
MEMORANDUM

TO: Interested property owners

FROM: Township of Abington

DATE: January 16, 2019

RE: Abington Terrace, Old York and Susquehanna Roads, Abington Township, Montgomery County, PA – Tax Parcel Nos. 30-00-49728-00-3, 30-00-49724-00-7, 30-00-49720-00-2 and 30-00-31708-00-5 (collectively, the “Property”)

In accordance with the Abington Township Zoning Ordinance and the Municipalities Planning Code, this Memorandum is to notify you that an application for a Zoning Ordinance Amendment and a Zoning Map Amendment has been filed relative to the Property (the “**Application**”). The Application requests that the Board of Commissioners amend the Zoning Ordinance to create the new H-12 Senior Apartment Unit use, and amend the Zoning Map to rezone the Property to the AO Zoning District.

The Applicant is BET Investments, Inc. with an address of 200 Dryden Road, Suite 2000, Dresher, PA 19025.

The legal owners of the Property are Philadelphia Freedom Valley Young Men’s Christian Association; Diana Helweg Newton, Joseph Helweg, and the Mary Walbridge Wurmstedt Revocable Trust Dated September 18, 2012; and Brian James Shotwell and Emily Mae Shotwell.

A public hearing on the Application was held on December 18, 2018. The Zoning Ordinance Amendment and the Zoning Map Amendment have since been revised, and a continued hearing on the revised Amendments has been scheduled before the Abington Township Board of Commissioners on **January 31, 2019, at 6:30 p.m.**, at the Abington Township Municipal Building located at 1176 Old York Road, Abington, PA 19001.

A complete copy of the Application and all supplemental materials submitted therewith is available for inspection by any interested individual at the Abington Township Municipal Building. This includes the proposed revisions to the Zoning Ordinance Amendment.

Please note that the Applicant is not required to provide notice each time this project is reviewed by the Township or removed from an agenda and it is the responsibility of any interested party to monitor the Township agendas for the appearance or removal of this project from any future Township agendas.

NOTICE

NOTICE IS HEREBY GIVEN that the Township of Abington Board of Commissioners will take action on the following Ordinance Amendments at a special meeting on **Thursday, January 31, 2019 at 6:30 p.m.** at the Township Building, located at 1176 Old York Road, Abington, PA 19001, and will continue the public hearing on, and will consider for adoption, (1) an Ordinance amending Part II, General Legislation, of The Code of the Township of Abington, Chapter 162, "Zoning," to create a new H-12 Senior Apartment Unit use in the AO Apartment-Office zoning district, and (2) an Ordinance amending the Abington Township Zoning Map to rezone certain parcels of property to the Apartment-Office zoning district. The titles of the Ordinances to be considered are the following:

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, BY AMENDING ARTICLE VII AO APARTMENT-OFFICE DISTRICT, ADDING H-12 SENIOR APARTMENT UNITS AS A USE PERMITTED BY CONDITIONAL USE IN AO APARTMENT-OFFICE DISTRICT; BY AMENDING ARTICLE XXI USE REGULATIONS, ADDING H-12 SENIOR APARTMENT UNITS AS A USE; AND BY AMENDING ARTICLE XXIII PARKING AND TRANSPORTATION TO INCLUDE USE H-12 SENIOR APARTMENT UNITS and

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ENACTED PURSUANT TO THE FIRST CLASS TOWNSHIP CODE AND THE PENNSYLVANIA MUNICIPALITIES CODE ("CODE") AND THE OFFICIAL ZONING MAP OF ABINGTON TOWNSHIP TO REZONE A CERTAIN TRACT OF REAL PROPERTY FROM CS COMMUNITY SERVICE DISTRICT AND R-3 MEDIUM-DENSITY RESIDENTIAL DISTRICT TO AO APARTMENT-OFFICE DISTRICT

The proposed Ordinances are summarized as follows:

Zoning Text Amendment. The Abington Township Zoning Ordinance, **Article VII**, is amended to add Use H-12 Senior Apartment Units as a conditional use, to provide a wider range of housing options for senior citizens located in the Township where medical facilities, access to arterial highways and public transportation options are readily available; and to provide special regulations for H-12 Senior Apartment Units, requiring a hospital located within 2,000 ft and within Abington Township; frontage on two public roads, at least one of which is a primary road as defined in the Township Subdivision and Land Development Ordinance; and access to public transportation, rail station or bus stop within 400 ft.; and to provide dimensional requirements for the H-12 use in the Apartment-Office zoning district, including permitted density (20 DU/AC up to maximum 26 DU/AC per use regulations), minimum tract area (5 acres), minimum lot area (5 acres), maximum lot area (8 acres); minimum lot width (300 ft) and depth (100 ft), minimum front (15 ft), side (50 ft) and rear (50 ft) yard setbacks, minimum parking setback (front 25 ft/side 15 ft), maximum building coverage (45%), maximum impervious coverage (60%), minimum green area (40%), maximum building height (50 ft/40 ft within 100 ft of residential district), minimum building separation (50 ft), and maximum building length (variable). **Article XXI** is amended to add use regulations for Use H-12, Senior Apartment Units, defining a senior apartment/condominium development, providing a base density of 20 units per gross acre of land, with permitted increases in the base density and/or impervious coverage, up to a maximum of 26 units per gross acre of land, in order to encourage higher quality environments, green technology and sustainable design features; providing bonuses for an increase in density and/or impervious coverage to be approved by the Board of Commissioners as part of a conditional use hearing; providing that dwelling units may share outside access and internal hallways, lobbies and similar facilities, that each dwelling unit shall be contained on one floor of the building, that except as permitted under condominium

law, the dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located, that the building and grounds shall be under one operating unit, such as a rental or condominium ownership, to insure a centralized management arrangement; that parking spaces shall be located as conveniently as possible to the dwelling units and may be located in common or shared areas; that dimensional requirements are as specified in Article VII unless otherwise specified in the zoning district containing the use; specifying minimum floor area per dwelling unit = 400 sf for efficiency unit, 500 sf for 1-bedroom unit, 650 sf for 2- bedroom unit and 800 sf for a 3-bedroom unit, that use of an apartment/condominium unit for any business activity is not permitted, except as expressly permitted by Use A-15: No-Impact Home-Based Business; that for parcels with man-made slopes, up to 50% of precautionary slopes may be disturbed, and up to 50% of prohibitive slopes may be disturbed, provided the applicant demonstrates that such disturbance does not create an increased erosion risk; that accessory uses include: A-6 Clubhouse; A-13 Fences and Walls; A-15 No-Impact Home-Based Business; A-24 Swimming Pool; A-25 Tennis and Sports Courts; and that landscape and buffering shall be provided in accordance with Article 24, except as follows: (a) in lieu of Section 2403.B.3.a, a buffer area of varying width may be utilized provided that the average buffer width is in excess of 15 feet; (b) Section 2403.B.3.f shall not apply if a fence or wall is constructed in accordance with Section 2500.A.1; (c) Section 2402.A related to parking lot landscaping shall not apply to structured parking; **Article XXIII** is amended to add the following to the Parking and Transportation regulations: Section 2304 – Parking Use Requirements for Use H-12: Senior Apartment Units. – 1.5 spaces per dwelling unit; parking spaces may be reduced to 9 ft x 18 ft; tandem parking, consisting of two parking spaces end to end, may be used for occupants of the same residential unit. Such tandem parking spaces shall measure 9 ft x 36 ft.

The Comprehensive Use Matrix Table located in the Appendix shall be revised as follows: Under Residential Uses, a new row shall be added for Use H-12, Senior Apartment Units.

The Zoning Text Amendment Ordinance provides for a repealer provision and an effective date.

Zoning Map Amendment: This ordinance amends the Abington Township Code and the Abington Township Zoning Map to rezone that certain tract of real property designated as Montgomery County Tax Parcels 30-00-49728-00-3; 30-00-49724-00-7; 30-00-49720-00-2; and 30-00-31708-00-5 to the Apartment-Office Zoning District. These properties are also known as 1059, 1067 & 1073 Old York Road, and 1062 Huntingdon Road, respectively.

The Zoning Map Amendment Ordinance also repeals ordinances, portions of ordinances or any section of the Code expressly inconsistent with this Ordinance, and provides for an effective date.

Additional amendments may be made with respect to the Ordinances summarized above prior to or during their final enactment. Advertisement related to the final enactment of the Ordinances, in final form, including amendments, will be made in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

Copies of the full text of the Ordinances summarized herein are available for inspection by any citizen during regular business hours (7:30 a.m. to 5:00 p.m., Monday through Friday), at the offices of Abington Township, 1176 Old York Road, Abington, PA 19001, at the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and at the Times Herald, 410 Markley Street, Norristown, PA 19401, where copies of the proposed Ordinances may be obtained for a charge not greater than the cost of copying during normal business hours. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid service or other accommodations to observe and/or participate in the proceedings, please contact Township Manager Richard Manfredi at (267) 536-1000, to arrange accommodation.

Michael P. Clarke, Solicitor for Abington Township



Fox Rothschild LLP
ATTORNEYS AT LAW

Stone Manor Corporate Ctr.
2700 Kelly Road Suite 300
Warrington, PA 18976
Tel (215) 345-7500 Fax (215) 345-7507
www.foxrothschild.com

ROBERT W. GUNDLACH, JR.
Direct No: 215.918.3636
Email: RGundlach@FoxRothschild.com

January 9, 2019

VIA EMAIL: RMANFREDI@ABINGTON.ORG

Richard J. Manfredi
Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Re: Abington Terrace, Old York and Susquehanna Roads, Abington Township, Montgomery County, PA – Tax Parcel Nos. 30-00-49728-00-3, 30-00-49724-00-7, 30-00-49720-00-2 and 30-00-31708-00-5 (collectively, the “Parcels”)

Dear Rich:

As a follow up to our staff meeting, concerning the above- referenced project, I have enclosed, for your review, a revised draft of the Zoning Ordinance Text Amendment and the Zoning Ordinance Map Amendment (collectively, the “Amendments”), along with (a) a red-lined draft of same to reflect the revisions since the draft reviewed at the last hearing, and (b) a summary of the revisions requested by the Township staff and our response to each request. I have also enclosed, for review by Attorneys Clarke and Gallagher, a draft of the legal notice for the upcoming hearing on the Amendments scheduled before the Board of Commissioners for a hearing on January 31, 2019 (the “Hearing”), along with a form of notice to interested residents. Please note that the MPC and the Township Zoning Ordinance require the Hearing to be advertised as follows:

1. The enclosed legal notice should be published in a newspaper of general circulation in the Township, with the first notice published at least 2 weeks prior to the hearing date, but not more than 30 days prior to the hearing date, and the second notice published at least 7 days prior to the hearing date, with at least 7 days elapsing between the 2

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington



Richard J. Manfredi
January 9, 2019
Page 2

publications. Therefore, the first publication should be published **by January 16, 2019**, and the second publication should be published **by January 23, 2019**.

2. The Amendments should be sent **at the same time as public notice** to the Montgomery County Law Library, the Montgomery County Courthouse and the office of the newspaper where the notice is published, for inspection and/or copying by the public.
3. Written notice should be mailed to the owners of the Parcels **at least 30 days prior to the Hearing date**, to the addresses to which real estate tax bills are sent, as evidenced by tax records within possession of the municipality. A draft of the written notice is attached hereto. We will be sending the written notice to the property owners and having the owners of the Parcels acknowledge receipt of the notice and waiving their rights to 30 days prior notice of the Hearing. We will provide you with copies of the signed notices prior to the Hearing – three in total.
4. Written notice should also be mailed, and e-mailed if appropriate, to any property owner within the Township who has made a timely request in accordance with Section 109 of the MPC. This notice should be sent on the same day that the first public notice is published, i.e., **by January 16, 2019**. A draft of the written notice is attached hereto.
5. Written notice should be conspicuously posted on the Parcels at least 1 week prior to the Hearing; i.e., **by January 21, 2019**.
6. The Amendments should be formally filed with the Montgomery County Planning Commission, so that an updated review letter can issued prior to the Hearing.
7. The Amendments should be include on the back of the agenda of the Township Planning Commission for their meeting on **January 22, 2019**, for a recommendation to the Board of Commissioners.

I assume that the Solicitor's office will handle all of the legal notice requirements, except for the notice to the owners of the Parcels.

If you should have any questions, or need our help with compliance with any notice requirements, please advise.



Richard J. Manfredi

January 9, 2019

Page 3

Sincerely,

A handwritten signature in black ink, appearing to read 'RWG'.

Robert W. Gundlach, Jr.

RWG:al

Enclosures

- cc. Michael Narcowich (via email, w/ encls.)
- Terry Castorina (via email, w/ encls.)
- Amy Riddle Montgomery, PE (via email w/ encls.)
- Mark Penecale, Township Zoning Officer (via email, w/ encls.)
- Michael Clarke, Esquire (via email w/ encls.)
- Barbara R. Merlie (via email, w/ encls.)
- Peter Clelland (via email, w/ encls.)
- Matthew Johnson (via email, w/ encls.)
- John Kennedy (via email, w/ encls.)
- Michael Markman (via email, w/ encls.)
- Jennifer L. Wunder (via email, w/ encls.)
- Jessica L. Rice (via email, w/ encls.)
- George Hartman, PE, Bohler (via email, w/ encls.)
- Sandy Koza, PE, McMahon (via email, w/ encls.)

ORDINANCE NO. __

**ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, BY AMENDING ARTICLE VII AO APARTMENT-OFFICE DISTRICT, ADDING H-12 SENIOR APARTMENT UNITS AS A USE PERMITTED BY CONDITIONAL USE IN AO APARTMENT-OFFICE DISTRICT; BY AMENDING ARTICLE XXI USE REGULATIONS, ADDING H-12 SENIOR APARTMENT UNITS AS A USE; AND BY AMENDING ARTICLE XXIII PARKING AND TRANSPORTATION TO INCLUDE USE H-12 SENIOR APARTMENT UNITS

BE IT ORDAINED AND ENACTED by the Board of Commissioners of Abington Township, Montgomery County, as follows:

SECTION I. ZONING TEXT AMENDMENT. The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following use, permitted by conditional use approval following a hearing before the Board of Commissioners, to the AO Apartment-Office District (Article VII):

Use H-12 Senior Apartment Units

A. **Section 700. Intent: E.** –To provide a wider range of housing options for senior citizens at locations in the Township where medical facilities, access to arterial highways and public transportation options are readily available.

B. **Section 703. Other District Regulations: H.** – **Special Regulations for H-12 Senior Apartment Units.**

1. A hospital situated in Abington Township shall be located within 2,000 feet.
2. The tract shall have 300 feet of uninterrupted frontage on each of two public roads, at least one of which must be a primary road as defined in the township Subdivision and Land Development ordinance.
3. Access to public transportation, rail station or bus stop, shall be within 400 feet.
4. The tract shall not have more than one dwelling that was last used as a single family home.

C. Figure 7.5. AO Apartment-Office District: Dimensional Requirements

Type	Density	Tract		Lot	
		Minimum Area	Minimum Area	Minimum Width	Minimum Depth
H-12 Senior Apartment Units	20 DU/Ac. of gross acre of land. Density Bonuses are permitted per Use Regulations	5 Ac.	5 Ac.	300 ft.	100ft.

Setbacks				Lot Coverage		
Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum	Parking	Building Coverage Maximum	Impervious Coverage Maximum	Green Area Minimum
15 ft.*	25 ft. From a Residential Zoned Property: 50 ft.	25 ft. From a Residential Zoned Property: 50 ft.	Front yard: 25 ft. Side yard: 15 ft.	45%	60%	40%

Building			Other
Maximum Height	Minimum Separation	Maximum Length	Comments
50 ft., 40 ft for portions of buildings within 100 ft. of residential district boundary	50 ft.	160 ft. (up to 380 ft. w/required break and offsets**)	<p>*Maximum Front Yard Setback: Frontage on Old York Road shall have a maximum front yard setback of 25 ft.</p> <p>**Maximum Building Length Adjustment: Building facades greater than 160 ft. long but less than 300 feet long shall have at least one offset of 5 ft. in depth for every 100 ft. of building length, facades greater than 300 ft in length shall have one break in the facade creating a courtyard of no less than 400 sf and at least one offset of 5 ft. in depth for every 100 ft. of building length. A minimum of 40% of the courtyard shall be landscaped with trees, grass, shrubs, groundcover and/or vegetated planters.</p>

SECTION II. ZONING TEXT AMENDMENT. The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Use Regulations (Article XXI):

Use H-12: Senior Apartment Units: A senior apartment/condominium development is a residential building or buildings, each containing at least three, separate dwelling units, with units arranged in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit. The regulations for this use category do not apply to townhouses or duplexes with a condominium form of ownership. The units shall be age restricted in compliance with the Federal Fair Housing Act. For the purpose of this Ordinance, the use of each unit of condominium real estate shall require a use permit and is subject to other regulations of the Township.

1. The base density for a Senior Apartment Unit development shall be 20 units per gross acre of land. To encourage higher quality environments, green technology and sustainable design features, increases in the base density and/or impervious coverage are permitted in accordance with the following table. Density increases are cumulative and may be combined up to a maximum density of 26 units per gross acre of land. Bonuses for an increase in density and/or impervious cover shall be approved by the Board of Commissioners as part of the conditional use hearing for the proposed H-12 use.

Bonus Feature	Bonus Feature Standard	- Bonus
Enhanced Building Materials	The use of decorative masonry for more than 40% of non-glazed sections of all proposed building facades. Decorative materials shall be contextual, based on; materials, color and texture of the surrounding buildings and structures. The use of ordinary concrete blocks (i.e., non-decorative) shall not qualify.	1.5 DU/AC Additional
Improved Public Space	The creation and maintenance of an improved public space. The minimum size of the improved space shall be no less than 2,000 sf. and shall be open to non-residents.	1DU/AC Additional
Common Open Space	The creation of an improved outdoor landscaped area, or urban garden (as per the regulations at Section 1105.C.7), open to all residents of the development. For each 5,000 sf. provided an additional 2% of impervious coverage and 2% reduction in green space shall be permitted, up to a maximum of 6% additional impervious.	Up to 6% additional impervious cover
Structured Parking	A minimum of 60% of the required total parking is located in structured parking below grade, or above ground structured parking wrapped by occupied space.	2 DU/AC Additional
Decorative Streetscape	The installation of enhanced paving and street furniture such as decorative lighting, benches, trash containers and other items. The proposed streetscape shall be generally in accordance with the MS regulations of Article XXV with the conceptual design approved by the Board of Commissioners as part of the conditional use hearing.	1 DU/AC
Alternative Energy Sources	Install a solar, wind or other renewable power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities; with such facilities being permitted to be installed within a building setback if	0.5DU/AC

	located in an open-air surface parking lot approved as part of the conditional use hearing.	
Green Roof	Install a green roof covering at least 25% of the total roof area. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	0.5 DU/AC
Energy Efficient Buildings & Construction	Building designs, materials, systems and construction techniques that produce an Energy Star score of at least 85, and employ recycling efforts with respect to the demolition of any buildings.	0.5 DU/AC
Community / Historic Heritage Preservation	Completion of improvements to preserve an on-site or off-site community historic or cultural asset, along with an educational program related to such improvements (such as, by way of example, a self-guided walking tour of an improved historical facility), as approved by the Board of Commissioners as part of the conditional use hearing.	2.0 DU/AC
Off-site Traffic Improvements	The provision of or contribution to off-site traffic and/or pedestrian improvements as approved by the Board of Commissioners as part of the conditional use hearing.	2.0 DU/AC

2. The dwelling units may share outside access and internal hallways, lobbies and similar facilities.
3. Each dwelling unit shall be contained on one floor of the building.
4. Except as permitted under condominium law, the dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located
5. The building and grounds shall be under one operating unit, such as a rental or condominium ownership, to insure a centralized management arrangement.
6. Parking spaces shall be located as conveniently as possible to the dwelling units and may be located in common or shared areas.
7. Dimensional requirements unless otherwise specified in the zoning district containing the use, shall be as follows:
 - a. The minimum lot area per Senior Apartment Unit development shall be 5 acres.
 - b. The maximum lot area per Senior Apartment Unit development shall be 8 acres.
 - c. The minimum floor area per dwelling unit shall be calculated according to the following ratios:

Figure 21.11

Minimum Floor Area/Dwelling Unit

Unit Size	Minimum Floor Area/DU
Efficiency	400 s.f.
1 Bedroom	500 s.f.
2 Bedroom	650 s.f.
3 Bedroom	800 s.f.

8. Use of an apartment/condominium unit for any business activity is not permitted,

except as expressly permitted by Use A-15: No-Impact Home-Based Business.

- 9. On a parcel(s) proposed to be re-developed which contains man-made steep slopes, up to 50% of precautionary slopes, may be disturbed and up to 50% of prohibitive slopes may be disturbed provided that the Applicant demonstrates that such disturbance does not create an increased erosion risk on said slopes.
- 10. Accessory Uses:
 - a. A-6 Clubhouse
 - b. A-13 Fences and Walls
 - c. A-15 No-Impact Home-Based Business
 - d. A-24 Swimming Pool
 - e. A-25 Tennis and Sports Courts
- 11. Landscape and buffering shall be provided in accordance with Article 24, except as specified herein.
 - a. In lieu of Section 2403.B.3.a, a buffer area of varying width may be utilized provided that the average buffer width over the length of the property line is in excess of 15 feet.
 - b. The requirement of Section 2403.B.3.f shall not apply if a fence or wall is constructed in accordance with section 2500.A.1.
 - c. The landscape requirements of Section 2402.A related to parking lot landscaping shall not apply to structured parking.
- 12. A declaration shall be recorded against the property, in a form acceptable to counsel for the Applicant and the Township and at the time of recording the record plans for the project, to (a) confirm that the units are deed restricted in accordance with the Federal Fair Housing Act, and (b) prohibit school-age children from residing in the units.

SECTION III. ZONING TEXT AMENDMENT. The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Parking and Transportation (Article XXIII):

Use H-12 Senior Apartment Units

Section 2304. Parking Use Requirements: H. 12. – Use H-12: Senior Apartment Units: 1.5 Spaces per dwelling unit.

- a. Parking spaces may be reduced to 9 feet x 18 feet.
- b. Tandem parking, consisting of two parking spaces end to end, may be used for occupants of the same residential unit. Such tandem parking spaces shall measure 9 feet x 36 feet.

SECTION IV. COMPREHENSIVE USE MATRIX TABLE. The Comprehensive Use Matrix Table located in the Appendix shall be revised as follows: Under Residential Uses a new row shall be added for Use H-12, Senior Apartment Units, to allow such use by Conditional Use in the AO zoning district. See attached table.

SECTION V. EFFECTIVE DATE. This Ordinance shall become effective five (5) days from enactment.

ENACTED AND ORDAINED this _____ day of _____, 2018 by the Board of Commissioners of Abington Township.

BOARD OF COMMISSIONERS
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANINA

ATTEST:

By: _____

By: _____
 , Manager