021 6:46 PM
78	Community Pool, indoor or outdoor	5/25/2021 2:40 PM
79	Non-chain restaurants	5/25/2021 1:18 PM
80	I don't know.	5/25/2021 11:57 AM
81	Leaf collection	5/25/2021 11:57 AM
82	More bike lanes on roadways	5/25/2021 11:42 AM
83	Nothing	5/25/2021 11:26 AM
84	Main St Lansdale is a disgrace. Should be developed like Ambler.	5/25/2021 11:15 AM
85	NON CHAIN RESTAURANTS AND STORES	5/25/2021 11:09 AM
86	Nothing.	5/25/2021 11:02 AM
87	a downtown area with a Doylestown feel	5/25/2021 10:48 AM
88	restaurants meaning not chains	5/25/2021 10:37 AM
89	Swimming pool	5/25/2021 10:31 AM
90	Library and community pool	5/25/2021 9:25 AM

Montgomery Township Comprehensive Plan Update - Public Survey

91	road repair	5/25/2021 9:06 AM
92	A Township Pool	5/25/2021 8:55 AM
93	in town retail	5/25/2021 8:31 AM
94	bowling alley/lanes	5/25/2021 6:09 AM
95	Pool	5/25/2021 4:54 AM
96	Parks are less maintained than other townships. Learn from Towamencin...trails especially bad through woods at Windlestrae.	5/25/2021 3:43 AM
97	None of the above	5/25/2021 12:04 AM
98	Nothing	5/24/2021 11:56 PM
99	better roads	5/24/2021 11:27 PM
100	n/a	5/24/2021 11:26 PM
101	Coordinated lights, left turn arrows, better timing on traffic lights	5/24/2021 10:59 PM
102	Library	5/24/2021 10:58 PM
103	Make 202 bypass safe & loved! The broken posts and 'strap barriers' are unsafe and dilapidated. Such a shame.	5/24/2021 10:58 PM
104	Community pool	5/24/2021 10:21 PM
105	Our traffic light cycles are very long	5/24/2021 10:20 PM
106	Pools	5/24/2021 10:16 PM
107	Township pool	5/24/2021 10:14 PM
108	Youth Sports	5/24/2021 10:13 PM
109	Toddler/pre K aged activities or places	5/24/2021 9:26 PM
110	Create a town center at the 5 points.	5/24/2021 9:23 PM
111	Safe walkways connecting Upper State Rd neighborhoods to the mall so kids can ride their bikes or walk there please.	5/24/2021 9:21 PM
112	live theater	5/24/2021 8:58 PM
113	Something for the volunteer firefighters like a park named after them or give them free membership too the red center	5/24/2021 8:54 PM
114	I'm happy with it now.	5/24/2021 8:53 PM
115	Community pool	5/24/2021 8:49 PM
116	I wish Montgomery Greene had connection to the 202 bypass trail	5/24/2021 8:39 PM
117	Diversity	5/24/2021 8:25 PM
118	Senior center similar to Generation in Souderton or Richboro's Senior Center	5/24/2021 8:19 PM
119	Bowling, activities for families/kids	5/24/2021 8:19 PM
120	Exercise classes for adults ... not silver sneakers...at the township center	5/24/2021 8:04 PM
121	High end restaurants	5/24/2021 8:01 PM
122	Community Activities on holidays.	5/24/2021 8:00 PM
123	Nothing in particular	5/24/2021 7:58 PM
124	pool, library	5/24/2021 7:50 PM
125	Library	5/24/2021 7:47 PM
126	Quality hospital	5/24/2021 7:46 PM
127	nothing	5/24/2021 7:38 PM
128	Pool	5/24/2021 7:34 PM
129	Public Transportation	5/24/2021 7:28 PM
130	Bike trails and connectors. Eg make a new bike trail down the power line from the Memorial Park on Kenas to Lower State; Extend the Horsham Powerline Trail into our Twp and connect to 202; Connect 202 to Windlestea.	5/24/2021 7:22 PM

Montgomery Township Comprehensive Plan Update - Public Survey

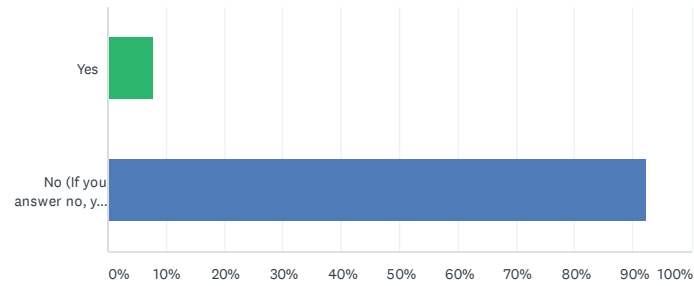
131	community pool	5/24/2021 7:20 PM
132	More bike lanes on actual roads. The bypass is great but it is not functional for much shopping.	5/24/2021 7:15 PM
133	Lack of a "downtown" central gathering point	5/24/2021 7:14 PM
134	Park benches and large water fountain in park area	5/24/2021 7:12 PM
135	Celebrations of diversity	5/24/2021 7:09 PM
136	Downtown area/space	5/24/2021 6:28 PM
137	Township pool	5/24/2021 6:20 PM
138	I think this community is blessed with beautiful parks and open spaces that add a lot of value to our community and house values. I think it is vitally important that the Township protect those areas from private encroachment, which is a big problem.	5/24/2021 6:16 PM
139	Less restrictive zoning and building permits	5/24/2021 6:14 PM
140	More restaurants that are not fast food, bar types	5/24/2021 6:09 PM
141	Special fee based access to peace valley	5/24/2021 6:05 PM
142	public pool, library	5/24/2021 6:04 PM
143	Youth groups for children and teens- NOT SPORTS!	5/24/2021 5:57 PM
144	Nothing	5/24/2021 5:56 PM
145	Traffic control, more police presence	5/24/2021 5:55 PM
146	Public libraries - severely lacking compared to surrounding suburbs	5/24/2021 5:47 PM
147	Township swimming pool	5/24/2021 5:35 PM
148	Coffee Shoppes, medical practice offices (just a few)	5/24/2021 5:27 PM
149	Community pool and feeling of a community center	5/24/2021 5:26 PM
150	I don't have a sense of anything missing	5/24/2021 5:23 PM
151	Zoning management	5/24/2021 5:16 PM
152	A central, walkable, community-building Main Street area with arts, restaurants, entertainment, coffee shops, bars, etc.	5/24/2021 4:37 PM
153	We've lost great restaurants & stores during the pandemic; need time to regroup...no more banks or wawas needed though	5/24/2021 4:36 PM
154	Higher Visibility into township spending on Supervisors Benefits!	5/24/2021 4:26 PM
155	Public Pool	5/24/2021 4:09 PM
156	Youth-focused entertainment	5/24/2021 3:59 PM
157	More pickle ball courts	5/24/2021 3:47 PM
158	Some control OVER HOAs. They have too much power. The stress is paralyzing for poor disabled young or middle-aged citizens citizens	5/24/2021 3:37 PM
159	Pool	5/24/2021 3:30 PM
160	Library, outdoor pool	5/24/2021 1:32 AM
161	Library	5/23/2021 8:24 PM
162	Traffic improvement at five points	5/22/2021 3:58 PM
163	Library, bike lanes	5/22/2021 8:42 AM
164	Financial responsibility	5/22/2021 8:12 AM
165	The mall is an embarrassment	5/21/2021 7:40 PM
166	Recognition of professional services provided by all members of our law enforcement agency	5/21/2021 6:20 PM
167	Municipal trash collection	5/21/2021 5:53 PM
168	Township pool complex	5/21/2021 4:42 PM
169	Turf athletic fields	5/19/2021 9:34 PM
170	Calisthenics Park	5/19/2021 9:16 AM
171	Better police and Twp Supervisors	5/18/2021 4:31 PM

Montgomery Township Comprehensive Plan Update - Public Survey

172	Safe environment (please ban adult stores like the one on Upper State Rd)	5/18/2021 10:12 AM
173	N/A	5/18/2021 5:59 AM
174	Frequent public transport to inaccessible areas	5/17/2021 9:19 PM
175	a soul/identity, a sense of community	5/17/2021 4:07 PM
176	Nothing	5/17/2021 3:12 PM
177	I don't think anything is missing.	5/17/2021 2:55 PM
178	Backyard chickens	5/17/2021 1:35 PM

Q19 Are you a business owner or an employee working in Montgomery Township?

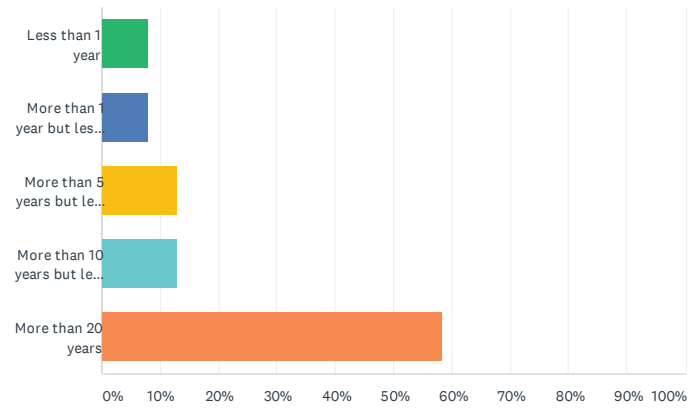
Answered: 869 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	7.83%	68
No (if you answer no, you may skip to question 33)	92.17%	801
TOTAL		869

Q20 How long has your company, or the company you are employed by, been in business?

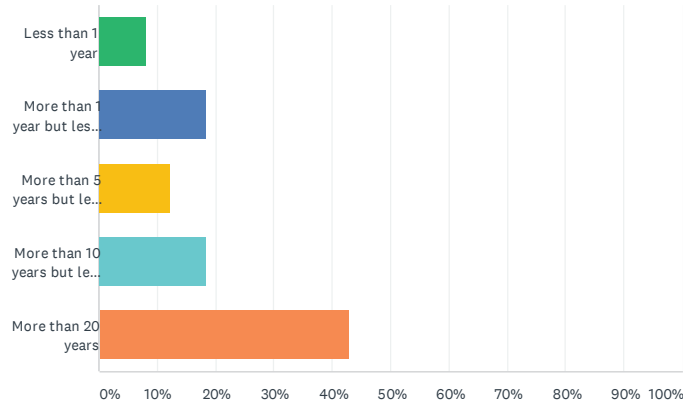
Answered: 101 Skipped: 771



ANSWER CHOICES	RESPONSES	
Less than 1 year	7.92%	8
More than 1 year but less than 5 years	7.92%	8
More than 5 years but less than 10 years	12.87%	13
More than 10 years but less than 20 years	12.87%	13
More than 20 years	58.42%	59
TOTAL		101

Q21 How long has the business been at its present location?

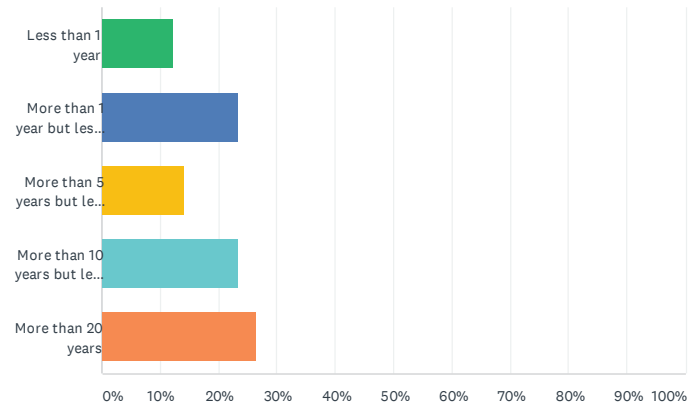
Answered: 98 Skipped: 774



ANSWER CHOICES	RESPONSES	
Less than 1 year	8.16%	8
More than 1 year but less than 5 years	18.37%	18
More than 5 years but less than 10 years	12.24%	12
More than 10 years but less than 20 years	18.37%	18
More than 20 years	42.86%	42
TOTAL		98

Q22 How long have you been the operator or an employee of the business?

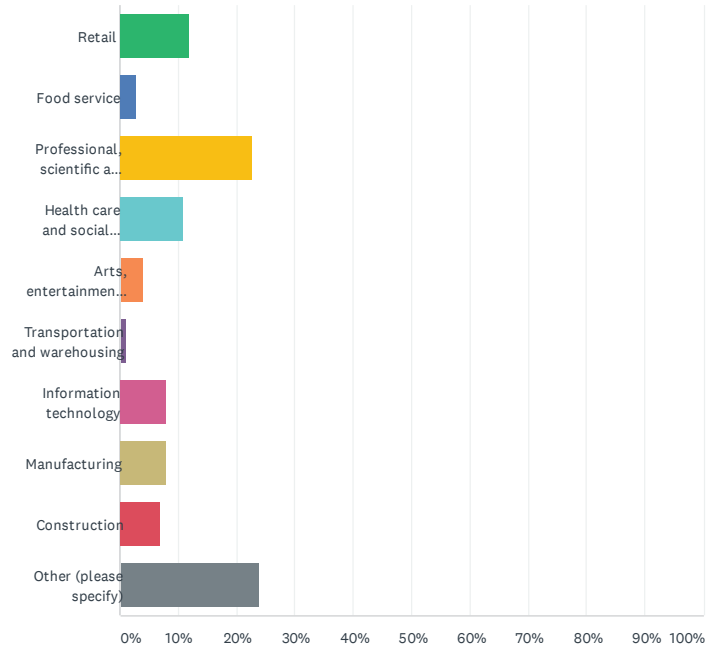
Answered: 98 Skipped: 774



ANSWER CHOICES	RESPONSES	
Less than 1 year	12.24%	12
More than 1 year but less than 5 years	23.47%	23
More than 5 years but less than 10 years	14.29%	14
More than 10 years but less than 20 years	23.47%	23
More than 20 years	26.53%	26
TOTAL		98

Q23 In which industry is the business?

Answered: 101 Skipped: 771



ANSWER CHOICES	RESPONSES
Retail	11.88% 12
Food service	2.97% 3
Professional, scientific and technical services	22.77% 23
Health care and social assistance	10.89% 11
Arts, entertainment, recreation	3.96% 4
Transportation and warehousing	0.99% 1
Information technology	7.92% 8
Manufacturing	7.92% 8
Construction	6.93% 7
Other (please specify)	23.76% 24
TOTAL	101

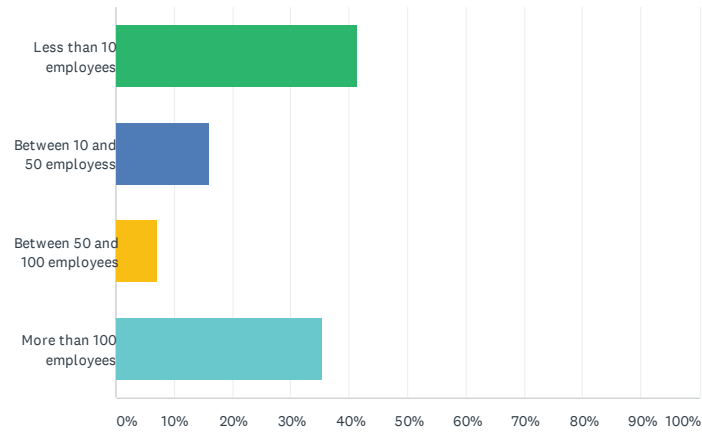
#	OTHER (PLEASE SPECIFY)	DATE
1	Animal care	6/13/2021 6:50 PM
2	Realtor	6/13/2021 1:12 PM
3	House staging	6/13/2021 11:37 AM
4	Auto glads, Tm auto glass llc	6/13/2021 11:16 AM

Montgomery Township Comprehensive Plan Update - Public Survey

5	B2B Marketing	6/6/2021 1:48 PM
6	Pharmaceuticals	6/5/2021 6:39 PM
7	Real Estate Agency - Brokerage	6/5/2021 1:06 PM
8	Landscape	6/5/2021 12:49 PM
9	Services	6/4/2021 2:30 PM
10	Retirement	5/29/2021 6:56 PM
11	Pharmaceutical	5/29/2021 7:17 AM
12	Government	5/27/2021 3:01 PM
13	Real Estate	5/25/2021 4:48 PM
14	Financial	5/24/2021 11:22 PM
15	Child care	5/24/2021 11:20 PM
16	Education	5/24/2021 10:16 PM
17	Consumer Goods	5/24/2021 9:51 PM
18	Real estate	5/24/2021 7:54 PM
19	Education	5/24/2021 7:47 PM
20	Education	5/24/2021 7:31 PM
21	Insurance	5/24/2021 7:24 PM
22	Education	5/24/2021 6:00 PM
23	Service business	5/24/2021 4:30 PM
24	Marketing	5/17/2021 10:58 PM

Q24 How many people are employed by the business?

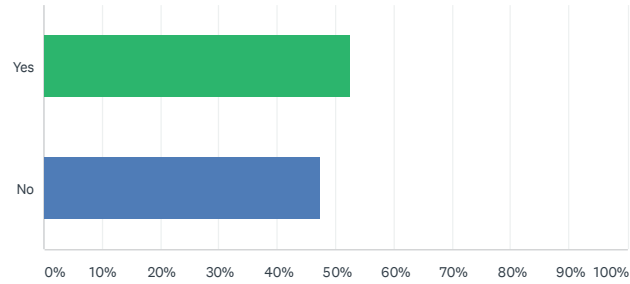
Answered: 99 Skipped: 773



ANSWER CHOICES	RESPONSES	
Less than 10 employees	41.41%	41
Between 10 and 50 employees	16.16%	16
Between 50 and 100 employees	7.07%	7
More than 100 employees	35.35%	35
TOTAL		99

Q25 Does the company have more than one location?

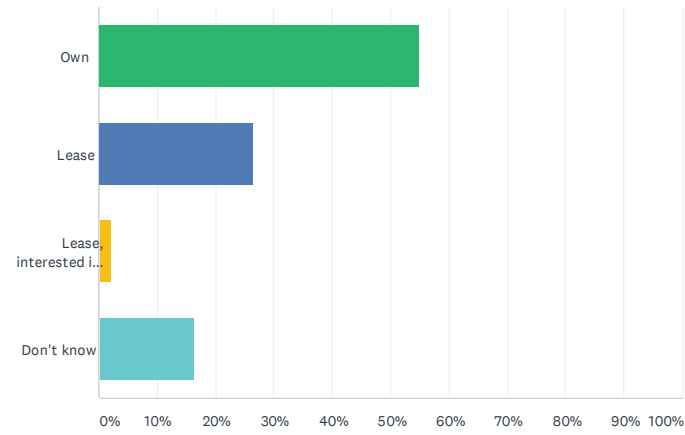
Answered: 99 Skipped: 773



ANSWER CHOICES	RESPONSES	
Yes	52.53%	52
No	47.47%	47
TOTAL		99

Q26 Is the space in which the business is located owned or leased?

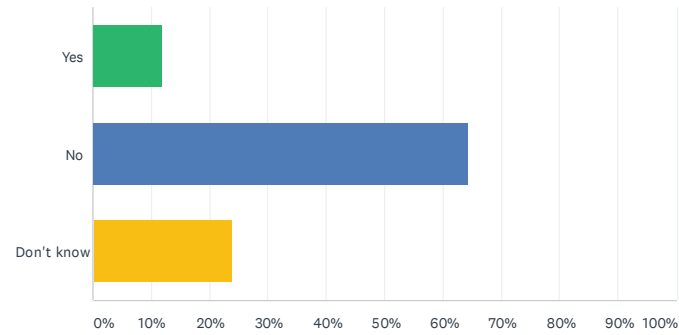
Answered: 98 Skipped: 774



ANSWER CHOICES	RESPONSES	
Own	55.10%	54
Lease	26.53%	26
Lease, interested in purchasing	2.04%	2
Don't know	16.33%	16
TOTAL		98

Q27 Are you aware of any anticipated building improvement projects?

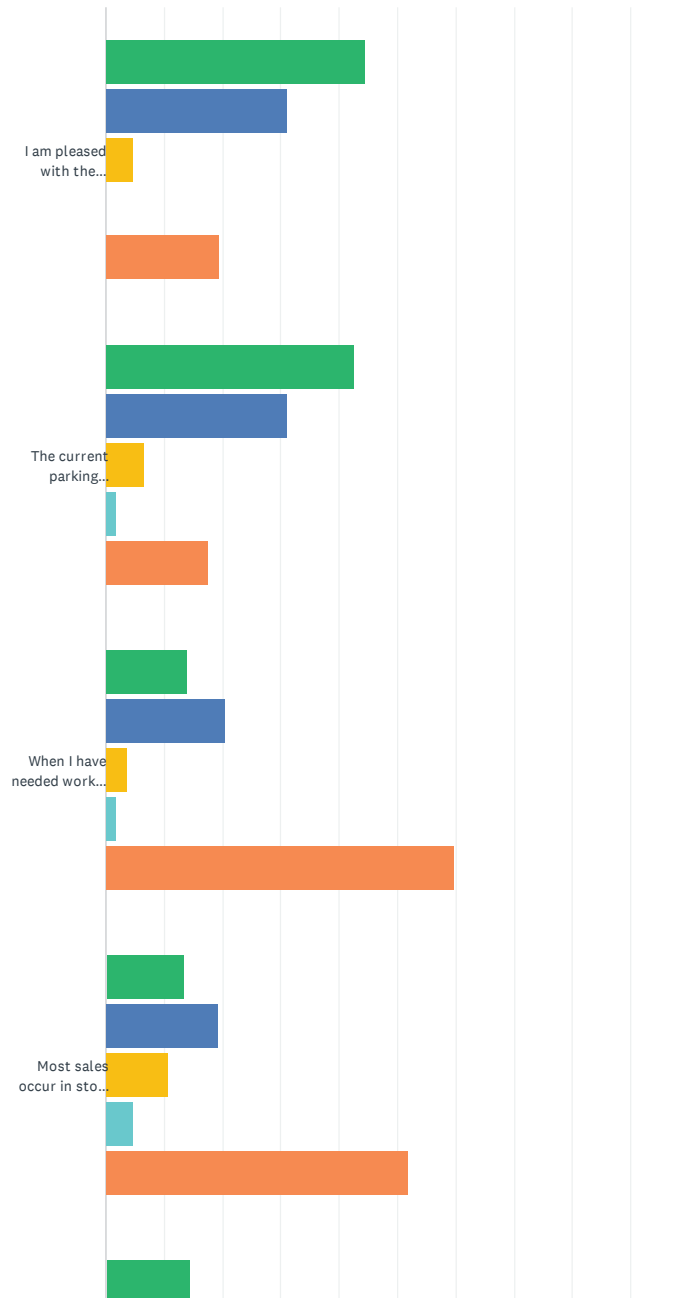
Answered: 101 Skipped: 771



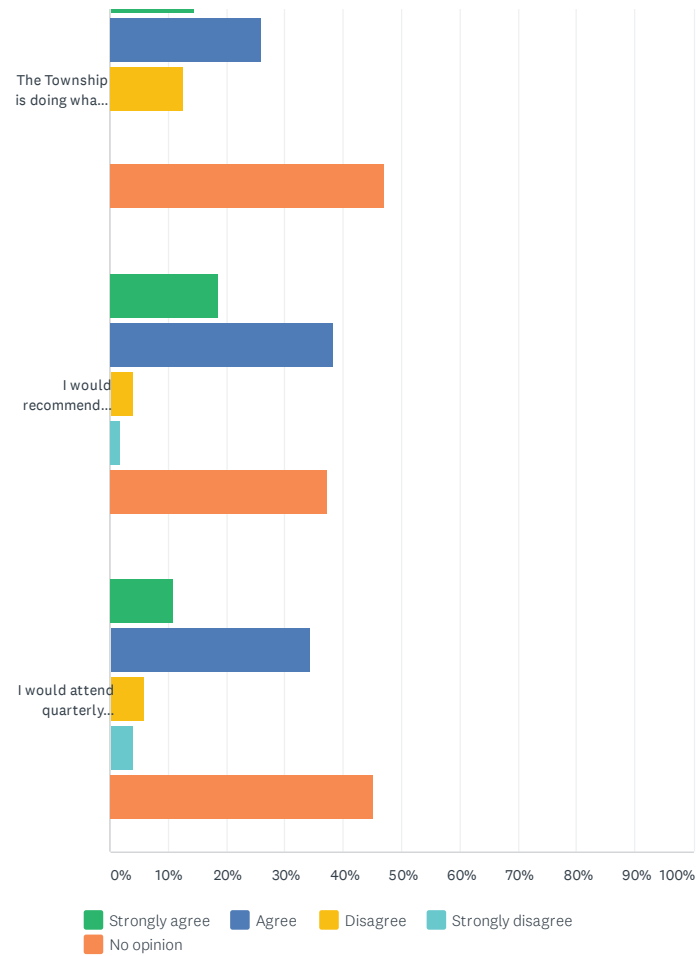
ANSWER CHOICES	RESPONSES	
Yes	11.88%	12
No	64.36%	65
Don't know	23.76%	24
TOTAL		101

Q28 Please indicate how strongly you agree or disagree with the following statements:

Answered: 109 Skipped: 763



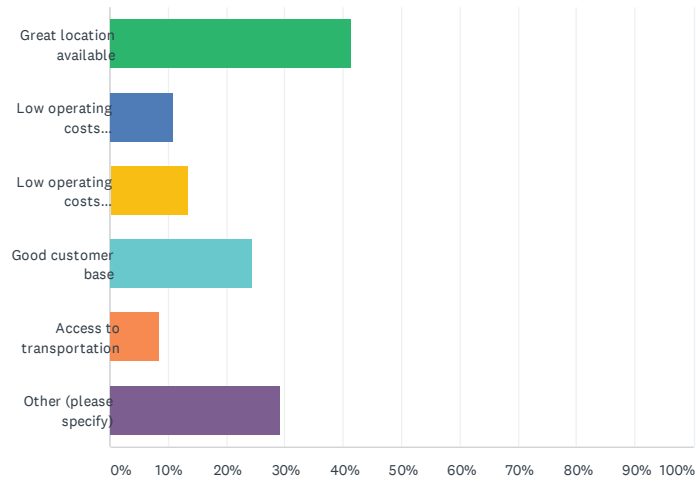
Montgomery Township Comprehensive Plan Update - Public Survey



	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION	TOTAL
I am pleased with the current business location	44.66% 46	31.07% 32	4.85% 5	0.00% 0	19.42% 20	103
The current parking situation is adequate	42.72% 44	31.07% 32	6.80% 7	1.94% 2	17.48% 18	103
When I have needed work assistance the Township has been readily available	14.02% 15	20.56% 22	3.74% 4	1.87% 2	59.81% 64	107
Most sales occur in store (in-person)	13.46% 14	19.23% 20	10.58% 11	4.81% 5	51.92% 54	104
The Township is doing what it can to retain its current businesses	14.42% 15	25.96% 27	12.50% 13	0.00% 0	47.12% 49	104
I would recommend Montgomery Township to another business owner or employee for relocation	18.63% 19	38.24% 39	3.92% 4	1.96% 2	37.25% 38	102
I would attend quarterly meetings to help Township staff and other business owners/workers improve the business environment	10.78% 11	34.31% 35	5.88% 6	3.92% 4	45.10% 46	102

Q29 What attracted your business to Montgomery Township? (Check all that apply)

Answered: 82 Skipped: 790



ANSWER CHOICES	RESPONSES
Great location available	41.46% 34
Low operating costs (lease/purchase)	10.98% 9
Low operating costs (utilities, taxes, permit fees)	13.41% 11
Good customer base	24.39% 20
Access to transportation	8.54% 7
Other (please specify)	29.27% 24
Total Respondents: 82	

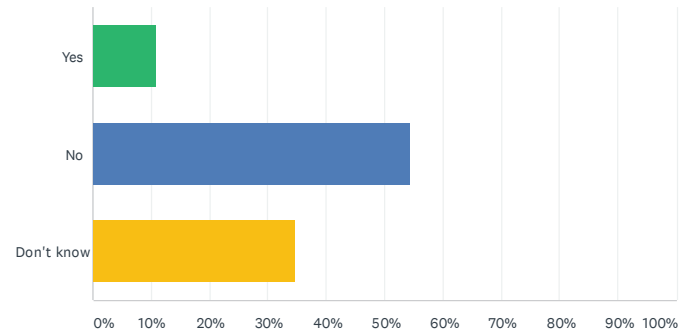
#	OTHER (PLEASE SPECIFY)	DATE
1	Comment	6/14/2021 9:43 AM
2	Living here too	6/13/2021 11:16 AM
3	Own a food truck and live here	6/12/2021 9:44 AM
4	It's a home business.	6/5/2021 6:37 PM
5	I work from my home	6/4/2021 2:30 PM
6	Work from home	6/4/2021 8:08 AM
7	Don't own business, survey is not set up right	5/31/2021 5:52 PM
8	N/a	5/29/2021 6:56 PM
9	I don't know	5/29/2021 7:17 AM
10	Na	5/28/2021 4:01 PM
11	dont know	5/27/2021 3:01 PM
12	Work From Home	5/25/2021 4:48 PM
13	Unknown	5/25/2021 11:50 AM

Montgomery Township Comprehensive Plan Update - Public Survey

14	I do not work in the township	5/25/2021 11:42 AM
15	Just landed here.	5/25/2021 8:41 AM
16	N/A	5/24/2021 10:16 PM
17	Home based business	5/24/2021 7:54 PM
18	None	5/24/2021 7:24 PM
19	I am working from home in Montgomery twp	5/24/2021 6:28 PM
20	Close to home	5/24/2021 4:13 PM
21	I work remotely from a home office.	5/24/2021 3:00 PM
22	I am sole owner LLC	5/21/2021 4:47 PM
23	I live here so low overhead	5/21/2021 4:38 PM
24	I live here	5/17/2021 10:58 PM

Q30 Is your business considering expansion?

Answered: 92 Skipped: 780



ANSWER CHOICES	RESPONSES	
Yes	10.87%	10
No	54.35%	50
Don't know	34.78%	32
TOTAL		92

Q31 If the business has or is considering expanding, how can the Township assist you?

Answered: 15 Skipped: 857

#	RESPONSES	DATE
1	Partnering us with other companies that can help us grow	6/13/2021 11:16 AM
2	Stop limiting parking lot expansions, employees need a place to park their cars.	6/11/2021 11:42 PM
3	More business networking events.	6/4/2021 3:22 PM
4	NA	5/31/2021 10:43 PM
5	X	5/31/2021 5:52 PM
6	na	5/31/2021 5:46 PM
7	na	5/30/2021 9:26 PM
8	N/A	5/29/2021 6:56 PM
9	I am retired	5/29/2021 7:17 AM
10	Na	5/28/2021 4:45 PM
11	Na	5/28/2021 4:01 PM
12	None	5/28/2021 3:26 PM
13	N/A	5/25/2021 11:50 AM
14	N/A	5/24/2021 10:16 PM
15	n/a	5/24/2021 6:11 PM

Q32 What economic development programs and/or incentives do you think would be beneficial to bring here to Montgomery Township?

Answered: 33 Skipped: 839

#	RESPONSES	DATE
1	Remarkable and symbolic buildings!	6/13/2021 11:37 AM
2	Control taxes	6/13/2021 11:05 AM
3	Public Library	6/9/2021 7:18 PM
4	Anything for Kids to do, people come and spend money on their kids.	6/8/2021 10:13 AM
5	Library	6/6/2021 8:38 AM
6	More affordable single family homes.	6/5/2021 6:37 PM
7	I think that the township needs to concentrate on more upscale living. It's digressing every year. The police are more and more menacing and the stereotyping more than ever. I was assaulted with a vehicule last year and the officer did nothing because I am a white woman and the officer was shared the same ethic background as he did. Disgusting.	6/5/2021 1:06 PM
8	NA	5/31/2021 10:43 PM
9	X	5/31/2021 5:52 PM
10	na	5/31/2021 5:46 PM
11	na	5/30/2021 9:26 PM
12	N/A	5/29/2021 6:56 PM
13	Encouraging diversity	5/29/2021 7:17 AM
14	Na	5/28/2021 4:45 PM
15	Na	5/28/2021 4:01 PM
16	None	5/28/2021 3:26 PM
17	Redoing the Montgomery Mall would go far. Retail is dying and if it could be more like the Town Center in KOP that would increase the business and township resident satisfaction.	5/25/2021 4:23 PM
18	N/A	5/25/2021 11:50 AM
19	Community pool	5/24/2021 10:16 PM
20	Bowling alley, community pool,	5/24/2021 7:15 PM
21	I am not familiar with these types of incentives so I am unable to provide an answer	5/24/2021 6:42 PM
22	Lower taxes	5/24/2021 6:14 PM
23	n/a	5/24/2021 6:11 PM
24	The township is spread out. It would have created more opportunities for community interaction, especially for kids, if a pool had been added to Twp Community Center grounds. Mascaro built a beautiful kids baseball field and sitting area for Methacton/Audubon. Since White Tail seems to have an very large percentage of Twp, and they keep raising price, maybe suggest a little thank you to Twp with donation of a pool. or...?	5/24/2021 6:09 PM
25	NO LOW INCOME HOUSING/TRAILER PARKS	5/24/2021 5:56 PM
26	We need more seasonal family- friendly community events. We need more/ better public libraries. Compared to our surrounding suburbs, our library is very small and underwhelming. Our family is often leaving our town to visit libraries and events in other townships. It's also very difficult to take a walk in our neighborhood as so few houses have paved sidewalks. We have to drive to a park if we want to take a walk or ride bikes.	5/24/2021 5:47 PM
27	Turn the mall into housing (seniors?) and community area.	5/24/2021 5:46 PM
28	arts/community theater	5/24/2021 5:08 PM
29	Tax incentives based on the number of FTEs	5/24/2021 3:00 PM
30	Better road maintenance	5/21/2021 4:48 PM

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31	Solar energy, Township wide Wifi, a walkable downtown, More trees. Community gardens. A Rec center that is not so expensive	5/21/2021 4:47 PM
32	Business tax should be due on the same date as federal taxes.	5/21/2021 4:38 PM
33	Any program or incentives to benefit small business owners	5/18/2021 7:42 AM

Q33 Any other comments are welcome here.

Answered: 275 Skipped: 597

#	RESPONSES	DATE
1	Should consider pickle ball courts.	6/14/2021 6:55 PM
2	More recycling options, like a drop-off station, free of charge.	6/14/2021 4:37 PM
3	I feel that arts and culture are tremendously important but ranked as 11 as Philadelphia's art and culture venues need to be supported and are readily accessed by public transportation available.	6/14/2021 3:14 PM
4	Ranking in question 16 does not work well	6/14/2021 2:33 PM
5	Ranking system in question system did not work	6/14/2021 2:29 PM
6	I like Montgomery township, but I am seriously considering a move due to speeding on Richardson road. My family and I like to take walks but we are always nervous walking near Richardson road. It is marked as 35 mph speed limit, but we have many vehicles including dump trucks and 16 wheelers doing 60 mph plus. It's my biggest issue with living in the township and definitely decreases the quality of life for my family & me. There are several school bus stops on this road which are also a reason for concern	6/14/2021 11:33 AM
7	More paved trails in parks	6/14/2021 11:22 AM
8	Reuse commercial space. Many vacant properties. And when something does go in, it new construction, taking out open space. Too many of everything from banks, pharmacies, storage, medical centers	6/14/2021 10:59 AM
9	The rating of 1-11 for what's important to me in the township didn't work. It numbered the answers itself.	6/14/2021 9:53 AM
10	Please get an Apple store and a Krispy Kreme	6/14/2021 9:17 AM
11	I like living here!	6/14/2021 8:44 AM
12	The township has been ruined by excessive development.	6/14/2021 8:41 AM
13	It would be nice to see less homes being built and more for the kids to do without getting in trouble like when a group created an awesome bike trail in the woods and the township came and smoothed it over, so frustrating we have to go else where so our kids can enjoy outdoor activities.	6/14/2021 8:17 AM
14	The codes and regulations are absolutely idiotic, way too restrictive	6/14/2021 7:59 AM
15	I think your code enforcement and permit police need to relax. Residents and businesses need some freedom. More business would come into the township if you had a different way of handling things. Every business owner i talk to. " if i could do it over again i wouldn't be in this township" i feel the same way.	6/14/2021 7:44 AM
16	Concerned about what is being taught at schools. It would be great if residents know what is being taught in schools. I have heard how some schools are teaching about masterbating in first grade (I think that was a NJ / NY school). What are students being taught is very important. We need to know!!!!	6/14/2021 6:57 AM
17	Level well maintained township. Police force a bit aggressive. With the retail sector already on the decline pre-Covid a plan to address the continued vacancy of the mall and what to do with the structure. In general very pleased with the area and great township to raise a family and retire. Thank you	6/14/2021 6:53 AM
18	Montgomery Township is a great place to live!	6/14/2021 5:56 AM
19	It would be so great to have a bowling alley here. For neighboring Doylestown, Chalfont, Lansdale, and Hatfield, Montgomery Township would be a perfect location for a bowling/family fun center.	6/13/2021 9:23 PM
20	The water park was a great add for families and little kids! Would be great to have trails around that connect to the building to park, go to water parks and also walk on trails.	6/13/2021 8:31 PM
21	Please enforce the street tree code for residential neighborhoods. People take them down and don't replace and it degrades from neighborhoods.	6/13/2021 8:15 PM
22	There needs a right turn lane onto 309 from line street. All traffic lights should be upgraded to the latest technology. the traffic lights on 463 should sync so you do not have to stop at every one.	6/13/2021 7:53 PM

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23	Find a way to get empty strip malls occupied with restaurants or other beneficial businesses. Too many sit idle. Why?	6/13/2021 7:37 PM
24	Parks are not well maintained (all debris from ash tree removal is still in the park, trails are often impassable due to water issues, bridges need upgrading) General beautification measures would improve the look of the township.	6/13/2021 6:26 PM
25	I think Montgomery township could be more walkable overall. And I also think we need some more trails that are more than a mile. Most walking/ hiking trail in the township are short besides the connected trails at windlestrae	6/13/2021 6:20 PM
26	Need to reduce traffic and congestion. Its dangerous to walk on neighborhood streets since there is too much traffic and no sidewalks.	6/13/2021 6:18 PM
27	Our parks are wonderful. My family uses ygem daily and appreciate the constant care and upkeep done by the Township employees.	6/13/2021 6:10 PM
28	None at this time	6/13/2021 4:16 PM
29	Thanks for doing the survey. I do appreciate the public works and police. My main complaint is around storm water issues around my house and the lack of open space.	6/13/2021 4:06 PM
30	Overall I enjoy living here but I wish there were a walkable "down town" area. The whole place is pretty charmless and the zoning seems completely haphazard with the emphasis on making money for the township. We don't need another bank/credit union, drugstore, fast food restaurant, mattress store, etc. The parks are nice, but it would be so much nicer to have walkable areas that aren't just in parks - like being able to walk to and between stores, restaurants and parks. I'd love to be able to pick up sandwiches at a local restaurant that I've walked to from my house and then walk to a nearby park to eat them and then maybe do a little shopping on my way home - all without my car! Adding walkable businesses would also help with traffic congestion. The park near me (Fellowship) is so tucked away it seems to be a magnet for people looking for a private spot for bad behavior. The montgomery mall is TERRIBLE - could you partner with schools, the YMCA, etc to fill it with a cohesive and vibrant mix of services, retail and dining? With my kids in college and older, I'm less concerned about the schools, but when we moved here there was a piece of land that had been purchased to build a second high school. It was sold and we still have what I think is one high school with an obscenely large class size. We opted to send our kids to private school for middle and high school because of this and it seems to be in line with the emphasis on saving money at the expense of improving the schools and the township as a whole. I'm also frustrated with the use of our street (Rosewood Drive) as a pass through which really adds to the traffic. People RARELY stop at stop signs and zoom through at high speed. Every few years a police officer will monitor it, but it's not enough. I would love to see a more centralized trash pick up. I hate having trash trucks in my neighborhood everyday. They are loud, back up through the entire street (very dangerous) and also ignore the stop signs and speed limits. Not to mention how environmentally inefficient it is. Stormwater management is a problem. Drainage and permeability doesn't seem to be taken into consideration and new construction and many, many parking lots have left us with rivers of water running through our yards. I attended a program several years ago and found out that the montgomery mall covers the Wissahickon water shed! Thank you for soliciting our opinions. My fear is that the only other feedback you will get is that taxes are too high (they are not - they are actually very low compared to other areas of the country), but my hope is that you will not only think about the financial bottom line but hopefully work to create a cohesive plan for the future which will make Montgomery township beautiful, environmentally friendly and fiscally responsible.	6/13/2021 3:52 PM
31	Emphasis has been too much on youth activities i More activitiesf for seniors. Let children learn to play on their own. Add a library. Add a senior center similar to Generations in Souderton. Check it out. . More senior center. Library needed.	6/13/2021 2:50 PM
32	Overall I think life in the township is very good. I think the lack of pedestrian connectivity is a big negative because families have limited abilities to leave their neighborhood without having to go on or cross a major township road.	6/13/2021 2:33 PM
33	Too many abandoned commercial properties yet township keeps allowing new development. Traffic a nightmare	6/13/2021 2:30 PM
34	There should be a side walk connecting the Montgomery Township Rec Center so that there is access all around it. There is a nursery next to the Rec Center that should have a sidewalk to help connect it on Horsham Road. The intersection at Hartman Road and 309 is very dangerous too with the quarry trucks. Something needs to be done at that intersection especially during the morning rush hour. The Rec Center hours need to expand on weekends. Closing at 2 Pm is very early.	6/13/2021 2:25 PM
35	Empty retail space, including at Montgomery Mall, needs to be filled. New construction for retail is unnecessary. The new Wawa and Wendy's on 309 has caused more traffic headaches!	6/13/2021 2:21 PM
36	Suggestion: Master Plan the Mall so its more of a lifestyle mall, like warrington, center valley etc Its getting to be an eyesore. 309 is a mess. Add lights and sidewalks to all neighborhood. My neighborhood is dangerous (Rosewood Drive area). Parks are very nice, but we need more	6/13/2021 1:51 PM

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	well maintained wooded walks. Windlestrae is the only one well maintained. Snow removal is great!	
37	Montgomery County is a great place to live.	6/13/2021 1:42 PM
38	We do not need more new retail. We have too many shuttered retail stores and restaurants need to be filled first. What about establishing a farmer's market. Not everyone wants to go to Lansdale or Doylestown to get fresh fruits and vegetables. Please add more sidewalks so that walking is safe. We need a way to cross Rt. 309 safely and to walk to establishments in the 5 Points vicinity.	6/13/2021 1:38 PM
39	Extremely concerned about speeding traffic along Richardson Road	6/13/2021 1:19 PM
40	I strongly believe the Township should have a public pool. It provides recreation, improves health and well-being of residents, and fosters a tight-knit community.	6/13/2021 12:20 PM
41	The police officers should reflect more diversity. There should be more events for people from other cultures.	6/13/2021 12:19 PM
42	Thank you so much for seeking township resident input. The survey is a sign of authentic interest in how the township would like to meet the needs and interests of their residents. I feel township management is doing a great job!	6/13/2021 11:40 AM
43	Thank you for your hard work. I was wondering if the township could make the street and road brighter than now to feel safer and clean side walk! Also any prevention for racism?	6/13/2021 11:37 AM
44	Survey rate section #16 (from #1-11) does not function	6/13/2021 11:35 AM
45	I've lived here for 38 years in a townhouse and really need to move to AFFORDABLE APARTMENTS FOR SENIORS - not necessarily care type units.	6/13/2021 11:10 AM
46	More sidewalks would be welcome...like on stump between welch and 309	6/13/2021 11:05 AM
47	Release Covid restrictions in township n rec buildings for residents who have vaccinated	6/13/2021 8:28 AM
48	I love it here because of the parks and nature. No new developments, please!!	6/12/2021 4:05 PM
49	I suggest improved communication. I would not have known about this survey without Facebook. Email a newsletter monthly, perhaps. And, we would suggest revisiting the permit requirements- very expensive, and when they come to check, it is a joke because they don't even look at much- in and out in 5 mins or less. We love our fire, police, and the snow removal. Thank you! We love our home and neighborhood!	6/12/2021 3:08 PM
50	Institute curb-side fall leaf pile vacuum pickup.	6/12/2021 1:34 PM
51	There should be consideration for how to reduce the amount of cars speeding through residential neighborhoods, using those streets and cut throughs to other main streets. It's very dangerous for young kids when cars speed through. I'd like to see some attention given and signs, speed bumps or speed watching by the police take place to try and minimize this.	6/12/2021 10:39 AM
52	It would be great to be allowed to use my food truck within the township for neighborhood events as we love the idea of building community relations between neighbors. It's a great way for people to meet each other and make connections within the township. Why wouldn't I want to support my Neighbors?	6/12/2021 9:44 AM
53	No airbrakes on Route 202 by-pass. By-pass noise level a lot higher then Penn Dot estimated. Wall has sunk 5 feet since road was opened.	6/12/2021 12:01 AM
54	Cut down property taxes, they go up too fast every year.	6/11/2021 11:42 PM
55	Would be nice to have outside benches along the walkway on Horsham and Stump. Nice tract, but need benches to stop once in a while. Also, more Senior Citizen activities at Center.	6/11/2021 7:36 PM
56	Have more night adult sports programs at Montgomery rec center....or Saturday afternoon	6/11/2021 6:28 PM
57	Speed limits should be more strongly enforced on Upper State Rd & the 202 bypass. Trucks should not be permitted to use airbrakes as they constantly do on 202 bypass. Parks should close by 10:00 pm & spotlights OUT, especially in summer. All the noise from them prevents residents nearby from sleeping.	6/11/2021 4:56 PM
58	Less high density housing to keep the population and traffic stable.	6/11/2021 4:46 PM
59	Need more details and openness about what the police department does. Need published arrest reports, details about crimes, etc, how their budget is spent, efforts to promote diversity on the force.	6/11/2021 4:35 PM
60	I would like to see more interaction with differing cultures in our diverse community. Celebrate our humanity.	6/8/2021 12:23 PM
61	Love living in Montgomery Township- our Police department is the best	6/7/2021 6:10 PM
62	I really love this township. I do wish there were more community based summer events and	6/7/2021 12:38 PM

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	open opportunities for volunteering at those events. I do think there is more opportunity for programs at the rec center for school aged children to get them more engaged in the township.	
63	Keep up the good work! Preserve / Manage and Maintain what we have - restrict growth. We have all we need in our township. Bring the tax down!	6/7/2021 10:22 AM
64	Keep up the good work. We're happy we moved here 35 years ago	6/7/2021 7:35 AM
65	I would love to see some of the empty retail space all along 309 and the surrounding areas filled with businesses before building any more in the area.	6/6/2021 9:33 PM
66	Make the quarry on 309 less of an eyesore. It's embarrassing as a first impression of the township.	6/6/2021 9:07 PM
67	Ways to improve public transportation to Train Stations. Add side walks where one doesn't exist within residential limits.	6/6/2021 8:41 PM
68	We need to have more accessibility to community places the community center is way overpriced and there is no financial help.	6/6/2021 5:12 PM
69	I have a problem with the tree committee. Total Devastation in the back of properties along Pemberton court. We were told that tree planting would take place. In two years , we haven't seen one tree planted. No thought was given to how cutting that many trees in just one area would change the eco system in the wet lands. Extremely disappointed by the way it was handled. No one was here to direct the tree company and no one spoke English.	6/6/2021 5:03 PM
70	As with many of my fellow Village of Neshaminy Falls residents, we escaped N.E. Philly to live some peaceful years in Montgomery Township. People who reside here are here for a reason. Please don't over develop the little land that's left. Please don't make it too accessible. Thank you.	6/6/2021 3:39 PM
71	Allow Costco to have fueling Stations in the Township	6/6/2021 3:18 PM
72	there is a small section on Doylestown road that needs a sidewalk between county line and grays lane.	6/6/2021 2:00 PM
73	None	6/6/2021 1:32 PM
74	Please provide the approx. time required to complete the survey when asking for a response. Thanks!	6/6/2021 12:56 PM
75	For children sake, wish there was a safer pathway from Summer Ridge development to Spring Valley park other than having to travel along Upper State Rd	6/6/2021 12:40 PM
76	We need more open parks and open areas to get back out. Have some open-air entertainment. Trails for walking. Also, some classes for Seniors.	6/6/2021 11:37 AM
77	The township is getting more and more congested, particularly the housing. Please stop building and paving over every blade of grass simply for a higher tax base. Urban communities like ours in Virginia and Maryland have done a better job of making their communities attractive! Learn from them.	6/6/2021 8:45 AM
78	We need a library. It is a place that the old young and everyone in between can use and is sorely lacking in our community.	6/6/2021 8:38 AM
79	I have noticed a sharp increase in the number of very loud vehicles and motorcycles traveling thru our township which is very annoying and disturbing to the tranquility of the neighborhood	6/6/2021 12:06 AM
80	Since moving here in 2003, I noticed the streets were clean and now are not maintained and littered and littered,	6/5/2021 10:01 PM
81	Pedestrian crossings over 309!! More Public transportation options.	6/5/2021 8:44 PM
82	Thank you!	6/5/2021 8:13 PM
83	Love Montgomery Twp. Don't screw it up!	6/5/2021 7:47 PM
84	The traffic is HORRIBLE! The taxes are too high. There is virtually no entertainment. In 15 years I have never seen any police presence scouting my neighborhood. None of us want more apartments, trailer homes, the long light at 5 points, poor movement of traffic.	6/5/2021 7:34 PM
85	We need Bocce ball courts	6/5/2021 6:15 PM
86	Please make the community center for all. Seniors take over and are rude. It's a fact.	6/5/2021 6:08 PM
87	that dog park needs some work, I think that is a Montgomery Twp park. It is pretty awful. and it would be awesome if it had lights that turned off at like 8 pm in the winter, so people could exercise their dogs after work.	6/5/2021 5:06 PM
88	The Rec center was a good idea but it is hard to enter because of the steps. What about us seniors and small children and women carrying babies, diaper bags, etc.? Poor planning. Why didn't they build it on flat ground?	6/5/2021 5:02 PM

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89	Please do all you can to keep our residents and homes safe and keep our streets quiet. Thank you.	6/5/2021 4:43 PM
90	You should check code on what the residents are doing to their houses in Lexington farms, fences, I don't know how you control it but multiple families living in one home, make the renters clean up their properties	6/5/2021 4:23 PM
91	1. Ask us about how we feel about taxes 2. The community center gym should be open to township residents ALL day, EVERY day	6/5/2021 4:21 PM
92	In this day and age, the township should have its own public library which is part of the MCLINC library network. Not driving to another township's library to borrow books..... not paying paying Lansdale for a library card.	6/5/2021 4:08 PM
93	Very satisfied with all	6/5/2021 3:47 PM
94	PLEASE restore CRC hours of operation to pre-pandemic availability ASAP	6/5/2021 3:04 PM
95	I think we need some gated communities that include 1 and 2 story house options	6/5/2021 2:26 PM
96	Expand police department and increase police visibility 24/7 Real estate tax breaks for seniors Snow plow drivers without attitude and better steering skills	6/5/2021 2:25 PM
97	I did not answer #16 correctly..couldn't get it to go where I wanted the answers to gi	6/5/2021 2:11 PM
98	Need sidewalk on Stump Road from Welsh to 309. Much higher traffic due to Wawa complex. Not safe for pedestrians	6/5/2021 2:00 PM
99	Need more lawn car on roads and weed control in gutters. Upper State Rd is a disgrace.	6/5/2021 1:39 PM
100	Thankful to be raising my children here.	6/5/2021 1:39 PM
101	We came to this area after living in Phila. Many years ago even there-and one of us is from a small town in Rhode Island-it had a small town feel . Phila. certainly changed. The town in R.I. has not. We love this township, but it lacks the fun small town feel. Bring us that cohesiveness/belonging with activities that include all ages/pride to live here. Ty for all of ur hard work/service.	6/5/2021 1:38 PM
102	Is this survey for Lower Gwynedd or Montgomery Township or both ?	6/5/2021 1:13 PM
103	Please no more building houses	6/5/2021 1:11 PM
104	Too congested. It's time to move after 30 years here. We no longer call this home. There is a lack of arts and community. Too many people. Too much traffic. Too many low class stores. And finally an officer does nothing when our daughter is assaulted. This place is and has been going downhill for quite some time. You will find that more and more wealthy homeowners move out!	6/5/2021 1:06 PM
105	None	6/5/2021 12:52 PM
106	I follow on Twitter, and sign up for email notifications. However, I would like to see more notifications of when services are happening on your home street. For instance, when is the street sweeper going to be there, when will sewer work we do being done, when street work will be done, and a form or ability to notify township when repairs to sewers or streets need to be made. Thank you for this opportunity to do the survey. I believe that the township does a fantastic job overall.	6/5/2021 12:47 PM
107	I am concerned the Montgomeryville Mall will shut down and we will lose the tax revenues from it. Also, pandemic made clear to that as I tried to walk for exercise we have areas without sidewalks that create dangerous situations, most notably along Lansdale Avenue in the stretch approximately from Manor Drive to Pecan Drive.	6/4/2021 3:22 PM
108	the township should purchase any parcels of land that can be preserved. change zoning laws to require more distance between new home construction. MT is a great place to live overall. Please completely fund the police. A safe community is a top priority. Surprised that wasn;t even mentioned in	6/2/2021 7:44 PM
109	Stop building! The township needs to focus on redeveloping the mall area. Stop building pad site businesses. There is too much traffic, too many red lights. Traffic does not move. Need to rethink roadways. Create new avenues of travel through existing shopping centers to reroute traffic away from 309.	6/2/2021 3:37 PM
110	There are parks the exist today that need more attention (such as fellowship park) before adding new parks. Please help maintain the open space and a more rural way of life that makes Montgomery Township so appealing g today.	6/1/2021 11:27 AM
111	I would like to see better storm water management. We have too many issues with water in our yards and houses being damaged.	6/1/2021 9:16 AM
112	Less restrictive local ordinances would be appreciated. Fewer permit requirements.	5/31/2021 10:43 PM
113	We will in Montgomery crossing and there is no safe pedestrian access to windlestrae park.	5/31/2021 5:52 PM

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Would be nice to ride our bikes there.

114	Too much trash in Montgomery township. Areas need to be cleaned up or hold business responsible to clean up own property. Brush and weeds areas that collect trash and debris are forgotten and seem to get worse over time or areas on the outskirts of business/industrial parts are not maintained. Wooded areas are not maintained. If there was a cleanup to happen I think everyone would be surprised in what and how much they would find. More easily seen in winter when not hidden by growth. Your survey did not work properly. did not let me skip to 33 after 19. I just picked first answer for each question I was supposed to skip.	5/31/2021 5:46 PM
115	None	5/30/2021 9:26 PM
116	N/A	5/29/2021 6:56 PM
117	I would like to see efforts to encourage a diverse community with more opportunities to meet and connect. I would also support beautification efforts.	5/29/2021 7:17 AM
118	We need a community pool. We should get a Kohls in the mall in the former Sears location. We need mini golf and bowling. We need breakfast / diners.	5/28/2021 4:45 PM
119	We love living in Montgomery Township and appreciate how close many amenities are to our neighborhood. I'd love to see more investment in renewable energy along with more sidewalks to enable pedestrian activities especially along Hartman road to connect us to the community center and the new green space that's part of the pulte community off 309. I also think we need to bring more diverse restaurants to the area, it seems like most of the newer restaurants are your typical American bar/eatery and not ethnically interesting.	5/28/2021 4:01 PM
120	None	5/28/2021 3:26 PM
121	Montgomery Township is a lovely place to live, however, with all the changes going on around the country, I just want to say I do NOT want to see any type of defunding of the police. Montgomery Township needs to remain a safe community. Thank you.	5/27/2021 9:47 PM
122	Traffic has always been a concern here and it has gotten worse in time. The traffic light at 5 points is not nearly long enough for traffic on Horsham to Cowpath to go through. Weekends are the worst. I must commend our snow removal force. They do an outstanding job after or during a snow storm to keep our roads passable. I gave a negative rating to code enforcement because I have just seen unenforceable letters go to neighbors who don't abide by code, such as replacing street trees.	5/27/2021 2:40 PM
123	I would like a common trash/recycling company in the township. Seems like ever night there is trash containers out.	5/26/2021 10:38 PM
124	Very interesting survey. We moved to this area for the school district and the convenience of all the stores around us. We live off cowpath behind the lowes and can reach tons of stores or restaurants in a matter of minutes.	5/26/2021 9:26 PM
125	This is a good township for middle class. It has a good balance of businesses energy and residential leisure-ness as well as green open spaces. Please don't crowd it. Thank you. Ps. it would be great to allow us keep one or two chickens like the surrounding townships do. Also encourage more water conservation, community garden etc.	5/26/2021 7:20 PM
126	Thank you for asking for my opinion	5/26/2021 3:46 PM
127	Questions 20 to 32 reveals a bias toward business and commercial development making the township much less attractive and healthy for residents.	5/26/2021 2:03 PM
128	The two needs to pick up leaves in the fall. Other two do this why not Montgomery. Raise taxes to get a couple of trucks and hire employees. Needs to be done at least twice in the fall. House owner can blow in the street.	5/26/2021 1:01 PM
129	5 points intersection needs improvement more turn lanes a definite , light time needs to be adjusted for old 202 and Joe's ham road.	5/26/2021 12:46 PM
130	The trail safety is a concern on bypass. Scary to see the barriers broken constantly. We need safe places to walk	5/26/2021 11:56 AM
131	None	5/26/2021 10:59 AM
132	We are very happy here, but we need a library, I'm embarrassed to say we don't have one. Thank you	5/26/2021 10:07 AM
133	I think the township does a good job. More expansion and upkeep of roads would be my main recommendation. I would also work in building good relationships between the community and township police. I think it's important we get to know them better and they us so that there is trust within the community among all residents of every social or racial group. Thanks for the survey!	5/26/2021 9:51 AM
134	I enjoyed living here the past 30 years.	5/26/2021 7:48 AM
135	Please consider a community pool and library	5/26/2021 7:37 AM

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136	I like the township very much. Taxes are fair. It is a very busy township...more quiet nature areas such as man made brooks or falls along a trail would bring serenity to the busy township. Fountains in the public building areas would be great.	5/26/2021 1:13 AM
137	More programs for teens not just younger kids. Utilize all the empty retail space before building more commercial retail establishments. Stop building and preserve natural space and green space.	5/26/2021 12:06 AM
138	I grew up here and moved back with my husband when we started our family. I loved this community and centralized location. I only wish we had more privately owned restaurants and less chains.	5/25/2021 9:42 PM
139	We moved to Montgomery Township about 1.5 years ago and have been VERY happy here.	5/25/2021 9:07 PM
140	Need more dedicated pickle ball courts (not shared with tennis courts)	5/25/2021 8:37 PM
141	None	5/25/2021 8:04 PM
142	NA	5/25/2021 4:50 PM
143	The township also lacks entertainment. If it could get a venue like Dave and Busters that would greatly add to the entertainment. Also the water retention area at Windlestre. Would be incredible if this could be turned into a usable pond that you can fish out of. Like the one in Horsham and they have a fishing derby at. Would make Montgomery Twp more of a destination for people to visit.	5/25/2021 4:23 PM
144	Montgomery Township is a great place to live. I wouldn't choose anywhere else.	5/25/2021 3:53 PM
145	Thank you for asking community input. One topic I wanted to address was all the run down or closed businesses within township. Many properties along 309 have been sitting vacant for quite some time, even before COVID hit. Wish township had plan to bring some life back into those buildings to make town more vibrant again.	5/25/2021 2:40 PM
146	Lived here for almost 30 years and raised our daughter here. Good blend of things to do and quiet neighborhoods. Good parks. A little heavy on retail which can bring traffic. Overall feel township is managed well. Rec Center seems a little underutilized - Covid didn't help. Great facility. Police very helpful.	5/25/2021 1:18 PM
147	Its a great township and has been very well run. Growth management is key and balancing with attracting more people and business to keep taxes reasonable is understood.	5/25/2021 12:05 PM
148	In my 20+ years here, the oaks and maples have grown tremendously. Leaf collection (not just bagged pickup) would be a big help.	5/25/2021 11:57 AM
149	N/A	5/25/2021 11:50 AM
150	I have lived here for over 20 years and have raised my children. I love my home. School are great but school taxes are increasing every year. This is a problem	5/25/2021 11:34 AM
151	Currently it is a very beautiful place in which to live--I am grateful to live here and hope it is kept that way. Thank you.	5/25/2021 11:02 AM
152	This community has become so over-developed in the last 10 years. Everyone is looking to get more tax money to fund programs. PLEASE STOP BUILDING AROUND HERE. There are abandoned offices everywhere and hellooooo...the Mall is empty!!!! Fill those spaces and please stop building. The environment can not handle all the asphalt. We need trees, grass, wildlife and fewer people crammed into this tiny township. The roads can not handle all the development the Township has forced here.	5/25/2021 10:47 AM
153	Please bring in some kind of entertainment for teens and adults. Fill the existing open retail spaces and bring in more unique restaurants vs chain restaurants. Also, add sidewalks everywhere so that people can go entirely down one road vs 1/2 a road and then crossover to another road or have to walk through grassy areas. I've never seen so many places without sidewalks. And, fix the potholes and cracks in the roads in a more timely manner. Offer more community events and make the township building more intriguing for ALL ages.	5/25/2021 9:08 AM
154	We need a pool!!!	5/25/2021 8:55 AM
155	I have lived here since 1991 and in the area since 1964. We used all open spaces for houses and commercial and there is very little area left for parks and open spaces. Way too much traffic on 309.	5/25/2021 8:52 AM
156	Curbs in my neighborhood, specifically the driveway aprons are deteriorating rapidly, would be nice to get those addressed, the neighborhood is 25 years old.	5/25/2021 8:37 AM
157	request for a pool at the MCRC, would be a nice addition for the community	5/25/2021 8:31 AM
158	The speed limit on Hartman Road should be lowered. 45 MPH on a residential street seems is too high. Thank you.	5/25/2021 8:20 AM
159	My family moved to the township in 1972 and we all still live here because we love where we	5/25/2021 8:12 AM

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	live. Funny thing is that if you ask the people who have lived here for most of their lives about the traffic or retail I bet none would complain. The complaints come from those who have lived in the township 20 years or less. After most of the development was already done. I think we are at a point where the township needs to get a bit creative with the changing retail world. I would love to see an entertainment venu or theatre (music and plays) in the township. I would also love to be able to blow my leaves to the curb in the fall and have a vacuum truck come by :)	
160	We need fewer medical marijuana dispensaries! Why do we need 2 in our township just a mile apart?	5/25/2021 8:06 AM
161	overall satisfied other than permit department. We replaced our deck several years ago which did not require a permit but because my neighbor reported it, we needed one. Permits are also costly and required more often than other townships.	5/25/2021 6:09 AM
162	The fireworks are out of control. It's the only reason I consider moving.	5/25/2021 5:20 AM
163	Access to 202 multi use path-not great ...updates on when connection to Montgomery Greene and other neighborhoods would be helpful. Recreation Center-would have liked a better design with more things like tennis courts or a pool...seems expensive to join for a weight room and small indoor walking trail? Classes seem good. Joseph Ambler Inn noise is unbearable during weekend wedding season (loud music until past 10pm...have to sleep with noise canceling headphones..)	5/25/2021 3:43 AM
164	I am overall very satisfied with the conditions of Montgomery Township. There are obviously things I would like more of, and things I'd like less of, but overall the balance of what's available is good.	5/25/2021 2:05 AM
165	Couldn't answer #16 properly —glitch.	5/25/2021 12:04 AM
166	None	5/24/2021 11:56 PM
167	Equal rules for the large, single developments as are applied to twin & townhome communities. Example - their trees ALWAYS hang lower than 8' along public sidewalks making it a hindrance if walking.	5/24/2021 10:59 PM
168	Wish there were better sidewalks/trails to walk ride bikes to are parks.	5/24/2021 10:58 PM
169	We don't need anymore housing. Please keep whatever open space is left open. Not every square inch needs to get developed. And please no more fast food chains or banks. There are a ton of vacant buildings/store fronts/offices. Instead of building more, clean up what already exists and entice those places to be used.	5/24/2021 10:46 PM
170	Longer traffic light crossing over 309 to Hartman Rd, traffic light at entrance to industrial park and the orchards on Stump Rd.	5/24/2021 10:44 PM
171	Please build a Bocceball court somewhere	5/24/2021 10:24 PM
172	I would like to see more police patrols through the neighborhoods at night. Speaking for my own we have zero street lights and some people treat it as if its Nascar. I know the police are busy but once or twice through a neighborhood doesn't seem like much to ask. This is coming from a person with disabilities who can't move as fast has most people that was nearly ran down while trying to put something in his mailbox just last night.	5/24/2021 10:21 PM
173	None	5/24/2021 10:16 PM
174	Shopping is a highlight and why we moved to north Wales.	5/24/2021 10:14 PM
175	Thank you for giving residents the chance to offer feedback. We love this township—it is a safe and affordable place to raise a family. My children have access to quality public education and have enjoyed many township-sponsored events. Relatives from out of the area are continually impressed by the beauty and convenience. It would be nice if we had a "Main Street" like Ambler—something walkable with "mom and pop" shops and dining, but I am grateful for all that we have and really cannot complain.	5/24/2021 10:03 PM
176	There are lots of areas in the township that are not being maintained . Like the water tower it looks terrible .	5/24/2021 9:47 PM
177	Can there please be a side walked installed along horsham road from 202 to stump road? We would love to be able to walk from 202 trail to the township building.	5/24/2021 9:43 PM
178	Thanks for giving us a voice!	5/24/2021 9:37 PM
179	Thank you to all involved in public works and in funding public works to keep our parks and neighborhoods safe and looking great!	5/24/2021 9:21 PM
180	More entertainment options might be nice	5/24/2021 9:02 PM
181	Traffic is terrible in the township.	5/24/2021 9:00 PM
182	Turn Montgomery Mall into apartments, shops, restaurants, etc. like they did in King of	5/24/2021 8:58 PM

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	Prussia. Open a Mission BBQ. Open a live theater.	
183	Make the red center free for the volunteer firefighters!!!!!!!!!!!!	5/24/2021 8:54 PM
184	I am extremely happy to be living in our township. The municipal services ,police fire, inspectors , rec facilities,,parks stores and restaurants are great. I have been here 28 years. The towns is great.	5/24/2021 8:53 PM
185	Strongly feel that the township missed a great opportunity to incorporate a community pool at the new Community and Recreation Facility. Swim teams, pool memberships, senior water activities, summer camp participation, consistent revenue source.	5/24/2021 8:49 PM
186	Thanks for working to make our Township better!	5/24/2021 8:45 PM
187	Montgomery Township is getting too built up! So much traffic, stores, restaurants, it's none stop and getting run down from it.	5/24/2021 8:20 PM
188	Question #16, in addition to Public schools, a strong and effective police force rank as a high priority. I think Montgomery Township has an excellent police force.	5/24/2021 8:19 PM
189	N/A	5/24/2021 8:01 PM
190	none	5/24/2021 7:46 PM
191	Please do something about the extended traffic lights.	5/24/2021 7:45 PM
192	The timing of the traffic light on Richardson Rd @ Route 309 was changed over a year and a half ago and you now wait a good 5 minutes to get a green light with traffic backing up Richardson Rd, especially if no.one in the left turn lane. Please fix the timing or adjust the sensor to catch vehicles sitting in the right turn lane PLEASE!	5/24/2021 7:29 PM
193	I would like pedestrian crosswalks on upper state road into the parks. Trying to dodge traffic with a child to try and play is ridiculous. And it's not right that I drive to a park I can walk too because it's safer.	5/24/2021 7:21 PM
194	We need to put in place an aggressive environmental support/climate change mitigation plan. Ban or out high use-costs on single-use plastics, Styrofoam, etc. Create incentives for businesses to go green, put in solar energy systems, and take similar actions. Make the roads more pedestrian- and bike-friendly.	5/24/2021 7:16 PM
195	Backyard Chickens! :) I would like to be able to safely functionally bike more places to accomplish my regular shopping. I have a bike trailer and can get a lot of places but there are not that many bike lanes. And I'm municipalities where motorists do not see regular cyclists out intermingled with real traffic, it can be unsafe to cycle on the road in certain areas. I make do and ride to the Knapp Rd shopping (Giant/Target), CostCo, Home Depot. But anything off of 309 in the Dekalb to 5 Pts corridor is inaccessible because it's all parking lot riding with a lot of curbs and vehicles. Sidewalks are not safe for cyclists. Thanks for reading.	5/24/2021 7:15 PM
196	Enjoy the Fall Festival and grandkids love the Sprinkle Park	5/24/2021 7:12 PM
197	Township should sponsor/publicize more diversity and inclusion.	5/24/2021 7:09 PM
198	Supervisors should not be calling out local businesses because of the political affiliation of the owners. Out township supervisors should be representing everyone despite their affiliation. Too much politics in our township now instead of focusing on our township as a whole.	5/24/2021 6:56 PM
199	Traffic at Five Points is getting worse! Lights need to be reprogrammed.	5/24/2021 6:43 PM
200	Maintain and if possible increase open space. Stop any new construction of retail spaces while there are so many vacant properties currently. Perhaps that might be one of the incentives that would be beneficial	5/24/2021 6:42 PM
201	We are very happy with Montgomery Township	5/24/2021 6:35 PM
202	There are too many vacant businesses and or buildings. There are not enough pedestrian areas. We often go to places like Doylestown for the restaurants (I.e. State st) and parks (I.e. Central Park). Montgomery Township does not feel like a town....we do not have the equivalent to a "Main Street" like Doylestown, Ambler, and other surrounding areas. My answer above about declining quality of life is related to the vacant buildings and increasing traffic. Also, almost everyone in the area I talk to has issues with rain water and drainage, and it is highly impacted by each household trying to solve their own problem which creates problems for neighbors. That said, we have lived here 22 years and really do enjoy the area.	5/24/2021 6:26 PM
203	The Montgomeryville Mall needs a facelift and updated with better quality stores and restaurants. Downtown Lansdale needs to be cleaned up and made more inviting. Let's upgrade Montgomery County, especially Lansdale and Montgomeryville areas.	5/24/2021 6:22 PM
204	My feeling is that the Township is pretty much built out. I think that, in order to maintain the beauty, value and appeal of the community, the Township needs to invest time and resources into protecting our natural open spaces from private encroachment.	5/24/2021 6:16 PM

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205	Spend less money on the police. Stop pulling over brown people on 309.	5/24/2021 6:14 PM
206	It would be great to connect the rec center and 202 bypass with a walking/biking trail. The rec center should have included an outdoor pool as it is expensive to pay nonresident fees at other pools.	5/24/2021 6:11 PM
207	n/a	5/24/2021 6:11 PM
208	Be more welcoming to all who frequent the Twp. Community Center and not just to those who share the political views of employees. Also, Rt 202 isn't pedestrian friendly from County Line to 5 points intersection; seems like a mistake for people trying to walk to places like the post office for example.	5/24/2021 6:09 PM
209	The streets could be cleaner	5/24/2021 6:02 PM
210	There are hardly any facilities special just to teens or any programs that are run to assist disabled teens.	5/24/2021 5:57 PM
211	Our township has gone downhill. The 202 bypass guard rails are a mess. The ridiculous electronic signs a waste of money. Why do we need to spend money on a sign telling us the time to get to a specific route or highway? Why not spend the money on taking down all the dead trees on public property or within neighborhoods not on property owner's land? 309 is disgusting, trash all over the place and specifically on the back road leading into Airport Square. This township used to be beautiful. Now, County Line Rd is like a highway. County line on Montgomery Township side is never mowed. Weeds as tall as 3-4 feet growing out of the curb, while Bucks side is trimmed weekly. The wall built along County Line has dead pine trees already. We don't need more housing or low income housing. The township is no longer a place to live. It's starting to be an embarrassment when we have out of town guests visit. Spend money wisely by cleaning it up before spending on the ridiculous signs, plastic guard rails, and more housing.	5/24/2021 5:57 PM
212	way too much youth activities. No senior activities. Community center is all sports or youth.	5/24/2021 5:56 PM
213	Look to negotiate new cable rates as well as trash companies contracts, especially for Seniors.	5/24/2021 5:56 PM
214	For the amount of taxes we pay, sewer should be included.	5/24/2021 5:55 PM
215	We really need more safe pedestrian connectors. For example, getting from Stump Road to the 202 Bypass is very dangerous. The cars fly down Horsham and there is no bike/walking path. We also have numerous power lines that could be used for recreation like Horsham. Also walking/running paths could be added at several existing parks. Overall, need more bike lanes. Cars have to stay 4 feet from bikers and that is impossible on most of our roads.	5/24/2021 5:47 PM
216	It's a great place to live, very convenient. Keep taxes low!!	5/24/2021 5:46 PM
217	The community center is a wonderful addition to the township; however, it has little or no activities for seniors nor makes a real effort to provide them. It seems the emphasis has been on youth and sports. They are definitely needed but seniors have to travel outside the township to senior centers for activities. The senior lounge is under utilized for seniors.	5/24/2021 5:43 PM
218	I would like to have sidewalks on busy roads. It's scary driving close to pedestrians.	5/24/2021 5:39 PM
219	Keep up the good work at the community center and continue to offer fun programs for families. Consider more pedestrian sidewalks along the length of Upper State Rd in both directions or put crosswalks in.	5/24/2021 5:36 PM
220	I think Montgomery Township is a great place to live. Not too happy with the extended living places though.	5/24/2021 5:31 PM
221	Too much development. Speed limits and traffic laws need to be better policed. Many people travel at dangerous speeds on Stump Rd and other local roads near we live.	5/24/2021 5:27 PM
222	We have too much industrial space and retail that is left empty. I STRONGLY feel that we should utilize the current empty space instead of allowing new construction (ie: Firebirds!!, etc) for retail and other commerce. Preserve open space and enhance natural areas. Support JAA and other landmarks in the area. NO MORE townhomes and NO APARTMENTS, please	5/24/2021 5:27 PM
223	Absolutely hate the cold white LED bulbs that replaced the original bulbs on Pioneer Drive. They are too bright and not esthetically pleasing at all. A 4 way stop is essential at North Wales Rd & Montgomery Glen Dr. Another would help with speeding at Pioneer Drive & Gray's Lane. Love all the parks and trails. They're very well maintained. Perhaps extra benches along the way.	5/24/2021 5:26 PM
224	Overall, the township is doing a good job and has generally improved in the 25 years that I've lived here. Keep up the good work.	5/24/2021 5:23 PM
225	REally disappointed in code enforcement and people checking permits. Have a couple neighbors who have illegal fences and also some with chicken coops which are not being	5/24/2021 5:17 PM

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	enforced by the township which is very disappointing especially reaching out to them many times.	
226	Anxious for Friendship Park to open. As a resident in the neighborhood who has waited 10 years for it to come to fruition, it's really tough on the kids to see it finished but not be allowed on it. Disappointed.	5/24/2021 5:11 PM
227	Close the quarry on Rt. 309 as soon as possible. Reduce the expansion of housing developments, because there is already too much traffic.	5/24/2021 4:50 PM
228	Work to improve/ occupy existing retail locations rather than building more and taking out more green space. Reduce future home development to maintain open space and not increase congestion.	5/24/2021 4:44 PM
229	Entry signage @ Montgomery Oaks is 25 years old and literally deteriorating. Not sure who is responsible to repair/replace. That info would be helpful in the newsletter or elsewhere please.	5/24/2021 4:36 PM
230	Why were weekly supervisor meeting agenda emails stopped?	5/24/2021 4:26 PM
231	Montgomery Township needs a pool. All the other areas have one. More sidewalks should be added for making our township more walker friendly. Taylor Road for example.	5/24/2021 4:24 PM
232	We love this Township!!	5/24/2021 4:21 PM
233	The timing of the traffic lights along route 309 and horsham road is terrible. You cannot go a block without getting stuck at one for 2 minutes. Wawa was allowed to add a light to 309 and lengthen everyone's commute. Almost every day I drive south on 309 and get stuck at the Wawa light because one person driving north wants a hoagie. That light should be timed properly so that it turns green when the light at stump road is red. The light should not have been allowed there. Additionally you cannot drive on horsham road without getting stuck at 202 parkway light. Lastly the CRC use to be great before the pandemic however there seems to be no effort being put forth to re-institute exercise classes or children's programs. They use to have "open gym" and musical classes for small children and it appears they will never return. Everywhere is returning to normal except the CRC. New management is needed.	5/24/2021 4:16 PM
234	The industrial areas need higher standards for appearance to blend in more naturally. Example: Quarry on 309. Retail areas should also have high standards but it's not a problem like industrial.	5/24/2021 4:14 PM
235	Small business owners need more help to not just sustain their businesses but to grow as well. The pandemic has set alot of small businesses back so it will be a challenge to get back to pre-pandemic revenue. Higher taxes and cost of living does not help at all.	5/24/2021 4:13 PM
236	We live on line street and are extremely dissatisfied with traffic on that road. Cars constantly speed, way over 35mph. It is completely unacceptable for a residential road with many small children living in houses along the road. We are trying to move because of it. There is zero speed enforcement and it's totally unsafe.	5/24/2021 4:12 PM
237	Last time this survey went out many years ago, all of our neighbors were hoping for a community pool, but we got the community center instead, which seems like a great building, but I don't know how used it is. I think a pool with a community this size and a lot of young children and retired people would get good use. Here's hoping!	5/24/2021 4:09 PM
238	An update to the parks (esp Whispering Pines) would be welcome; although we no longer have small children, the playgrounds are outdated (not updated since before we moved in 2001). Snow removal can be improved. Our first responders are great and very involved in our community...keep up the good work! Community gardens would also be nice, to get to know each other and share healthy foods.	5/24/2021 3:59 PM
239	Thanks for requesting resident input. We have lived/worked in MT for almost 35 years. It's a great place to live.	5/24/2021 3:47 PM
240	I just really wish you would put HOA Continental Property Management of Montgomery Glen on notice that they should not be harassing owners and threatening and trying to put them on the streets. I live in fear. And I have no one to help.	5/24/2021 3:37 PM
241	Township codes for homeowners needs to be looked into. Making my home look nicer and the township makes it very difficult to do so.	5/24/2021 3:36 PM
242	Please think about a public pool. This is the one thing the township is missing	5/24/2021 3:30 PM
243	This is a great place to live an raise a family. I'm definitely concerned with the future of Montgomery Mall and what the plan for its future are.	5/24/2021 3:30 PM
244	Really don't want any more development of any kind. The few areas we have left open should stay open if possible. Land trust. Parks, etc. If we get any more crowded the roads will be overwhelmed. Stop all new residential and commercial development. Only redevelop defunct properties.	5/24/2021 3:27 PM
245	A community pool might have been a good idea. And a larger tot water area or passes	5/24/2021 3:26 PM

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	because it gets overly crowded with surrounding area people.	
246	More sidewalks and streetlights!	5/24/2021 3:16 PM
247	Need to plan for more "town center" pedestrian friendly developments. English village area is a prime candidate since it has the "building blocks", but needs more sidewalks/pedestrian access	5/23/2021 11:42 AM
248	More Police	5/22/2021 9:03 AM
249	I would welcome a broader range of learning opportunities and classes. Is there a public swimming pool in the Township? I have to travel to a library once a week and no, a bookmobile is not the same thing. A library would also bring diverse learning opportunities and would build a sense of community. The timing of traffic lights is frustrating. Township personnel have been very helpful when I have contacted them. Trips to attractions would be welcome. I am afraid to ride my bike outside my development because of traffic.	5/22/2021 8:42 AM
250	Township is being mismanaged. Community Center has unacceptable yearly debt. Naturalized areas outside the fencing are not maintained are an eye sore and lower property values.	5/22/2021 8:12 AM
251	I closely watch crime and the state/condition of residences in the community. Dense housing (apartments) are a cause of traffic concern, blight and overall area degradation. Institute a program to re-use and rebuild on existing land and stop the retail sprawl.....	5/22/2021 8:09 AM
252	I am thankful for the township's many events like electronics recycling. I wish the thin plastic pylons (like what is on Rt 202 and Swedesford Rd) could be installed in between the right-hand Northbound Bethlehem Pike lane and the exit lane to English Village. I have been nearly hit several times by people mistakenly in the English Village exit lane swerving over to the Bethlehem Pike lane. I wish the large green utility box could be moved away from the intersection at Garden Golf Blvd and Costco Dr. The box obstructs the view of the intersection when on eastbound Garden Golf turning north onto Costco Drive	5/22/2021 6:54 AM
253	Traffic on 309 and the intersection at 5 points is a nightmare. Also, can anything be done to improve the look of the area on 309 from Hartman Rd. to the hotel at the bypass?	5/22/2021 12:03 AM
254	1. Township now has far too many vacant stores in strip malls. This degrades the overall appearance of the community as well as residential property values. 2. Too many trash haulers operate in the township. They operate continuously causing needless traffic and road damage. One contracted township trash hauler would be sufficient.	5/21/2021 11:15 PM
255	I grew up closer to the city, but living here has been an upgrade. Best of both worlds.	5/21/2021 8:38 PM
256	Continue to focus on understanding the history of the township, implement mature policies and programs which over the years have contributed to its current status of being safe community.	5/21/2021 6:20 PM
257	Open space is a legitimate land use. Not every square inch needs to be developed, but there are infill developments which may need some variations from the existing zoning code. Any development should be considered that is compatible with the surrounding community.	5/21/2021 6:06 PM
258	Strongly feel there is a need for twp to contract with trash companies to help control cost, save wear and tear of our roads and make our neighborhoods safer for our kids and others using the streets	5/21/2021 5:53 PM
259	Mark crosswalks and pedestrian crossing to parks especially on upper state road crossing into spring valley park. Speeding on upper state road north and south of Mary mother of the redeemer is bad and very loud noisy vehicles and dump trucks jake braking creates unwelcome amount of noise in the upper state road and county line road areas. Traffic calming and repaving of upper state road would reduce road noise immensely	5/21/2021 5:21 PM
260	Having more electronics recycling kind of events	5/21/2021 4:48 PM
261	Preserve what little remains as natural or parks. Buy & preserve "This is Home" Farm at Gray's Lane and Butler.	5/21/2021 4:47 PM
262	The cops are overstaffed, over ambitious to give traffic tickets, over zealous, overly bossy, intimidating, etc	5/21/2021 4:38 PM
263	More handicapped parking	5/21/2021 4:37 PM
264	"Earth is just a big spaceship with a crew. It needs looking after." - Thomas Pesquet	5/19/2021 9:16 AM
265	The township needs more trails. When a street is being paved it should be widened if there is room.	5/18/2021 8:45 PM
266	Stop catering to seniors because you're killing the community. This is the place people come to die. You've built more old folks homes in one area than I've ever seen. How about creating some job opportunities and recreational opportunities for those of us still living.	5/18/2021 4:31 PM
267	Before building new shopping centers or stores, consider re-habing the centers and stores currently empty or in bed of improvement or new tenants.	5/18/2021 12:52 PM

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268	Need more sidewalks! Love seeing new playgrounds built but not helpful to if they aren't walkable or bike able!	5/18/2021 11:30 AM
269	Offer more fitness classes at the rec center for working people, early morning hours and/or evening hours.	5/18/2021 10:44 AM
270	Please focus on revival of old and deteriorating property, safety, supporting religious groups and families, preserving open space, supporting small business and farm markets, and eliminating toxic adult video stores	5/18/2021 10:12 AM
271	none	5/18/2021 9:24 AM
272	Community garden space/CSA would be nice. Sidewalk connectivity is very important. Would love a safe way for pedestrians to navigate across 309 and Upper State. Would be beneficial the mall area/Airport Square/Costco area and townhomes there, specifically if the mall is turned into a "open air" shopping destination. Would also love a trail system/sidewalk path connecting Windlestrae to 202 parkway. Perhaps from the edge of Zehr, across Stump, and through the wooded area adjacent to the elementary school.	5/18/2021 7:16 AM
273	Thank you!	5/17/2021 10:41 PM
274	Develop the "airport square/5 points" triangle. Lots of dead space and closed retail. Could be a nice "town center" similar to KOP or Warrington.	5/17/2021 10:08 PM
275	Montgomery Township is a wonderful community!	5/17/2021 1:35 PM