

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, August 27, 2024, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/89173027532?pwd=AQzIUWx1zvxu8Qpi6QUdSACxNcNlR.1>

Call #: 1-646-876-9923

Meeting ID: 891 7302 7532 Passcode: 939663

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on July 29th and prior to tonight's meeting to discuss matters of personnel and litigation.

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Discussion of proposed zoning ordinance amendment for the MF-3 district to add regulations for mixed-use development
2. Presentation of land development plan for Spring House Estates at 728 Norristown Road to construct additions on 2 buildings, add parking and related improvements (#24-01LD)
3. Public hearing to consider and possibly adopt a zoning ordinance amendment updating regulations regarding small cell wireless facilities in rights-of-way

GENERAL BUSINESS

1. Presentation: Overview of Lower Gwynedd's sanitary sewer system
2. Resolution 2024-26 Approving sale of Ingersoll property
3. Consider proposals for sidewalk and trail plan/trail crossings
4. Consider authorization to advertise bid for traffic signal pole replacements at Bethlehem Pike and Dager Road
5. Consider approval of a request from EAC to buy landscaping materials for flower beds at Wissahickon High School and a donation to Journeywork for pollinator gardens

6. Consider waiving the requirements of Section 612.01 of the Township Code to permit the sale and consumption of alcohol at the Lower Gwynedd Fall Fest on September 21, 2024
7. Township Engineer Report
8. Traffic Engineer Report
9. Finance Report - July 2024
10. Approval of invoice report
11. Approval of minutes - July 23, 2024, and July 29, 2024

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	09/05/2024	7:00 P.M.
BOARD OF SUPERVISORS	TUES	09/10/2024	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	09/11/2024	7:00 P.M.
ZONING HEARING BOARD	THURS	09/12/2024	6:00 P.M.
PARKS AND RECREATION	TUES	09/17/2024	6:00 P.M.
PLANNING COMMISSION	WED	09/18/2024	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.



MEMORANDUM

ATTN: Board of Supervisors
DATE: Thursday, August 22, 2024
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Proposed MF-3 Text Amendment Discussion- 321-323 Norristown Road

BET Investments is interested in the possible redevelopment of 321-323 Norristown Road, better known as the Berkadia site or Spring House Corporate Center. They presented a sketch plan to the BOS earlier this year. Since that time, they submitted a proposed text amendment necessary for the redevelopment of this site. The proposed text amendment was reviewed by the Township Planner, Montgomery County Planning Commission, Staff and Solicitor. These reviews generated comments, ideas, suggestions, and highlighted areas within the text that need further discussion and direction including the following:

- Workforce Housing- The proposed text provides for a 10% workforce housing designation for a period of 10 years rather than in perpetuity.
- Workforce Designation- Direction is needed on what is proposed for calculating the income required to receive a workforce designation; initial discussions focused on 100% of median household income for Montgomery County.
- Structured parking- The Township Planner has been asked to review the current requirements for structured parking and other parking calculations to assess the impact of what is being proposed.
- Conditional Use Standards
- Other minor edits as noted throughout the document.

Attached is the draft text amendment with the staff notes and additions in red, comments from the Township Planner about this latest draft, MCPC review comments, and the proposed workforce declaration of covenants. Our intention is to have a robust discussion about what is proposed at the BOS meeting on Tuesday, August 27, and gather further direction and guidance to craft an ordinance that reflects the vision of the Township and provides an opportunity for redevelopment.

**BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP CODE OF ORDINANCES, PART TWELVE PLANNING AND ZONING CODE, TITLE SIX ZONING, CHAPTER 1276 MF-3 MULTI-FAMILY RESIDENTIAL DISTRICT, § 1276.02 “PERMITTED USES” BY ADDING A MIXED-USE DEVELOPMENT OPTION AUTHORIZED BY CONDITIONAL USE; AND BY ADDING A NEW SECTION 1276.09 “REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT” WHICH INCLUDES PROVISIONS FOR WORKFORCE HOUSING AND PROVIDES FOR DIMENSIONAL AND PARKING REGULATIONS AND DEVELOPMENT STANDARDS FOR THE MIXED-USE DEVELOPMENT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE;

WHEREAS, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled “General Powers”, section 601 of the Pennsylvania Municipalities Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended (“**Zoning Ordinance**”) authorizes the Lower Gwynedd Township (“**Township**”) Board of Supervisors (“**Board**”) to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

WHEREAS, the Board has determined that an amendment to the MF-3 Multifamily Residential District’s list of permitted uses to allow a mixed-use development option by conditional use, comprised of a multifamily apartment building with workforce dwelling units use, and office, retail, and restaurant uses, is warranted to further the purpose and intent of providing for mixed residential and commercial development uses within the Township (“**Proposed Amendment**”); and

WHEREAS, the Lower Gwynedd Township Planning Commission reviewed the Proposed Amendment at a public meeting and recommended that the Proposed Amendment be approved by the Board; and

WHEREAS, the Board has determined that it is in the best interests of the municipality and the public welfare to adopt the Proposed Amendment to promote the following community development objectives:

1. Achievement of the best use of land within the Township's MF-3 Multifamily Residential District by providing a mixed residential and commercial option.
2. Encouragement and promotion of workforce housing within the Township to achieve a diverse and balanced community.
3. Creation of an economic incentive to encourage developers to construct workforce housing units.
4. encouragement and promotion of a new mixed residential and commercial use type within the Township to meet the needs of all Township residents.
5. encouragement of ingenuity in architectural design and site planning by providing for an innovative mixed residential and commercial use concept within the MF-3 Multifamily Residential District.

WHEREAS, a public hearing was held, following notice, for the purpose of considering this Proposed Amendment to the Zoning Ordinance; and

WHEREAS, the Board, after the public hearing held pursuant to public notice, and after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended by the Proposed Amendment; and

WHEREAS, the Board has determined that amending the MF-3 Multifamily Residential District to permit the mixed-use development, with appropriate regulations and development standards, is warranted to enhance development and the economic vitality of the Township within that district.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

Section 1: Title Six, "Zoning", Chapter 1276 "MF-3 Multifamily Residential District, § 1276.02 "Permitted uses" is amended to read as follows:

(e) Mixed-Use Development, in accordance with §1276.09.

*(1) On a property with frontage along a limited access highway, and already partially improved with existing buildings, a development consisting of a minimum of three (3) of the following uses, for single and multiple occupancy of property and buildings, shall be permitted when authorized by conditional use, in accordance with §1298.07. **Add definition of "limited access Highway"***

*A. Multifamily apartment buildings with amenities, and which may include a parking garage. **Public amenities? Public space? Need to say more about the parking garage (Please reference existing code and the criteria for structured Parking 1298.20).***

B. Office building.

- C. Retail store and personal service shop.
- D. Restaurant **add definition of restaurants**
- E. Bank or financial institution.

(2) *Master Plan and Architecture.* For all mixed-use developments, a master plan shall be submitted as part of the required conditional use application, which adequately depicts where each of the above category of uses and parking shall occur on the property. Material changes to the Master Plan involving more than 15% of the total building area or tract area **can this be better defined as these are two different calculation-we have this in the code already but it is confusing** shall require an amended conditional use approval from the Board of Supervisors. Review and approval of the conditional use shall include the approval of the dimensional criteria and parking as shown on the Master Plan. As part of the conditional use application, architectural renderings shall be submitted. Such renderings shall include: a perspective view of the building from the exterior main road(s) showing the façade(s) and streetscape, in addition, elevations of all sides of the proposed building(s). The renderings shall be in color and indicate the mass, form, color, and materials of the proposed building(s). **must show connections to the public trail network and must comply with the conditional use standards stated later in this ordinance.**

Section 2: Title Six, "Zoning", Chapter 1276 "MF-3 Multifamily Residential District, is amended by adding a new section 1276.09 entitled "Regulations and standards for a Mixed-Use Development", to read as follows:

§ 1276.09 Regulations and standards for a Mixed-Use Development.

The following regulations and standards shall apply to a Mixed-Use Development and shall supersede and are in place of, and render inapplicable, the regulations and standards contained in §§ 1276.03 through 1298.20 of the Zoning Ordinance.

- (a) *Minimum Lot Area.* For a Mixed-Use Development, a lot area of not less than 20 acres shall be provided. **Lot and tract are being used interchangeably; we should determine which one is intended.**
- (b) *Minimum Lot Width.* A lot width of not less than 900 feet shall be provided along a public street or way for every access to the development.
- (c) *Yards.*
 - (1) *Front Yard.* For a Mixed-Use Development there shall be a front yard, which yard shall not be less than 50 feet in depth.
 - (2) *Side Yards.* For a Mixed-Use Development there shall be two side yards, neither of which shall be less than 50 feet.

- (3) *Rear Yard. For a Mixed-Use Development there shall be a rear yard, which yard shall not be less than 100 feet in depth.*
- (d) *Building Coverage. The total building coverage shall not exceed 25%. **See Montco PC comments.***
- (e) *Impervious Coverage. The total impervious coverage shall not exceed 65%. **See Montco PC comments.***
- (f) *Building Height.*
 - (1) *Multifamily Apartment Buildings. The maximum height for a multifamily apartment building shall be 65 feet, not exceeding 5 stories*
 - (2) *Office Building. The maximum height for an office building shall be 50 feet, not exceeding 3 stories.*
 - (3) *The maximum height for all other buildings and structures shall be 35 feet, not exceeding 2 stories.*
- (g) *Building Spacing. The distance at the closest point between any buildings shall not be less than 75 feet.*
- (h) *Dwelling Units. The maximum number of bedrooms per dwelling unit shall be two. Studio, one-bedroom and two-bedroom units are permitted. **We think this should be removed.***
- (i) *Density. For a multifamily apartment building, the number of residential units per gross acre shall not exceed 16 and a minimum of 10% of the residential units shall be leased as workforce dwelling units. **See Montco PC comments; removed the 10-year time frame.***
 - (1) *A Workforce Housing Declaration of Covenants shall be prepared to the satisfaction of the Township Solicitor and agreed upon by the property owner/developer, which Declaration of Covenants shall be recorded in the Montgomery County Recorder of Deeds office at the time of recording of the final land development plan. For the purposes of this clause “workforce housing” shall mean; a dwelling unit available to a household with a total income not exceeding 100% of the Household Median Income (HMI) of Montgomery County as determined on an annual basis by the Pennsylvania Housing Finance Agency (PHFA). **See Montco PC comments. Modified this section to reflect staff direction.***
 - (2) *Property owner/developer shall submit an annual report to the Township Building and Zoning Department which demonstrates that the multifamily apartment building is in compliance with workforce housing requirements contained in the Declaration of Covenants. **Needs more specifics.***
- (j) *Off-street parking and loading.*

- (1) *Multifamily Apartments. For each residential unit, 1.5 parking spaces shall be provided.*
- (2) *Office building. One space for every 250 square feet of office rental space, excluding halls and lavatories in common usage, shafts, elevators, stairs and utility rooms. **What does "office rental space" mean? How about gross floor area minus common areas?***
- (3) *Retail store and personal service shop. One space for every 250 square feet of sales area.*
- (3) *Restaurant. Two parking spaces for every 250 square feet of floor space devoted to patron use.*
- (4) *Bank or financial institution. One space for every 500 square feet of floor area space devoted to patron use.*
- (5) *No parking, service, or loading area shall be located within 75 feet of any side or rear yard property lines, except as required for normal ingress or egress, and no service drives shall be located within 25 feet of any side or rear property line.*
- (k) *Lighting. Spaces between buildings, parking area, loading areas, access areas and service areas shall be adequately illuminated at night. Lighting, including sign lighting, shall be arranged to protect the highway and adjoining property from direct glare or hazardous interference. **More criteria that is consistent with provisions in SALDO.***
- (l) *Storage of Refuse. Raw materials, supplies, trash, rubbish and other refuse shall be stored in covered containers within an adequate enclosure and handled and disposed of in such a manner so as not to give rise to smoke, odor, or litter.*
- (m) *Landscaping. All Mixed-Use Developments shall be designed and maintained in accordance with the landscape provisions of the Subdivision Regulations.*

Additions:

- (1) **Require emergency access.**
- (2) **Public water and sewer.**
- (3) **With the exception of gate houses, guard houses, and trails, no accessory building or structure shall be located within a required perimeter setback and no accessory building or structure shall be located between the front of a building unit and a street line, if any.**
- (4) **if appropriate, connections to existing or future Township and County wide and**

trails and the provision of other public amenities.

(5) additional guest parking as may be deemed by the Board to be appropriate. Any number of required parking spaces may be within a structure, below grade or at ground level.

(6) The development shall be constructed in accordance with an overall plan and a common architectural theme as approved by the Board during the conditional use stage.

(7) Variations in facades shall be utilized. Variations in rooflines shall be used to screen HVAC equipment, to provide interest and reduce the scale of buildings. Roofs should provide a variety of vertical dimensions. Multi-planned and intersecting rooflines are encouraged. Visible flat roof designs are prohibited.

(8) Conditional Use Procedure. The procedure for the granting of a conditional use for the complex shall be as follows:

(1) The conditional use application shall be accompanied by a concept plan which shall include the information required below:

(a) The location, use, design and dimensions of all buildings and other structures, open spaces, yards, accessory ways, entrances, exits, off-street parking facilities and buffer strips.

(b) The character of buffer areas and screening devices to be maintained, including the dimension and arrangement of all areas devoted to planting lawns, trees, or similar purposes, in accordance with the requirements of the Township Code.

(c) The provisions made for disposal of sanitary sewage, refuse and stormwater.

(d) Sufficient data and/or plans in all instances to enable the Planning Commission and the Board to determine that the proposed use complies with the requirements of this Article and with the pertinent requirements of the Zoning Ordinance.

(e) A traffic study report and recommendations from a qualified traffic engineer, which shall indicate:

(i) The impact of the proposed project on traffic in the area.

(ii) The adequacy of adjoining streets to accommodate projected traffic.

(iii) Recommendations for the solution of any traffic issues which are expected to result from the proposed project.

(f) Parking Study

(g) Plans depicting compliance with the Stormwater Management Ordinance and features required herein.

(h) Plans depicting compliance with the requirements of the Fire Code and features required herein.

(2) A Conditional Use hearing shall be held by the Board to determine whether the Applicant has met its burden of proving that:

(a) The conditional use is specifically authorized by a provision of this Chapter and meets its requirements.

(b) The proposed use will be compatible with the character of the neighborhood and that the use of property adjacent to the area of the proposed use will be adequately safeguarded, if necessary.

(c) The proposed use or change will not have a harmful effect on local vehicular or pedestrian traffic due to any of the following:

- (i) Expected peak hour traffic generated by the
- (ii) Location of entrance, exit and emergency driveways.
- (iii) Design and capacity of parking facilities.

(d) The proposed use is generally consistent with the policies and objectives set forth in the Township Comprehensive Plan.

(e) The complex will subject neighboring properties to objectionable noise, lighting, glare or other disturbance.

(f) The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties.

(g) The proposed use will comply with the regulations of this Ordinance, including but not limited to, all lot, yard and bulk regulations, parking and loading regulations, sign regulations and all other applicable ordinances.

(h) The proposed use does not unduly burden sanitary sewer facilities, school, police, fire, park, stormwater management systems or other public facilities or services, whether or not provided by the Township.

Section 3: Repeal and Ratification. All other sections, parts, and provisions of the Zoning Ordinance and Map shall remain in full force and effect as previously enacted.

Section 4: Severability. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the

remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Lower Gwynedd Township Board of Supervisors that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

Section 5: Effective Date. This Ordinance shall become effective five (5) calendar days after the date of enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this ____ day of _____, 2024.

Attest:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

Mimi Gleason, Township Manager

By: _____
Danielle A. Duckett, Chairperson

Date: August 23, 2024
To: Mimi Gleason
Jaime Worman
From: John H. Kennedy, AICP
Re: BET Proposed text amendment

We are in receipt of a proposed text amendment and map amendment submitted by BET to create a Mixed-Use Development option in the MF-3 Multi-Family Residential District. In addition, we have received language for a declaration of covenants as well as several questions raised in an email from Jaime Worman dated 8/21/2024. I offer the following comments to the questions raised.

1. Parking Structures:

- §1298.20 provides regulations for parking structures. This section and the included regulations seem to be intended for stand-alone structures, which are permitted in the D-1 and F-1 Districts. As such, some of the regulations are not appropriate for structured parking contained within a multifamily building. The regulations relevant to the proposed amendment are §1298.20.(a): (3), (4), (5). The Applicant is not proposing a free-standing parking structure but rather a parking structure with an apartment building around it, often referred to as “wrapped” parking.
 - Rather than reference §1298.20 (Parking Structure) in the proposed amendment, it would be better to provide the specific written out regulations for wrapped parking.
 - In addition to the regulations noted above, I would suggest adding language reflecting the following:
 - screening of the visible sections of the structured parking from off-site view
 - Open portions of the parking must be architecturally treated to obscure the view of parked cars (through the use of screens, louvres, vegetation, etc.)

- 2. Existing Parking Criteria:** The existing parking criteria of §1230.46 are consistent with structured parking, with the exception of the required landscaping contained in §1230.46 (e). The proposed amendment should provide an exception to this subsection for the structured parking contained in a multifamily building.

3. Shared Parking

- §1294.02 regards shared parking applicable to commercial districts. Similar language could be added into the proposed amendment. With the proposed mix of permitted uses, it is anticipated that parking demands for the various uses will be amenable to shared parking. (for example office use is heaviest during the week, retail parking is heaviest on the weekends). However, it is important to keep in mind that a reduction in required parking has already been provided for in the proposed amendment. As proposed, the required parking per use in a mixed-use development will already be less than what would otherwise be required by Zoning.
 - I recommend adding additional language that requires a parking study to verify any proposed reduction in parking. (similar to §1271.08(c))
 - The reduction in parking shall only apply to the non-residential uses.
 - The maximum reduction permitted should be in the range of 10-15%.

4. Trail Connection

- Trail connections are required by SALDO §1230.45. In the case of a mixed-use development containing multifamily it will be beneficial to the future residents to not only require trail connections in the amendment, but also require trails on-site.
- Adding a trail connection requirement to the amendment is highly recommended.
 - An existing trail abuts the easternmost property line, but a connection is not depicted on the proposed plan. A trail connection should be provided here and connect into the sidewalk system in the mixed-use development and/or a perimeter trail around the development.

5. Workforce Housing

- I understand the Township's desire to have the workforce housing exist in perpetuity. However, at some point in the future, it may be appropriate to review/update the continued need for workforce housing. I would suggest adding language to the declaration that the workforce housing be periodically reviewed by the township at the request of the declarant, not less than every 10 years, and if it is determined the workforce housing is no longer needed, it can be terminated.
 - In no event shall the periodic review require any additional workforce housing units to be added.
 - I recommend the automatic 10-year termination clause be removed from the workforce housing declaration.

As stated in our review letter of 6.30.2024, we feel that a mixed-use development at this location is appropriate. Once these broader issues are addressed the text amendment can be revised, I reserve the right for further review and comment on the revised text amendment.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 14, 2024

SUBJECT: Zoning Text and Map Amendment
TO: Mimi Gleason, Manager, Lower Gwynedd Township
FROM: Claire Warner, Senior Community Planner, Montgomery County Planning Commission

As requested, we have reviewed the zoning text and zoning map amendment submitted by BET Investments, Inc. The applicant is proposing a zoning text and map amendment associated with a proposed mixed use development located on Norristown Road east of Route 309. The map amendment would rezone the property from D-1 Special Use District to MF-3 Multi-Family Residential District. The residential uses currently permitted within the MF-3 District are “housing for elderly” and “residential nursing care facilities” (§ 1276.03). The proposed zoning text amendment would add “Mixed-use Development” to the permitted uses in the MF-3 District, only for properties with frontage along a limited access highway (Route 309). As submitted, the proposed text amendment characterizes a Mixed-Use Development as consisting of a minimum of three of the following uses: multifamily dwellings, office building, retail store and personal service shop, restaurant/café/diner/tearoom, and bank or financial institutions. The amendment includes additional development standards for a mixed-use building. In addition, there are provisions for density increases with the inclusion of “workforce/attainable.”

In this memo, we provide general comments on the proposed ordinance text and map amendments, as well as comments specifically addressing the housing affordability provisions.

General Comments on the Proposed Standards for Mixed Use Development

The proposed standards for mixed use buildings include reduced yard setbacks from what is currently required, increased building and impervious coverage, and increased building height.

Height. The proposed maximum height for mixed use buildings is 65 feet (no more than 5 stories), which is 35 feet taller than what is currently permitted in the MF-3. The D-1 District currently permits buildings up to 60 feet tall. We recommend considering the design and massing of large buildings in relation to the site context. A 10-12-foot stepback in the front façade above the 3rd floor would help to visually minimize the bulk of the building.

Lot Coverage. Currently, 45% impervious coverage and 20% building coverage is permitted in the MF-3 District. The proposed impervious coverage is 65% and the building coverage is 25% (§ 1276.05). Since buildings are impervious, building coverage is effectively covered under impervious coverage and the discrepancy between building coverage and impervious coverage would incentivize surface parking over structured parking. To create more green space, we suggest considering reducing the difference in required building and impervious coverage percentages. To reduce the area devoted to surface parking lots, we recommend considering a requirement or incentive for structured parking.

Parking. The proposed minimum parking requirements for uses that would be permitted as part of a mixed-use development are less than what is currently required for those same uses in the Parking and Loading section of

the zoning ordinance (§ 1294-01). In addition, the applicant is proposing that a minimum of 1.5 parking spaces per dwelling unit be provided for multifamily units. The township currently requires two parking spaces per dwellings (§ 1294-01). The MF-3 District currently requires 0.85 parking spaces per dwelling unit (§ 1276.07).

We support the changes to the off-street parking requirements. Parking is expensive to build and can change the finances for a development. Reducing the minimum required parking gives more control to the developer to determine how much parking they will need for their development and can help to reduce development costs.

Comments Related to Housing Affordability

At the township’s request, we have specifically reviewed provisions in the draft text amendments addressing housing affordability. We generally support the proposal and commend the applicant and the township for proactively addressing housing affordability.

In the following section, we have provided examples from Lower Merion Township, as the township has at least two approved multifamily developments that include some lower-priced units that will be set aside for moderate income households.

Density. The proposed maximum density for a multifamily apartment building within a mixed-use development is 15 dwelling units per acre (du/acre), which is an increase from the current density in the MF-3 District of 8.04 du/acre (§ 1276.08(a)). A density bonus option is proposed, which would permit the density of a multifamily apartment building to be increased by one dwelling unit per acre for each “workforce/attainable” unit provided.

We generally support efforts to provide affordable units through density bonuses. However, there are details missing about the procedure that should be clarified in order for this provision to be utilized effectively.

1. *Maximum Density.* The proposed text amendment does not state a maximum density when utilizing the density bonus option. The combination of dimensional requirements for the development, the maximum building height, and minimum parking that would be required may sufficiently limit the density of the development, but the township may want to consider a maximum bonus density.
2. *Definitions and Administration.* There is no definition of “workforce/attainable” units. Are the units meant to be reserved for households with moderate- or low-incomes? The zoning should define who can qualify to rent the unit, as well as the qualification process. The example from Lower Merion, below, goes into some additional detail.

Example from Lower Merion

A large mixed-use development in Lower Merion Township is providing inclusionary units as a condition of the development’s recent approval. The proposal includes a five-story mixed use building with 425 units, 25,564 square feet of ground floor commercial, and 676 structured parking spaces. The applicant received conditional use approval in order to exceed the maximum permitted lot depth and to not provide a building setback, as required in the building standards (as per [§ 155-6.6\(E\)](#)).

As part of the conditional use approval, the applicant must provide inclusionary housing and meet two conditions: 1) 5% of the multifamily residential rental units must be marketed for lease to households with a household income that **does not exceed 80% of the Area Median Household Income** for Montgomery County; and 2) 5% of the multifamily residential rental units must be marketed for lease to households with a household income **that does not exceed 120% of the Area Median Household Income** for Montgomery County, “as published by the **Pennsylvania Housing Finance Authority** and shown in the **Keystone Home Loan Program income limits** as of the

date of the tenant’s application. The monthly rent amount (not including utilities and fees) for each affordable housing unit shall be no more than 30% of the household’s monthly gross income described above. The affordability shall apply from the date of the issuance of the certificate of occupancy for the building and extended so long as the building remains multifamily rental apartments. The applicant shall self-certify compliance with these conditions in annual letter.”

Lower Merion requires that the administration of the affordable units is done by the developer, until such time that the township takes over the administration of the units. Per my conversation with township staff, there is no intention at this time for the township to take over this responsibility.

The bonus density provision for inclusionary units in Lower Gwynedd’s zoning ordinance should clearly state the process and who would be responsible for the income verification and certification. In addition, the zoning should state how long a unit would be retained as “affordable” or “attainable”. For example, Lower Merion requires that the units set aside as affordable based on the AMI are required to remain affordable in perpetuity.

Other Considerations

Unit Types. A provision could be added to require that units designated as affordable are no different (in terms of number of bedrooms, location within the building, etc.) from the market rate units. For example, in Swarthmore Borough, affordable units are required to be “mixed with, and not clustered together or segregated in any way from, market-rate units.” Swarthmore defines both low-income and moderate-income affordable housing, as well as how the number of required affordable units is calculated.

The affordable housing provision and associated standards can be reviewed in the borough’s draft Town Center Zoning Project, found at this link: <https://www.swarthmorepa.org/2281/Town-Center-Zoning-Project>

Procedure. As illustrated in the Lower Merion example, we recommend the township and applicant consider how the “workforce/attainable” units would be maintained as such over time, as well as ensure that the leasing agency does keep the units reserved for income-qualified residents.

Please do not hesitate to contact me with any questions.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

cc: Jamie Worman, Assistant Manager

Prepared by/Return to: **Julie L. Von Spreckelsen**
470 Norristown Road, Suite 302
Blue Bell, PA 19422
jvonspreckelsen@eastburngray.com

Tax Parcel No.: 39-00-02956-002 (321 Norristown Road)

WORKFORCE HOUSING DECLARATION OF COVENANTS

THIS WORKFORCE HOUSING DECLARATION OF COVENANTS (“Declaration”), is made as of the Effective Date, as defined below, by BT 309, LLC.

BACKGROUND

- A. BT 309, LLC (“**Declarant**”) is the owner of the real property currently known as 321 Norristown Road located in Lower Gwynedd Township, Montgomery County, Pennsylvania, identified as Montgomery County Tax Parcel number: 39-00-02956-002 (“**Property**”). The Property is currently improved with office buildings, a barn, parking areas, and related improvements.
- B. Declarant plans to redevelop the Property by demolishing all but one of the existing office buildings and constructing a multifamily apartment building, retail buildings, and related improvements on the Property (collectively “**Mixed-Use Development**”).
- C. The multifamily apartment building is proposed with a building height of five stories and to contain 321 dwelling units, amenity space, a parking garage, and service areas (“**Multifamily Apartment Building**”).
- D. Under the current provisions of the Lower Gwynedd Township Zoning Ordinance (“**Zoning Ordinance**”) the Property is located in the MF-3 Multifamily Residential District (“**MF-3 District**”) and the Mixed-Use Development is permitted by conditional use pursuant to Zoning Ordinance §§ 1276.02 “Permitted uses” and 1276.09 “Regulations and standards for a Mixed-Use Development”.
- E. Subsection (h) of § 1276.09 provides that the Multifamily Apartment Building is permitted 16 residential units per acre with a minimum of 10% of the residential units to be leased as workforce dwelling units for the first 10 years post issuance of a certificate of occupancy for the Multifamily Apartment Building.

- F. On _____ Declarant submitted a conditional use application and a preliminary/final land development application with the Township which proposed the Mixed-Use Development including the Multifamily Apartment Building with 10% of the residential units designated as workforce dwelling units in accordance with Zoning Ordinance §§1276.02 and 1276.09 (“**Conditional Use and Preliminary/Final Land Development Plan**”). The Township granted approval of the Declarant’s Conditional Use and Preliminary/Final Land Development Plans on _____.
- G. The Conditional Use and Preliminary/Final Land Development Plan approvals for the Mixed-Use Development are subject to the requirement that a minimum of 10% of the residential dwelling units in the Multifamily Apartment Building be leased as workforce dwelling units in accordance with the requirements of Zoning Ordinance §§1276.02 and 1276.09(h) and this Declaration.
- H. This Declaration is made to document and record the requirements for the workforce dwelling units.

DECLARATION OF COVENANTS FOR WORKFORCE HOUSING

NOW THEREFORE, intending to be legally bound, Declarant hereby declares and covenants as follows:

1. **Definitions.** In addition to the other defined terms which appear in this Declaration as capitalized terms or phrases in quotations and parentheses the following terms used in this Declaration shall have the meanings set forth below, and unless the context clearly indicates otherwise, shall include the plural as well as the singular:

“Area Median Income” or “AMI” - The Area Median Income for Montgomery County, Pennsylvania as adjusted for Household size as set forth Pennsylvania Housing Finance Agency (“**PHFA**”) Keystone Home Loan Program (“**KHLP**”) household income limits in effect each year or successor agency or successor program. In the event that such AMI determinations are no longer published or are not updated for a period of at least 24 months from the date of the previous publication, the Township and Declarant shall agree upon another AMI determination that is substantially similar to the previous methods of calculation by PHFA for the KHLP.

“Dwelling Unit” - A residential living unit within the Multifamily Apartment Building with cooking facilities, bathroom facilities and sleeping quarters designed for and occupied exclusively as a living quarters for a single family or a Household.

“Family” or “Household” - One or more individuals occupying and living in a Dwelling Unit, excluding domestic servants (if any).

“Qualified Household” - A Family or Household with an income that does not exceed 100% of the applicable AMI and who has resided in Montgomery County for at least 24 months preceding submission of a lease application and/or who is and continues to be employed by a business located in Montgomery County during the term of the lease.

“Workforce Dwelling Unit” - A dwelling unit that is available for and/or occupied by a Qualified Household.

2. **Workforce Dwelling Units.** No less than ten percent (10%) of the Dwelling Units shall be Workforce Dwelling Units for a period of 10 years post issuance of a certificate of occupancy for the Multifamily Apartment Building. Workforce Dwelling Units will be designated as such and every other Dwelling Unit over the aforesaid designated ten percent (10%) level is not required to be a Workforce Dwelling Unit and may be leased at market-rate. Additional requirements of the Workforce Dwelling Units are:
 - a. Workforce Dwelling Units must be occupied by the Qualified Household and must be used as the principal place of residence.
 - b. Workforce Dwelling Units shall be leased at a rate equal to or less than 30% of the AMI for Montgomery County at and for the time when the unit is leased.
 - c. The bedroom mix of Workforce Dwelling Units shall be in the same ratio as the bedroom mix of the market-rate dwelling units.
 - d. Workforce Dwelling Units shall be like market-rate units, exclusive of upgrades, with regard to number of bedrooms, amenities, and access to amenities, but may differ from market-rate dwelling units regarding interior amenities, provided that:
 - (i) These differences, excluding differences related to size differentials, are not apparent in the general exterior appearance of the market-rate units; and
 - (ii) These differences do not include insulation, windows, heating systems, and other improvements related to the energy efficiency and standard components of the unit.
 - e. If no Qualified Households apply to lease a vacant Workforce Dwelling Unit for a 6-month consecutive period, Declarant shall then be permitted to lease the Workforce Dwelling Unit at market-rate until such time as the Workforce Dwelling Unit becomes vacant, at which time the unit shall then become available again for lease as a Workforce Dwelling Unit for the next 6-month consecutive period.
 - f. Declarant shall submit an annual report to the Township Building and Zoning Department which demonstrates that the Multifamily Apartment Building is being leased in compliance with Workforce Dwelling Unit requirements contained in this Declaration of Covenants.

3. Miscellaneous Provisions

- a. **Headings**. The headings in this Declaration are for convenience only and shall not be used to interpret the provisions of this Declaration.
- b. **Background/Exhibits**. The Background and all exhibits, if any, referenced herein shall form a part of this Declaration.
- c. **Interpretation against Drafter**. This Declaration has been reviewed by the Township and shall not be construed against Declarant as the drafter of this Declaration.
- d. **Notices/Written Requests**. Any notice or written request relating to this Declaration shall be in writing and delivered by certified mail (return receipt requested) or by private courier service to Declarant or the Township (as the case may be) at the addresses as set forth below and/or to such other party or addresses given hereunder. If the sending party has access to the intended recipient(s) contact information an electronic copy shall also be provided contemporaneously.

Declarant: BT 309, LLC, c/o:
BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher PA 19025

Township: Township of Lower Gwynedd
Township Manager
1130 North Bethlehem Pike
Spring House, PA 19477

- e. **Confirmation of Compliance**. Declarant may request that the Township confirm in writing whether the Township is, as of a certain date, aware of any uncorrected violation(s) of this Declaration. The Township shall have a period of thirty (30) days to respond in writing to such a written request, and if such a written response is not received within thirty (30) days it shall be deemed that there are no uncorrected violation(s) of this Declaration.
- f. **Binding Effect**. This Declaration shall, during the period of its effectiveness, run with the land and shall be binding upon Declarant while Declarant owns any interest in the Property, and all of its respective successors, and assigns with respect to the ownership of the Property.
- g. **Enforceability**. This Declaration may be enforced by Declarant and the Township.

- h. **No Third-Party Beneficiaries.** Except the Township and Declarant there are no other beneficiaries of this Declaration, and no other person or entity shall have standing or the right to enforce this Declaration.
- i. **Amendment.** This Declaration may not be amended unless duly amended in writing by Declarant upon prior written approval of the Township. Any such amendment must be recorded in the Montgomery County Recorder of Deeds Office.
- j. **Effective Date/Termination.** This Declaration shall be effective upon its recordation in the Montgomery County Recorder of Deeds Office. This Declaration shall remain in effect for a period of 10 years from the date of the issuance of a certificate of occupancy for the Multifamily Apartment Building. This Declaration shall automatically terminate at the end of the 10-year period and Declarant, its successors and assigns, shall be permitted to record a Termination of Declaration in the Montgomery County Recorder of Deeds office. If during the 10-year period in which the Declaration remains in effect, the Multifamily Apartment Building is no longer used for residential purposes and/or the Township Zoning Ordinance no longer requires that a Multifamily Apartment Building within a Mixed-Use Development contain Workforce Dwelling Units, the Declarant may immediately record a Termination of Declaration with the Montgomery County Recorder of Deeds office and this Declaration, and any subsequent amendments, shall be null and void and of no further force and effect.
- k. **Applicable Law.** This Declaration shall be governed by, interpreted under, and enforced in accordance with the laws of the Commonwealth of Pennsylvania. In the event that this Declaration is found to be illegal or invalid, it shall be void, unenforceable, and of no force or effect.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date set forth below.

BT 309, LLC

By: _____

Name: _____

Title: _____

Date: _____

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this, the ____ day of _____, 2024, before me _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of BT 309, LLC and that he as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Printed Name: _____

My Commission Expires:



MEMORANDUM

ATTN: Board of Supervisors
DATE: Thursday, August 22, 2024
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: [Spring House Estates Land Development #24-01LD](#)

Jamie Worman

Acts Retirement Community proposes a land development project at Spring House Estates located at 728 Norristown Road in the MF-3B District. The proposed project is to construct two separate building additions, install additional parking stalls, and reconstruct the entrance/drop-off area. Additional improvements include a courtyard area with walkways, site lighting, and landscaping. Modifications to the existing stormwater basin are proposed and retaining walls will be constructed throughout the property. The plans have been reviewed by the Township Engineer, Traffic Engineer, Fire Marshal, and the Montgomery County Planning Commission, and those letters are attached to this memo for your reference. Also attached is a formal waiver request letter. The B&Z Committee had recommended that consideration be given to securing an easement from the applicant for a future access connection to Radcliff Lane at the signalized entrance of Spring House Estates. This suggestion was discussed with the applicant who is open to investigating this further but needs more information. The applicant expressed a willingness to work with the Township on this item through a letter of intent. The plans were presented to and recommended for approval by the Lower Gwynedd Planning Commission on March 20, 2024. The applicant's representatives will attend the BOS meeting to present the proposed plan. The project file is linked above and the plans can be accessed by clicking this link- [Spring House Estates LD Plans](#).

Recommended Motion: Should the BOS be so inclined, the next step would be to authorize the Township Solicitor to prepare an approval resolution.



July 12, 2024

File No. 24-00192

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Spring House Estates – Review 2
TMP #39-00-03025-00-5, Block 17, Unit 4
Preliminary/Final Land Development Plans

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final land development plans for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary/Final Land Development Plans, consisting of sheets 1 through 34 of 34, dated November 20, 2023, last revised May 29, 2024, as prepared by Eustace Engineering for Spring House Estates located at 728 Norristown Road.
- B. Post Construction Stormwater Management Report and Erosion and Sediment Calculations, dated November 20, 2023, last revised May 29, 2024, as prepared by Eustace Engineering, Spring House Estates.

II. Project Description

The subject property TMP #39-00-03025-00-5, located at 728 Norristown Road, is situated in the Lower Gwynedd Township MF-3B Multi-Family Residential District. The subject property is accessed from Bethlehem Pike (SR 2018) and Norristown Road (SR 2007). The tract consists of 55.04 acres and currently contains eight senior living buildings and one nursing facility. Additional improvements include access drives, parking areas and an existing stormwater detention basin.

The plans propose to construct two separate building additions, install additional parking stalls, and reconstruct the entrance/drop-off area. Additional improvements include a courtyard area including walkways site lighting and landscaping, modification to the existing stormwater basin to a proposed infiltration basin, grading throughout the property including the construction of various retaining walls. The modifications to the existing stormwater basin are designed to capture the runoff from the additional impervious surface areas.

III. Review Comments

A. Zoning Ordinance

We offer no comments related to the Lower Gwynedd Township Zoning Ordinance.

B. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. We note that the neighboring community on Radcliff Lane faces safety concerns when making certain turning movements onto Norristown Road. We recommend the Applicant and the Board of Supervisors discuss the feasibility of providing an access easement on the Spring House Estates property to allow for a future two-way access connection to allow the residents of Radcliff Lane to utilize the existing traffic signal at the entrance of Spring House Estates.
2. §1230.09 – The Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.
3. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
4. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.
5. §1230.37(i) – Paving details should be revised to reflect Lower Gwynedd Township guidelines. The “Asphalt Paving Section” Detail on Sheet 11 shall be updated to reflect a 1.5” wearing course of 9.5 mm with 0.3-3.0 million ESALs and a 4.5” base course that is 25 mm and a 4” subbase of 2A modified stone. We note that the Asphalt/Concrete Curb Interface detail has been updated, however the Asphalt Paving Section has not been revised.
6. §1230.40 – We defer the review of the Traffic Impact Study to the Township Traffic Engineer.
7. §1230.45(h) – The “Standard Concrete Sidewalk” Detail on Sheet 11 should be revised to utilize 2B stone instead of 2A stone.
8. §1230.46(e)(3) – Planting islands shall be provided at the end of each parking row. The island should be 10 feet wide and curbed. We note that the Record plan has listed a ‘granted waiver’ from the section of the ordinance, however the Board of Supervisors has yet to make a decision on any wavier requests. The Record Plan shall be revised accordingly
9. §1236.12(a)&(b) – In accordance with this section of the ordinance, the Applicant is required to pay a Recreation Impact Fee for non-residential developments. The required fee is to be calculated as \$500 per 1000 square feet being constructed. As such, the fee based on 2,711 square feet of building constructed, which is calculated to be \$1,355.50.
10. We defer to the Township Traffic Engineer to calculate the impact fee in accordance with the Township’s Act 209 Study, if applicable.

B. Stormwater Management Ordinance

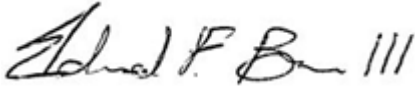
We offer the following comments with respect to the Lower Gwynedd Township Stormwater Management Ordinance (SWMO):

1. §1241.401 – The profiles should be revised to include any other known utilities. Between an existing inlet and the “Replace I-55A” inlet, the plan view displays a water service while the profile view does not show it.

2. §1241.704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.
3. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We note that the proposed infiltration basin compared to the existing detention basin has net a storage volume of 17,586 cubic feet. As such, the Applicant will be required to pay a Stormwater Management Facility fee of \$8,793.00.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Chad Dixon, AICP, PP, Bowman Consulting Group.
Al Comly, Township Fire Marshal
Martin J. Eustace, P.E., Eustace Engineers
James Hersh, P.E., Gilmore & Associates, Inc.



July 12, 2024

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Traffic Review #2 – Land Development Plans**
Springhouse Estates – Proposed Site Modifications
Lower Gwynedd Township, Montgomery County, PA
Project No. 314012-01-001

Dear Mimi,

Per your request, Bowman Consultant Group (Bowman) has completed our second (2nd) traffic review for the proposed site modifications to be located on the Springhouse Estates campus in Lower Gwynedd Township, Montgomery County, PA. The proposed site modifications will consist of minor additions to existing buildings and parking lot/pedestrian walkway modifications. Access to the Springhouse Estates campus will continue to be provided via the existing signalized driveway along Norristown Road (S.R. 2007) and the existing unsignalized driveway along Bethlehem Pike (S.R. 2018).

The following documents were reviewed in preparation of our comments:

- [Land Development Plans – Springhouse Estates](#), prepared by Eustace Engineering, last revised May 29, 2024.
- [Response to Comments Letter – Springhouse Estates](#), prepared by Eustace Engineering, dated May 29, 2024.

Based on our review of the documents listed above, Bowman has no further traffic-related comments to address at this time on the land development plans and finds them to be satisfactory. We note as a reminder to the applicant, Township staff, and consultants that the plans should be revised to show "No Parking by Order of Fire Marshal" signs throughout the one-way drive aisle to the west of the nursing facility (except in the three striped parking spaces) per the request of the Township Fire Marshal in recent correspondence.

In addition, based on the plans referenced above and correspondence provided by the applicant's engineer, it appears that the proposed site modifications will not be utilized to increase the number of staff/employees. Therefore, the proposed site modifications are not expected to generate "new" weekday afternoon peak hour trips subject to the transportation impact fee.

We trust that this review letter responds to the Township's request and addresses our review of the materials related to the proposed development apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Al Comly, Township Fire Marshal
Martin Eustace, III, P.E., Eustace Engineering (Applicant's Engineer)

Q:\PA-FTWA-MC\MCM\eng\LOWERGW1\314012-01-001 - Spring House Estates\Project Management\Submissions\2024-06-05 LD Plans\Review\2024-07-12 Review Letter #2_Springhouse Estates.docx

From: alcomlyjr8@gmail.com
To: [Jamie Worman](#); [Jim Hersh](#); ["Edward Brown"](#); ["Chad Dixson"](#)
Cc: [Patty Furber](#)
Subject: RE: Revised Submission- ACTS Spring House Estates
Date: Wednesday, June 5, 2024 1:30:42 PM
Attachments: [image001.png](#)

Drawing 5 of 34 with the revision date of 5-29-2024 is the drawing I reviewed with Chief Leadbeater and discussed with Mike Janssens of ACTs. One small item, they should add a sign type "No Parking by Order of Fire Marshal" and locate them around the "circle" (except parking spaces marked on the plan).

No other comments

Al Comly

From: Jamie Worman <jworman@lowergwynedd.org>
Sent: Wednesday, June 5, 2024 9:25 AM
To: Jim Hersh <jhersh@gilmore-assoc.com>; Edward Brown <ebrown@gilmore-assoc.com>; AL Comly - Lower Gwynedd Township (Alcomlyjr8@gmail.com) <alcomlyjr8@gmail.com>; Chad Dixson <cdixson@bowman.com>
Cc: Patty Furber <pfurber@lowergwynedd.org>
Subject: Revised Submission- ACTS Spring House Estates

Good morning. Below is a SP link for the revised plans that were submitted yesterday for the ACTs Spring House Estates Land Development project for your review. Thanks.

[Revised Plans Submission-6-4-24](#)

Jamie P. Worman
Assistant Township Manager
Director of Building & Zoning
Lower Gwynedd Township
215-646-5302

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 20, 2024

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC # 24-0030-001
Plan Name: Acts Spring House Estates Additions
(1 lots comprising approximately 55.04 acres)
Situat: 728 Norristown Road (cross street: McKean Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 2, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, ACTS Retirement Life Communities, is proposing to construct expansions to existing buildings and parking lots of the ACTS Spring House Estates. The proposal includes an addition on the Nursing Facility building as well as a reconfigured driveway entrance, porte cochere, and new sidewalks leading to the entrances of the Personal Care Building and Nursing Facility. The proposal would add a garden terrace with seating to the rear of the Nursing Facility Building and construct additional parking spaces through the expansion of existing parking lots and widening of the access road for new parking stalls.

The applicant is proposing to remove 21 trees as part of the land development and plant 84 trees, 19 of which are evergreen, and the rest are shade and flowering. Many of the trees to be removed are located where the retaining wall and new parking spaces would be added. The proposal also includes a large infiltration basin (BMP-1) on the southern side of the driveway, as well as two smaller BMPs along Norristown Road. The construction of new infiltration basins will require the removal of a portion of existing front lawn area.



The property is located in the MF-3-B Multifamily Residential Zoning District and currently contains the Spring House Estates retirement community campus consisting of multiple buildings, parking lots, and open spaces. The proposal would impact 2.67 acres of the 55 acre tract.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area as being located in the "Suburban Residential" future land use areas. While single family detached homes are the most predominant type of housing in Suburban Residential areas, a variety of other housing types, including less dense multifamily and single family attached homes, as well as institutional uses, are also appropriate. Denser and more compact development should occur in Suburban Residential Areas that are next to centers with significant non-residential development. New development should match the character and type of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant land use, transportation, design, or other issues that should be addressed. In addition, the proposed development would satisfy the zoning requirements of the MF-3-B Multifamily Residential District. Therefore, we have no substantive comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (24-0030-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Eustace Engineering, Applicant's Engineer
Mimi Gleason, Interim Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

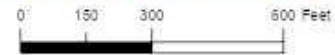
ATTACHMENTS A & B

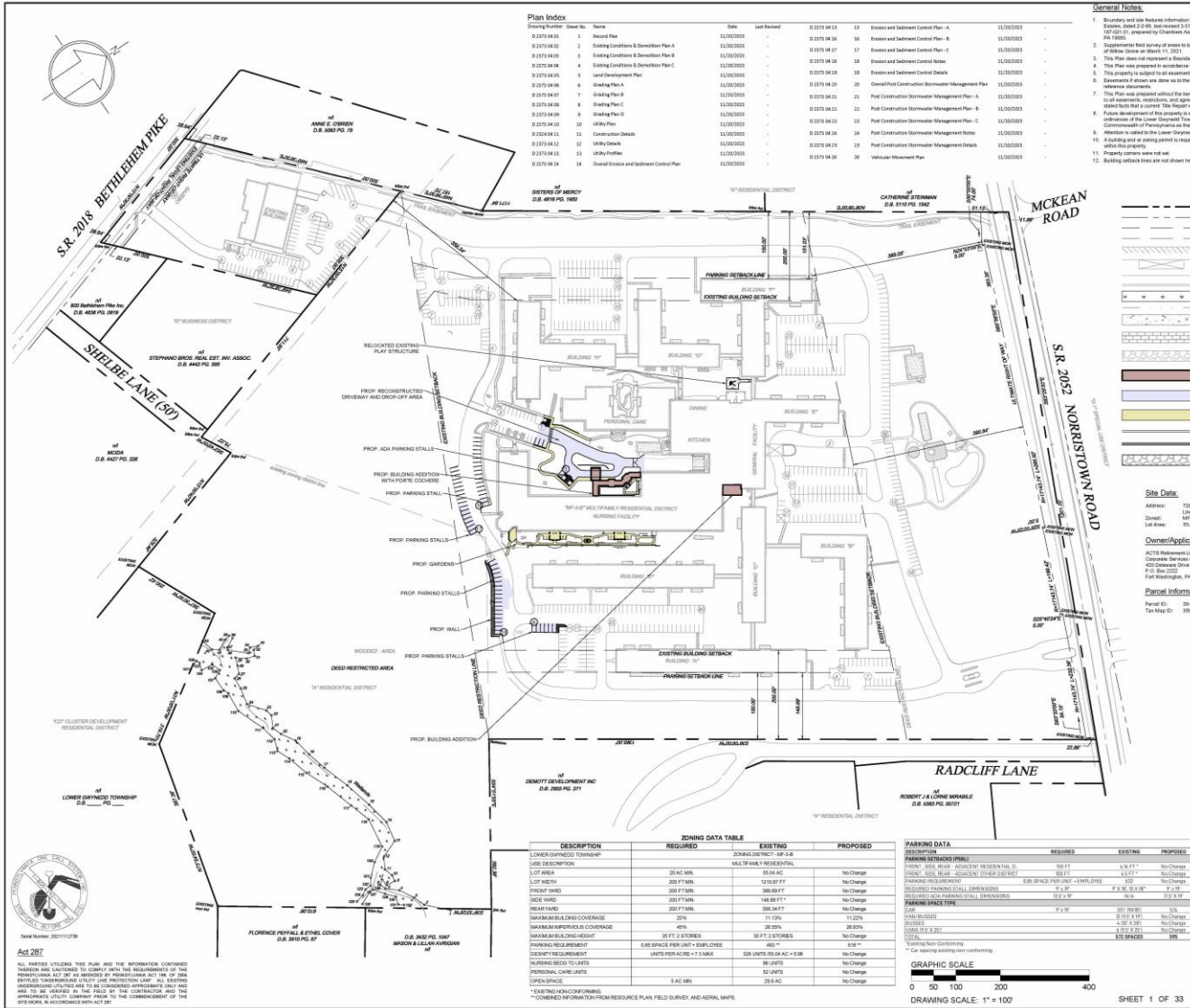


Acts Spring House Estates Additions
MCPC#240030001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
P.O. Box 311, Norristown PA 19384-0311
(610) 278-3732 (610) 278-3344
www.montcopa.org/plancom
Aerial photography provided by Aerialmap





General Notes

- Boundary and site feature information from Recent Plan, prepared for Spring House Estates, located at 2.01 AC, referenced to 2/1/2020, showing the 0.2074.06.13, 0.2074.06.16, and 0.2074.06.17, prepared by Chambers Associates, Inc., 819 Coverage Road, Williamsport, PA 17740.
- Information has been reviewed for compliance with the Pennsylvania Municipalities Planning Code, Act 23 of 2011, and the Act 23 of 2011 amendments, as amended, and approved by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, on 10/11/2023.
- This plan was prepared in accordance with the provisions of the Act 23 of 2011, as amended, and approved by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, on 10/11/2023.
- This project is subject to all applicable regulations and agreements of record.
- Approval of this plan is subject to the best of our abilities given the quality of the information obtained.
- This plan was prepared without the benefit of a Title Report. This property is subject to all applicable regulations, and agreements of record as they may apply and any other facts that may be known to the property owner.
- Future development of this project is subject to applicable regulations, codes and ordinances of the Lower Gwynedd Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the Lower Gwynedd Township Zoning Code as amended.
- All building work or other work to be done is to be done in accordance with the provisions of this plan.
- Property owner name not set.
- Building setback lines are not shown herein.



Location Map
Scale: 1" = 1"000'

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY**

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing Petition for Zoning Change, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public in and for the County of Montgomery, Pennsylvania

ACKNOWLEDGEMENT OF INTENT:

ACTS 23 OF 2011, 23 OF 2012, 23 OF 2013, 23 OF 2014, 23 OF 2015, 23 OF 2016, 23 OF 2017, 23 OF 2018, 23 OF 2019, 23 OF 2020, 23 OF 2021, 23 OF 2022, 23 OF 2023, AND 23 OF 2024, AS AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THIS _____ DAY OF _____, 2024.

APPROVED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

APPROVED BY THE LOWER GWYNEDD TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2024.

Site Data:
Address: 201 Norristown Rd
Lower Gwynedd Township, PA 19002
County: Montgomery
Lot Area: 55.94 Acres (2,418,104 sq. ft.)

Owner/Applicant:
ACTS Retirement Life Communities, Inc.
5000 Norristown Road
1000 Conestoga Drive
P.O. Box 2300
Norristown, PA 19381

Parcel Information:
Parcel ID: 39-09-026-010-0
MCO: 04-00-0000-010-00-000
Tax Map ID: 390170004

RECORDING INFORMATION:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THIS _____ DAY OF _____, 2024.

SURVEYOR'S STATEMENT:
I, the undersigned, a Professional Registered Surveyor in the State of Pennsylvania, have been duly sworn and do hereby certify that the above is a true and correct copy of the original survey as shown to me and that the same is a true and correct copy of the original survey as shown to me and that the same is a true and correct copy of the original survey as shown to me.

Professional Registered Surveyor

Record Plan

ACTS SPRING HOUSE ESTATES

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

REUSE

CHECKED BY: _____
DATE: 1/20/2024
DRAWING NO: 0.2074.06.31

I:\Projects\2024\10\2074\1020240631\1020240631.dwg, 10/20/2024 10:20:24 AM, User: jworman

July 15, 2024

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Re: Land Development Application
Request for Waiver
Acts Spring House Estates

Dear Ms. Gleason,


On behalf of Acts Retirement-Life Communities Inc., we respectfully request the following submission partial waiver related to the land development application for the above-referenced project.

1. §1230.46(e)(3) – Planting islands shall be provided at the end of each parking row. The island should be 10 feet wide and curbed..

Per the Planning Commission meeting, we were conditionally granted a partial waiver. Since there are no curbs in the parking lots, we were conditionally granted a partial waiver by the Planning Commission to provide curbed islands. Condition is we will provide plantings in the islands. Please see landscape plan Sheet 27 for Parking Island Plantings. We respectfully request the Board of Supervisors grant this partial waiver.

We appreciate your consideration of this matter and ask that you not hesitate to contact our office should you have any questions.

Respectfully submitted,



Martin J. Eustace, III, P.E.
President



**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of March 20, 2024**

Present: Rich Valiga, Vice-Chair
Maureen Nunn
Rusty Beardsley
Danielle Porreca
Craig Adams
Michael Mrozinski

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, Bowman

Absent: Craig Melograno, Chairman

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: February 21, 2024

A motion was made by Mr. Adams and Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of February 21, 2024. The motion carried unanimously.

Subdivision/Land Development:

Lot Line Adjustment

#24-02LL

537 Penllyn Pike - Fred & Lorna Wenz

Present for the lot line adjustment was the applicant Mr. Fred Wenz. Mr. Wenz stated that he resides at 904 Gypsy Hill Road and is requesting to take a portion of his daughter's lot located at 537 Penllyn Pike. Mr. Wenz stated that this would bring his lot up to one acre.

Mr. Valiga asked Mr. Wenz if he received the review letters and if would he agree to Gilmore's comment regarding denoting the lots as "Parcel A and Parcel B" on the plans. Mr. Wenz agreed that he would have that noted on the record plan. Mr. Valiga asked if he would comply with Gilmore's comment regarding item number (3) by revising the table to denote any existing non-conformities. Mr. Wenz stated that he would comply with Gilmore's request.

Mr. Brown stated that item number (1) on Gilmore’s review letter regarding a conditional use application was an error. Mr. Brown stated that he spoke to the Township Zoning Officer, Ms. Jamie Worman, and the Township Solicitor, Mr. Neil Stein. They both agreed that a conditional use application would not be required for this application. That requirement will be removed from Gilmore’s review letter.

A motion was made by Mr. Beardsley and seconded by Ms. Porreca to recommend the lot line adjustment for approval by the Board of Supervisors based on the following conditions by Mr. Valiga:

- 1. The applicant will comply with the review letters from Gilmore, dated March 15, 2024 and the Township Fire Marshal, Al Comly, review letter, dated March 14, 2024;
- 2. The applicant will incorporate Gilmore’s comments regarding denoting the lots as “Parcel A and Parcel B” and revise the table to denote the existing non-conformities in the record plan.

The motion passed with a 6-0 vote.



**2-lot Subdivision
1616 School House Ln - Jack MacCord**

#24-03SUBD

Present for the 2-lot subdivision application was Ms. Bernadette Kearney from HRMM&L, Mr. Robert Snyder from Kelly Engineers and the equitable owner, Mr. Jack MacCord.

Ms. Kearney gave a brief background on the application stating that the applicant went before the Zoning Hearing Board back in 2018. The Zoning Hearing Board decision was appealed and was held up for years in the common courts. Ms. Kearney stated that there is a motion for an allowance of appeal to the Supreme Court. Ms. Kearney stated that she didn’t think the Supreme Court would take this case, so that’s why they wanted to move forward with the application. Ms. Kearney stated that ultimately, they can’t record the plans until the Supreme Court renders a decision. Ms. Kearney stated that part of the argument before the court was that when the existing home was built, it was always intended to be subdivided.

Ms. Kearney stated that the proposed lot is located within a cul-de-sac where there is already an existing curb cut.

Mr. Valiga wanted to know where the entrance to the proposed lot will be located. Ms. Kearney stated that the driveway for the new lot will be located on Gypsy Hill Rd. Mr. Valiga wanted to know if there was an address established for the new lot. Ms. Kearney stated there was not.

Mr. Adams stated that the Montgomery County Planning Commission stated in their review letter that they would like to preserve as many trees as possible. Mr. Adams stated that he drove by the property and noticed a lot of dead trees. He stated that he would like them to remove more of the dead trees since they interfere with the growth of the healthy species.

Mr. Valiga requested to go over their waivers. Mr. Brown stated that there was an error in their review letter regarding item number (1). 1230.24 (b) should have been 1230.24 (3b). Mr. Brown stated there was no difference, just wanted to clarify the error and the applicant would still need the variance that was received from the Zoning Hearing Board for the minimum lot width requirement. Mr. Valiga stated they are requesting a waiver to provide additional cartway width and dedication. Mr. Brown stated that the cartway waiver makes sense and it would be up to the township if they want to take the dedication of the right-of-way. Mr. Brown stated that this would be a partial request for relief from providing the additional cartway on School House Lane.

Ms. Kearney stated that they will comply with Township Fire Marshal, Al Comly, review letter dated March 18, 2024, and the MCPC review letter dated February 27, 2024. Ms. Kearney stated that they had one issue with Gilmore's review letter dated March 13, 2024, page 2, number (1) regarding hooking up to public utilities before recording the plan. Ms. Kearney stated that since both lots are not connected to public utilities, they are requesting that both lots be hooked up simultaneously. She is requesting to do this before issuance of the Use & Occupancy for the new lot. Ms. Kearney stated that this would save time and money by not having them bring the sewer guys out multiple times. Mr. Beardsley wanted to know what the time frame would be for the construction of the new house. Mr. MacCord stated it would take around two years. Ms. Kearney stated that Ms. Pionzio thought that the existing house was already hooked up to public utilities. Ms. Furber stated that she discussed this earlier with Mr. MacCord. She informed him that there were no records that the existing house was hooked up to public utilities. Mr. Beardsley wanted to know if there would be any zoning issues if they decided to hook up simultaneously. He stated that hooking up both lots to public utilities at the same time made sense.

Mr. Valiga stated that a tree plan was not included with their submission, so this makes it difficult for the board to grant a waiver request for trees. Mr. Snyder stated that they would submit a landscaping plan at the time of the building permit. Mr. Snyder stated

there are around 10-11 street trees already existing. Mr. Valiga stated that again, since there isn't a landscaping plan, it's hard for them to make any type of recommendation. Mr. Valiga stated that they should get someone out there who knows what they are doing to provide a list of dead, dying, diseased trees. Mr. Snyder stated a lot of the trees are already dead. Mr. Snyder stated they can't even build within 50' of the side property lines so that area is already protected. Mr. Snyder stated that they can provide a count at the time of the building permit submission. Mr. MacCord stated that they would have difficulty coming up with a plan since they do not even know where the building envelope for the new lot will be. Ms. Furber stated that the Board of Supervisors would want to see a landscaping plan or an arborist report showing the health of the existing trees. Mr. MacCord stated that an arborist would cost thousands of dollars. Mr. Snyder suggested that they could hire a tree service company to go out and walk the site and come up with a tree count. Mr. MacCord stated that they intend to remove as few trees as possible. Mr. Brown stated that a landscaping plan would have to be submitted prior to going in front of the Board of Supervisors. Ms. Kearney stated that it won't be an exact count. Mr. Brown stated that the plan and tree count would be reviewed by his office before the Board of Supervisors meeting.

Mr. Valiga wanted to know if there was any way to put a trail somewhere on the property but wasn't sure how they could do that. Mr. Snyder stated they would have to put a pathway through the two lots and that it wouldn't make sense to do that. Ms. Kearney stated that trails are usually required with the major subdivisions. Ms. Nunn stated that this is an isolated neighborhood and if they were to put a trail or sidewalk that could potentially give access in/out, it seems extreme though for a simple subdivision. Mr. Snyder stated that they would have to remove even more trees if they had to install a trail. Mr. Valiga stated that a waiver not to install a trail makes sense since there are no existing trails to tie into. Mr. Valiga stated that the waiver for no streetlights makes sense. Mr. Valiga stated that the waiver for the curbing makes sense since that would take the natural beauty away in the area. Mr. Snyder stated that there already is existing curbing along Gypsy Hill Rd. Mr. Valiga wanted to know if the existing curbing needs repair, would they be willing to do that? Mr. Snyder stated they would repair the curbing and that would be noted on the plans. Mr. Brown stated that would be a requirement with the building permit submission.

A motion was made by Mr. Beardsley and seconded by Ms. Porreca to recommend the 2-lot subdivision for preliminary/final approval by the Board of Supervisors based on the following conditions by Mr. Valiga:

1. The board recommends that the Supervisors approve the plan conditioned upon the variances being upheld and that no building permit be issued until the variances are upheld, and that the developer inform any potential buyer of the risks associated with buying the property before the issue is resolved;

2. The applicant complies with the review letters from Gilmore and Lower Gwynedd Fire Marshal, Al Comly; except for the hookup of the public utilities which shall be completed simultaneously for both lots prior to the issuance of the Use & Occupancy for lot 2.
3. The applicant is to offer the dedication of the right-of-way of School House Lane if the Township wants it;
4. The applicant is to submit a landscaping plan with a tree count providing a list of dead, dying, diseased, and healthy trees to Gilmore. This is to be completed before going in front of the Board of Supervisors;
5. A note should be added to the approval resolution that the future owner is subject to the Traffic Impact Fee for one trip.

The motion passed with a 6-0 vote.



Land Development
728 Norristown Rd. - ACTS

#24-01LD

Present for the land development application was Ms. Bernadette Kearney from HRMM&L, Mr. Mike Urban from Eustace Engineers and Mr. Jeremy Neely from ACTS.

Ms. Kearney explained to the board that the plans propose to construct two separate building additions, install additional parking stalls, and reconstruct the entrance/drop-off area. Ms. Kearney wanted to clarify to Mr. Brown that the existing landscaping berms were not meant for stormwater run-off, they are just on site for aesthetic reasons. Mr. Urban stated that they have had conversations with Montgomery County Conservation District requesting adding amended soil to fulfill DEP's water reduction requirements, specifically for that berm.

Ms. Kearney stated that the upgrades and enhancements to Willow Brook Court would include adding 23 parking spots. Ms. Kearney stated that they currently comply with parking, but more spots are needed. Ms. Kearney stated the building additions would include a Porte Cochere, which would be sprinklered with a breezeway. Mr. Urban stated the breezeway would provide visitors with a link that would take them to the wing of the building instead of having to walk through the resident's hallway. Ms. Kearney stated that internal renovations are going on currently and would continue with these renovations.

Mr. Urban showed the board the proposed addition for the nurse practitioners. Mr. Urban stated that they are proposing an outdoor garden space for the residents, right

now it's just a blank lawn area. He stated they are proposing patio areas, dining and cafeteria areas, and new common space areas. There will be a lot of different amenities such as a hydrangea garden, benches, and tables throughout the "wandering garden" area. He stated that it would be a nice environment for the residents to enjoy. The area will be fenced in with locked gates, for security. Mr. Urban stated that no mature trees would be removed and that they would be adding more to the landscaping area.

Mr. Urban stated that the existing basin is a detention basin and since they are exceeding one acre in disturbance, they will be converting that basin to an infiltration basin. The infiltration basin will have a flat bottom with steep slopes that will include a native plant mix with shrubs on top, per the township's planting requirements. Mr. Urban stated that they would be replacing dead trees with additional plantings. Mr. Urban explained that some of the underground utilities are preventing adding additional parking. Mr. Urban stated they would provide all of the safety enhancements.

Mr. Valiga wanted to know if the planting schedule and landscaping plan conform with the native species requirements. Mr. Urban stated they are well over the 75% native species requirement. Mr. Valiga wanted to know what type of trees would they be removing, are they non-native? Mr. Urban stated the majority of trees are located in the existing drop-off area and they are non-native. Mr. Valiga stated that he was impressed with them exceeding the native species requirement. He stated that the EAC (Environmental Advisory Council) always looks to remove non-native species, so this is a good thing you are doing.

Mr. Valiga wanted to discuss the review letters. Ms. Kearney stated they would comply with all of Gilmore's review letter dated March 14, 2024; except for page 3, number (11) regarding the planting islands. Mr. Urban stated that the area is flushed with no existing curbing. Mr. Urban stated the planting islands would be for the new parking areas. He stated since there are no existing curbs throughout the existing lots, he wouldn't know where to install the planting islands. Mr. Urban stated that adding curbs could potentially cause drainage issues. Mr. Adams stated that he drove around the site twice and stated that adding curbing could cause a walking hazard. Mr. Valiga wanted to know if there are any existing planting islands there now. Mr. Urban stated there is one at the current drop-off area. He stated that the additional parking spaces they propose to add is an ADA-accessible route, so adding curbing around that area would then require ADA ramps. Mr. Urban stated that there are existing islands, but they are grass with light poles, so they cannot add trees to those areas. Mr. Valiga stated that the waiver would help with the curbing but not the planting islands. Mr. Valiga stated that adding curbs could cause a tripping hazard. Mr. Valiga wanted to know if they would put in the planting strips if they waived the curbing requirement. Mr. Urban stated they would install grass planting strips. Mr. Urban stated that the handicap stalls that are mentioned on page 3 number (12) are providing more than what is required with the federal

guidelines. Mr. Brown agreed and stated that the number (12) would be removed from their review letter.

Mr. Valiga wanted to discuss Bowman's review letter dated March 14, 2024. Ms. Kearney stated that what is being proposed will not add any more beds. She stated they will be reducing the number of beds from 96 to 73. Mr. Dixon wanted to know if there would be an increase in employees. Ms. Kearney stated that they don't intend to increase the number of employees due to the decrease in beds. Mr. Dixon requested this should be addressed in their review letter stating that they are not increasing the number of employees as a result of the deduction of the beds (item # 7). Mr. Dixon stated that if everything is flushed and all the slopes are ADA-compliant; they should look at the vestibule area for ADA-detectable warning surfaces. Mr. Dixon stated since this is a new facility, they would have to allow access to the handicapped parking spaces. Ms. Kearney stated they would comply with the new signage and would not be providing any new improvements on the main road.

Mr. Valiga asked about Lower Gwynedd Township's Fire Marshal, Al Comly, review letter. Mr. Urban stated they are currently working with Mr. Comly regarding the driveway turning radius for the fire trucks. He stated they were supposed to have a meeting that day with Mr. Comly, but he wasn't available. They are aware that the existing driveway cannot handle the turning radius for the trucks. He stated that they are proposing to widen the curbs so the fire trucks can turn without backing up. Mr. Urban stated that they will continue to work with Mr. Comly to resolve this issue. Mr. Valiga wanted to know if they would comply with Mr. Comly's request for the Porte Cochere space to be sprinklered. Ms. Kearney stated they would comply.

A motion was made by Mr. Beardsley and seconded by Ms. Porreca to recommend the land development application for preliminary/final approval by the Board of Supervisors based on the following conditions by Mr. Valiga:

1. The applicant accepts all comments from Gilmore's review letter from March 14th as discussed during the meeting;
2. The applicant's request for a waiver for curbing should be granted, but the planting islands are still required;
3. The applicant will comply with Bowman's review letter dated March 14, 2024, MCPC review letter dated February 20, 2024;
4. The applicant will work with the Fire Marshal to reconfigure the driveway's turning radius to allow access for emergency vehicles.

The motion passed with a 6-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 P.M.

Respectfully submitted,
Patty Furber, Secretary



MEMORANDUM

ATTN: Board of Supervisors
DATE: Thursday, August 22, 2024
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Proposed Small Wireless Facilities Ordinance Amendment-Public Hearing

The Township Solicitor prepared an ordinance amendment (Ord. #547) to the Lower Gwynedd Township Zoning Ordinance that adds new definitions and provisions governing the installation of small wireless facilities in public street rights-of-way and municipal poles in accordance with Act 50 of 2021, the Small Wireless Facilities Deployment Act. The proposed ordinance amendment is attached to this memo for your reference as is Act 50, and the Montgomery County Planning Commission Review letter. Ordinance #547 was publicly advertised and available for public review for the past month on the Township website and in the office. The ordinance was discussed by the Planning Commission at their meeting held August 21st, 2024 and recommended for approval by the BOS.

Recommended motion: Motion to approve Ordinance #547 Small Wireless Facilities as proposed.

**PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF INTENT TO ADOPT ORDINANCE
SMALL WIRELESS FACILITIES**

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, August 27, 2024, at 7:00 PM, will consider the adoption of the following proposed Ordinance which is summarized below:

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE LOWER GWYNEDD TOWNSHIP ZONING CODE, SPECIFICALLY BY AMENDING TITLE SIX OF THE CODE, ENTITLED "ZONING," BY ADDING CERTAIN DEFINITIONS IN CHAPTER 1250, §1250.04, AND BY ADDING A NEW CHAPTER 1295a, ENTITLED "SMALL WIRELESS FACILITIES," WITH PROVISIONS GOVERNING THE INSTALLATION OF SMALL WIRELESS FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/89173027532?pwd=AQzIUWx1zvxu8Qpj6QUdSACxNcNlr.1>

Meeting ID: 891 7302 7532

Passcode: 939663

Call In #: 1-646-876-9923

Copies of the complete text of the proposed ordinance are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302) and may be examined by appointment only from Monday through Friday between the hours of 8:00 AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Mimi Gleason, Township Manager, Lower Gwynedd Township

Publish:

Proof of Publication Required

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

LOWER GWYNEDD TOWNSHIP
1130 N BETHLEHEM PIKE
PO BOX 625
SPRING HOUSE, PA 19477
Attention:

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF INTENT TO ADOPT ORDINANCE SMALL WIRELESS FACILITIES

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on **Tuesday, August 27, 2024, at 7:00 PM**, will consider the adoption of the following proposed Ordinance which is summarized below:

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE LOWER GWYNEDD TOWNSHIP ZONING CODE, SPECIFICALLY BY AMENDING TITLE SIX OF THE CODE, ENTITLED "ZONING," BY ADDING CERTAIN DEFINITIONS IN CHAPTER 1250, §1250.04, AND BY ADDING A NEW CHAPTER 1295a, ENTITLED "SMALL WIRELESS FACILITIES," WITH PROVISIONS GOVERNING THE INSTALLATION OF SMALL WIRELESS FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/89173027532?pwd=AQZlUWlWx1ZvXu8Qpj6QUdSACXNcNlR.1>

Meeting ID: 891 7302 7532
Passcode: 939663
Call in #: 1-846-876-9923

Copies of the complete text of the proposed ordinance are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302) and may be examined by appointment only from Monday through Friday between the hours of 8:00 AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Mimi Gleason,
Township Manager,
Lower Gwynedd Township
LAN: July 30, a-1

LOWER GWYNEDD TOWNSHIP

Published in the following edition(s):

The Reporter, The Reporter Digital
07/30/24

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Sworn to the subscribed before me this 7/30/24

Maureen Schmid
Notary Public, State of Pennsylvania
Acting in County of Montgomery

Advertisement Information

Client Id: 881248 **Ad Id:** 2627204 **PO:** **Sales Person:** 063308

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

LOWER GWYNEDD TOWNSHIP
1130 N BETHLEHEM PIKE
PO BOX 625
SPRING HOUSE, PA 19477
Attention: MICHELLE FARZETTA

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

LOWER GWYNEDD TOWNSHIP

Published in the following edition(s):

The Reporter, The Reporter Digital
08/12/24

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Sworn to the subscribed before me this 8/23/24.

Maureen Schmid
Notary Public, State of Pennsylvania
Acting in County of Montgomery

**PUBLIC NOTICE
LOWER GWYNEDD
TOWNSHIP, MONTGOMERY
COUNTY, PENNSYLVANIA**

**NOTICE OF INTENT TO ADOPT
ORDINANCE
SMALL WIRELESS FACILITIES**

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, August 27, 2024, at 7:00 PM, will consider the adoption of the following proposed Ordinance which is summarized below:

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE LOWER GWYNEDD TOWNSHIP ZONING CODE, SPECIFICALLY BY AMENDING TITLE SIX OF THE CODE, ENTITLED "ZONING," BY ADDING CERTAIN DEFINITIONS IN CHAPTER 1250, §1250.04, AND BY ADDING A NEW CHAPTER 1295a, ENTITLED "SMALL WIRELESS FACILITIES," WITH PROVISIONS GOVERNING THE INSTALLATION OF SMALL WIRELESS FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:
<https://us02web.zoom.us/j/9173027532?pwd=AQZlUWx1ZVxu8Qp6QWd5ACxNcHRC>

Meeting ID: 691 7302 7532

Passcode: 939663

Call In #: 1-646-876-9923

Copies of the complete text of the proposed ordinance are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5102) and may be examined by appointment only from Monday through Friday between the hours of 8:00 AM and 4:30 PM (excluding holidays). All interested persons and parties are invited to attend the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Mimi Gleason
Township Manager
Lower Gwynedd Township
LAN: Aug 12, a-1

Advertisement Information

Client Id: 881248 Ad Id: 2631511 PO: Ord:Sml Wrless Facil Sales Person: 063308

LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

BOARD OF SUPERVISORS
ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO ADD A NEW CHAPTER 1295A, ENTITLED "SMALL WIRELESS FACILITIES," ADDING PROVISIONS GOVERNING THE INSTALLATION OF SMALL WIRELESS FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND ALSO PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

BE IT ORDAINED AND ENACTED by the LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS (the "Board"), Montgomery County, Pennsylvania, as is hereby ordained and enacted by the authority of the same as follows:

SECTION 1. LEGISLATIVE INTENT. The Board enacts this Article to govern use of public street rights-of-way and municipal poles in accordance with and as limited by Act 50 of 2021, The Small Wireless Facilities Deployment Act ("Act"). The Board recognizes the limitations of the Act on its powers and desires to regulate the public street rights-of-way and municipal poles to the maximum extent allowed by such Act. The Board further desires to limit, to the extent legally permissible, conflicts with other uses of the public street rights-of-way.

SECTION 2. AMENDMENT. Title Six of the Code, entitled "Zoning," is hereby amended by adding the following definitions to Chapter 1250, §1250.04, as follows, incorporated into the existing definitions in alphabetical order:

ADA. The federal Americans with Disabilities Act, as amended, and all regulations adopted to implement such statute.

FCC. Federal Communications Commission or any agency successor thereto.

ONE CALL. The Pennsylvania One Call Act, the Act of December 10, 1974, P.L. 852, as amended, 73 P.S. §176 et seq., and all regulations adopted to implement such statute.

PERSON(S). Any individual, corporation, partnership, joint venture, association, limited liability company, joint-stock company, trust, unincorporated organization, or any agent or subsidiary thereof, or government, or any agency or political subdivision thereof.

RIGHT OF WAY. The surface of and the space above and below the paved or unpaved portions of any public street, public road, public highway, public way, public alley, public sidewalk, and any other land dedicated or otherwise designated for the same now or hereafter held by the Township or other governmental entity.

SMALL WIRELESS ACT. The Small Wireless Facilities Deployment Act, the Act of June 30, 2021, P.L. 232, No. 50, 53 P.S. §11704.1 et seq., and as may be amended in the future.

SMALL WIRELESS APPLICANT. A Wireless Provider that submits an application for a Small Wireless Facility.

SMALL WIRELESS APPLICATION. A written application for the installation of a Small Wireless Facility, in the form and including content and information prescribed by the Township.

SMALL WIRELESS FACILITY. The equipment and network components, including antennas, transmitters and receivers, used by a Wireless Provider that meet the following qualifications: (1) Each antenna associated with the deployment is no more than three (3) cubic feet in volume; (2) The volume of all other equipment associated with the wireless facility, whether ground-mounted or pole-mounted, is cumulatively no more than twenty-eight (28) cubic feet. Any equipment used solely for the concealment of the Small Wireless Facility shall not be included in the calculation of equipment volume under this definition.

TOWNSHIP. Lower Gwynedd Township.

UCC. The Pennsylvania Uniform Construction Code, as adopted and administered by the Township.

UNDERGROUND UTILITY DISTRICT. An area designated by the Township within which poles, overhead wires and associated overhead structures are prohibited.

WIRELESS PROVIDER. A Person who provides wireless infrastructure or a wireless communications service provider using Small Wireless Facilities who/which has been granted a permit pursuant to this Ordinance.

ZONING OFFICER. The Person designated by the Board of Supervisors to administer the Zoning Code.

B. The following sections are added to the new Chapter 1295a. as follows:

§1295a.01. **Permit Application Requirements.** All Persons who desire to install a Small Wireless Facility within a right-of-way, whether by co-location or by the installation of a new utility pole, shall file a Small Wireless Application with the Zoning Officer.

§1295a.02. **Time and Manner of Submission of Applications.** All Small Wireless Application shall be submitted to the Township office, or filed electronically, on a day that the Township office is open to the public and during hours that the office is open to the public. A Small Wireless Application received within one (1) hour of close of business shall be considered filed on the next day that the Township office is open for business.

§1295a.03. **Application Consideration and Permit Issuance.**

A. Within ten (10) business days of receiving a Small Wireless Application, the Township shall determine whether the Small Wireless Application is incomplete. If incomplete, the Township shall provide written notice to the Small Wireless Applicant specifically identifying the missing information. All deadlines contained in this section shall restart upon the Small Wireless Application process.

B. A Small Wireless Application for co-location shall be approved or denied by the Township within sixty (60) days of the receipt of a completed Small Wireless Application.

C. A Small Wireless Application to replace an existing utility pole or install a new utility pole with the Small Wireless Facility attached, shall be approved or denied by the Township within ninety (90) days of receipt of the completed Small Wireless Application.

D. If there are deficiencies, the Township will provide the Small Wireless Applicant with written notice of the basis for denial.

E. The Small Wireless Applicant may cure the deficiencies and resubmit a revised Small Wireless Application within thirty (30) days.

F. The Township shall determine whether all deficiencies have been addressed. The Township will notify the Small Wireless Applicant of approval or denial, within thirty (30) days of the resubmittal.

G. Any resubmittal that addresses or changes other sections, shall afford the Township an additional fifteen (15) days to review the resubmittal and shall trigger an additional application fee to be paid by the Small Wireless Applicant with the resubmittal.

H. Once all requirements of the Act and this Chapter have been met, the Zoning Officer shall issue a permit to authorize installation of the Small Wireless Facility and an invoice for the right-of-way fee.

I. The proposed co-location, the modification or replacement of a utility pole or the installation of a new utility pole with Small Wireless Facilities attached, for which a permit is granted under this Chapter, shall be completed within one (1) year of the permit issuance date.

J. Subject to the permit requirements and the Wireless Provider's right to terminate at any time, the permit shall authorize the operation and maintenance of the Small Wireless Facility and any associated equipment on the utility pole covered by the permit, for a period of five (5) years, which shall be renewed for two additional five (5)-year periods if the permit holder is in compliance with the criteria set forth in this Chapter and the Act, and the permit holder has obtained all necessary consent from the utility pole owner.

§1295a.04. **Design Standards.** All Small Wireless Facilities to be installed and maintained within the right-of-way, shall meet all of the following requirements:

A. The Small Wireless Facility and all associated equipment shall meet the size and height limits of the Act.

B. The Small Wireless Facility shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the right-of-way. This shall include, but not be limited to, any interference with compliance with the ADA.

C. A new pole shall not be located within ten (10) feet of an existing driveway or street intersection. A new pole shall not be located within any storm water management facility including, but not limited to, any swale or rain garden. A new pole shall not be located within eighteen (18) inches of the face of the curb.

D. Small Wireless Facility equipment mounted on a pole, shall have a clearance of not less than eighteen (18) feet if located over a cartway and not less than ten (10) feet if not located over a cartway.

E. Ground-mounted accessory equipment, walls, or landscaping shall not be located within any storm water management facility including, but not limited to, any swale or rain garden or within eighteen (18) inches of the face of the curb.

F. A new pole or ground mounted accessory equipment, walls or landscaping shall not be located in an easement extending onto property adjoining the right-of-way, without the written permission of the easement holder.

G. Ground-mounted accessory equipment that cannot be placed underground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features. Any required electrical meter cabinets shall the screened to blend in with the surrounding area.

H. All underground facilities shall be designed and installed in a manner which will not require the removal or relocation of any storm water management facility or underground utility.

I. If the proposed Small Wireless Facility is to be placed on or near a significant historic building, the Small Wireless Facility and wireless support structures shall be located so as not to be located along the frontage of any building deemed to be of historic significance on a federal, state, or local level.

§1295a.05 **Small Wireless Facilities In Underground District.**

A. In any officially designated underground utility district of the Township in which all cable facilities and utility facilities, other than municipal poles and attachments, are required to be placed underground, and in which municipal poles may be replaced, any Person wishing to place a Small Wireless Facility shall also meet any additional requirements of the underground utility district.

B. Persons wishing to place a Small Wireless Facility in an underground utility district may apply for a waiver from the requirements of the underground utility district. After an application for a waiver is received by the Township, the Township shall hold a public hearing on the request for a waiver. In order to be considered, the request for a waiver must include a letter from the owner of the property where the small cell facility is to be placed, consenting to the waiver request.

§1295a.06 Maintenance of Small Wireless Facilities. The Wireless Provider shall maintain the Small Wireless Facility in a manner that meets or exceeds all of the design standards of this Chapter and all UCC standards. If the Small Wireless Facility is the only facility on a pole, the Wireless Provider shall maintain the pole in accordance with this Chapter and all applicable requirements. The Wireless Provider shall remove any graffiti on the Small Wireless Facility, including but not limited to ground-mounted accessory equipment, within thirty (30) days after notice from the Township to do so.

§1295a.07 Damage to Existing Facilities.

A. A Wireless Provider shall repair all damage to the right-of-way or any other land so disturbed, directly caused by the activities of the Wireless Provider or the Wireless Provider's contractors, including installation of the Small Wireless Facility or the failure to properly maintain the Small Wireless Facility, and return the right-of-way in as good of condition as it existed prior to any work being done in the right-of-way by the Wireless Provider or damage resulting from the failure to maintain the Small Wireless Facility. If the Wireless Provider fails to make the repairs required by the Township within thirty (30) days after written notice, the Township may perform those repairs and charge the Wireless Provider the reasonable, documented cost of the repairs plus a penalty of Five Hundred Dollars (\$500.00).

B. The Wireless Provider who has failed to make the required repairs shall not be eligible to receive a new permit from the Township until the Wireless Provider has paid the amount assessed for the repair costs and the assessed penalty or has deposited the amount assessed for the repair costs and the assessed penalty in escrow with the court adjudicating the merits of the dispute.

C. A Wireless Provider shall fully indemnify and hold the Township and its officers, employees and agents harmless against any claims, lawsuits, judgments, costs, liens, expenses or fees or any other damages caused by the act, error or omission of the Wireless Provider or its officers, agents, employees, directors, contractors or subcontractors while installing, repairing or maintaining Small Wireless Facilities or utility poles within the right-of-way.

§1295a.08 Annual Right-of-Way Fee. In accordance with Section 3(c) of the Act, the Township hereby imposes an annual fee for the use of right-of-way in the amount of Two Hundred Seventy Dollars (\$270.00) per Small Wireless Facility or Two Hundred Seventy Dollars (\$270.00) per new utility pole with a Small Wireless Facility.

The annual fee shall become effective beginning on January 1, 2022, and shall be imposed for each calendar year or portion thereof during which a Small Wireless Facility is located in a right-of-way. The owner of each Small Wireless Facility installed within the Township shall be responsible to pay such right-of-way fee whether or not such provider receives an invoice from the Township. The fee will be due by January 31 of the calendar year for the calendar year to which the fee relates.

A. The failure to pay the annual right-of-way fee shall be a violation of this Chapter and shall be subject to the penalties and remedies in this Chapter.

B. If the annual right-of-way fee is not paid in full by January 31 of the calendar year, a penalty of ten (10%) percent of the annual fee shall be added. If the annual fee plus penalty is not paid in full by March 31 of the calendar year, interest at the rate of one (1%) percent per month shall continue until the annual right-of-way fee, penalty, and interest are paid in full.

C. The annual fee may be adjusted upward by resolution of the Board of Supervisors as authorized by Section 7(c) of the Act.

D. The owner of each Small Wireless Facility installed within a right-of-way on the effective date of this Chapter shall provide the Township with a report identifying each existing Small Wireless Facility identifying the location of such Small Wireless Facility, the dimensions of such Small Wireless Facility, and the date of installation of the Small Wireless Facility. This report shall include the name and contact information for the owner of the Small Wireless Facilities, including the address to send invoices for the annual right-of-way fee and any notices under this Chapter.

E. The owner of each Small Wireless Facility shall provide the Township with up-to-date contact information. If ownership of a Small Wireless Facility changes, the new owner of the Small Wireless Facility shall provide notice and new contact information to the Township within thirty (30) days.

§1295a.09 **Application Fees.** A Small Wireless Applicant for a permit to install a Small Wireless Facility shall include those fees specified in the Township's General Fee Schedule, which may be adjusted upward by resolution of the Board of Supervisors as authorized by Section 7(c) of the Act.

§1295a.10 Removal of Small Wireless Facilities.

A. Within sixty (60) days of suspension or revocation of a permit due to noncompliance with this article or the Act, the Wireless Provider shall remove the Small Wireless Facility and any associated equipment, including the utility pole and any support structures if the permit holder's wireless facilities and associated equipment are the only facilities on the utility pole, after receiving adequate notice and an opportunity to cure any noncompliance.

B. Within ninety (90) days of the end of a permit term or an extension of the permit term, the permit holder shall remove the Small Wireless Facility and any associated equipment, including the utility pole and any support structures if the permit holder's wireless facilities and associated equipment are the only facilities on the utility pole.

C. A Wireless Provider which elects to discontinue the use of a Small Wireless Facility shall notify the Township in writing not less than forty-five (45) days prior to the discontinuance of use of the Small Wireless Facility, which notice shall specify when and how the Wireless Provider will remove the Small Wireless Facility and, if applicable, the pole. The Wireless Provider shall complete the removal within forty-five (45) days of the discontinuance of the use of the Small Wireless Facility. A permit issued under this Article for a Small Wireless Facility which is voluntarily removed shall expire upon the removal of the Small Wireless Facility.

§1295a.11 Removal if use is discontinued or abandoned.

A. If a Small Wireless Facility is discontinued for a period of one hundred twenty (120) days or is abandoned without notice from the owner, it shall be considered abandoned and the Township may remove it at the owner's expense if the Township provides written notice of its intent to remove under this section and, within thirty (30) days after receipt of such written notice, the owner of the does not reply to the Township, in writing, that the Small Wireless Facility continues to be in operation. Costs for such removal shall be collectible as allowed by law.

B. The Township reserves the right to inspect and to request information from the owner, which the owner shall provide following such request, as to the continued use of the operator's Small Wireless Facility within the right-of-way.

C. The Township reserves the right (unless prohibited by law) to require the owner of the Small Wireless Facility to provide financial security to the Township sufficient to cover the costs of removal of the Small Wireless Facility if such use is discontinued or abandoned. The Small Wireless Small Wireless Applicant shall submit an estimate of such removal costs to the Township Engineer for review and approval of same. Said financial security shall remain in place until said facility is removed.

§1295a.11 Safety Requirements.

A. Prevention of failures and accidents. Any person who owns or operates a portion of a Small Wireless Facility sited in the public right-of-way shall always employ ordinary and reasonable care and install and maintain it using industry standard technology for preventing failures and accidents which are likely to cause damage, injury, or nuisance to the public.

B. Compliance with Fire Safety and FCC regulations. A Small Wireless Facility, including, but not limited to, wires, cables, fixtures, and other equipment, shall be installed and maintained in compliance with the requirements of any applicable provisions of the National Electric Code and building codes, and in such manner that will not interfere with the use of other property or any existing public/private utilities or public safety systems.

C. Each attachment of wireless facilities should bear a marker or insignia legible at street level identifying the owner of the Small Wireless Facility and contact information.

§1295a.12 Exceptions to applicability. Nothing in this Chapter authorizes the co-location of small wireless facilities on:

A. Property owned by a private party without the written consent of the property owner;

B. Property owned or controlled by a unit of local government that is not located within public rights-of-way without the written consent of the unit of local government. (Local governments are, however, required to authorize the co-location of small wireless facilities on utility poles owned or controlled by the local government or located within rights-of-way to the same extent the local government permits access to utility poles for other commercial projects or uses.);

C. A privately owned utility pole or wireless support structure, without the consent of the property owner; or

D. Property owned, leased or controlled by a park district, forest preserve district, or conservation district for public park, recreation or conservation purposes, without the consent of the affected district.

§1295a.13 Appeals and consistency with state and federal laws.

The appeals process shall be as provided and set forth by state and federal laws, including any rulings issued by the Federal Communications Commission. The provisions contained herein regulating small wireless facilities are intended to comply with federal and state laws and regulations in effect as of the date of adoption of this chapter. To the extent that any of the provisions in this chapter conflict with any federal or state statute or regulations, the federal or state statutes or regulations shall control unless the applicable federal or state statutes or regulations allow for more stringent provisions in local ordinances, in which case the more stringent provisions of local ordinances shall remain in effect and shall control in such instances.

§1295a.14 Severability. The provisions of this chapter are severable. If any provision or subsection, or the application of any provision or subsection to any person or circumstances, is held invalid, the remaining provisions, subsection, and applications of such chapter to other persons or circumstances shall not be made invalid as well. It is declared to be the intent of this section that the remaining provisions would have been adopted had such invalid provisions not been included in this Chapter when originally adopted by the Board of Supervisors.

§1295a.15 Violations and Penalties.

A. **Violations.** It shall be a violation of this Chapter to do or permit the following:

1. To install a Small Wireless Facility prior to obtaining the permit required by this Chapter.
2. To install a Small Wireless Facility in a manner other than that authorized by the permit.
3. To place any false or misleading information on an application including, but not limited to, incorrectly identifying the right-of-way width, the identity of the owner of a utility pole, the precise location of the utility pole, or the size and location of any proposed or existing equipment.
4. To fail to make any payment required by this Chapter or to make a payment by a means which is later dishonored.
5. To violate any other provision of this Chapter.

B. **Penalties.** Any Person who violates or permits the violation of any provision of this Chapter shall be liable upon summary conviction therefor to fines and penalties of not less than Five Hundred Dollars (\$500.00) nor more than One Thousand Dollars (\$1,000.00) plus all costs of prosecution, including attorneys' fees, which costs, fines, fees and penalties may be collected as provided by law. Each day that a violation continues and each Section of this Chapter that is violated constitutes a separate violation.

SECTION 3. SEVERABILITY. The provisions of this Ordinance shall be severable and, if any of the provisions hereof shall be held to be invalid or unenforceable, the remaining provisions of this Ordinance shall remain in effect.

SECTION 4. REPEALER. All Ordinances or parts of Ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as some affect this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors this _____ day of _____, 2024.

ATTEST:

***LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS***

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

DRAFT

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 14, 2024

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC # 24-0163-001
Plan Name: Small Wireless Facilities Ordinance
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced [zoning text and map amendments](#) in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2024. We forward this letter as a report of our review.

BACKGROUND

Lower Gwynedd Township is proposing an ordinance amendment to add a new Chapter 1295.A entitled "Small Wireless Facilities" to the zoning ordinance. The proposed amendment would add new definitions and provisions governing the installation of small wireless facilities in public streets rights-of-way and on municipal poles. The new zoning amendment provides specific standards for the location, placement, design, and maintenance of such systems. Provisions which conform to the Small Wireless Facilities Deployment Act in the review of applications for the replacement, modification, or co-location of small wireless facilities, and the timing of approvals, are also included in this zoning amendment.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

DEFINITIONS

The proposed amendment includes definitions of terms that are pertinent to the regulations. The township may want to consider adding definitions for terms that are used often and could be clarified. In particular, we suggest that including definitions for the terms “co-location” and “modification” would help to clarify the ordinance.

DESIGN STANDARDS

- A. Historic Buildings. The proposal states that the small wireless facilities shall not be located on the frontage of “any building deemed to be of historic significance on a federal, state, or local level (§ 1295.a.04).” Based on our interpretation of the proposed amendment, we feel that the reference to buildings that are “deemed to be of historic significance” may not sufficiently protect historic buildings. We recommend that the township specifically reference an eligibility list, such as the Chapter 1299 Appendix II – Historic Resources Eligibility List, or provide additional standards that would guarantee that the appearance of historic buildings is protected and the functioning of the technology is ensured. The township may also consider defining “historic building” as it relates to small wireless facilities.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve Lower Gwynedd’s planning objectives for managing the location and design of small wireless communications facilities in the township.

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

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

- c: Mimi Gleason, Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission

**BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2024-26

WHEREAS, Lower Gwynedd Township (the "**Township**"), is a municipal corporation and township of the second class located in Montgomery County, Commonwealth of Pennsylvania; and

WHEREAS, the Township is the owner of that certain tract of improved real estate located at 1145 Stone House Road (the "**Property**"), and being identified in the Montgomery County Recorder of Deeds Office ("**Recorder's Office**") as Parcel #39-00-03088-00-5, and being the same premises which Spring House Farm, Inc., a Pennsylvania corporation, by deed dated February 4, 2003 and recorded February 28, 2003, in and for the Recorder's Office in Deed Book 5448, Page 203, granted and conveyed unto the Township, in fee; and

WHEREAS, the Township, after due notice by advertisement of a public auction in a newspaper of general circulation in the Township, published not less than ten (10) days prior to the public auction, all as required by Section 1503 of Act 69 of 1933, as amended, did cause the Property to be exposed to public auction on July 29, 2024 (the "**Auction**"); and

WHEREAS, Philip Reason and Shirley Reason (collectively, the "**Purchaser**"), was the highest bidder at the Auction with a bid of Seven Hundred Ten Thousand Dollars (\$710,000.00); and

WHEREAS, the Township awarded the contract to the Purchaser as the highest bidder, whereupon the Purchaser executed a Purchaser's Agreement dated July 29, 2024 (the "**Contract**"), in accordance with the Conditions of Sale announced at the Auction (the "**Conditions of Sale**"); and

NOW, THEREFORE, BE IT RESOLVED that Mimi Gleason, the Township Manager, with the advice of the Township Solicitor, is hereby authorized and directed to consummate the sale of the Property pursuant to the Contract and the Conditions of Sale, to execute and deliver a deed conveying the Property to the Purchaser, to sign an Owner's Title Affidavit, a Settlement Statement, and such other conveyance documents as may be required to consummate the sale of the Property.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on August 27, 2024.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

ATTEST:

TOWNSHIP:
LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON



To: Board of Supervisors
From: John L. Farrell, Project Manager & EMC
Date: August 27, 2024
Re: Sidewalks & Trails Plan Proposals

Recommended action: Motion to approve proposals from Gilmore & Associates for \$22,500.00 and Bowman for \$13,925.00 to document and review the Township’s existing sidewalk and trail network, review pedestrian crossings, and develop a plan for future sidewalk and trail connections and safety improvements.

Township staff have worked with Gilmore and Associates and Bowman to put together a proposal to develop a comprehensive sidewalk and trail plan for the Township. The goal is to create a plan that will guide decisions related to sidewalk and trail placement in Township projects and land development applications. The workplan for this project will be divided into two high-level tasks, which will each involve effort from both firms:

Task 1: Review of the Existing Network and Crossings

- Gilmore will start by reviewing the existing Township sidewalk and trail map, work with staff to verify any areas in question, and make updates as needed. They will also add “community nodes” (schools, parks, commercial corridors, etc.) to highlight connections (or gaps) to popular destinations. Their team will also conduct a review of sidewalk and trail provisions in the Township’s SALDO and Zoning Ordinance.
- Simultaneously, Bowman will conduct a safety review of up to 25 current trail crossings throughout the Township. The focus will generally be on mid-block crossings, where there is not already an established area to cross. The list of intersections to be studied would be finalized with Township staff at the beginning of the process. The Bowman review will result in a prioritized list of improvements for the Township to consider, some of which may need more detailed analysis.
 - If a large number of crossings are deemed to need extensive analysis, Bowman may also limit the number analyzed in this proposal, and instead recommend a more comprehensive review of crossings throughout the Township.
- Task 1 will culminate with the production of a new sidewalks and trails map, along with a list of potential pedestrian crossing improvements. The new map and list will then be presented to staff, the Planning Commission, and Parks & Recreation Board for review. With the new information, their input will be solicited to identify which areas are highest priority for future pedestrian connections.

Task 2: Future Sidewalks & Trails Connections Plan

- Gilmore will take the information and priorities from the Task 1 research and propose methods to address the gaps in the pedestrian network. This will result in an update to the map produced in Task 1, which will include visualizations of future priority sidewalk and trail routes.
- Bowman's research from Task 1 will be incorporated into the new map, as well as an analysis of additional areas where future crossings may be planned.
- All mapping data produced for the project will be prepared so that it may be used in Traisr moving forward.
- The final report will include recommended updates to the Township's SALDO and Zoning Ordinances. The recommendations may include suggestions for edits to existing code and will consider provisions for how to handle situations where sidewalks/trails may be required for an application, but the property is not located on a high priority route.
- Gilmore will also discuss potential funding sources to assist the Township in the construction of future pedestrian segments.
- Final presentations will be given to the Planning Commission, Parks & Recreation Board, and Board of Supervisors.

Township staff recommend approving these proposals to develop a Sidewalks and Trails Plan for the Township. The full proposals from each firm are attached to this memo. Please note that both proposals are provided as not-to-exceed costs, so any scope limitations (such as a reduction in the number of pedestrian crossings analyzed) should result in reduced project costs.



August 15, 2024

File No. 999-1022

John Farrell, MPA, PMP
Lower Gwynedd Township, Project Manager & Emergency Management Coordinator
1130 N. Bethlehem Pike
Spring House, PA

Reference: Sidewalk & Trail Connection Strategic Plan Proposal

Dear John:

Per your request, please see below Scope of Work for the preparation of a Sidewalk & Trail Connection Strategic Plan in Lower Gwynedd Township. We understand that Bowman will be evaluating the existing trail crossings of public streets under a separate scope; however, we also understand the need for the G&A plan and Bowman evaluations to run in parallel and have included coordination time in our scope and estimated fee.

Scope of Work

Task 1: Existing Sidewalk and Trail review

- Conduct limited site visits to existing trail areas identified by staff as needing additional refinement on existing mapping, utilize existing mapping and aerial photography as base information to verify and update existing sidewalk and trail conditions
- Identify and map community nodes, including but not limited to schools, parks, commercial corridors, and transit stops
- Update GIS maps of existing sidewalk and trail conditions and community nodes. Community nodes will be exportable as GIS shape file.
- Coordinate verification of existing trail/ pedestrian crossing conditions and preliminary recommendations for pedestrian crossing improvements with Bowman Engineering
- Review Township Code for sidewalk requirements (SALDO and/or Zoning)
- Identify the focus area for Task 2 based on findings from Task 1 with input from Bowman Engineering, Township Staff, and Township Parks & Recreation Board. Meet with Township Park & Rec Board and Planning Commission to provide update and receive comments on Task 1 prior to proceeding to Task 2.
- Meetings with Township staff to review existing conditions and discuss opportunities and strategies for future connections.

Task 2: Future Sidewalk and Trail Connections Plan: Phase 1

- Identify and prioritize gaps in the existing pedestrian network and propose future pedestrian corridor connections within the focus area identified in Task 1.
- Coordinate with Township Parks & Recreation Board to propose future trail connections to parks within the focus area identified in Task 1.
- Coordinate recommendations for midblock crossing locations, including potential Rectangular Rapid Flashing Beacons (RRFB) and detailed engineering evaluation, with Bowman Engineering.

- Recommend potential amendments to SALDO sidewalk requirements. Provide suggestions for dealing with applications where sidewalk/trails are required by Ordinance, but the property is not physically located along a designated priority pedestrian route as identified on the strategic plan.
- Identify potential funding sources.
- Provide a Final Report (including poster size printed maps of existing sidewalk and trail conditions and of proposed pedestrian connections within the focus area identified in Task 1) with prioritized list of recommendations for future sidewalk and trail connections within the focus area, including potential midblock pedestrian crossings, and recommended amendments to SALDO sidewalk requirements.
- Provide recommended general Maintenance Plan for trails and sidewalks within the Township.
- One meeting with Township Staff to review the Preliminary Strategic Plan
- Presentation of the Final Strategic Plan to the Park & Recreation Board, Planning Commission, and Board of Supervisors.

Total Budgetary Cost: \$22,500.00

As always, please call me if you have any questions regarding this matter.

Sincerely,



James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/

CC: Toby Levin, R.L.A, Gilmore & Associates, Inc.
Mimi Gleason, Township Manager
Sandi-Feight, Township Parks & Recreation Director
Judith Stern Goldstein, R.L.A., ASLA, Gilmore & Associates, Inc.



WORK AUTHORIZATION FORM

Bowman is pleased to provide the services described below. The purpose of this form is to obtain your authorization for the work requested and confirm the terms under which the services are provided.

Project Name: Sidewalk and Trail Plan Date: August 15, 2024

Client Information:

Contact Name: Mimi Gleason, Township Manager Company: Lower Gwynedd Township
Address: 1130 N. Bethlehem Pike Phone: 215-646-5302
City, State, Zip: Spring House, PA 19477 Email: mgleason@lowergwynedd.org

Task 1 – Existing Trail/Pedestrian Crossing Review: The following is a summary of the services that will be completed for a preliminary review of existing trail/pedestrian crossings in the Township:

- Complete a review of existing trail crossings to document location/alignment of existing crossings, existing signs, pavement markings, and curb ramp facilities. The review includes both a desk-top and field view of the crossing locations. Review of curb ramps will be limited to visual identification of ramps that are assumed to be compliant (recent construction by Township), clearly non-compliant, or ramps that should be evaluated further in the future through a detailed field inspection(excluded). The scope of work estimates that up to 25 existing crossings (approximate) will be reviewed.
- Provide preliminary recommendations, as needed, for existing pedestrian crossings pertaining to location/alignment, potential signage, pavement markings, and curb ramp facilities.
- Provide Gilmore and Associates with list of potential improvements to existing pedestrian crossings.
- Provide a summary memorandum to township staff and Gilmore, to be incorporated, as needed into the overall sidewalk and trail study report document to be completed by Gilmore. Any necessary mapping and/or graphics depicting potential improvements will be completed by Gilmore.
- Bowman will attend up to a maximum of three (3) meetings, which includes a kickoff meeting, with Township staff, Parks and Recreation Board, Planning Commission, and/or Board of Supervisors during the completion of Task 1.

Note: The existing condition trail/pedestrian crossing review completed by Bowman includes the review of midblock trail/pedestrian crossing locations. The review does not include segments of sidewalks/trails along roadways, sidewalk/curb ramps at intersections, or crossings of privately owned roads/driveways outside of existing township or state legal right-of-way.

Task 2 – Future Sidewalk and Trail Plan: The following is a summary of the services that will be completed by Bowman for the development of the future Township sidewalk and trail plan:

- Work collaboratively with Gilmore to review the preliminary proposed future sidewalk and trail plan for the Township and provide general locations along key corridors where midblock pedestrian crossings could be considered in the future.
- Identify potential midblock crossings to consider for detailed engineering feasibility evaluation in the future for Rectangular Rapid Flashing Beacon (RRFB).
- Provide general input on future pedestrian corridor connections, as needed in collaboration with Gilmore.
- Work collaboratively with Gilmore and Township staff to develop a prioritized list of recommendations.
- Review and provide comments on report text for the overall sidewalk and trail study report to be completed by Gilmore, as needed, pertaining to existing and future pedestrian crossings. Any necessary mapping and/or graphics depicting potential improvements will be completed by Gilmore.
- Bowman will attend up to a maximum of two (2) meetings with Township staff, Parks and Recreation Board, Planning Commission, and/or Board of Supervisors during the completion of Task 2.

MEMORANDUM

TO: Mimi Gleason, Township Manager
Lower Gwynedd Township

FROM: Helen Lam, P.E.
Chad Dixon, AICP

DATE: August 22, 2024

RE: Bethlehem Pike and Dager Road Signal Pole Replacement

Based on a recent traffic signal evaluation at the intersection of Bethlehem Pike and Dager Road, two traffic signal poles should be replaced by the Township.

Bowman is seeking authorization to advertise for bidding of the construction work to replace the following traffic signal poles at the intersection of Bethlehem Pike and Dager Road:

- One 20' traffic signal mast arm located at the northeast corner of the intersection.
- One strain pole located on the southeast corner of the intersection.

The traffic signal mast arm and strain pole replacements will include the replacement of the existing four signal heads and related wiring currently located on the two poles referenced above.

The Township's 2024 budget includes the cost to replace the traffic signal poles at the intersection including the costs for construction documents, bidding, construction, and construction observation.

Bowman will advertise for bidding of the construction work associated with the project scope in September 2024. We anticipate making a recommendation for the bid award at the October 8, 2024, Board of Supervisors meeting. The current estimated lead time to receive the poles from the manufacturer is eight months after the order is placed by the contractor.

If you have any questions or need additional information regarding the status of the project, please let us know.

Memo

To: Board of Supervisors
Mimi Gleason, Township Manager

From: Sandi Feight, Recreation Director

Date: August 20, 2024

Re: EAC Request for Expenses



Recommended Motion: To authorize up to \$250 in reimbursement for plants and materials for redesigned flower beds by the Natatorium at Wissahickon high school and a \$750 donation to Journeywork to be used for the first ten Lower Gwynedd residents who sign up for Pollinator Palooza.

Members of the Lower Gwynedd EAC (Brenda Doll and Suzanne Smith-Oscilowski) along with members from the Ambler Borough EAC and Whitpain EAC have been volunteering time to clean up the two flower beds next to the Natatorium at Wissahickon High School. When the plantings around the outside of the Natatorium were designed, no maintenance plan was put into place. Members of the Lower Gwynedd EAC with horticultural backgrounds were asked to assist in developing a design with plantings that would be very low maintenance and easily taken care of by the District. The EAC discussed the project at the June 12, 2024 meeting and would like to invest up to \$250 in plants and materials for this project. Brenda and Suzanne will purchase the needed supplies and plantings and submit receipts for Township reimbursement.

At the August EAC meeting, Paige Menton with Journeywork spoke about her upcoming event, [Pollinator Palooza](#). Anyone can register and pay \$75, volunteers from Journeywork come to your home in the fall and prep an area of your yard for a garden (sheet mulching). The following spring, volunteers will come back and plant native pollinators. Registration begins in September. This program has been successful in helping residents in the greater community gain a better understanding about native plants, pollinators and how to select plants. Paige inquired if the EAC would consider purchasing up to 10 gardens, which would be available for the first 10 property owners living in Lower Gwynedd Township. The EAC voted to make a recommendation to the Board of Supervisors for the Township to donate \$750 to Journeywork for 10 pollinator gardens, with the understanding that the gardens would be for the first 10 Lower Gwynedd residents who sign up.

In this year's budget, one line item was designated for volunteer commission events and projects, and \$18,166 remains. These requested expenses are well within budget.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: August 22, 2024
Re: Alcohol waiver for Fall Fest



Recommended Action: Motion to waive the requirements of Part Six, Section 612.01 of the Township Code, to permit the sale and consumption of alcohol for the Lower Gwynedd Fall Fest, to be held on September 21, 2024.

Below is the Section of the Code being waived:

§ 612.01 Possession and consumption on public property.

The possession and consumption of alcoholic beverages is prohibited upon any and all property owned by the Township, as well as publicly-owned property, including, but not limited to, property owned by the Commonwealth, the County, the Township and the Wissahickon School District.



PROJECT	WORK PERFORMED LAST PERIOD (July 23 rd to August 27 th)	WORK TO BE PERFORMED THIS PERIOD (August 27 th to September 24 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"> Meeting with Wissahickon Clean Water Partnership to discuss potential water quality projects. 	<ul style="list-style-type: none"> Monitor permit status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none"> Continue design for 448 Marion Driveway replacement & solicit/receive quotes for culvert fabrication. Field work for woodlands evaluation. Stake out easement through Meadowcreek circle development. 	<ul style="list-style-type: none"> Continue work on stormwater strategic plan. Coordinate with Public Works on additional drainage work at Brookside/Knight intersection. Continue work on forest evaluations and management plan.
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none"> Coordination with PECO on gas relocation. PECO has agreed on location, Twp to amend the DEP General Permit to include gas line relocation. 	<ul style="list-style-type: none"> Establish defined easement area for PECO gas relocation to be presented to the BOS in September. Project to be put out to bid in September for October/November award.
4. Bethlehem Pike Pedestrian Bridges (Montco 2040 Grant)	<ul style="list-style-type: none"> Bridge installation is complete. Sidewalks / Curb ramps complete. Bridges on both sides are now open to pedestrians. 	<ul style="list-style-type: none"> Bridge scheduled for delivery on July 24th. Complete curb, sidewalk, and guiderail work once bridge is set.
5. Road Repaving Program	<ul style="list-style-type: none"> Coordination with AMS on ultra-thin bonded wearing course contract. 	<ul style="list-style-type: none"> Ultra-thin bonded wearing course scheduled to start week of August 26th.
6. Pen-Ambler Park	<ul style="list-style-type: none"> Coordination with AMO on final report to be submitted to DEP for ACT 2 closure. 	<ul style="list-style-type: none"> Monitor project and perform work as necessary.
7. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> DCED MTF submitted for Penllyn Station trail on July 31st. Existing features survey for Ingersoll Park improvements is complete. 	<ul style="list-style-type: none"> Submission deadline for DCED MTF grant is July 31st. Design for Phase 2 Ingersoll Park Improvements.

PROJECT	WORK PERFORMED LAST PERIOD (July 23 rd to August 27 th)	WORK TO BE PERFORMED THIS PERIOD (August 27 th to September 24 th)
PRIVATE DEVELOPMENT PROJECTS		
1. Saint Charles Seminary	<ul style="list-style-type: none"> • Construction Observation. • Coordination regarding TCO. • Meeting with GMU to discuss sewer billing. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
2. Precision Watches	<ul style="list-style-type: none"> • TCO issued. • ZHB application submitted for generator pad encroachment. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
3. Hunt Seat Drive	<ul style="list-style-type: none"> • Construction observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
4. Goddard School	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
5. Gwynedd Mercy Academy High School	<ul style="list-style-type: none"> • Construction observation. • Coordination re: potential TCO. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
6. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> • Construction has begun. 	<ul style="list-style-type: none"> • Construction observation.
7. SHIP Building 14 Parking & Substation Land Development	<ul style="list-style-type: none"> • Construction observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as necessary.
8. 776 Johns Lane (Hughes Subdivision)	<ul style="list-style-type: none"> • Construction observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
9. ACTS (Gwynedd Estates)	<ul style="list-style-type: none"> • Meeting with design engineer to discuss potential Amended Final plan submission. 	<ul style="list-style-type: none"> • Anticipate submission / review of Amended Final plan.
10. ACTS (Spring House Estates)	<ul style="list-style-type: none"> • Meeting with design engineer / applicant to discuss potential easement for Radcliffe Lane egress. 	<ul style="list-style-type: none"> • Project is on BOS agenda for 8/27 for discussion. • Monitor project status and perform work as needed.

LOWER GWYNEDD TOWNSHIP PROJECT STATUS REPORT August 2024

DESIGN PROJECTS

SPRING HOUSE INTERSECTION PROJECT – PHASE 2

- All proposed underground stormwater systems installed, including the pipe replacement of 42-inch CMP on Sumneystown Pike.
- Barrier and fence installation completed along Norristown Road.
- Installation completed for traffic signal mast arms and pedestrian poles.
- Installation of sidewalk, guiderail, roadway utility adjustments completed.
- Paving and concrete work (including curb, sidewalk, curb ramps and signal island) completed.
- Traffic signal inspection was conducted on 8/16/2024. PennDOT requested a second inspection, because the adaptive traffic signal system operation was not restored due to repairs needed for fiber optics communication lines. Adaptive operation was restored for the corridor on 8/19/2024. During the restoration, the contractor found that there was a surge in the signal cabinet that damaged two detection cameras. A second signal inspection will be scheduled once the new cameras are installed.
- Final pavement markings installed 8/21 and 8/22/2024.
- Final roadway inspection scheduled for 8/23/2024.
- Contract extended until 10/31/2024 to accommodate additional traffic signal inspection, and PennDOT required traffic signal 30-day test period.

TRAFFIC SIGNAL PROJECTS

BETHLEHEM PIKE AND DAGER ROAD TRAFFIC SIGNAL POLE REPLACEMENTS

- Replace two (2) traffic signal poles at the intersection based on recent traffic signal maintenance inspection report.
- Bowman will advertise for bidding of the construction work in September 2024. We anticipate making a recommendation for the bid award at the October 8, 2024, Board of Supervisors meeting.
- Construction anticipated for Spring/Summer 2025.

WELSH ROAD TRAFFIC SIGNAL UPGRADES

- Traffic signal upgrades for the intersections with Evans Road and Darden Drive/Gwynedd Crossing.
- PennDOT Green Light Go (GLG) grant application submitted 2/29/2024.
- Township awarded GLG grant of \$324,640 with 20% local match requirement of \$81,160.

PENLLYN PIKE AND TREWELLYN AVENUE/OLD PENLLYN PIKE TRAFFIC SIGNAL UPGRADES

- Traffic signal modernization improvement project.
- DCED LSA – Statewide grant application submitted 11/30/2023.




1130 N. BETHLEHEM PIKE • P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • FAX 215-646-3357

www.lowergwynedd.org

Finance Memorandum

Date: August 20, 2024

To: Mimi Gleason, Township Manager

From: Melinda Haldeman, CPA Finance Director 

RE: July 2024 LGT Financial Packet:

- ❖ Fund and Cash Balances as of July 31, 2024
- ❖ YTD Budget Report with Prior Years Actuals thru July 31, 2024

The following are items I wish to bring to your attention:

- ❖ All cash account reconciliations are current through July 31, 2024
- ❖ Sewer Account Receivable is reconciled through July 31, 2024
- ❖ All ARPA monies must be obligated by December 31, 2024, and paid out as of December 31, 2026. The current amount left to spend as of July 31, 2024, is \$104,171.95.
- ❖ We were awarded a Grant from EDCDI for \$830,000 for the Ingersoll Park Improvements. This was not budgeted for 2024. We received \$830,000 on August 14, 2024.
- ❖ On July 3rd we received \$159,440 from the Green Light Go Grant and on July 30th we received \$521,686 from the Multi Modal Grant Phase 2. Both Grants are reimbursable, which means we receive monies after we make payment.
- ❖ The Human Resource Platform is completed. This platform consists of Time and Attendance, Health Benefits, Onboarding of New Employees, and Electronic Employee Files.
 - All employees are using the time and attendance module to enter their time worked and manager(s) are approving their time.
 - All Employee Time Off Banks, (Vacation/Personal/Sick/Kelly/Comp) are in the platform. Non-Uniform employees request time off through the platform with Manager approval and their accruals of time are occurring in real time within the platform. Uniformed employees record their time taken within in the system and the banks are updated real time.

- All Full-Time employees have a health and benefits tab within the platform to see their current benefits and links to all documentation regarding their benefits. Life Insurance Beneficiary information and website links and documents for retirement plans are on the platform . Open enrollment will be within the platform moving forward.
- Employees can access their own W-4 and Direct deposit to make changes which filter to the Paychex system automatically.
- Payroll forms for 457 pre-tax contributions and HSA pre-tax contributions are within the platform to download, print and give to the finance director.
- Employee Personnel Files are within the platform. All tax forms, personnel manual, emergency contacts, local tax form, acknowledgement of worker comp act, cell phone and uniform policy if applicable are in file. Moving forward Ofer letters, pension statements, and any other documents pertaining to employee will be downloaded.

FUND BALANCE
AND
CASH BALANCE

Lower Gwynedd Township
Fund and Cash Balances as of July 31, 2024

FUND #	FUND	FUND BALANCE @		FUND BALANCE @
		01/01/2024 FINAL	(INCREASE)DECREASE THRU 07/31/2024	
01	GENERAL	-8,012,322.99	-1,280,667.56	-9,292,990.55
02	STREET LIGHT	-29,226.63	-12,990.85	-42,217.48
03	FIRE PROTECTION	-61,793.14	-201,251.33	-263,044.47
04	FIRE HYDRANT	-59,525.99	-6,595.99	-66,121.98
05	RECREATION	23,901.46	-118,831.24	-94,929.78
	GENERAL OPERATING FUNDS SURPLUS	-8,138,967.29	-1,620,336.97	-9,759,304.26
08	SEWER OP	-5,763,141.16	-843,229.35	-6,606,370.51
09	SEWER CAPITAL	-4,371,454.29	-164,458.66	-4,535,912.95
	SEWER FUNDS SURPLUS	-10,134,595.45	-1,007,688.01	-11,142,283.46
16	ACQ OPEN SPACE	-2,250,870.84	-71,820.12	-2,322,690.96
30	CAPITAL RESERVE	-4,214,533.23	-907,835.57	-5,122,368.80
31	STORMWATER MNGMNT	-795,605.31	-52,413.58	-848,018.89
33	TRAFFIC IMPACT	-1,819,129.36	312,874.00	-1,506,255.36
35	HIGHWAY AID	-400,571.72	-55,493.90	-456,065.62
	CAPITAL FUNDS	-9,480,710.46	-774,689.17	-10,255,399.63

YTD SURPLUS ALL FUNDS:	-3,402,714.15
------------------------	---------------

Cash Balance Total @ 07/31/2024	
\$ 9,248,392.81	
\$ 30,774.24	
\$ 65,063.17	
\$ 61,681.98	
\$ 7,722.11	
\$ 9,413,634.31	TOTAL CASH OPERATING FUNDS
\$ 1,920,493.41	
\$ 4,617,408.07	
\$ 6,537,901.48	TOTAL CASH SEWER FUNDS
\$ 2,323,010.46	
\$ 6,171,111.06	Includes ARPA Funds
\$ 821,434.80	
\$ 1,883,234.24	
\$ 483,265.82	
\$ 11,682,056.38	TOTAL CASH CAPITAL FUNDS

NEGATIVE BALANCES ARE DEPICTED IN RED

FUND BALANCE: THE FUND BALANCE IS THE CULMINATION OF INCOME NETTED AGAINST EXPENSES FROM THE INCEPTION OF THE FUND. WHEN (REVENUE) EXCEEDS EXPENSES, THE FUND BALANCE WILL BE A (CREDIT).

**YTD BUDGET REPORT WITH ACTUALS
2021/2022/2023/2024**

Account Number Legend

300 Accounts are Revenue

400 Accounts are Expenses

General Fund Expense Categories:

- 01.401 Executive
- 01.402 Finance
- 01.403 Tax Collection
- 01.404 Law
- 01.408 Engineer
- 01.409 Buildings & Plant
- 01.410 Police
- 01.411 Fire Relief
- 01.412 Ambulance
- 01.413 Code Enforcement
- 01.414 Planning & Zoning
- 01.415 Emergency Management
- 01.427 Recycling
- 01.429 Public Works – Wastewater Collection
- 01.430 Public Works – Highway
- 01.431 Public Works – Cleaning Streets & Gutters
- 01.432 Public Works – Snow Removal
- 01.433 Public Works – Traffic Signs
- 01.434 Public Works – Street Lighting
- 01.436 Public Works – Storm Sewers
- 01.437 Public Works – Vehicle Maintenance
- 01.438 Public Works – Highway Maintenance
- 01.461 Conservation & Natural Resources (EAC)
- 01.486 Insurance
- 01.487 Employee Benefits
- 01.491 Prior Year Expenditures
- 01.492 Interfund Operating Transfers

08/20/2024
14:26:46

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 1
glactrpt

ANNUAL 2024

BUDGET

CY REV
BUDGET

ACCOUNTS FOR:
01 GENERAL FUND

PRIOR YR3
ACTUALS
2021

PRIOR YR2
ACTUALS
2022

LAST YR
ACTUALS
2023

CURRENT YR
ACTUALS
2024

REVENUE

301 REAL ESTATE TAXES	-948,050.50	-981,553.63	-1,051,186.32	-1,053,948.69	-1,075,000.00
310 LOCAL TAX ACT 511	-3,460,895.71	-4,616,055.44	-4,669,076.63	-4,605,630.78	-7,435,000.00
321 BUSINESS LICENSES & PRMTS	-160,268.65	-160,082.05	-156,226.14	-152,251.95	-291,700.00
322 NON-BUSINESS LICENSE/PRMT	-4,965.00	-7,560.00	-8,800.00	-24,440.00	-12,000.00
331 FINES	-8,293.06	-4,423.86	-6,843.00	-8,088.59	-11,500.00
341 INTEREST EARNINGS	-4,230.33	-18,716.63	-153,224.77	-226,231.28	-330,000.00
342 RENTS & ROYALTIES	-141,464.69	-145,708.61	-149,459.38	-151,784.69	-281,529.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-2,500.00
355 STATE SHARED REV & ENTLMT	-200.00	.00	-200.00	-1,200.00	-486,117.00
358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	-17,705.38	-19,000.00
361 DEPT EARNINGS-GEN GOVT	-27,623.08	-25,474.33	-32,784.90	-56,637.70	-40,000.00
362 DEPT EARNGS-PUBLIC SAFETY	-416,710.78	-359,692.14	-402,382.90	-302,004.21	-687,973.00
363 DEPT EARNGS-HIGHWAYS & STS	-3,810.00	-3,900.00	-3,990.00	-4,080.00	-4,080.00
380 MISCELLANEOUS REVENUE	-2,490.52	-4,536.00	-1,151.96	-607.90	-5,000.00
387 CONTRIBUTIONS & DONATIONS	-35,450.64	.00	.00	.00	-30,000.00
392 INTERFUND OPERATING TRANS	.00	-4,164.00	-332.07	.00	-10,394.00
400 GEN GOVT-LEGISLATIVE BODY	79,274.48	80,221.75	95,067.76	96,044.06	231,069.00
401 GEN GOVT-EXECUTIVE	243,749.40	224,061.42	189,309.98	275,880.39	480,590.00
402 GEN GOVT-FINANCIAL ADMIN	142,311.12	137,658.71	241,072.57	158,870.35	420,092.00
403 GEN GOVT-TAX COLLECTION	53,926.65	65,813.32	68,903.63	70,332.40	112,310.00
404 GEN GOVT-LAW	38,283.76	68,627.12	88,797.23	71,848.58	160,500.00
408 GEN GOVT-ENGINEER	63,702.47	65,547.38	55,787.54	74,963.50	135,000.00
409 GEN GOVT-BUILDNGS & PLANT	132,152.00	153,875.33	141,526.49	145,443.71	289,044.00
410 GEN GOVT-POLICE	1,852,901.51	1,979,041.09	2,227,992.16	2,303,326.95	4,620,138.96
411 GEN GOVT-FIRE	.00	.00	.00	.00	137,473.00
412 AMBULANCE	.00	.00	30,000.00	.00	30,000.00
413 GEN GOVT-CODE ENFORCEMENT	16,833.30	15,442.00	6,433.75	4,200.00	12,000.00
414 GEN GOVT-PLANING & ZONING	290,268.67	246,697.64	266,494.65	281,101.72	675,464.00
427 SANITATN-SOLID WASTE DISP	6,939.84	6,950.00	6,850.00	6,573.54	7,500.00
429 PUBLIC WORKS-WASTEWTR COLL	980.98	1,271.72	.00	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	371,507.37	316,262.21	316,506.65	300,116.42	713,997.00
431 CLEANING STREETS & GUTTER	3,861.63	75.00	5,868.77	5,820.25	10,000.00
432 PUBLIC WORKS-SNOW/ICE REMV	46,363.99	23,163.03	4,397.31	9,136.58	51,060.00
433 PUBLIC WORKS-TRAFFIC	5,230.22	37,276.47	65,697.72	18,907.56	35,750.00
434 PUBLIC WORKS-STREET LGHTNG	2,815.94	1,292.95	1,045.46	2,637.54	3,200.00
436 MAINTENANCE STORM SEWERS	11,006.01	6,440.65	10,901.71	9,227.75	17,500.00
437 PUBLIC WORKS-REPR TOOL&MAC	44,071.47	51,423.66	52,355.94	49,116.44	77,658.00
438 PUBLIC WORKS-HIGHWAY MAINT	13,381.48	1,554.82	3,849.43	3,640.80	15,000.00
461 OPEN SPACE CONSERVATION	1,574.30	3,595.97	3,487.82	.00	.00
486 INSURANCE	134,208.27	40,192.35	48,431.12	137,693.46	68,460.00
487 EMPLOYEE BENEFITS	29,451.13	37,554.69	44,244.67	81,247.57	113,838.00
491 REFUND PRIOR YEAR REVENUES	1,099.69	-248.66	.00	.00	.00
492 INTERFUND OPERATING TRANS	1,638,159.00	2,774,857.00	620,375.00	1,217,814.04	1,874,537.00
TOTAL GENERAL FUND	9,601.72	-36,219.07	-2,040,260.71	-1,280,667.56	-429,612.04
TOTAL REVENUES	-5,214,452.96	-6,374,866.69	-6,635,658.07	-6,604,611.17	-10,721,793.00
TOTAL EXPENSES	5,224,054.68	6,338,647.62	4,595,397.36	5,323,943.61	10,292,180.96
TOTAL 01 GENERAL FUND	9,601.72	-36,219.07	-2,040,260.71	-1,280,667.56	-429,612.04

EXPENSES

08/20/2024
14:26:48

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 2
glactrpt

ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-15,681.61	-15,270.68	-24,775.70	-16,250.72	-19,000.00
341 INTEREST EARNINGS	-9.64	-71.32	-688.10	-933.90	-1,100.00
434 PUBLIC WORKS-STREET LGHTNG	39,895.64	8,043.88	6,189.80	4,193.77	13,935.00
TOTAL STREET LIGHT FUND	24,204.39	-7,298.12	-19,274.00	-12,990.85	-6,165.00
TOTAL REVENUES	-15,691.25	-15,342.00	-25,463.80	-17,184.62	-20,100.00
TOTAL EXPENSES	39,895.64	8,043.88	6,189.80	4,193.77	13,935.00
TOTAL 02 STREET LIGHT FUND	24,204.39	-7,298.12	-19,274.00	-12,990.85	-6,165.00

08/20/2024
14:26:48

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 3
glactrpt

ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-180,210.92	-184,663.38	-193,172.80	-199,266.19	-202,700.00
341 INTEREST EARNINGS	-10.55	-208.53	-3,865.21	-1,985.14	-5,500.00
392 INTERFUND OPERATING TRANS	-165,000.00	-165,000.00	.00	.00	-165,000.00
480 MISC EXPENDITURES	.00	.00	.00	.00	203,700.00
489 OTHER MISCELLANEOUS EXPENDITUR	16,207.52	.00	131,600.00	.00	165,000.00
TOTAL FIRE PROTECTION FUND	-329,013.95	-349,871.91	-65,438.01	-201,251.33	-4,500.00
TOTAL REVENUES	-345,221.47	-349,871.91	-197,038.01	-201,251.33	-373,200.00
TOTAL EXPENSES	16,207.52	.00	131,600.00	.00	368,700.00
TOTAL 03 FIRE PROTECTION FUND	-329,013.95	-349,871.91	-65,438.01	-201,251.33	-4,500.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 4
glactrpt

ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-36,910.85	-38,077.24	-39,420.20	-36,657.94	-41,650.00
341 INTEREST EARNINGS	-14.48	-207.12	-1,818.48	-1,891.92	-3,100.00
411 GEN GOVT-FIRE	23,699.72	24,526.07	28,923.37	31,953.87	50,000.00
TOTAL FIRE HYDRANT FUND	-13,225.61	-13,758.29	-12,315.31	-6,595.99	5,250.00
TOTAL REVENUES	-36,925.33	-38,284.36	-41,238.68	-38,549.86	-44,750.00
TOTAL EXPENSES	23,699.72	24,526.07	28,923.37	31,953.87	50,000.00
TOTAL 04 FIRE HYDRANT FUND	-13,225.61	-13,758.29	-12,315.31	-6,595.99	5,250.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 5
glactrpt

ACCOUNTS FOR: 05 RECREATION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-351,673.14	-370,268.37	-390,142.13	-393,450.62	-395,500.00
341 INTEREST EARNINGS	-90.79	-603.48	-6,211.57	-231.54	-12,000.00
361 DEPT EARNINGS-GEN GOVT	-5,500.00	-6,152.50	.00	-16,252.00	-22,096.00
367 DEPT EARNINGS-CULTURE REC	-2,985.00	-12,975.00	-34,905.00	-21,411.00	-67,850.00
387 CONTRIBUTIONS & DONATIONS	-135.00	-85.93	-25.00	.00	.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-180,000.00
437 PUBLIC WORKS-REPR TOOL&MAC	3,754.08	7,283.49	6,472.53	7,229.37	11,000.00
451 CULTURE-RECREATION ADMIN	63,476.31	68,520.79	82,371.77	102,309.36	180,289.00
452 PARTICIPANT RECREATION	.00	.00	3,493.75	.00	19,770.00
453 RECREATION EVENTS	3,085.00	2,858.17	5,515.31	8,054.61	21,200.00
454 PARKS	186,266.63	218,584.19	267,313.44	158,219.68	382,897.00
459 ADULT PROGRAMS	.00	.00	1,215.00	1,316.00	1,300.00
486 INSURANCE	9,034.44	3,166.77	8,763.39	23,668.83	17,603.00
487 EMPLOYEE BENEFITS	18,884.50	17,390.24	21,519.35	11,716.07	33,331.00
TOTAL RECREATION FUND	-75,882.97	-72,281.63	-34,619.16	-118,831.24	-10,056.00
TOTAL REVENUES	-360,383.93	-390,085.28	-431,283.70	-431,345.16	-677,446.00
TOTAL EXPENSES	284,500.96	317,803.65	396,664.54	312,513.92	667,390.00
TOTAL 05 RECREATION FUND	-75,882.97	-72,281.63	-34,619.16	-118,831.24	-10,056.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 6
glactrpt

ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-578.54	-5,371.55	-40,970.23	-9,457.81	-70,000.00
361 DEPT EARNINGS-GEN GOVT	-300.00	-172.50	.00	.00	-100.00
364 DEPT EARNGS-SANITATION	-1,983,601.13	-1,912,498.79	-1,945,176.68	-2,105,629.01	-2,834,300.00
383 SPECIAL ASSESSMENTS	-540.04	.00	-900.00	.00	-1,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-800,000.00
402 GEN GOVT-FINANCIAL ADMIN	13,556.59	7,521.89	7,958.29	9,346.45	27,500.00
404 GEN GOVT-LAW	9,647.75	5,252.59	-2,293.26	155.05	15,000.00
408 GEN GOVT-ENGINEER	8,583.23	3,841.06	.00	.00	5,000.00
409 GEN GOVT-BUILDNGS & PLANT	60,534.00	62,350.00	63,600.00	63,600.00	130,000.00
429 PUBLIC WORKS-WASTEWTR COLL	747,153.39	776,694.79	822,296.55	1,044,405.58	2,988,576.00
486 INSURANCE	6,182.22	2,902.95	992.04	2,727.75	2,507.00
487 EMPLOYEE BENEFITS	59,017.34	60,197.87	63,421.01	51,622.64	173,954.00
492 INTERFUND OPERATING TRANS	600,000.00	604,164.00	.00	100,000.00	15,065.00
TOTAL SEWER FUND	-480,345.19	-395,117.69	-1,031,072.28	-843,229.35	-347,798.00
TOTAL REVENUES	-1,985,019.71	-1,918,042.84	-1,987,046.91	-2,115,086.82	-3,705,400.00
TOTAL EXPENSES	1,504,674.52	1,522,925.15	955,974.63	1,271,857.47	3,357,602.00
TOTAL 08 SEWER FUND	-480,345.19	-395,117.69	-1,031,072.28	-843,229.35	-347,798.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 7
glactrpt

ACCOUNTS FOR: 09 SEWER CAPITAL RESERVE	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-764.50	-12,160.80	-108,847.15	-141,751.28	-180,000.00
392 INTERFUND OPERATING TRANS	-600,000.00	-600,000.00	.00	-100,000.00	.00
409 GEN GOVT-BUILDNGS & PLANT	.00	9,149.75	.00	18,174.80	56,685.00
429 PUBLIC WORKS-WASTEWTR COLL	35,802.00	28,131.99	.00	8,991.24	46,000.00
439 CONSTRUCTION & REBUILDING	9,350.59	62,796.69	21,693.91	50,126.58	439,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	800,000.00
TOTAL SEWER CAPITAL RESERVE	-555,611.91	-512,082.37	-87,153.24	-164,458.66	1,161,685.00
TOTAL REVENUES	-600,764.50	-612,160.80	-108,847.15	-241,751.28	-180,000.00
TOTAL EXPENSES	45,152.59	100,078.43	21,693.91	77,292.62	1,341,685.00
TOTAL 09 SEWER CAPITAL RESERVE	-555,611.91	-512,082.37	-87,153.24	-164,458.66	1,161,685.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 8
glactrpt

ACCOUNTS FOR: 16 ACQUISITION OF OPEN SPAC	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-399.17	-6,048.31	-62,549.28	-72,139.62	-118,000.00
342 RENTS & ROYALTIES	-11,025.00	-6,500.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	-250,000.00	-700,000.00	.00	.00	.00
408 GEN GOVT-ENGINEER	17,825.00	.00	.00	.00	.00
454 PARKS	162,493.27	25.00	3,200.00	319.50	10,000.00
TOTAL ACQUISITION OF OPEN SPAC	-81,105.90	-712,523.31	-59,349.28	-71,820.12	-108,000.00
TOTAL REVENUES	-261,424.17	-712,548.31	-62,549.28	-72,139.62	-118,000.00
TOTAL EXPENSES	180,318.27	25.00	3,200.00	319.50	10,000.00
TOTAL 16 ACQUISITION OF OPEN SPAC	-81,105.90	-712,523.31	-59,349.28	-71,820.12	-108,000.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 10
glactrpt

ACCOUNTS FOR: 30 CAPITAL RESERVE FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-5,013.33	-17,400.73	-130,592.53	-260,880.22	-230,007.00
351 FEDERAL GRANTS	.00	.00	-250,000.00	-310,980.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-49,819.77	-1,316,067.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-20,000.00
392 INTERFUND OPERATING TRANS	-500,000.00	-725,000.00	-600,000.00	-1,217,814.04	-200,000.00
401 GEN GOVT-EXECUTIVE	.00	.00	.00	332,898.80	762,852.00
407 DATA PROCESSING	.00	2,453.98	6,426.00	17,069.68	64,315.00
409 GEN GOVT-BUILDNGS & PLANT	315,982.00	35,361.79	17,606.79	29,737.48	386,000.00
410 GEN GOVT-POLICE	.00	11,130.50	12,787.80	131,747.18	242,000.00
411 GEN GOVT-FIRE	.00	300,000.00	.00	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	20,976.30	.00	.00	83,698.24	110,000.00
439 CONSTRUCTION & REBUILDING	71,731.18	40,376.63	27,273.59	241,479.14	1,177,000.00
454 PARKS	30,980.53	40,254.78	61,561.34	95,027.94	716,500.00
TOTAL CAPITAL RESERVE FUND	-65,343.32	-312,823.05	-854,937.01	-907,835.57	1,692,593.00
TOTAL REVENUES	-505,013.33	-742,400.73	-980,592.53	-1,839,494.03	-1,766,074.00
TOTAL EXPENSES	439,670.01	429,577.68	125,655.52	931,658.46	3,458,667.00
TOTAL 30 CAPITAL RESERVE FUND	-65,343.32	-312,823.05	-854,937.01	-907,835.57	1,692,593.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 11
glactrpt

ACCOUNTS FOR: 31 STORMWATER MANAGEMENT	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-92.32	-1,116.59	-9,405.65	-25,490.41	-20,000.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-64,497.00	-158,920.00
387 CONTRIBUTIONS & DONATIONS	.00	-85,769.50	-55,495.00	-34,727.50	-260,435.00
446 STORMWATER MANAGEMENT	8,086.88	52,220.20	31,003.77	38,901.33	478,000.00
448 TREE CONTRIBUTION EXPENSES	.00	.00	.00	33,400.00	.00
TOTAL STORMWATER MANAGEMENT	7,994.56	-34,665.89	-33,896.88	-52,413.58	38,645.00
TOTAL REVENUES	-92.32	-86,886.09	-64,900.65	-124,714.91	-439,355.00
TOTAL EXPENSES	8,086.88	52,220.20	31,003.77	72,301.33	478,000.00
TOTAL 31 STORMWATER MANAGEMENT	7,994.56	-34,665.89	-33,896.88	-52,413.58	38,645.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 12
glactrpt

ACCOUNTS FOR: 33	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
TRAFFIC IMPACT FUND					
341 INTEREST EARNINGS	-295.88	-3,284.40	-45,039.62	-58,054.28	-81,000.00
354 ST. CAPITAL & OP. GRANTS	-278,938.62	2,417.50	.00	-1,004,454.28	-2,416,316.00
361 DEPT EARNINGS-GEN GOVT	-14,247.64	-79,975.00	.00	.00	-50,000.00
392 INTERFUND OPERATING TRANS	-100,000.00	-900,000.00	.00	.00	-800,000.00
402 GEN GOVT-FINANCIAL ADMIN	.00	492.50	23,119.99	.00	40,000.00
433 PUBLIC WORKS-TRAFFIC	925,492.09	41,600.24	59,747.13	1,375,382.56	2,650,000.00
439 CONSTRUCTION & REBUILDING	.00	.00	8,158.38	.00	665,000.00
TOTAL TRAFFIC IMPACT FUND	532,009.95	-938,749.16	45,985.88	312,874.00	7,684.00
TOTAL REVENUES	-393,482.14	-980,841.90	-45,039.62	-1,062,508.56	-3,347,316.00
TOTAL EXPENSES	925,492.09	42,092.74	91,025.50	1,375,382.56	3,355,000.00
TOTAL 33 TRAFFIC IMPACT FUND	532,009.95	-938,749.16	45,985.88	312,874.00	7,684.00

08/20/2024
14:26:49

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JULY 2021/2022/2023/2024
FOR PERIOD 07 OF 2024

PAGE 13
glactrpt

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
35 HIGHWAY AID FUND					
341 INTEREST EARNINGS	-211.68	-2,010.52	-15,662.49	-16,141.74	-36,000.00
355 STATE SHARED REV & ENTLMT	-348,150.90	-359,978.98	-368,867.51	-368,213.97	-370,000.00
392 INTERFUND OPERATING TRANS	.00	.00	-20,375.00	.00	.00
432 PUBLIC WORKS-SNOW/ICE REMV	36,264.99	37,144.48	6,527.77	27,200.56	30,000.00
433 PUBLIC WORKS-TRAFFIC	965.63	.00	.00	.00	.00
439 CONSTRUCTION & REBUILDING	183,327.05	.00	.00	301,661.25	415,000.00
TOTAL HIGHWAY AID FUND	-127,804.91	-324,845.02	-398,377.23	-55,493.90	39,000.00
TOTAL REVENUES	-348,362.58	-361,989.50	-404,905.00	-384,355.71	-406,000.00
TOTAL EXPENSES	220,557.67	37,144.48	6,527.77	328,861.81	445,000.00
TOTAL 35 HIGHWAY AID FUND	-127,804.91	-324,845.02	-398,377.23	-55,493.90	39,000.00
GRAND TOTAL	-1,154,713.99	-3,710,235.51	-4,590,375.16	-3,402,714.15	2,038,725.96



LOWER GWYNEDD TOWNSHIP
INVOICE WARRANT REPORT

The Lower Gwynedd Township Board of Supervisors hereby approves the invoices listed on the Accounts Payable Warrant Report for checks dated 8/27/2024 per the signed Resolution. The invoices total \$914,900.21. Also attached is the P-Card Statement for July, there were no new vendors added.

SIGNED: _____

DATED: _____

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	166919	07/03/24	68653		103310	P	08/27/24	01414 340	ADVERTISNG/PRINTNG/BINDNG	1,536.72
	INVOICE: 2616584									
	166921	07/11/24	68655		103310	P	08/27/24	01401 340	ADVERTISING/PRINTING	1,955.53
	INVOICE: 2621448/0996/0992									
VENDOR TOTALS			13,404.00	YTD INVOICED				18,815.47	YTD PAID	3,492.25
3937 ACCESS LOCK TECHNOLOGIES INC.	167017	07/30/24	68751		103311	P	08/27/24	01430 220	HWY MAINT-GEN SERV/SUPPLS	18.85
	INVOICE: 74064									
VENDOR TOTALS			912.39	YTD INVOICED				931.24	YTD PAID	18.85
2784 ALLIED LANDSCAPE SUPPLY	166962	07/17/24	68696		103312	P	08/27/24	05454 720	REPAIRS & IMPROVEMENT	422.50
	INVOICE: 197520									
VENDOR TOTALS			736.34	YTD INVOICED				1,158.84	YTD PAID	422.50
2091 ARAMSCO, INC.	166954	07/25/24	68688		103313	P	08/27/24	01409 220	SUPPLIES	328.30
	INVOICE: S6576812.001									
VENDOR TOTALS			3,823.27	YTD INVOICED				4,279.07	YTD PAID	328.30
2738 ARBOR VALLEY TREE SURGEONS, INC.	166959	07/15/24	68693		103314	P	08/27/24	31448 450	CONTRACTED SERVICES	9,762.50
	INVOICE: 2400									
VENDOR TOTALS			38,200.00	YTD INVOICED				47,962.50	YTD PAID	9,762.50
3210 ARMOUR & SONS ELECTRIC, INC.	166980	07/23/24	68714		103315	P	08/27/24	01433 000	TRAFFIC SIGNALS	310.40
	INVOICE: 910040086									
VENDOR TOTALS			13,480.61	YTD INVOICED				13,791.01	YTD PAID	310.40
3435 AVANTI UNLIMITED, INC.	166990	06/24/24	68724		103316	P	08/27/24	30410 700	POLICE CAP. IMPROVEMENT	1,666.92
	INVOICE: 3852									
VENDOR TOTALS			3,002.20	YTD INVOICED				52,988.09	YTD PAID	1,666.92
3600 BATTERY SOLUTIONS, LLC	166998	07/24/24	68732		103317	P	08/27/24	01400 460	MEETINGS/CONFERENCES	579.75
	INVOICE: K1450484									
VENDOR TOTALS			1,159.50	YTD INVOICED				2,319.00	YTD PAID	579.75
4052 BLUE BELL REGIONAL REALTY LLC										

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	167022	07/31/24	68756		103318	P	08/27/24	30409 721	IMPROVEMENT TO TWP. PROPE	1,500.00
	INVOICE:	82024								
VENDOR TOTALS				.00	YTD INVOICED			1,500.00	YTD PAID	1,500.00
617 BOROUGH OF AMBLER	166944	07/16/24	68678		103319	P	08/27/24	08429 730	TREATMENT PLANT CAPITAL P	71,599.45
	INVOICE:	1542								
	166945	07/16/24	68679		103319	P	08/27/24	08429 300	AMBLER WASTEWATER TREATMT	309,764.20
	INVOICE:	1547								
VENDOR TOTALS				642,221.87	YTD INVOICED			1,152,168.38	YTD PAID	381,363.65
1116 BOWMAN CONSULTING GROUP, LTD.	166949	06/30/24	68683		103320	P	08/27/24	01408 310	PROFESSIONAL SERVICES	5,457.50
	INVOICE:	JUNE302024								
	166949	06/30/24	68683		103320	P	08/27/24	33433 200	MULTIMODAL PHASE 2 EXPENS	23,085.56
	INVOICE:	JUNE302024								
	166949	06/30/24	68683		103320	P	08/27/24	01147 000	LEGAL&ENGINEER	2,752.50
	INVOICE:	JUNE302024								
VENDOR TOTALS				132,598.63	YTD INVOICED			191,866.65	YTD PAID	31,295.56
3838 BRIGHTVIEW HOLDINGS, INC.	167012	07/30/24	68746		103321	P	08/27/24	05454 450	CONTRACTED SERVICES	5,873.00
	INVOICE:	9016569								
	167012	07/30/24	68746		103321	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	2,290.00
	INVOICE:	9016569								
	167012	07/30/24	68746		103321	P	08/27/24	31446 450	CONTRACTED SERVICES	614.00
	INVOICE:	9016569								
VENDOR TOTALS				44,585.01	YTD INVOICED			53,362.01	YTD PAID	8,777.00
3319 BUCKS COUNTY WATER & SEWER AUTHORITY	166984	07/12/24	68718		103322	P	08/27/24	08429 450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2024-07								
VENDOR TOTALS				38,885.00	YTD INVOICED			51,785.00	YTD PAID	4,300.00
449 CBIZ BENEFITS & INSURANCE SERVICES	166939	07/24/24	68673		103323	P	08/27/24	01410 311	PROF. SERVICES - PENSION,	10,435.70
	INVOICE:	10182495								
	166940	07/24/24	68674		103323	P	08/27/24	01410 311	PROF. SERVICES - PENSION,	556.50
	INVOICE:	10182496								
	166941	07/24/24	68675		103323	P	08/27/24	01402 310	PROFESSIONAL SERVICES	397.50
	INVOICE:	10182497								
VENDOR TOTALS				11,702.40	YTD INVOICED			23,092.10	YTD PAID	11,389.70
2075 COMMONWEALTH OF PENNSYLVANIA	166953	08/19/24	68687		103324	P	08/27/24	01430 220	HWY MAINT-GEN SERV/SUPPLS	10.00

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 81924										
VENDOR TOTALS		.00 YTD INVOICED			10.00 YTD PAID			10.00		
3400	COMMPATHS, LLC									
	166988	07/05/24	68722		103325	P	08/27/24	01410 370	VEHICLE MAINTENANCE	300.00
INVOICE: 24-00184										
VENDOR TOTALS		13,899.08 YTD INVOICED			14,199.08 YTD PAID			300.00		
3772	CONTECH ENGINEERED SOLUTIONS, LLC									
	167009	07/12/24	68743		103326	P	08/27/24	30439 722	PEDESTRIAN BRIDGES	21,640.00
INVOICE: 29548128										
	167011	07/24/24	68745		103326	P	08/27/24	30439 722	PEDESTRIAN BRIDGES	55,310.00
INVOICE: 29620021										
VENDOR TOTALS		52,750.00 YTD INVOICED			129,700.00 YTD PAID			76,950.00		
2612	COUNTY LINE FENCE COMPANY									
	166958	07/29/24	68692		103327	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	328.76
INVOICE: 0061388										
VENDOR TOTALS		89.52 YTD INVOICED			418.28 YTD PAID			328.76		
835	DAVID A. MORGAN									
	166947	07/30/24	68681		103328	P	08/27/24	01410 200	SUPPLIES	176.14
INVOICE: 12490										
VENDOR TOTALS		995.33 YTD INVOICED			1,171.47 YTD PAID			176.14		
2149	DAVID PAUL GEORGE									
	166955	07/22/24	68689		103329	P	08/27/24	01430 460	MEETINGS/CONFERENCES	10.00
INVOICE: 81924										
VENDOR TOTALS		20.00 YTD INVOICED			754.46 YTD PAID			10.00		
3614	DEJANA TRUCK & UTILITY EQUIPMENT CO., LLC									
	167000	07/12/24	68734		103330	P	08/27/24	01432 262	WINTER MAINT EQUIPMENT	120.42
INVOICE: PAP6141										
VENDOR TOTALS		15,338.12 YTD INVOICED			15,458.54 YTD PAID			120.42		
25	DEL-VAL INTERNATIONAL TRUCKS, INC.									
	166922	07/18/24	68656		103331	P	08/27/24	08429 373	REP/MNT VEHICLES, EQUIPME	106.00
INVOICE: 1437741										
VENDOR TOTALS		4,489.38 YTD INVOICED			8,011.33 YTD PAID			106.00		
3756	DELCO SOLUTIONS, LLC									
	167008	07/15/24	68742		103332	P	08/27/24	01401 370	REPAIRS & MAINTENANCE	195.00
INVOICE: 81924										

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		1,365.00 YTD INVOICED		1,755.00 YTD PAID		195.00				
3885 DENNIS GRAVINESE, JR	167013	07/22/24	68747		103333	P	08/27/24	08429 220	OPERATING SUPPLIES	10.00
INVOICE: 81924										
VENDOR TOTALS		250.95 YTD INVOICED		554.45 YTD PAID		10.00				
839 DJB SPECIALTIES INC.	166948	07/22/24	68682		103334	P	08/27/24	01400 220	OPERATING SUPPLIES	164.65
INVOICE: 2024-1299										
VENDOR TOTALS		1,373.62 YTD INVOICED		1,538.27 YTD PAID		164.65				
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC	166995	07/12/24	68729		103335	P	08/27/24	01404 310	LEGAL SERVICES	2,535.00
INVOICE: 1817991										
VENDOR TOTALS		10,627.50 YTD INVOICED		28,346.50 YTD PAID		2,535.00				
440 ELYSE/BERBEN INSIGNIA COMPANY	166936	04/03/24	68670		103336	P	08/27/24	01410 238	UNIFORMS	40.20
INVOICE: 43290										
VENDOR TOTALS		1,898.50 YTD INVOICED		2,709.70 YTD PAID		40.20				
3922 FISHERS TRUE VALUE HARDWARE INC.	167015	07/23/24	68749		103337	P	08/27/24	01430 220	HWY MAINT-GEN SERV/SUPPLS	19.38
INVOICE: 326890										
VENDOR TOTALS		71.20 YTD INVOICED		98.67 YTD PAID		19.38				
3626 GEORGE DAVID FRITZ	167001	07/22/24	68735		103338	P	08/27/24	08429 373	REP/MNT VEHICLES, EQUIPME	147.90
INVOICE: 1-22557										
167001	07/22/24	68735		103338	P	08/27/24	01437 261	REPAIR TOOLS AND MACH	147.90	
INVOICE: 1-22557										
VENDOR TOTALS		3,248.53 YTD INVOICED		3,544.33 YTD PAID		295.80				
1619 GILMORE & ASSOCIATES	167023	07/01/24	68757		103339	P	08/27/24	01408 310	PROFESSIONAL SERVICES	8,011.10
INVOICE: PS-INV2407355										
167023	07/01/24	68757		103339	P	08/27/24	01414 313	PROF SERV- ENGINEERING	8,284.44	
INVOICE: PS-INV2407355										
167023	07/01/24	68757		103339	P	08/27/24	09439 000	INFRASTRUCTURE REBUILDING	3,568.35	
INVOICE: PS-INV2407355										
167023	07/01/24	68757		103339	P	08/27/24	30439 300	PROFESSIONAL SERVICES	1,915.00	
INVOICE: PS-INV2407355										
167023	07/01/24	68757		103339	P	08/27/24	30439 721	OLD BETHLEHEM PIKE CULVER	1,250.00	

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	PS-INV2407355									
167023	07/01/24	68757			103339	P	08/27/24	30439 722	PEDESTRIAN BRIDGES	10,840.00
INVOICE:	PS-INV2407355									
167023	07/01/24	68757			103339	P	08/27/24	30454 600	PARK IMPROVEMENTS	4,214.98
INVOICE:	PS-INV2407355									
167023	07/01/24	68757			103339	P	08/27/24	31446 001	COMPLIANCE REQUIREMENTS	11,147.50
INVOICE:	PS-INV2407355									
167023	07/01/24	68757			103339	P	08/27/24	31446 101	SWM PROJECTS	2,062.50
INVOICE:	PS-INV2407355									
167023	07/01/24	68757			103339	P	08/27/24	01147 000	LEGAL&ENGINEER	28,117.42
INVOICE:	PS-INV2407355									
VENDOR TOTALS								380,572.47 YTD INVOICED	537,163.86 YTD PAID	79,411.29
26 GLASGOW, INC										
166923	07/15/24	68657			103340	P	08/27/24	05454 720	REPAIRS & IMPROVEMENT	89.44
INVOICE:	253686									
166924	07/15/24	68658			103340	P	08/27/24	05454 720	REPAIRS & IMPROVEMENT	82.67
INVOICE:	253685									
VENDOR TOTALS								784.23 YTD INVOICED	956.34 YTD PAID	172.11
146 H. A. WEIGAND, INC.										
166927	07/12/24	68661			103341	P	08/27/24	01433 010	STREET SIGNS	1,000.00
INVOICE:	124064									
VENDOR TOTALS								3,550.00 YTD INVOICED	4,550.00 YTD PAID	1,000.00
542 HAJOCA CORPORATION										
166943	07/12/24	68677			103342	P	08/27/24	05454 720	REPAIRS & IMPROVEMENT	611.95
INVOICE:	S033832321.001									
VENDOR TOTALS								30.75 YTD INVOICED	950.30 YTD PAID	611.95
3613 HEALTH MATS COMPANY										
166999	07/01/24	68733			103343	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	71.35
INVOICE:	20041									
VENDOR TOTALS								428.10 YTD INVOICED	570.80 YTD PAID	71.35
425 HORSHAM CAR WASH INC.										
166935	07/05/24	68669			103344	P	08/27/24	01410 370	VEHICLE MAINTENANCE	252.00
INVOICE:	920									
VENDOR TOTALS								1,194.98 YTD INVOICED	1,709.98 YTD PAID	252.00
3054 INTERNATIONAL CODE COUNCIL, INC.										
166972	05/28/24	68706			103345	P	08/27/24	01414 460	MEETINGS/CONFERENCES	160.00
INVOICE:	Q15.000023230									

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		.00 YTD INVOICED			160.00 YTD PAID			160.00		
3743	KAPLIN STEWART MELOFF REITER & STEIN, P.C.									
	167007	07/08/24	68741		103346	P	08/27/24	01404 310	LEGAL SERVICES	12,837.00
	INVOICE:	JULY 8 2024								
	167007	07/08/24	68741		103346	P	08/27/24	01147 000	LEGAL&ENGINEER	5,247.00
	INVOICE:	JULY 8 2024								
VENDOR TOTALS		76,082.25 YTD INVOICED			137,009.80 YTD PAID			18,084.00		
3358	KEYSTONE MUNICIPAL SERVICES, INC.									
	166985	07/09/24	68719		103347	P	08/27/24	01414 311	PROF SERV- UCC INSPECTING	6,898.50
	INVOICE:	37693								
	166987	07/24/24	68721		103347	P	08/27/24	01414 311	PROF SERV- UCC INSPECTING	7,665.00
	INVOICE:	37738								
VENDOR TOTALS		87,910.25 YTD INVOICED			123,607.25 YTD PAID			14,563.50		
1287	KONICA MINOLTA BUSINESS SOLUTIONS USA, INC.									
	166950	07/01/24	68684		103348	P	08/27/24	01410 450	CONTRACTED SERVICES	1,951.31
	INVOICE:	1101493								
	166950	07/01/24	68684		103348	P	08/27/24	01401 370	REPAIRS & MAINTENANCE	1,951.31
	INVOICE:	1101493								
	166950	07/01/24	68684		103348	P	08/27/24	08429 220	OPERATING SUPPLIES	975.65
	INVOICE:	1101493								
	166951	08/01/24	68685		103348	P	08/27/24	01401 370	REPAIRS & MAINTENANCE	1,661.20
	INVOICE:	1103552								
	166951	08/01/24	68685		103348	P	08/27/24	01410 450	CONTRACTED SERVICES	1,661.20
	INVOICE:	1103552								
	166951	08/01/24	68685		103348	P	08/27/24	08429 220	OPERATING SUPPLIES	830.60
	INVOICE:	1103552								
VENDOR TOTALS		44,367.50 YTD INVOICED			59,807.20 YTD PAID			9,031.27		
443	LANCASTER TRUCK BODIES									
	166937	07/09/24	68671		103349	P	08/27/24	09429 740	CAPITAL PURCHASES	29,315.50
	INVOICE:	6221397								
	166937	07/09/24	68671		103349	P	08/27/24	30430 700	CAPITAL PURCHASE, HIGHWAY	29,315.50
	INVOICE:	6221397								
	166938	07/18/24	68672		103349	P	08/27/24	01432 220	SNOW/ICE REMOVAL-SUPPLIES	170.09
	INVOICE:	6221690								
VENDOR TOTALS		.00 YTD INVOICED			58,801.09 YTD PAID			58,801.09		
4046	LIA MARTIN									
	167020	07/25/24	68754		103350	P	08/27/24	05453 300	EVENTS/ACTIVITIES	250.00
	INVOICE:	82024								
VENDOR TOTALS		.00 YTD INVOICED			250.00 YTD PAID			250.00		

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
363 M.C.A.T.O.	166934	08/19/24	68668		103351	P	08/27/24	01401 420	DUES & SUBSCRIPTIONS	121.00
	INVOICE:	81924								
VENDOR TOTALS				.00	YTD INVOICED			121.00	YTD PAID	121.00
4000 MARK MANJARDI	167019	07/15/24	68753		103352	P	08/27/24	01414 314	PROF SERV- LEGAL (ZHB)	475.00
	INVOICE:	82024								
VENDOR TOTALS				3,810.00	YTD INVOICED			4,285.00	YTD PAID	475.00
3646 MCDONALD UNIFORM COMPANY, INC.	167003	07/12/24	68737		103353	P	08/27/24	01410 238	UNIFORMS	173.42
	INVOICE:	232736-01								
	167004	07/23/24	68738		103353	P	08/27/24	01410 238	UNIFORMS	213.49
	INVOICE:	233508								
VENDOR TOTALS				17,636.77	YTD INVOICED			20,885.81	YTD PAID	386.91
140 NORTH WALES WATER AUTHORITY	166925	07/16/24	68659		103354	P	08/27/24	08429 450	CONTRACTED SERVICES	1,716.00
	INVOICE:	2456								
	166926	07/16/24	68660		103354	P	08/27/24	08429 450	CONTRACTED SERVICES	1,584.00
	INVOICE:	2457								
VENDOR TOTALS				49,360.90	YTD INVOICED			56,036.15	YTD PAID	3,300.00
469 NYCO CORPORATION	166942	07/23/24	68676		103355	P	08/27/24	01437 261	REPAIR TOOLS AND MACH	55.02
	INVOICE:	B2403625								
VENDOR TOTALS				974.26	YTD INVOICED			1,368.78	YTD PAID	55.02
2506 OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C.	166957	06/21/24	68691		103356	P	08/27/24	01487 157	HEALTH CONTINGENCY	99.00
	INVOICE:	516900732								
VENDOR TOTALS				95.00	YTD INVOICED			194.00	YTD PAID	99.00
3229 ORSINI AUTO REPAIR, INC.	166981	07/23/24	68715		103357	P	08/27/24	01410 370	VEHICLE MAINTENANCE	41.39
	INVOICE:	14004								
VENDOR TOTALS				5,749.52	YTD INVOICED			5,790.91	YTD PAID	41.39
665 PAUL B. MOYER & SONS	166946	07/18/24	68680		103358	P	08/27/24	01437 261	REPAIR TOOLS AND MACH	10.51
	INVOICE:	6024461								

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		1,413.96 YTD INVOICED			1,489.46 YTD PAID					10.51
2798 PENN DETROIT DIESEL ALLISON. LLC	166963	07/16/24	68697		103359	P	08/27/24	08429 371	REPAIR/MAINT PUMPING STAT	877.70
		INVOICE: 4630584								
VENDOR TOTALS		7,985.67 YTD INVOICED			10,575.99 YTD PAID					877.70
2855 PETROCHOICE	166964	07/19/24	68698		103360	P	08/27/24	01410 370	VEHICLE MAINTENANCE	225.03
		INVOICE: 51610371								
	166964	07/19/24	68698		103360	P	08/27/24	01437 261	REPAIR TOOLS AND MACH	225.03
		INVOICE: 51610371								
	166964	07/19/24	68698		103360	P	08/27/24	08429 373	REP/MNT VEHICLES, EQUIPME	225.04
		INVOICE: 51610371								
VENDOR TOTALS		1,300.60 YTD INVOICED			1,975.70 YTD PAID					675.10
3174 PETROLEUM TRADERS CORPORATION	166973	07/15/24	68707		103361	P	08/27/24	01410 374	FUEL/ GASOLINE/ DIESEL	952.69
		INVOICE: 2004906								
	166974	07/22/24	68708		103361	P	08/27/24	01410 374	FUEL/ GASOLINE/ DIESEL	1,157.85
		INVOICE: 2007009								
	166975	07/22/24	68709		103361	P	08/27/24	01430 374	FUEL/ GASOLINE/ DIESEL	114.53
		INVOICE: 2006973								
VENDOR TOTALS		35,403.88 YTD INVOICED			41,588.28 YTD PAID					2,225.07
3411 POWERDMS, INC.	166989	07/17/24	68723		103362	P	08/27/24	01410 450	CONTRACTED SERVICES	4,648.26
		INVOICE: INV-54739								
VENDOR TOTALS		.00 YTD INVOICED			4,648.26 YTD PAID					4,648.26
2918 READY REFRESH BY NESTLE	166970	07/06/24	68704		103363	P	08/27/24	01409 220	SUPPLIES	311.91
		INVOICE: 14G0438012023								
VENDOR TOTALS		623.82 YTD INVOICED			935.73 YTD PAID					311.91
3458 REMCO, INC.	166991	07/08/24	68725		103364	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	2,947.20
		INVOICE: 710709								
	166992	07/19/24	68726		103364	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	809.00
		INVOICE: 3458								
	166993	07/19/24	68727		103364	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	777.50
		INVOICE: 714632								
	166994	07/19/24	68728		103364	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	515.00
		INVOICE: 715351								

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		10,773.31 YTD INVOICED						17,828.98 YTD PAID		5,048.70
4051 ROHM & HASS COMPANY	167021	07/14/24	68755		103365	P	08/27/24	01301 100	CURRENT REAL ESTATE TAXES	60.67
	INVOICE:	82024								
VENDOR TOTALS		.00 YTD INVOICED						60.67 YTD PAID		60.67
3926 SANTINO CARLOMAGNO	167016	07/22/24	68750		103366	P	08/27/24	01430 460	MEETINGS/CONFERENCES	10.00
	INVOICE:	81924								
VENDOR TOTALS		144.93 YTD INVOICED						329.85 YTD PAID		10.00
2856 SEALMASTER	166965	07/19/24	68699		103367	P	08/27/24	01438 245	HIGHWAY MAINT SUPPLIES	61.24
	INVOICE:	INV2077909								
VENDOR TOTALS		984.00 YTD INVOICED						1,045.24 YTD PAID		61.24
226 SHERWIN-WILLIAMS COMPANY	166928	06/27/24	68662		103368	P	08/27/24	01433 200	TRAFFIC PAINT	142.44
	INVOICE:	6595-5								
	166929	07/01/24	68663		103368	P	08/27/24	09429 740	CAPITAL PURCHASES	293.00
	INVOICE:	6728-2								
	166929	07/01/24	68663		103368	P	08/27/24	30430 700	CAPITAL PURCHASE, HIGHWAY	292.99
	INVOICE:	6728-2								
VENDOR TOTALS		10,253.30 YTD INVOICED						10,981.73 YTD PAID		728.43
3733 STAPLES	167005	06/29/24	68739		103369	P	08/27/24	05451 200	OFFICE SUPPLIES	37.26
	INVOICE:	7001214054								
	167005	06/29/24	68739		103369	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	23.76
	INVOICE:	7001214054								
	167005	06/29/24	68739		103369	P	08/27/24	01410 220	OPERATING SUPPLIES	29.99
	INVOICE:	7001214054								
	167006	07/06/24	68740		103369	P	08/27/24	01410 220	OPERATING SUPPLIES	128.49
	INVOICE:	7001299820								
VENDOR TOTALS		2,732.21 YTD INVOICED						4,023.62 YTD PAID		219.50
3641 TRAIRS, LLC	167002	06/30/24	68736		103370	P	08/27/24	01414 316	PROF SERV - GIS/PERMIT PR	1,600.00
	INVOICE:	2777								
VENDOR TOTALS		8,150.00 YTD INVOICED						13,150.00 YTD PAID		1,600.00
3952 TRULEO, INC.	167018	07/23/24	68752		103371	P	08/27/24	30354 705	POLICE PCCD GRANT	12,000.00

PAID INVOICES REPORT

WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 1058										
VENDOR TOTALS		.00 YTD INVOICED						12,000.00 YTD PAID	12,000.00	
3288 TUSTIN MECHANICAL SERVICES	166982	06/11/24	68716		103372	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	246.00
INVOICE: 930016519										
166983	07/10/24	68717		103372	P	08/27/24	01409 370	REPAIRS & MAINTENANCE	246.00	
INVOICE: 930016836										
VENDOR TOTALS		940.00 YTD INVOICED						1,667.00 YTD PAID	492.00	
2906 US BANK	166966	07/25/24	68700		103373	P	08/27/24	01402 311	PROFESSIONAL SERVICES-NON	167.72
INVOICE: 14359570										
166968	07/25/24	68702		103373	P	08/27/24	01410 311	PROF. SERVICES - PENSION,	107.70	
INVOICE: 14364296										
166969	07/25/24	68703		103373	P	08/27/24	01410 311	PROF. SERVICES - PENSION,	443.32	
INVOICE: 14361724										
VENDOR TOTALS		3,533.45 YTD INVOICED						5,608.04 YTD PAID	718.74	
3204 VICTORY GARDEN'S, INC.	166977	07/24/24	68711		103374	P	08/27/24	05454 250	PLAYGROUNDS - MULCH & REP	675.00
INVOICE: 273882										
166978	07/25/24	68712		103374	P	08/27/24	05454 250	PLAYGROUNDS - MULCH & REP	675.00	
INVOICE: 273992										
166979	07/30/24	68713		103374	P	08/27/24	05454 250	PLAYGROUNDS - MULCH & REP	675.00	
INVOICE: 274443										
VENDOR TOTALS		550.00 YTD INVOICED						2,575.00 YTD PAID	2,025.00	
3024 VISUAL COMPUTER SOLUTIONS, INC.	166971	08/01/24	68705		103375	P	08/27/24	01410 450	CONTRACTED SERVICES	1,521.13
INVOICE: 21196										
VENDOR TOTALS		.00 YTD INVOICED						1,521.13 YTD PAID	1,521.13	
3565 W.B. MASON COMPANY	166996	07/16/24	68730		103376	P	08/27/24	01414 200	OFFICE SUPPLIES	15.33
INVOICE: 247829726										
166996	07/16/24	68730		103376	P	08/27/24	01401 200	SUPPLIES-OFFICE SUPPLIES	19.05	
INVOICE: 247829726										
166997	07/19/24	68731		103376	P	08/27/24	01430 220	HWY MAINT-GEN SERV/SUPPLS	128.33	
INVOICE: 247909710										
VENDOR TOTALS		2,420.49 YTD INVOICED						2,601.61 YTD PAID	162.71	
255 WISSAHICKON VOLUNTEER	166933	08/19/24	68667		103377	P	08/27/24	03480 910	WISSAHICKON VOL FIRE CO	139,486.33
INVOICE: 081924										

PAID INVOICES REPORT

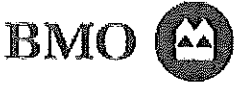
WARRANT: 082724

TO FISCAL 2024/07 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS										.00 YTD INVOICED
										139,486.33 YTD PAID
3896 WITHUMSMITH & BROWN, PC	167014	07/07/24	68748		103378	P	08/27/24	01402 310	PROFESSIONAL SERVICES	11,100.00
	INVOICE:	1278837								
	167014	07/07/24	68748		103378	P	08/27/24	08402 310	FINANCIAL SERVICES	7,400.00
	INVOICE:	1278837								
VENDOR TOTALS										.00 YTD INVOICED
										18,500.00 YTD PAID
2433 WITMER PUBLIC SAFETY GROUP, INC.	166956	07/19/24	68690		103379	P	08/27/24	01410 238	UNIFORMS	161.60
	INVOICE:	513476								
VENDOR TOTALS										.00 YTD INVOICED
										161.60 YTD PAID
REPORT TOTALS										914,900.21

TOTAL PRINTED CHECKS	COUNT	AMOUNT
	70	914,900.21

** END OF REPORT - Generated by Mary Trocino **



3044

Statement

Account Name: BILLING ACCOUNT 030522 Card Number: xxxx-xxxx-xxxx-0522
 Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 20,000.00
 Employee ID: 772190000032397 Available Credit: \$ 17,589.04
 Statement Date (MM/DD/YYYY): 06/27/2024 Currency: U.S. DOLLAR
 Payment Due Date (MM/DD/YYYY): 07/24/2024

Statement Summary:

Report any items which do not agree with your records within 30 days of the statement date.

Previous Balance: \$ 1,785.31
 Payments: \$ -1,785.31
 Adjustments: \$ 0.00
 Net Purchases: \$ 2,410.96
 Cash Advance: \$ 0.00
 Fees: \$ 0.00
 Other Charges: \$ 0.00
 New Account Balance: \$ 2,410.96

*paid 7/8/24
wire 493*

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522					
06/04	06/04 535100215	AUTOMATIC PYMT RECEIVED	\$ -1,785.31	\$ 0.00	\$ -1,785.31
TOTAL CREDITS xxxx-xxxx-xxxx-0522					\$ -1,785.31
TOTAL DEBITS xxxx-xxxx-xxxx-0522					\$ 0.00
Card Number xxxx-xxxx-xxxx-2252 KENNY, PAUL D					
06/10	06/17 537326958	SIRCHIE ACQUISITION CO TMCLEAN@SIRC NC	\$ 37.98 01410.222 095303	\$ 2.42	\$ 40.40 ✓
06/15	06/17 537326957	HRAC RESERVATIONS ATLANTIC CITY NJ	\$ 310.06 01410.460 088646	\$ 0.00	\$ 310.06 ✓
06/18	06/20 537840262	IL GIARDINO PIZZA CAFE SPRING HOUSE PA	\$ 159.77 01410.460 045117	\$ 9.59 (e)	\$ 169.36 ✓
TOTAL CREDITS xxxx-xxxx-xxxx-2252					\$ 0.00
TOTAL DEBITS xxxx-xxxx-xxxx-2252					\$ 519.82
Card Number xxxx-xxxx-xxxx-6926 WORMAN, JAMIE P.					
05/31	06/03 534759952	COMMONWEALTH FINANCE A HARRISBURG PA	\$ 94.34 31.446.101 083846	\$ 5.66 (e)	\$ 100.00 ✓
05/31	06/03 534759953	COMMONWEALTH FINANCE A HARRISBURG PA	\$ 94.34 31.446.101 087398	\$ 5.66 (e)	\$ 100.00 ✓
06/04	06/05 535386262	GIANT 6510 SPRING HOUSE PA	\$ 90.82 01400.460 057611	\$ 5.45 (e)	\$ 96.27 ✓

06/11	06/11	BATTERY UNIVERSE 208-347-2745 ID	01410.370	\$ 409.97	\$ 24.59		
	536381685			089778			
06/14	06/17	TWINKLE PHOTO BOOTH DRESHER PA	01400.220	\$ 235.85	\$ 14.15 (e)	\$ 250.00	✓
	537326959			009533			
06/21	06/24	EIG CONSTANTCONTACT.CO WALTHAM MA	05451.340 \$20.25	\$ 81.00	\$ 0.00	\$ 81.00	✓
	538458160		01400.316 \$60.75	046703			
06/24	06/25	WAWA 43 SPRINGHOUSE PA	01401.460	\$ 4.99	\$ 0.00	\$ 4.99	✓
	538672117			015854			
06/24	06/26	IL GIARDINO PIZZA CAFE SPRING HOUSE PA	01401.460	\$ 47.68	\$ 2.86 (e)	\$ 50.54	✓
	538845913			006879			

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-6926 \$ 1,117.36

Card Number xxxx-xxxx-xxxx-3833 ZOLLERS, FRED

05/29	05/30	HARBOR FREIGHT TOOLS33 MONTGOMERYVIL PA	01430.260	\$ 111.24	\$ 6.67	\$ 117.91	✓
	534305962			007743			
05/31	06/03	TREESTUFF 3363780444 NC	05454.720 \$314.48	\$ 593.36	\$ 35.60 (e)	\$ 628.96	✓
	534759951		08429.372 \$314.48	064331			
06/20	06/21	HARBOR FREIGHT TOOLS33 MONTGOMERYVIL PA	01430.220	\$ 15.97	\$ 0.96	\$ 16.93	✓
	538047997			071956			
06/24	06/25	GIANT 6510 SPRING HOUSE PA	01401.200	\$ 9.42	\$ 0.56 (e)	\$ 9.98	
	538672116			086843			

TOTAL CREDITS xxxx-xxxx-xxxx-3833 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-3833 \$ 773.78

**LOWER GWYNEDD TOWNSHIP
SUPERVISOR LIAISON REPORT OF
VOLUNTEER COMMISSION MEETING HIGHLIGHTS**

Board/Commission	Human Relations Commission
Members/Terms	5 residents, 3-year terms appointed by the BOS
Meeting Schedule	1 st Thursday of odd numbered months, 7:00 pm
Supervisor Liaison(s)	Jimmy Chong
Staff Liaison	N/A
Minute Taker	Michelle Farzetta

MEETING HIGHLIGHTS

Meeting Date	July 11, 2024
Decisions/Recommendations	
<ul style="list-style-type: none"> • Discussion regarding the Tri-States Humans Relations Commission Questionnaire. Andrew Abramson will complete the survey and submit of our behalf. 	
Major Discussion Items	
<ul style="list-style-type: none"> • A conversation regarding a possible change to the ordinance that established the Lower Gwynedd HRC. The concern was whether all races were addressed in the ordinance. After some conversation everyone felt all races were addressed. If a situation should arise that directly affects the Township then they would ask for a possible resolutions to be drawn up to address the situation. 	

Next Meeting	September 5, 2024
--------------	-------------------

NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township’s website on the “Meetings” page. This form is included in the Board of Supervisor’s meeting packet, which also is posted on the “Meetings” page.

**LOWER GWYNEDD TOWNSHIP
SUPERVISOR LIAISON REPORT OF
VOLUNTEER COMMISSION MEETING HIGHLIGHTS**

Board/Commission	Environmental Advisory Council
Members/Terms	5-7 residents, 3-year terms appointed by the BOS
Meeting Schedule	2 nd Wednesday of each month, 7:00 pm
Supervisor Liaison(s)	Tessie McNeely, Danielle Duckett
Staff Liaison	Sandi Feight-Hicks
Minute Taker	Jen O'Brien

MEETING HIGHLIGHTS

Meeting Date	August 14, 2024
Decisions/Recommendations	
<ul style="list-style-type: none"> • Brenda setup a Signup Genius for the upcoming events: Battery & Techno Trash, Fall Fest and Tree Give away. • Paige Menton from Journeywork was present and asked the EAC to purchase 10 gardens for her Pollinator Event coming up. The cost is \$75 per garden and she would make sure those gardens go to Lower Gwynedd Residents. Sandi will put a recommendation to the BoS for their next meeting. 	
Major Discussion Items	
<ul style="list-style-type: none"> • Faran Savitz, Penn Environment gave a presentation on Single Use Plastics. The EAC asked many questions. • The EAC will not be participating in Whitpain Community Day. • Members discussed Program Planning Handbook and the Bylaws 	

NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.

Next Meeting	Wednesday, September 11, 2024
--------------	-------------------------------

NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.