

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, September 24, 2024, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/85131295247?pwd=AdQlkHHniNtDID2ig7FJaUp4eb6chV.1>

Call #: 1-646-876-9923

Meeting ID: 851 3129 5247 Passcode: 610828

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## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of real estate and personnel.

**RESOLUTION 2024-27** honoring the 200<sup>th</sup> anniversary of Gwynedd Hall

### 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. Public hearing for the Conditional Use application for Ambler Yards, 300 Brookside Avenue, to modify the master plan to add two accessory storage structures behind Building #35.
2. Resolution 2024-28: Conditional Preliminary/Final Approval of Spring House Estates (ACTS) Land Development #24-01LD

### GENERAL BUSINESS

1. Resolution 2024-29: Removing 1021 Sumneytown Pike from the Historic Resources List
2. Consider authorization to advertise an amendment to Title Eight: Other Public Services, replacing Section 1084, Municipal Waste Collection and Recycling, for consistency with the Northern Montgomery County Recycling Commission intermunicipal agreement
3. Acknowledgement of presentation of Lower Gwynedd's minimum municipal obligation for pension contributions in 2025
4. Consider approval of Costars contract with Sewer Specialty Services to clean, inspect and repair sanitary sewer lines on Wissahickon, Trewellyn, Gwynedd and Park Avenues in an amount not to exceed \$95,330.50.

5. Consider re-authorizing advertisement of bid for construction of Old Bethlehem Pike culvert replacement and streambank restoration
6. Township Engineer Report – September 2024
7. Traffic Engineer Report – September 2024
8. Finance Report – August 2024
9. Approval of invoice reports for September 10 and September 24, 2024
10. Approval of minutes August 27, 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\***

ENVIRONMENTAL ADVISORY COUNCIL	WED	10/23/2024	7:00 P.M.
ZONING HEARING BOARD	THURS	10/10/2024	6:00 P.M.
PARKS AND RECREATION	TUES	10/15/2024	6:00 P.M.
PLANNING COMMISSION	WED	10/16/2024	7:00 P.M.
BOARD OF SUPERVISORS	TUES	10/08//2024	7:00 P.M.
HUMAN RELATIONS COMMISSION	THURS	11/07/2024	7:00 P.M.

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



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** September 19, 2024  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** [Ambler Yards Conditional Use- #24-05CU](#)

Ambler Yards, located at 300 Brookside Avenue, has filed a conditional use application to permit a modification to the Master Plan for the mixed-use campus. In June, Ambler Yards received approval from the Zoning Hearing Board to permit two accessory structures (storage containers), each 12'x22' in size, behind Building #35 for the tenant occupying this building. The accessory storage units will be used to store chemicals related to the existing warehouse portion of the campus. As part of the original decision and order for the mixed-use campus, any modification to the Master Plan requires conditional use approval. Therefore, the applicant is seeking conditional use approval to amend the Master Plan to reflect the two accessory structures. The application was reviewed and recommended for approval by the Planning Commission at their meeting on August 21, 2024. A conditional use hearing is scheduled for the BOS on September 24, 2024, to review the request for a plan amendment to permit the addition of two accessory structures on the Ambler Yards Campus. The BOS can consider the application and if so inclined, can render a decision at the close of the hearing.

***Recommendation: Staff recommends that the BOS approve the request for the accessory storage unit, as the containers are specifically designed to store the chemicals associated with the use in Building #35 and were a recommended solution by the Building and Fire Code Officials of the Township.***



### Lower Gwynedd Township

1130 N. Bethlehem Pike, P.O. Box 625

Spring House, PA 19477

(215)646-5302- phone

(215)646-3357-fax

[www.lowergwynedd.org](http://www.lowergwynedd.org)

### Conditional Use Appeal to Board of Supervisors

1. Date: 8/7/2024
  
2. Classification of Appeal (check all that apply):  
 Request for a Conditional Use  
 Other (specify): \_\_\_\_\_
  
3. Applicant:  
Name: AY Commercial, LP (f/k/a 300 Brookside Commercial, LP)  
Mailing Address: 300 Brookside Avenue, Ambler, PA 19002  
\_\_\_\_\_  
Phone Number: 484-571-5630  
Email Address: msigel@station-partners.com  
State owner of legal title, if other than Applicant: Owner is BASF Corporation  
Applicant is tenant with permission - 99 year lease
  
4. Applicant's Attorney:  
Name: Christen G. Pionzio, Esquire  
Mailing Address: 1684 South Broad Street, Suite 230, PO Box 1479  
Lansdale, PA 19446  
\_\_\_\_\_  
Phone Number: 215-661-0400  
Email Address: cpionzio@hrmml.com
  
5. Property:  
Location: 300 Brookside Avenue, TPN: 39-00-03934-00-5  
Present Zoning Classification: F Industrial District  
Area: 24.47 +/- acres  
Frontage: approx. 1,000 ft.  
Depth: irregular, approx. 460 ft.  
Description of the current use and the existing improvements on the property: Mixed-Use Campus  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Description of the proposed use and the proposed improvements (if different):

See attached.

\_\_\_\_\_  
\_\_\_\_\_

6. Legal grounds for appeal:  
See attached.

\_\_\_\_\_  
\_\_\_\_\_

7. State each section of the zoning ordinance involved in this application:

Condition of approval of Conditional Use Decision and Order  
dated August 23, 2016.

\_\_\_\_\_

8. Has any previous appeal or application been filed in connection with this property?

Yes     No    If yes, date and specifics: See attached.

\_\_\_\_\_  
\_\_\_\_\_

9. Is public water available to this property?  
Is public sewer available to this property?

Yes    No  
 Yes    No

10. Does this Application involve a proposed subdivision?

Yes    No  
 Yes    No

If yes, has a subdivision plan been filed with the Township?



Signature of Applicant's Attorney

**Lower Gwynedd Township**  
**Applicant: AY Commercial, LP**  
**Property: 300 Brookside Avenue**  
**TPN: 39-00-03934-00-5**

## ATTACHMENT TO CONDITIONAL USE APPLICATION

### *Applicant/Property*

The property, which is owned by BASF Corporation (“Owner”), consists of approximately 24.47 +/- acres and is located at 300 Brookside Avenue, further identified as Montgomery County Tax Parcel No. 39-00-03934-00-5 (“Property”) within Lower Gwynedd Township’s F Industrial District (“District”).<sup>1</sup> Owner leases the Property to AY Commercial, LP (“Applicant”).<sup>2</sup>

The Property is currently used as a mixed-use campus, by way of an approved master plan (“Master Plan”), and is occupied by a number of tenants who use different portions of the campus for multiple uses including, but not limited to, industrial, lab, office, special events, and warehouse.<sup>3</sup>

### *Previous Approvals*

The Property has previously received the following approvals:

- By Conditional Use Decision and Order dated September 29, 2015, 300 Brookside Commercial, LP<sup>4</sup> received conditional use approval permitting outdoor events, such as beer gardens and family fun nights, on certain dates and times.
- By Conditional Use Decision and Order dated August 23, 2016 (“2016 CU Decision”), 300 Brookside Commercial, LP received conditional use approval permitting a mixed-use campus and approving a Master Plan for the Property to permit uses such as industrial, lab, office, special events, and warehouse, pursuant to Section 1287.02 of the Lower Gwynedd Township Zoning Ordinance, as amended (“Ordinance”).
- By Conditional Use Decision and Order dated April 9, 2019 (“2019 CU Decision”), 300 Brookside Commercial, LP received conditional use approval amending the Master Plan to enlarge the previously approved area for a farmer’s market and to modify the previously approved special events area to include an additional area on the Property, in accordance with Section 1287.02 of the Ordinance.

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<sup>1</sup> See Deed.

<sup>2</sup> See Memorandum of Assignment and Assumption of Ground Lease, dated April 11, 2019, and effective May 9, 2019.

<sup>3</sup> See Master Plan.

<sup>4</sup> See Ground Lease between BASF Corporation, as Lessor, and 300 Brookside Commercial, LP, as Lessee, dated as of June 12, 2015.

- By Zoning Hearing Board Decision and Order dated June 18, 2024 (“2024 Zoning Decision”), Applicant received variance relief from Section 1287.02 to allow two accessory structures (storage containers), each 12’ x 22’ in size, behind building #35 on the Property to store chemicals related to the existing warehouse use portion of the campus.

### *Proposal*

Applicant is now proposing to further amend the Master Plan to permit two accessory structures on the Property in connection with the existing warehouse use, as approved by the 2024 Zoning Decision (“Proposal”).

### *Requested CU Relief*

Condition #3 of the 2016 CU Decision provides, “Any modification of the Proposed Master Plan shall be subject to additional conditional use approval by the Board of Supervisors.” Accordingly, to facilitate the Proposal, Applicant requests conditional use approval to amend the previously approved Master Plan (“Requested CU Relief”).

### *Entitlement to Requested CU Relief*

At the hearing, Applicant will establish entitlement to the Requested CU Relief by presenting credible evidence and satisfying Section 1298.07 of the Ordinance. Specifically, Applicant will establish that:

- (a) the Proposal complies with the declaration of legislative intent of the Ordinance and with any declaration of legislative intent that may apply specifically to the District;
- (b) the Proposal does not adversely affect neighboring land uses in any way and, further, that the Proposal does not impose upon its neighbors in any way but rather blends in with them in a harmonious manner;
- (c) the Proposal will be properly serviced by all existing public service systems, including traffic, police protection, fire protection, utilities, parks and recreation;
- (d) the Proposal will be properly designed with regard to internal circulation, parking, buffering and all other elements of proper design; and
- (e) the plans, studies or other data demonstrate that compliance with the permitted uses or with such other regulations as may be the subject of consideration for a conditional use approval is reasonable and appropriate for the instance at hand.

WAIVER

I/We hereby waive the provision that the hearing before the Board of Supervisors of Lower Gwynedd Township be held within 60 days of the application, as stipulated in the Pennsylvania Municipalities Planning Code.



Attorney For Applicant - Authorized Signature

Christen G. Pionzio, Esquire

Printed Name

8/7/2024

Date

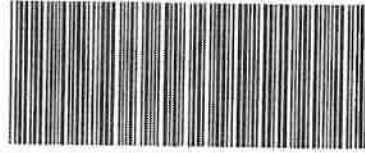




**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Nancy J. Becker*

One Montgomery Plaza  
 Swede and Airy Streets ~ Suite 303  
 P.O. Box 311 ~ Norristown, PA 19404  
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 5957 PG 02567 to 02575.2**  
 INSTRUMENT # : 2015043153  
 RECORDED DATE: 06/16/2015 07:55:02 AM



3213847-0035T

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 11

**Document Type:** Deed  
**Document Date:** 06/10/2015  
**Reference Info:**

**Transaction #:** 3221528 - 6 Doc(s)  
**Document Page Count:** 8  
**Operator Id:** sford

**RETURN TO:** (Simplifile)  
 Executive Reality Transfer  
 1431 Sandy Circle  
 Narberth, PA 19072  
 (610) 668-9301

**PAID BY:**  
 EXECUTIVE REALITY TRANSFER

**\* PROPERTY DATA:**

Parcel ID #:	39-00-01429-00-8	39-00-03928-00-2	39-00-03931-00-8
Address:	329 FRANCIS AVE	424 SPRING GARDEN ST	432 SPRING GARDEN ST
Municipality:	PA Lower Gwynedd Township (100%)	PA Lower Gwynedd Township (0%)	PA Lower Gwynedd Township (0%)
School District:	Wissahickon	Wissahickon	Wissahickon

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:**

**TAXABLE AMOUNT:**  
**\$8,479,555.50**

**FEES / TAXES:**

Recording Fee:Deed  
 Affidavit Fee  
 Additional Pages Fee  
 Additional Parcels Fee  
 Affordable Housing Pages  
 Affordable Housing Parcels  
 State RTT  
 Lower Gwynedd Township RTT  
 Wissahickon School District RTT  
 NonCompliance Fee

**Total:**

DEED BK 5957 PG 02567 to 02575.2  
 Recorded Date: 06/16/2015 07:55:02 AM

I hereby CERTIFY that  
 this document is  
 recorded in the  
 Recorder of Deeds  
 Office in Montgomery  
 County, Pennsylvania.



*Nancy J. Becker*

**Nancy J. Becker**  
 Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDING REQUESTED BY:

BASF CORPORATION  
100 PARK AVENUE  
FLORHAM PARK, NJ 07932

WHEN RECORDED MAIL TO:

KLEHR HARRISON HARVEY BRANZBURG LLP  
1835 MARKET STREET  
PHILADELPHIA, PA 19103  
ATTENTION: BRADLEY A. KROUSE

Parcel Nos. 39-00-01429-00-8, 39-00-03928-00-2, 39-00-03931-00-8, 39-00-03925-00-5, 39-00-01426-00-2, 39-00-03922-00-8, 39-00-01423-00-5, and 39-00-03934-00-5

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Space above this line for recorder's use

**QUIT CLAIM DEED**

**COGNIS USA LLC, formerly known as Cognis Corporation, as Grantor**

to

**BASF CORPORATION, a Delaware corporation,  
as Grantee**

Premises:

329 Francis Avenue, 424 N. Spring Garden Street, 432 N. Spring Garden Street, 420 N. Spring Garden Street, 325 Francis Avenue, 416 N. Spring Garden Street, 321 Francis Avenue and 300 Brookside Avenue, Lower Gwynedd Township, Montgomery County, Pennsylvania

The precise address of the above-named Grantee is:

BASF Corporation  
100 Park Avenue  
Florham Park, NJ 07932

On behalf of the Grantee

**QUITCLAIM DEED**

**THIS DEED** (this "Deed") dated June 10, 2015 and effective as of the same date between **COGNIS USA LLC**, a Delaware limited liability company, which was created on June 30, 2011 when Cognis Corporation was converted into Cognis USA LLC ("Grantor") on the one part, and **BASF CORPORATION**, a Delaware corporation ("Grantee"), of the other part,

**WITNESSETH** that the said Grantor for and in consideration of the sum of \_\_\_\_\_ lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, the said Grantor's interest in,

**ALL THAT CERTAIN** lot or pieces of ground with the buildings and improvements thereon erected as more particularly set forth on Exhibit "A" attached hereto and made a part hereof.

**BEING** 329 Francis Avenue, 424 N. Spring Garden Street, 432 N. Spring Garden Street, 420 N. Spring Garden Street, 325 Francis Avenue, 416 N. Spring Garden Street, 321 Francis Avenue, and 300 Brookside Avenue, Lower Gwynedd Township, Montgomery County, Pennsylvania.

**BEING** Parcel Nos. 39-00-01429-00-8, 39-00-03928-00-2, 39-00-03931-00-8, 39-00-03925-00-5, 39-00-01426-00-2, 39-00-03922-00-8, 39-00-01423-00-5 and 39-00-03934-00-5.

**UNDER AND SUBJECT** to all matters of record, to the extent valid and enforceable.

**TOGETHER** with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

**TO HAVE AND TO HOLD** the interest in the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever **UNDER AND SUBJECT**, as aforesaid.

**AND** the said Grantor, for itself and its successors and assigns does by these presents, covenant, promise and agree, to and with the said Grantee, its successors and assigns, that the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor and its successors and assigns.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the party of the first part hereunto set its hand and seal as of the date and year first above written.

**Grantor:**

**Cognis USA LLC, formerly known as Cognis Corporation**  
a Delaware Limited Liability Company



By: Karen Killeen  
Name: Karen Killeen  
Title: Vice President

STATE OF NEW JERSEY

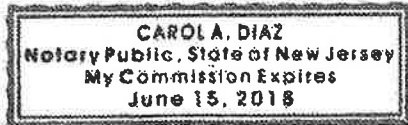
COUNTY OF MORRIS

On June 10, 2015 before me, Carol A. Diaz, personally appeared Karen Killeen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New Jersey that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carol A. Diaz (Seal)



**EXHIBIT A****Parcel 3, Tract 1:**

Tract #1, being Lot No. 7 on a certain plan of lots laid out by Thomas F. Gillin, C.E. for Alan Mathias and George W. Frankenfield recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 639 Page 500, bounded and described according to a survey made by Herbert H. Metz, C.E. on the 11<sup>th</sup> day of November 1922, as follows: Beginning at an iron pipe on the northwesterly side of Francis Avenue (33 feet wide) a corner of this and Lot No. 1 on the Metz plan, at the distance of one hundred and forty feet from an iron pipe set at the Westerly corner of said Francis Avenue and Spring Garden Street (40 feet wide); thence along said side of said Francis Avenue south forty-three degrees and forty-five minutes west, forty-two and thirty-five hundredths feet (erroneously written in prior deeds forty-three and twenty-five hundredths feet) to an iron pipe set at the line of this and Lot No. 9 on said plan; thence by said Lot No. 9 and at right angles to said Francis Avenue north forty-six degrees and fifteen minutes west one hundred and fifty feet to an iron pipe a corner of this and Lots Nos. 6, 8, and 9 on said plan; thence by said Lot No. 6 and parallel to the first line north forty-three degrees and forty-five minutes east, fifty and nineteen hundredths feet (erroneously written in former deeds fifty and sixty-two hundredths feet) to an iron pipe in line of No. 3; thence partly by Lot No. 3 and partly by Lot No. 2 and partly by Lot No. 1 south forty-three degrees and sixteen minutes east one hundred and fifty and twenty-four hundredths feet (erroneously written in former deeds one hundred and fifty and seventy-five hundredths feet) to the place of beginning.

**Parcel 3, Tract 2:**

All that certain piece of ground situate in the said Township of Lower Gwynedd, bounded and described according to the Metz Survey as follows: Beginning at an iron pipe on the northwest side of Francis Avenue (33 feet wide) at the distance of one hundred and thirty-three and one tenth feet from an iron pipe set at the westerly corner of said Francis Avenue and Spring Garden Street (40 feet wide); thence along the said side of said Francis Avenue south forty-three degrees and forty-five minutes west six and nine tenths feet to a point; thence north forty-three degrees and sixteen minutes west one hundred and thirty-one and eight tenths feet to a point being a corner of land now or about to be conveyed to Earle A. Leech and land now or late of George W. Frankenfield, south forty-six degrees and fifteen minutes east one hundred and thirty-one and fifty-six hundredths feet to the place of beginning. Being the same premises conveyed by William J. and Adeline L. Kelly to American Chemical Paint Company by deed dated August 20, 1926 recorded in Book 988, Page 427.

329 Francis Avenue  
Parcel ID #390001429008

**Parcel 15, Tract 1:**

Beginning at an iron pipe in the southwesterly side line of a public road known as Spring Garden Street (40 feet wide) at the distance of 115 feet northwesterly from the intersection of the said side line of Spring Garden Street with the northwesterly side line of a street shown on said plan, called Francis Avenue (33 feet wide), being a corner of Lots Nos. 2 and 3 on said plan; thence by Lot No. 2 south 50 degrees 30 minutes west 147.67 feet to an iron pipe, another corner of said Lots Nos. 2 and 3 and in line of Lot No. 7 on said plan; thence partly by said Lot No. 7 and partly by Lot No. 6 north 43 degrees 16 minutes west 60.1 feet to an iron pipe, being a corner of Lots Nos. 3 and 4 on said plan; thence north 50 degrees 30 minutes east 151.54 feet to an iron pipe at the southwesterly side line of Spring Garden Street aforesaid; thence along the same south 39 degrees 30 minutes east 60 feet to the point or place of beginning.

**Parcel 15, Tract 2:**

Beginning at an iron pipe in the southwesterly side line of a public road known as Spring Garden Street (40 feet in width) at the distance of 175 feet northwesterly from the intersection of the said side line of Spring Garden Street with the northwesterly side line of a street shown on said plan called Francis Avenue (33 feet in width) being a corner of Lots Nos. 3 and 4 on said plan; thence by Lot No. 3 south 50 degrees 30 minutes west 151.54 feet to a point another corner of said Lots Nos. 3 and 4 and in line of Lot No. 6 on said plan; thence by the latter north 43 degrees 16 minutes west 60.1 feet to a point a corner of Lot No. 5 of said plan; thence along the latter north 50 degrees 30 minutes east 155.41 feet to an iron pipe on the southwesterly side line of Spring Garden Street aforesaid; thence along said side of said street south 39 degrees 30 minutes east 60 feet to the place of beginning. Being the same premises conveyed by Rosa Metzler, Executrix to Amchem Products, Inc. by deed dated November 12, 1959 recorded in Book 3017, Page 74.

424 North Spring Garden Street  
Parcel ID #390003928002

**Parcel 16, Tract 1:**

Beginning at an iron pipe in the southwesterly side line of a public road known as Spring Garden Street (40 feet wide) at the distance of 235 feet northwesterly from the intersection of the said side line of Spring Garden Street with the northwesterly side line of a street shown on said plan, called Francis Avenue (33 feet wide), being a corner of Lot No. 4 on said plan; thence by said Lot No. 4 south 50 degrees, 30 minutes west 155.41 feet to an iron pipe in the line of Lot No. 6 on said plan; thence by said Lot No. 6 north 43 degrees 16 minutes west 49.5 feet to an iron pipe set on the southeasterly side line of a public street laid out on said plan (40 feet wide) and called Brookside Avenue; thence along the said side line of said Brookside Avenue north 43 degrees 45 minutes east 160 feet to an iron pipe set at the south corner of said Brookside Avenue and Spring Garden Street aforesaid; thence along the southwesterly side of said Spring Garden Street south 39 degrees 30 minutes east 67.2 feet to the place of beginning.

**Parcel 16, Tract 2:**

Beginning at a point (marked by an iron pipe) in the southeasterly side line of a public road known as Brookside Avenue (40 feet in width) at a distance of 160 feet southwesterly from the intersection of the said southeasterly side line of Brookside Avenue with the southwesterly side line of Spring Garden Street (40 feet in width); thence by said side line of Brookside Avenue southwesterly south 43 degrees 45 minutes west a distance of 58 feet to a point (marked by an iron pipe) and in said side line of Brookside Avenue; thence at right angles to said side line of Brookside Avenue southeasterly by a straight line south 46 degrees 15 minutes east a distance of 150 feet to a point (marked by an iron pipe) thence at right angles on a straight line parallel to the said of Brookside Avenue northeasterly north 43 degrees 45 minutes east a distance of 50.62 feet to a point (marked by an iron pipe); thence by a straight line northwesterly north 43 degrees 16 minutes west a distance of 150.15 feet to the point of beginning. Being the same premises conveyed by Mary L. Stackhouse, Executrix and Mary L. Stackhouse to Amchem Products, Inc. by deed dated November 5, 1959 recorded in Book 3014, Page 131.

432 North Spring Garden Street  
Parcel ID #390003931008

**Parcel 17:**

Beginning at a point on the northwesterly side of Spring Garden Street at the distance of sixty-one feet from an iron pipe set at the westerly corner of said Spring Garden Street and Francis Avenue, being in line of other land of George W. Frankenfield and Lizzie H. Frankenfield, his wife; thence along said land of George W. Frankenfield and Lizzie H. Frankenfield south fifty degrees thirty minutes west one hundred and forty-one and twenty-eight one-hundredths feet to a point in line of land of C. Raymond Frankenfield; thence along said land of said C. Raymond Frankenfield, north forty-six degrees fifteen minutes west fifty-four and thirty-seven one-hundredths feet to a point in line of land of Dr. Metzler; thence along said land of Dr. Metzler north fifty degrees thirty minutes east one hundred and forty-seven and sixty-seven one-hundredths feet to the northwesterly side of Spring Garden Street aforesaid and along the said side of said Spring Garden Street fifty-four feet to the place of beginning. Being the same premises conveyed by Earle A. And Mary B. Leech to Amchem Products, Inc. by deed dated October 1, 1965 recorded in Book 3399, Page 654.

420 North Spring Garden Street  
Parcel ID #390003925005

**Parcel 19:**

Beginning at an iron pipe on the northwesterly side of Francis Avenue (33 feet in width) a corner of this and Lot No. 7 on said plan, at the distance of one hundred eighty-three feet and twenty-five hundredths of a foot from an iron pipe set at the westerly corner of said Francis Avenue and Spring Garden Street; thence along said side of said Francis Avenue south forty-three degrees forty-five minutes west twenty-five feet to a stake set in the middle line of said Lot No. 9; thence along said middle line and through the middle of the partition between the house on this half of the lot and the house adjoining it on the southwest at right angles to said Francis Avenue north forty-six degrees fifteen minutes west one hundred fifty feet to a stake in the middle of line of Lot No. 8 on said plan; thence by said Lot No. 8 and parallel to the first line north forty-three degrees forty-five minutes east twenty-five feet to a point a corner of

this and Lots Nos. 8, 6, and 7 on said plan; thence by said Lot No. 7 south forty-six degrees fifteen minutes east one hundred fifty feet to the place of beginning. Being known as House Number 8 Francis Avenue. Being the same premises conveyed by Paul H. D. and Elizabeth R. Longcope to Amchem Products, Inc. by deed dated March 25, 1970 recorded in Book 3589, Page 941.

325 Francis Avenue  
Parcel ID #390001426002

**Parcel 23:**

Beginning at a point at the intersection of the northwesterly side line of Francis Avenue (33 feet wide) and the southwesterly side line of Spring Garden Street (40 feet wide); thence extending south forty-three degrees, forty-five minutes west one hundred thirty-three and ten one-hundredths feet to a point still in the northwesterly side line of Francis Avenue; thence extending north forty-six degrees, fifteen minutes west seventy-seven and nineteen one-hundredths feet to a point; thence extending north fifty degrees, thirty minutes east one hundred forty-one and twenty eight one hundredths feet to a point in the southwesterly side line of Spring Garden Street; thence extending south thirty-nine degrees, thirty minutes east along the line of Spring Garden Street aforesaid, sixty-one feet to the first mentioned point and place of beginning. Being the same premises conveyed by Violet K. Rishel to Amchem Products, Inc. by deed dated March 31, 1977 recorded in book 4190, Page 504.

416 North Spring Garden Street  
Parcel ID #390003922008

**Parcel 28:**

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, SITUATE in the Township of Lower Gwynedd, County of Montgomery and State of Pennsylvania, being the Southwesterly half of Lot No. 9 on a certain plan of lots recorded in the office for the recording of Deeds in and for the County of Montgomery in Deed Book No. 639 Page 500, said lot being bounded and described as follows:

BEGINNING at an iron pipe set on the Northwesterly side of Francis Avenue, thirty three feet wide, a corner of the Northeast one-half of said lot at the distance of two hundred and seven feet and thirty five one-hundredths of a foot from an iron pipe set at the Westerly corner of the said Francis Avenue and Spring Garden Street; thence along said side of said Francis Avenue South forty-three degrees forty-five minutes, West twenty-five feet in an iron pipe set for a corner of this and Lot No. 11 on said plan, thence along the said Lot No. 11 at right angles to said Francis Avenue North forty-six degrees fifteen minutes West one hundred and fifty feet to an iron pipe set to a corner of Lots Nos. 11-10 & 8; thence by Lot No. 8 and parallel to the first line North forty-three degrees forty-five minutes East twenty-five feet to a stake set in the middle line of Lot No. 9; thence along said middle line and through the middle of the partition wall on house erected on this lot and the house erected on the adjoining lot South forty six degrees fifteen minutes East one hundred and fifty feet to the place of beginning.

321 Francis Avenue  
Tax ID #390001423005

Being a portion of the same premises which Henkel Corporation, a Delaware corporation by Deed dated 12-28-1999 and recorded 1-6-2000 in Montgomery County in Deed Book 5302 Page 2244 conveyed unto Cognis Corporation, a Delaware corporation, in fee.

And by Deed of Correction recorded 6-21-2001 in Deed Book 5364 page 926.

Being the same premises which John Kemmerer, Executor of the estate of Hannah A. Roesch, also known as Hannah Savacool Roesch, deceased by Deed dated 7-14-2000 and recorded 9-1-2000 in Montgomery County in Deed Book 5329 Page 1977 conveyed unto Cognis Corporation, a Delaware corporation, in fee.

**TAX PARCEL 39-00-03934-00-5**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON AN

ALTA/ACSM SURVEY PLAN OF THE LANDS OF BASF CORPORATION PREPARED FOR 300 BROOKSIDE COMMERCIAL LP AND 300 BROOKSIDE RESIDENTIAL LP BY SHOWALTER & ASSOCIATES, CHALFONT PA, DATED MARCH 17, 2015 AND BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN FOUND AND HELD FOR A CORNER AT THE POINT OF INTERSECTION OF THE COMMON LINE BETWEEN THE LANDS N/L OF B&U 24-15 (A PORTION OF TRACT-2) AND THE LANDS N/L OF B&U 24-20 (A PORTION OF THE HEREIN DESCRIBED TRACT-1) ON RIGHT-OF-WAY OF FRANCIS AVENUE (33' WIDE): THENCE ALONG SAID RIGHT-OF-WAY AND OFFSET THE TITLE LINE BY 16.5 FEET, SOUTH 45 DEGREES 25 MINUTES 55 SECONDS WEST, A DISTANCE OF 232.86 FEET TO A POINT IN LINE WITH THE LANDS N/L OF B&U 24-17, THE NORTH BRANCH OF THE PENNSYLVANIA RAILROAD; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY NORTH 46 DEGREES 14 MINUTES 05 SECONDS WEST, A DISTANCE OF 739.34 FEET TO A POINT, A CORNER OF A LEASE AREA CALLED FOR IN THE 1994 SURVEY BY SHOWALTER & ASSOCIATES; THENCE ALONG SAID LEASE AREA THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1). NORTH 40 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 17.61 FEET TO A POINT; 2). NORTH 43 DEGREES 44 MINUTES 05 SECONDS WEST, A DISTANCE OF 341.42 FEET TO A POINT; 3). SOUTH 68 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 32.25 FEET TO A POINT IN LINE WITH THE LANDS N/L OF THE NORTH BRANCH OF THE PENNSYLVANIA RAILROAD; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1). NORTH 46 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 536.91 FEET TO A POINT; 2). NORTH 44 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.00 FEET TO A POINT; 3). NORTH 43 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.00 FEET TO A POINT; 4). NORTH 41 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.00 FEET TO A POINT; 5). NORTH 40 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 98.01 FEET TO A POINT; 6). NORTH 38 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 104.52 FEET TO A CONCRETE MONUMENT IN THE CENTER OF A VACATED RIGHT-OF-WAY OF MATHER ROAD, THENCE ALONG SAID LANDS N/L OF B&U 26-06, NORTH 46 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF 450.61 FEET TO A CORNER OF THE LANDS N/L OF B&U 24-31, SAID POINT BEING LOCATED IN THE CENTER LINE OF A DEDICATED SECTION N/L OF MATHER ROAD (30' WIDE) AND LEADING TO THE PENNLYN-AMBLER ROAD; THENCE ALONG SAID LANDS N/L OF B&U 24-31 AND ALONG THE LANDS N/L OF B&US 24-01, 24-21, 24-24, 24-29, 24-02, 24-33, AND 24-32, PASSING OVER A CONCRETE MONUMENT FOUND 25.02 FEET FROM THE START OF THIS LINE AND AGAIN PASSING OVER AN IRON PIN FOUND 5.56 FEET FROM THE END OF THIS LINE, SOUTH 45 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 876.59 FEET TO A POINT; THENCE CONTINUING ALONG SAID LANDS N/L OF B&U 24-32 AND PASSING OVER AN IRON PIN 16.30 FEET FROM THE END OF THIS LINE, NORTH 46 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 284.07 FEET TO A POINT ON THE CENTER LINE OF PENNLYN-AMBLER ROAD (SR 2020 - VARYING WIDTHS); THENCE ALONG SAID CENTER LINE, SOUTH 45 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 162.88 FEET TO A POINT, THE INTERSECTION OF HOUSTON ROAD (VACATED) AND SPRING GARDEN STREET (40' WIDE); THENCE ALONG THE TITLE LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1). SOUTH 45 DEGREES 50 MINUTES 55 SECONDS WEST, A DISTANCE OF 120.33 FEET TO A POINT; 2). SOUTH 37 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 369.43 FEET TO A POINT ON THE CENTER LINE OF SPRING GARDEN STREET (40' WIDE); THENCE SOUTH 45 DEGREES 25 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.14 FEET TO A POINT ON THE RIGHT-OF-WAY OF SPRING GARDEN STREET (40' WIDE); THENCE ALONG SAID RIGHT-OF-WAY AND OFFSET THE TITLE LINE 20 FEET AND PASSING OVER A RRS FOUND AND HELD 38.42 FEET FROM THE END OF THIS LINE, SOUTH 37 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 413.42 FEET TO A CORNER OF THE LANDS N/L OF THE INTERNAL PARCEL DESIGNATED 24-04; THENCE ALONG SAID LANDS N/L OF B&U 24-04 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1). SOUTH 45 DEGREES 25 MINUTES 55 SECONDS WEST, A DISTANCE OF 218.00 FEET TO A POINT; 2). SOUTH 44 DEGREES 34 MINUTES 05 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A CORNER OF THE LANDS N/L OF B&U 24-19 AND THE LANDS N/L OF B&U 24-16; THENCE ALONG SAID LANDS N/L OF B&U 24-16 AND THE LANDS N/L OF B&U 24-15, SOUTH 45 DEGREES 25 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID LANDS N/L OF B&U 24-15, SOUTH 44 DEGREES 34 MINUTES 05 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT BEING THE TRUE PLACE OF BEGINNING.



**GROUND LEASE**

**BETWEEN**

**BASF Corporation, as LESSOR**

**AND**

**300 BROOKSIDE COMMERCIAL, LP, as LESSEE**

**Dated as of June 12, 2015**

## GROUND LEASE

**THIS GROUND LEASE** (the "Ground Lease") is made and entered into as of the 12<sup>th</sup> day of June, 2015 by and between BASF Corporation, a Delaware corporation having a mailing address at 100 Campus Drive, Florham Park, New Jersey 07932 (the "Lessor"), and 300 Brookside Commercial, LP, a Pennsylvania limited partnership, having a mailing address at PO Box 467, Newtown Square, Pennsylvania (the "Lessee").

Lessor and Lessee, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, receipt and sufficiency of which are acknowledged, and intending to be legally bound, hereby agree as follows:

### 1. DEFINITIONS

1.01. Certain terms in this Ground Lease are defined as follows:

"Commencement Date" means the date the Lessor delivers possession of the Premises (as defined below) to Lessee and Lessee occupies the Premises.

"Effective Date" means the date first above written.

"Engineering Controls" means controls directed towards containing or controlling the migration of or exposure to regulated substances which may be required or approved by a Governmental Authority in connection with Remedial Work, including but not limited to the caps located under and around Buildings 14 and 23 (the "Environmental Cap") as more particularly depicted on Exhibit G.

"Environmental Laws" shall mean all applicable constitutions, treaties, statutes, laws (including the common law), rules, regulations, codes, policies, decrees, ordinances, standards, guidelines, authorizations, permits, approvals, decisions, injunctions, judgments, awards, and orders of, and all agreements with, federal, state, local, or other public authorities relating to air, water, groundwater, noise, solid waste, Hazardous Substances (as defined below), toxic substances, wastes, pollutants, or contaminants, to environmental protection, compliance, contamination, cleanup, or reporting, to disclosure of any release or threat of release to the environment of any Hazardous Substances, or to the safety of employees, workers, or other persons, including, without limitation, the public. Such Environmental Laws shall include, without limitation, the Pennsylvania Land Recycling and Environmental Remediation Standards Act §§ 101-907, 35 P.S. §§ 6026.101-907, the Toxic Substances Control Act, 15 U.S.C. § 2601 *et seq.*; the Clean Water Act, 33 U.S.C. § 1251 *et seq.*; the Clean Air Act, 42 U.S.C. § 7401 *et seq.*; the Safe Drinking Water Act, 42 U.S.C. § 300f-300j *et seq.*; the Federal Water Pollution Control Act, 33 U.S.C. § 1321 *et seq.*; the Solid Waste Disposal Act, 42 U.S.C. § 6901 *et seq.*; the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 *et seq.* ("CERCLA"); the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 *et seq.* ("RCRA"); the Superfund Amendments and Reauthorization Act of 1986, Public Law No. 99-499 (signed into law on October 17, 1986) ("SARA"); the Hazardous Materials Transportation Act, 49 U.S.C.

"Lessor's Parties" shall mean Lessor's agents, employees, representatives and licensees.

"Party" means Lessor and/or Lessee as the context requires.

"PADEP" means the Pennsylvania Department of Environmental Protection.

"Person" means any individual, corporation, limited liability company, limited liability partnership, joint venture, trust, or unincorporated organization or association or other form of business or legal enterprise.

"Pre-Existing Environmental Conditions" shall mean any release or threat of release of any Hazardous Substances above naturally occurring background levels, on, under, or from the Premises, which occurred prior to the Commencement Date as a result of the acts or omissions of Lessor, Lessor's Parties, or Lessor's predecessors-in-interest.

"Premises" shall mean the land that is shown on Exhibit A-1 and described on Exhibit A-2 attached hereto and made a part hereof and commonly known as 300 Brookside Avenue, Lower Gwynedd Township, Pennsylvania 19002.

"Remedial Work" means any investigation, sampling, testing, monitoring, clean-up, containment, remediation, removal, response action, or restoration work and the preparation and implementation of any assessment, closure, remedial, or other plans due to the presence or suspected presence of Hazardous Substances on, under, or about the Premises.

1.02. Terms Not Defined. Other terms not defined in Section 1.01 shall have the meanings given in the text.

## **2. PREMISES**

2.01 Premises. Subject to the terms, conditions, covenants and provisions hereof, Lessor hereby leases and demises to the Lessee, and the Lessee hereby hires and takes from the Lessor the Premises, together with all rights, including Existing Leases, easements, and appurtenances pertaining to the Premises (the "Title Instruments"), excepting any rights, easements, or appurtenances expressly reserved or retained by Lessor herein and excepting any obligation with respect to any Pre-Existing Environmental Conditions.

2.02 Encumbrances. This Ground Lease is subject to all of the following:

- (a) Easements, covenants, reservations, restrictions, and agreements of record as of the Effective Date or as otherwise agreed to by the Parties as of the Commencement Date;
- (b) Such state of facts as would be shown on an accurate survey of the Premises;
- (c) Zoning and other laws and regulations affecting the Premises;

- (d) Liens for taxes and assessments not due and payable or delinquent as of the Effective Date;
- (e) Except as provided herein, the condition and state of repair of the Premises as the same may be on the Effective Date;
- (f) All drainage, surface and sub-surface conditions, whether visible or invisible, foreseen or unforeseen;
- (g) Institutional Controls;
- (h) Lessor Facilities; and
- (i) Article 14 below.

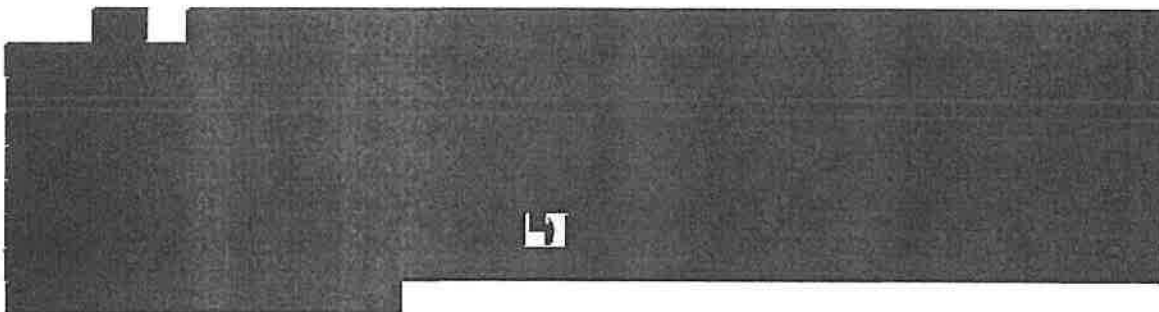
2.03 Title Instruments. Except with respect to Pre-Existing Environmental Conditions, Lessor hereby grants unto Lessee the rights of enforcement and audit with respect to the Title Instruments on Lessor's behalf, and Lessor agrees that, upon Lessee's request, Lessor will enforce the terms of any Title Instruments for the benefit of Lessee and Lessor shall cooperate with Lessee by providing such authorizations under the Title Instruments as may be necessary to enable to enforce any rights or perform any obligations thereunder.

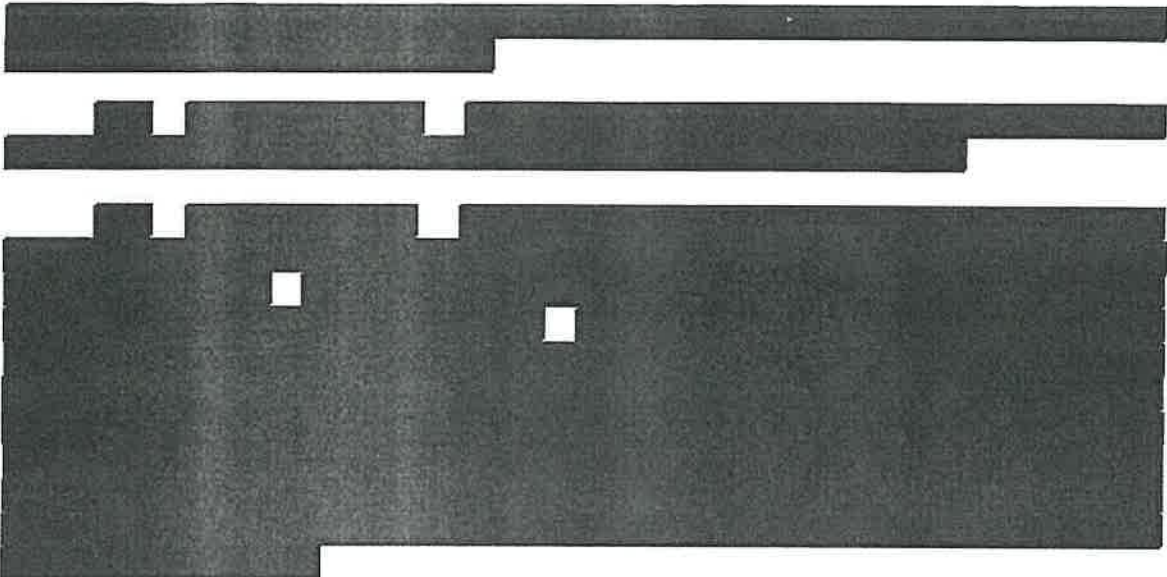
### 3. TERM

3.01 Term. The term of this Ground Lease shall be for a term of ninety-nine (99) years, beginning on the Commencement Date, (the "Term") unless sooner terminated or expired in accordance with the conditions hereof.

3.02 Realty Transfer Tax. Lessor and Lessee shall share equally any realty transfer tax imposed by any Governmental Authority (including, without limitation, the Commonwealth of Pennsylvania and the County of Montgomery) in connection with the execution of this Ground Lease by reason of the Term exceeding thirty (30) years.

### 4. RENT, TAXES, NET LEASE, NO SERVICES, PERIMETER FENCE, GROUNDWATER MONITORING AND TREATMENT SYSTEM





**5. USE AND OCCUPANCY**

5.01 Use. Subject to Article 14 hereof, Lessee may use and occupy the Premises or any portion or portions thereof for any use or purpose permitted by the applicable zoning authority from time to time and otherwise by law; provided, however, that no portion or portions of the Premises shall be used by Lessee for any principal activity or purpose which would subject either the Premises or any activity at the Premises to federal or state regulation and licensing as a hazardous waste treatment, storage, or disposal facility under any Environmental Law. In connection with its use of the Premises, Lessee shall have the right to apply for and prosecute any zoning changes, special use permits, or other entitlements required or desirable to permit the development and use of the Premises as permitted hereunder. Lessor, at no cost, expense, liability or obligation to itself or prejudice to its interests, shall cooperate with Lessee in such application and prosecution process and execute such reasonable documents and agreements as Lessee may require, provided, however, that Lessor shall not be obligated to make such appearance at a governmental hearing, unless necessary for Lessee to receive any such rezoning.

5.02 Subdivision. At its own cost and expense, Lessee may subdivide that certain portion of the Premises as more particularly detailed in Exhibit B into one or more parcels. Prior to submitting an application for subdivision approval, Lessee shall provide Lessor with a copy of its subdivision application along with all accompanying reports, maps, and/or plans required to be submitted together with such application. Lessee shall seek consent from Lessor prior to submission of its subdivision application, which consent shall not be unreasonably conditioned, delayed or denied. Lessor shall be deemed to have approved such application if Lessor fails to object to such application within fourteen (14) days after receipt thereof from Lessee. After completion of any subdivision pursuant to this Section 5.02, Lessor shall exercise Lessor's Put Right (defined herein) with respect to such subdivided property in accordance with Article 10 below so as to transfer the subdivided property out of this Ground Lease and to Lessee. Further, in connection with the exercise of such Put Right pursuant to this

19.06 Access to the Premises. In addition to any access rights granted elsewhere in this Ground Lease and other rights under any agreements from time to time between Lessor and Lessee, Lessor shall have the right, at all reasonable times during the Term but with reasonable prior notice to Lessee, to enter upon the Premises to conduct inspections or tests for the purpose of determining Lessee's compliance with the terms, conditions, and provisions of this Ground Lease.

19.07 Short Form or Memorandum of Ground Lease. Lessor and Lessee shall, at the request of either Party, promptly execute, acknowledge, and deliver to the requesting Party a short form or memorandum of this Ground Lease in recordable form, setting forth, among other things, the names and addresses of the Parties, a reference to this Ground Lease and its date, the legal description of the Premises, the dates of the commencement and expiration of this Ground Lease, Lessee's ownership of the Improvements except Lessor Facilities, and such other information as either Party may request and such other facts as may be required by Law to give appropriate notice pursuant to recording acts. The short form or memorandum of this Ground Lease described in this Section 19.07, may be recorded in the public land records of Montgomery County, Pennsylvania by either Lessor or Lessee.

19.08 Obligations Unconditional and Absolute. The obligations of Lessee to make the payments required hereof and to perform and observe the other agreements on its part contained herein shall be for purposes hereof construed as separate and independent, and the breach of any covenant by Lessor shall not discharge or relieve Lessee from its obligations to perform such obligations and agreements.

19.09 No Subordination. This Ground Lease, and Lessee's rights hereunder shall be and shall remain subject and subordinate only to the encumbrances set forth in Section 2.02 (above). Nothing herein is intended to prohibit Lessor from placing any mortgage on the Premises, provided that such mortgage is either (a) subordinate to this Ground Lease, or (b) subject to a non-disturbance agreement in form and substance reasonably acceptable to Lessee provided by a senior mortgagee. Lessee agrees to subordinate its interest in this Ground Lease to any future mortgage which Lessor places upon the Premises provided that the holder of such mortgage enters into a non-disturbance agreement with Lessee in form and substance satisfactory to Lessee and Lessee's lender.


19.10 Broker. Lessor and Lessee each represents and warrants to the other that except for Binswanger Management Corporation ("Broker") each has incurred no liabilities or claims for brokerage commissions or finder's fees in connection with the execution and delivery of this Ground Lease, and that it has not dealt with, nor has knowledge of any broker, agent or salesperson in connection with this Ground Lease. Lessor and Lessee shall each defend and indemnify the other from and against any and all claims or demands for brokerage commissions and fees in connection herewith. Lessor agrees to and shall pay Broker's commission in connection with this Ground Lease in accordance with its separate listing agreement with Broker.

**[SIGNATURE PAGE TO FOLLOW]**

ATTEST:

300 Brookside Commercial, LP,  
a Pennsylvania limited partnership

By: 300 Brookside, LLC,  
a Delaware limited liability company,  
its general partner

By:   
Name: MATTHEW P. SIGEL  
Title: AUTHORIZED MEMBER

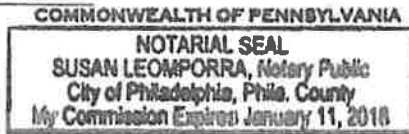
COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Philadelphia ) ss.:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew P. Sigel, the Authorized Member of 300 Brookside, LLC, a Delaware limited liability company, the general partner of 300 Brookside Commercial, LP, a Pennsylvania limited partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, did declare and acknowledge that he is the identical person who executed the foregoing instrument in his capacity as Authorized Member of 300 Brookside LLC, a Delaware limited liability company, the general partner of 300 Brookside Commercial, LP, a Pennsylvania limited partnership, and that in such capacity he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal, this 11<sup>th</sup> day of June, 2015.

  
Notary Public

My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, Lessor and Lessee have executed this Ground Lease as of the day and year first above written.

ATTEST:

**BASF CORPORATION,**  
a Delaware corporation



By: *[Signature]*  
Title: SITES MANAGER

By: *[Signature]*  
Name: Robert Smith  
Title: Vice President

STATE OF NEW JERSEY )  
  )  
COUNTY OF MORRIS     )

ss.:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, did declare and acknowledge that he is the identical person who executed the foregoing instrument in his capacity as Vice President of BASF Corporation, a Delaware corporation, and that in such capacity he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

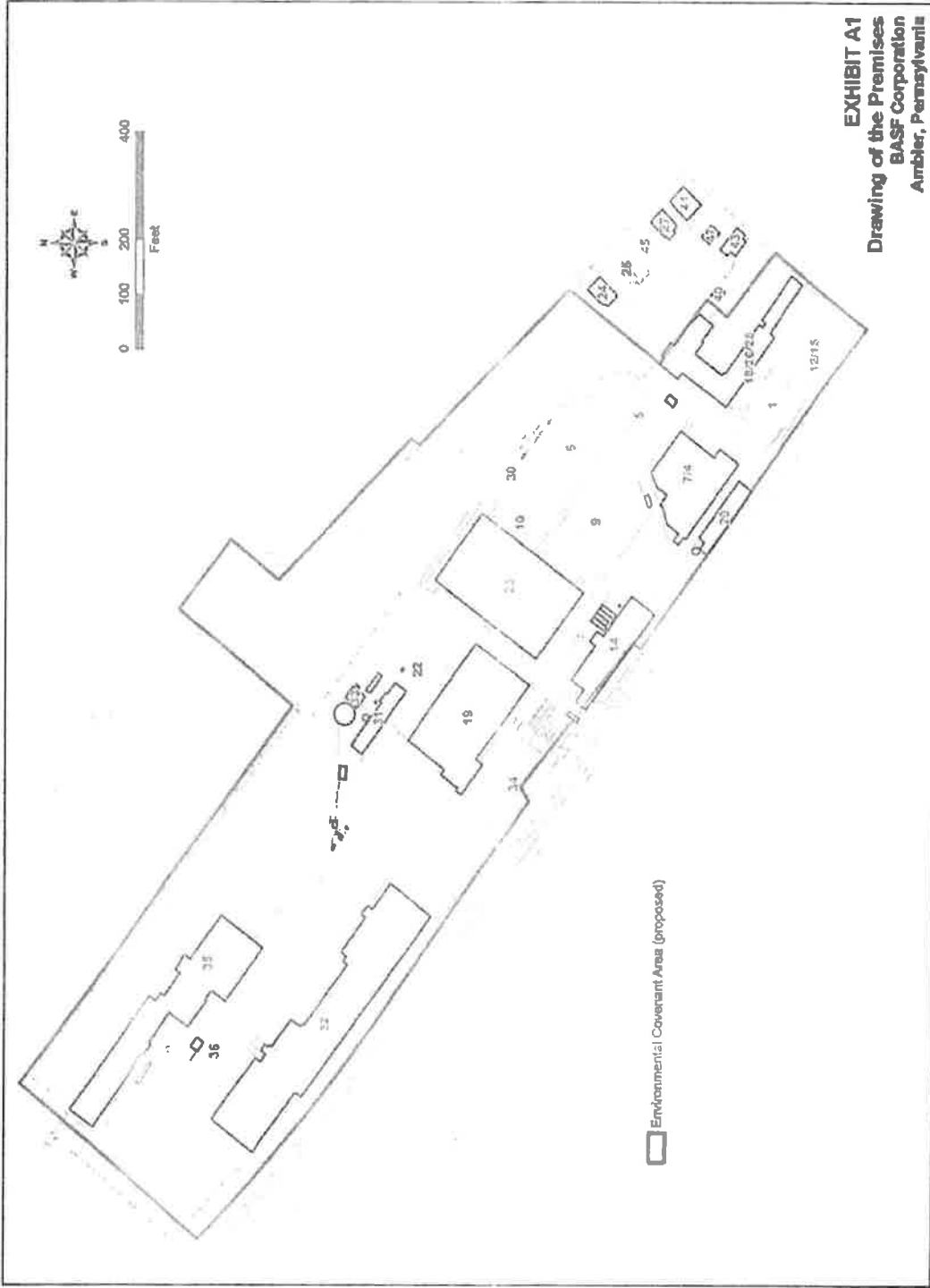
WITNESS my hand and official seal, this 5<sup>th</sup> day of June 2015

*[Signature]*  
Notary Public

My Commission Expires: JEANNE HAHN  
Notary Public  
New Jersey  
Commission Expires 12-06-2017



**EXHIBIT A-1**



AMC Environmental Decisions June 2013

## EXHIBIT A-2

### LEGAL DESCRIPTION OF THE PREMISES

ALL THAT CERTAIN tract or parcel of land situated in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania as shown on an ALTA/ACSM Survey Plan of the lands of B&U Corporation prepared for 300 Brookside Commercial LP and 300 Brookside Residential LP by Showalter & Associates, Chalfont Pa. dated March 17, 2015 and bounded and described as follows to wit:

BEGINNING at an iron pin found and held for a corner at the point of intersection of the common line between the lands N/L of B&U 24-15 (a portion of Tract-2) and the lands N/L of B&U 24-20 (a portion of the herein described Tract-1) on right-of-way of Francis Avenue (33' wide); THENCE along said right-of-way and offset the title line by 16.5 feet, South 45 degrees 25 minutes 55 seconds West, a distance of 232.86 feet to a point in line with the lands N/L of B&U 24-17, the North Branch of the Pennsylvania Railroad; Thence along said railroad right-of-way North 46 degrees 14 minutes 05 seconds West, a distance of 739.34 feet to a point, a corner of a lease area called for in the 1994 survey by Showalter & Associates; THENCE along said lease area the following three (3) courses and distances: 1). North 40 degrees 52 minutes 55 seconds East, a distance of 17.61 feet to a point; 2). North 43 degrees 44 minutes 05 seconds West, a distance of 341.42 feet to a point; 3). South 68 degrees 22 minutes 36 seconds West, a distance of 32.25 feet to a point in line with the lands N/L of the North Branch of the Pennsylvania Railroad; THENCE continuing along said railroad right-of-way the following six (6) courses and distances: 1). North 46 degrees 29 minutes 27 seconds West, a distance of 536.91 feet to a point; 2). North 44 degrees 37 minutes 00 seconds West, a distance of 94.19 feet to a point; 3). North 43 degrees 06 minutes 00 seconds West, a distance of 99.00 feet to a point; 4). North 41 degrees 38 minutes 00 seconds West, a distance of 99.00 feet to a point; 5). North 40 degrees 12 minutes 00 seconds West, a distance of 98.01 feet to a point; 6). North 38 degrees 31 minutes 00 seconds West, a distance of 104.52 feet to a concrete monument in the center of a vacated right-of-way of Mather Road. THENCE along said lands N/L of B&U 26-06, North 46 degrees 42 minutes 01 seconds East, a distance of 459.61 feet to a corner of the lands N/L of B&U 24-31; THENCE along said lands N/L of B&U 24-31 and along the lands N/L of B&Us 24-01, 24-21, 24-24, 24-29, 24-02, 24-33, and 24-32, passing over a concrete monument found 25.02 feet from the start of this line and again passing over an iron pin found 5.56 feet from the end of this line, South 45 degrees 41 minutes 00 seconds East, a distance of 876.59 feet to a point; THENCE continuing along said lands N/L of B&U 24-32 and passing over an iron pin 16.30 feet from the end of this line, North 46 degrees 11 minutes 30 seconds East, a distance of 234.07 feet to a point on the center line of Penn-Ambley Road (SR 2020 – varying widths); THENCE along said center line, South 45 degrees 41 minutes 00 seconds East, a distance of 162.88 feet to a point at the intersection of Houston Road (vacated) and Spring Garden Street (40' wide); THENCE along the title line the following two (2) courses and distances: 1). South 45 degrees 31 minutes 55 seconds West, a distance of 120.33 feet to a point; 2). South 37 degrees 47 minutes 29 seconds East, a distance of 100.47 feet to a point on the center line of Spring Garden Street (40' wide); THENCE South 45 degrees 25 minutes 55 seconds West, a distance of 20.14 feet

to a point on the right-of-way of Spring Garden Street (40' wide); THENCE along said right-of-way and offset the title line 20 feet and passing over a RR:3 found and held 38.42 feet from the end of this line, South 37 degrees 47 minutes 29 seconds East, a distance of 413.42 feet to a corner of the lands N/L of the internal parcel designated 24-04; THENCE along said lands N/L of B&U 24-04 the following two (2) courses and distances: 1). South 45 degrees 25 minutes 55 seconds West, a distance of 218.00 feet to a point; 2). South 44 degrees 34 minutes 05 seconds East, a distance of 150.00 feet to a corner of the lands N/L of B&U 24-19 and the lands N/L of B&U 24-16; THENCE along said lands N/L of B&U 24-16 and the lands N/L of B&U 24-15, South 45 degrees 25 minutes 55 seconds West, a distance of 50.00 feet to a point; THENCE continuing along said lands N/L of B&U 24-15, South 44 degrees 34 minutes 05 seconds East, a distance of 150.00 feet to a point said point being the true PLACE OF BEGINNING.

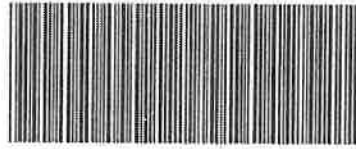
**CONTAINING: 1,063,715 S.F. of area more or less.**



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Alry Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 6135 PG 01713 to 01721**  
INSTRUMENT # : 2019029031  
RECORDED DATE: 05/10/2019 03:03:04 PM



5632448-0021S

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 9

**Document Type:** Deed Miscellaneous  
**Document Date:** 04/11/2019  
**Reference Info:**

**Transaction #:** 5840036 - 4 Doc(s)  
**Document Page Count:** 8  
**Operator Id:** dawhitner

**RETURN TO: (Simplifile)**  
Land Services USA (West Chester 2)  
1 S Church Street  
West Chester, PA 19382  
(610) 429-3145

**PAID BY:**  
LAND SERVICES USA WEST CHESTER 2

**\* PROPERTY DATA:**

**Parcel ID #:** 39-00-03934-00-5  
**Address:** 300 BROOKSIDE AVE  
CONDO 20 & 22  
PA  
**Municipality:** Lower Gwynedd Township  
(100%)  
**School District:** Wissahickon

**\* ASSOCIATED DOCUMENT(S):**

**FEES / TAXES:**

Recording Fee: Deed Miscellaneous  
Additional Pages Fee

**Total:**

DEED BK 6135 PG 01713 to 01721  
Recorded Date: 05/10/2019 03:03:04 PM

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office in  
Montgomery County, Pennsylvania.



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared By:

Harris A. Dainoff, Esquire  
Ledgewood  
Two Commerce Square  
2001 Market Street, Suite 3400  
Philadelphia, PA 19103

When Recorded, Return To:

Ledgewood  
Two Commerce Square  
2001 Market Street, Suite 3400  
Philadelphia, PA 19103  
Attn: Harris A. Dainoff, Esquire

Tax Parcel No. 39-00-03934-00-5

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
39-00-03934-00-5 LOWER GWYNEDD TOWNSHIP  
300 BROOKSIDE AVE CONDO 20 & 22  
BASF CORPORATION  
B 024 L U 003 3341 05/10/2019

**MEMORANDUM OF  
ASSIGNMENT AND ASSUMPTION OF  
GROUND LEASE**

THIS MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF GROUND LEASE (this "Memorandum of Assignment") is <sup>\* dated April 11, 2019 and effective</sup> made this <sup>9<sup>th</sup></sup> day of <sup>May</sup> April 2019 (the "Effective Date"), by and between 300 BROOKSIDE COMMERCIAL, LP, a Pennsylvania limited partnership, as assignor ("Assignor"), and AY COMMERCIAL, LP, a Pennsylvania limited partnership, as assignee ("Assignee").

**RECITALS**

A. Assignor, as lessee, and BASF Corporation, a Delaware corporation ("Lessor"), as lessor, are parties to a certain Ground Lease dated as of June 12, 2015 (the "Ground Lease").

B. A Memorandum of the Ground Lease was recorded with the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania on June 16, 2015 in Deed Book 5957, page 2612 as Instrument No. 2015043158.

C. On the date hereof, Assignor and Assignee entered into an Assignment and Assumption of Ground Lease (the "Assignment and Assumption Agreement") whereby Assignor assigned and set over to Assignee all of its right, title and interest in, to and under the Ground Lease, and Assignee assumed Assignor's obligations under the Ground Lease, from and after the Effective Date, which assignment and assumption was consented to by Lessor.

D. The parties hereto have entered into this Memorandum of Assignment to, among other things, provide notice to any interested party regarding the Assignment and Assumption Agreement.

**NOW, THEREFORE**, the parties hereto state as follows:

1. Recitals. The above-referenced recitals are incorporated herein as if restated in their entirety below. All capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to them in the Assignment and Assumption Agreement.

2. Parties. From and after the Effective Date, the tenant under the Ground Lease is AY Commercial, LP, a Pennsylvania limited partnership. Notwithstanding the foregoing, Assignor hereby acknowledges and agrees that it shall not be released and/or discharged from any liability or the performance of any obligations under the Ground Lease on account of the Assignment and Assumption Agreement.

3. Realty Transfer Tax Exemption. As Assignor has agreed that it shall not be released and/or discharged from any liability of the performance of any obligations under the Ground Lease on account of the Assignment and Assumption Agreement, the transaction memorialized in this Memorandum of Assignment is exempt from realty transfer tax pursuant to 61 Pa. Code § 91.193 (27).

4. Recordation; Conflict. This Memorandum of Assignment is prepared for the purpose of recordation and does not modify the provisions of the Assignment and Assumption Agreement or the Ground Lease, as the same may be modified or amended from time to time. The Assignment and Assumption Agreement is incorporated herein by reference. If there are any conflicts between the Assignment and Assumption Agreement and this Memorandum of Assignment, the provisions of the Assignment and Assumption Agreement shall control.

4. Counterparts. The parties may execute this Memorandum of Assignment in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all of the parties need not appear on the same counterpart.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, Assignor and Assignee have caused this Memorandum of Assignment to be executed by their duly authorized officers on the day and year first above written.

ASSIGNOR:

300 BROOKSIDE COMMERCIAL, LP,  
a Pennsylvania limited partnership

By: 300 Brookside LLC,  
a Delaware limited liability company  
Its: General Partner

By: [Signature]  
Name: Matthew P. Sigel  
Title: Authorized Manager

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss.:  
COUNTY OF Philadelphia )

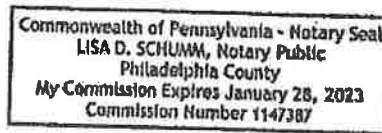
On this 24<sup>th</sup> day of April, 2019 before me, a Notary Public, the undersigned officer, personally appeared Matthew Sigel who acknowledged himself to be an Authorized Manager of 300 BROOKSIDE LLC, a Delaware limited liability company, itself the General Partner of 300 BROOKSIDE COMMERCIAL, LP, a Pennsylvania limited partnership, and that he as such Authorized Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, on behalf of the limited partnership by himself as Authorized Manager.

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

[Signature]  
Notary Public

Printed Name:

My Commission Expires:



**ASSIGNEE:**

**AY COMMERCIAL, LP,**  
a Pennsylvania limited partnership

By: AY Commercial GP, LLC,  
a Delaware limited liability company  
Its: General Partner

By: \_\_\_\_\_  
Name: Matthew P. Sigel  
Title: Authorized Manager

COMMONWEALTH OF PENNSYLVANIA )  
  ) ss.:  
COUNTY OF Philadelphia )

On this 24<sup>th</sup> day of April, 2019 before me, a Notary Public, the undersigned officer, personally appeared Matthew Sigel who acknowledged himself to be an Authorized Manager of **AY COMMERCIAL GP, LLC**, a Delaware limited liability company, itself the General Partner of **AY COMMERCIAL, LP**, a Pennsylvania limited partnership, and that he as such Authorized Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, on behalf of the limited partnership by himself as Authorized Manager.

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

Notary Public Lisa Schumm

Printed Name:

My Commission Expires:

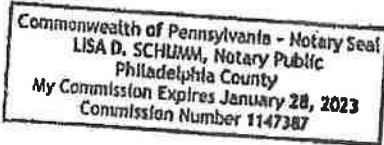






EXHIBIT A

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situated in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania as shown on an ALTA/ACSM Survey Plan of the lands of BASP Corporation prepared for 300 Brookside Commercial LP and 300 Brookside Residential LP by Showalter & Associates, Chalfont Pa, dated March 17, 2015 and bounded and described as follows, to wit:

BEGINNING at an iron pin found and held for a corner at the point of intersection of the common line between the lands N/L of B&U 24-15 (a portion of Tract-2) and the lands N/L of B&U 24-20 (a portion of the herein described Tract-1) on right-of-way of Francis Avenue (33' feet wide); thence along said right-of-way and offset the title line by 16.5 feet, South 45 degrees 25 minutes 55 seconds West, a distance of 232.86 feet to a point in line with the lands N/L of B&U 24-17, the North Branch of the Pennsylvania Railroad; thence along said Railroad right-of-way North 46 degrees 14 minutes 05 seconds West, a distance of 739.34 feet to a point, a corner of a lease area called for in the 1994 survey by Showalter & Associates; thence along said lease area the following three (3) courses and distances: 1). North 40 degrees 52 minutes 55 seconds East, a distance of 17.61 feet to a point; 2). North 43 degrees 44 minutes 05 seconds West, a distance of 341.42 feet to a point; 3). thence South 68 degrees 22 minutes 36 seconds West, a distance of 32.25 feet to a point in line with the lands N/L of the North Branch of the Pennsylvania Railroad; thence continuing along said Railroad right-of-way the following six (6) courses and distances: 1). North 46 degrees 29 minutes 27 seconds West, a distance of 536.91 feet to a point; 2). North 44 degrees 37 minutes 00 seconds West, a distance of 99.00 feet to a point; 3). North 43 degrees 06 minutes 00 seconds West, a distance of 99.00 feet to a point; 4). North 41 degrees 38 minutes 00 seconds West, a distance of 99.00 feet to a point; 5). North 40 degrees 12 minutes 00 seconds West, a distance of 98.01 feet to a point; 6). North 38 degrees 31 minutes 00 seconds West, a distance of 104.52 feet to a concrete monument in the center of a vacated right-of-way of Mather Road; thence along said lands N/L of B&U 26-06, North 46 degrees 42 minutes 01 second East, a distance of 450.61 feet to a corner of the lands N/L of B&U 24-31 thence along said lands N/L of B&U 24-31 and along the lands N/L of B&U 24-01, 24-21, 24-24, 24-29, 24-02, 24-33, and 24-32, passing over a concrete monument found 25.02 feet from the start of this line and again passing over an iron pin found 5.56 feet from the end of this line, South 45 degrees 41 minutes 00 seconds East, a distance of 876.59 feet to a point; thence continuing along said lands N/L of B&U 24-32 and passing over an iron pin 16.30 feet from the end of this line, North 46 degrees 11 minutes 30 seconds East, a distance of 284.07 feet to a point on the center line of Penn-Ambler Road (SR 2020 - varying widths); thence along said center line, South 45 degrees 41 minutes 00 seconds East, a distance of 162.88 feet to a point, the intersection of Houston Road (vacated) and Spring Garden Street (40' wide); thence along the title line the following two (2) courses and distances: 1). South 45 degrees 50 minutes 55 seconds West, a distance of 120.33 feet to a point; 2). South 37 degrees 47 minutes 29 seconds East, a distance of 369.43 feet to a point on the center line of Spring Garden Street (40' wide); thence South 45 degrees 25 minutes 55 seconds West, a distance of 20.14 feet to a point on the right-of-way of Spring Garden Street (40' wide); thence along said right-of-way and offset the title line 20 feet and passing over a RRS found and held 38.42 feet from the end of this line, South 37 degrees 47 minutes 29 seconds East, a distance of 413.42 feet to a corner of this lands N/L of the internal parcel designated 24-04; thence along said lands N/L of B&U 24-04 the following two (2) courses and distances: 1). South 45 degrees 25 minutes 55 seconds West, a distance of 218.00 feet to a point; 2). South 44 degrees 34 minutes 05 seconds East, a distance of 150.00 feet to a corner of the lands N/L of B&U 24-19 and the lands N/L of B&U 24-16; thence along said lands N/L of B&U 24-16 and the lands N/L B&U 24-15, South 45 degrees 25 minutes 55 seconds West, a distance of 50.00 feet to a point;

EXH. A-1

thence continuing along said lands N/L of B&U 24-15, South 44 degrees 34 minutes 05 seconds East, a distance of 150.00 feet to a point, said point being the true place of beginning.

SAID PARCEL ALSO BEING DESCRIBED PURSUANT TO THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY SHOWALTER & ASSOCIATES, DATED April 17, 2019 AS JOB NO. 2014-072 AS FOLLOWS:

All that certain tract or parcel of land situated in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania and bounded and described as follows, to wit:

BEGINNING at an iron pin found and held for a corner at the point of intersection of the common line between the lands N/L of B&U 24-15 and the lands N/L of B&U 24-20 (a portion of the lands herein described) on right-of-way of Francis Avenue (33' feet wide); thence along said right-of-way and offset the title line by 16.5 feet, South 45 degrees 25 minutes 55 seconds West, a distance of 232.86 feet to a point in line with the lands N/L of B&U 24-17, the North Branch of the Pennsylvania Railroad; thence along said Railroad right-of-way North 46 degrees 14 minutes 05 seconds West, a distance of 739.34 feet to a point; thence North 40 degrees 52 minutes 55 seconds East, a distance of 17.61 feet to a point; thence North 43 degrees 44 minutes 05 seconds West, a distance of 341.42 feet to a point; thence South 68 degrees 22 minutes 36 seconds West, a distance of 32.25 feet to a point in line with the lands N/L of the North Branch of the Pennsylvania Railroad; thence continuing along said Railroad right-of-way the following six (6) courses and distances: (1) North 46 degrees 29 minutes 27 seconds West, a distance of 536.91 feet to a point; (2) North 44 degrees 37 minutes 00 seconds West, a distance of 99.00 feet to a point; (3) North 43 degrees 06 minutes 00 seconds West, a distance of 99.00 feet to a point; (4) North 41 degrees 38 minutes 00 seconds West, a distance of 99.00 feet to a point; (5) North 40 degrees 12 minutes 00 seconds West, 98.01 feet to a point; (6) North 38 degrees 31 minutes 00 seconds West, a distance of 104.52 feet to a concrete monument in the center of a vacated right-of-way of Mather Road; thence along said lands N/L of B&U 26-06, North 46 degrees 42 minutes 01 second East, a distance of 450.61 feet to a corner of the lands N/L of B&U 24-31, said point being located in the center line of a dedicated section N/L of Mather Road (30' feet wide) and leading to the Pennlyn-Ambler Road; thence along said lands N/L of B&U 24-31 and along the lands N/L of B&U 24-01, 24-21, 24-02, 24-33, and 24-32, passing over a concrete monument found 25.02 feet from the start of this line and again passing over an iron pin found 5.56 feet from the end of this line, South 45 degrees 41 minutes 00 seconds East, a distance of 876.59 feet to a point; thence continuing along said lands N/L of B&U 24-32 and passing over an iron pin 16.30 feet from the end of this line, North 46 degrees 11 minutes 30 seconds East, a distance of 284.07 feet to a point on the center line of Pennlyn-Ambler Road (SR 2020 - varying widths); thence along said center line, South 45 degrees 41 minutes 00 seconds East, a distance of 162.88 feet to a point, the intersection of Houston Road (vacated) and Spring Garden Street (40' wide); thence along the title line the following two (2) courses and distances: (1) South 45 degrees 50 minutes 55 seconds West, a distance of 120.33 feet to a point; (2) South 37 degrees 47 minutes 29 seconds East, a distance of 369.43 feet to a point on the center line of Spring Garden Street (40' wide); thence South 45 degrees 25 minutes 55 seconds West, a distance of 20.14 feet to a point on the right-of-way of Spring Garden Street (40' wide); thence along said right-of-way and offset the title line 20 feet and passing over a RRS found and held 38.42 feet from the end of this line, South 37 degrees 47 minutes 29 seconds East, a distance of 413.42 feet to a corner of the lands N/L of B&U 24-04; thence along said lands N/L of B&U 24-04 the

EXH. A-2

following two (2) courses and distances: (1) South 45 degrees 25 minutes 55 seconds West, a distance of 218.00 feet to a point; (2) South 44 degrees 34 minutes 05 seconds East, a distance of 150.00 feet to a corner of the lands N/L of B&U 24-19 and the lands N/L of B&U 24-16; thence along said lands N/L of B&U 24-16 and the lands N/L B&U 24-15, South 45 degrees 25 minutes 55 seconds West, a distance of 50.00 feet to a point; thence continuing along said lands N/L of B&U 24-15, South 44 degrees 34 minutes 05 seconds East, a distance of 150.00 feet to a point, said point being the true place of beginning.

Tax Parcel #39-00-03934-00-5

Property Address: 300 Brookside Avenue, Ambler, PA 19002

EXH. A-3

CERTIFICATION OF TOWNSHIP APPROVAL

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Township of Lower Gwynedd, Montgomery County, Pennsylvania, this 15th day of June, 2016.

MICHAEL J. SHAWALTER

TOWNSHIP ENGINEER

LOWER GWYNNED TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

APPROVED BY THE LOWER GWYNNED TOWNSHIP ENGINEER ON THIS DATE

APR 27 2016

BY COMMISSIONER

BY COMMISSIONER

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PARKING CALCULATIONS

Table with columns: USE, AREA (SQ FT), PERCENTAGE, TOTAL SPACES, COMMENTS. Rows include: 1. 25' PER 300 SQ FT OF COVERED SALES AREA, 2. 1 SPACE PER 100 SQ FT OF COVERED SALES AREA, 3. 1 SPACE PER 1000 SQ FT OF FLOOR AREA.

IMPERVIOUS SURFACE CALCULATIONS

Table with columns: DEVELOPER AREA (NET AREA), IMPERVIOUS SURFACE, PAVEMENT, TOTAL IMPERVIOUS COVERAGE. Rows include: DEVELOPER AREA (NET AREA) 98,000 SQ FT, IMPERVIOUS SURFACE 72,000 SQ FT, PAVEMENT 15,000 SQ FT, TOTAL IMPERVIOUS COVERAGE 87,000 SQ FT.

STORMWATER OWNERSHIP AND MAINTENANCE STATEMENT

THE PRELIMINARY DESIGN AND STORMWATER FACILITIES SHOWN ON THIS PLAN ARE A BASIC AND PRELIMINARY PLAN OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF LOWER GWYNNED AND AS SUCH ARE TO BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED FINAL PLAN OF THE OWNER(S) ON THESE LOTS AND THE STRUCTURE(S) IN (AN) LOCATED IN THE TOWNSHIP OF LOWER GWYNNED AND/OR ITS ADJACENT TOWNSHIPS AND TO BE PROVIDED TO OTHER ADJACENT TOWNSHIPS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION AND MAINTENANCE THEREIN AS SHALL BE DETERMINED BY THE TOWNSHIP ENGINEER AND/OR OTHER AGENCIES AS BEING MAINTAINED BY THE OWNER(S).

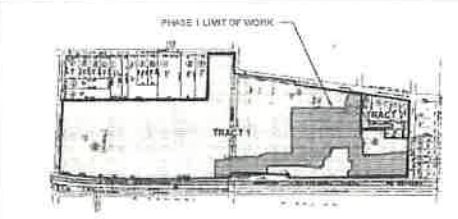
IN THE EVENT THAT STRUCTURAL AND STRUCTURAL FACILITIES ARE NOT MAINTAINED BY THE OWNER AS REQUIRED BY THE TOWNSHIP ENGINEER, THE OWNER SHALL BE RESPONSIBLE TO THE TOWNSHIP TO REPAIR SUCH FACILITIES AND TO PROVIDE ANY AND ALL IMPROVEMENTS, REPAIRS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY BY THE TOWNSHIP AND TO RECOVER THE COSTS THEREOF FROM THE PROPERTY OWNER BY ALL MEANS INCLUDING, BUT NOT LIMITED TO, THE IMPOSITION OF A LIEN ON THE SUBJECT PROPERTY.

ZONING DATA PHASE 1

Table with columns: TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, TRACT 7, TRACT 8, TRACT 9, TRACT 10, TRACT 11, TRACT 12, TRACT 13, TRACT 14, TRACT 15, TRACT 16, TRACT 17, TRACT 18, TRACT 19, TRACT 20, TRACT 21, TRACT 22, TRACT 23, TRACT 24, TRACT 25, TRACT 26, TRACT 27, TRACT 28, TRACT 29, TRACT 30, TRACT 31, TRACT 32, TRACT 33, TRACT 34, TRACT 35, TRACT 36, TRACT 37, TRACT 38, TRACT 39, TRACT 40, TRACT 41, TRACT 42, TRACT 43, TRACT 44, TRACT 45, TRACT 46, TRACT 47, TRACT 48, TRACT 49, TRACT 50.

WAIVERS GRANTED PER RESOLUTION NO. 2016-31

- 1. TO PERMIT ONE SUSPENSION OF PRIMARY AND FINN APPROVA...
2. TO PERMIT ONE SUSPENSION OF PRIMARY AND FINN APPROVA...
3. TO PERMIT ONE SUSPENSION OF PRIMARY AND FINN APPROVA...
4. TO PERMIT ONE SUSPENSION OF PRIMARY AND FINN APPROVA...
5. TO PERMIT ONE SUSPENSION OF PRIMARY AND FINN APPROVA...



KEY MAP 1:500

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

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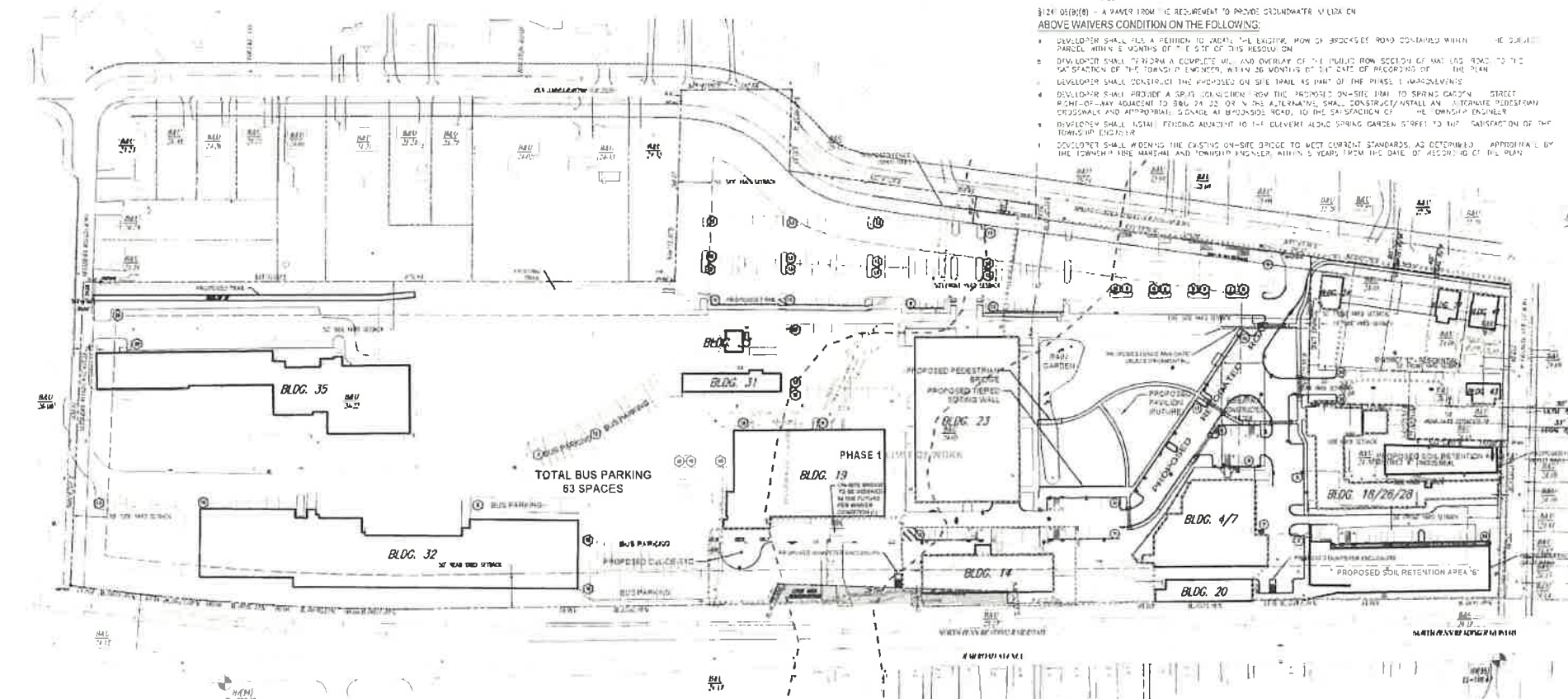
TRACT 17

TRACT 18

TRACT 19

TRACT 20

TRACT 21



LEGEND

- 1. BOUNDARY LINE
2. ADJ. BOUNDARY LINE
3. DRIVEWAY
4. NORTH OR ANY OTHER WAY
5. TYPICAL FLOOR PLAN
6. ZONING DISTRICT
7. PROPOSED SOIL RETENTION AREA
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50. PROPOSED SOIL RETENTION AREA

GRAPHIC SCALE



RECORD NOTES:

- 1. PLAN SHEETS 1 THROUGH 23 SHALL BE PROVIDED PART OF THE APPROVED PLAN SET AS A RECORD WITH THE OWNER.
2. SPRING GARDEN STREET LEGAL RIGHT-OF-WAY IS 40 FEET TOTAL PER RECORD FOR 100' WIDE ROAD.
3. MAIN ROAD LEGAL RIGHT-OF-WAY IS 40 FEET TOTAL PER RECORD FOR 100' WIDE ROAD.
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SURVEY AND EXISTING FEATURES NOTES:

- 1. ALL SURVEYING INFORMATION IS BASED UPON THE SURVEY DATA PROVIDED BY THE SURVEYOR AND THE TOWNSHIP ENGINEER.
2. ALL SURVEYING INFORMATION IS BASED UPON THE SURVEY DATA PROVIDED BY THE SURVEYOR AND THE TOWNSHIP ENGINEER.
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BASF CORP. FACILITY

MASTER PLAN

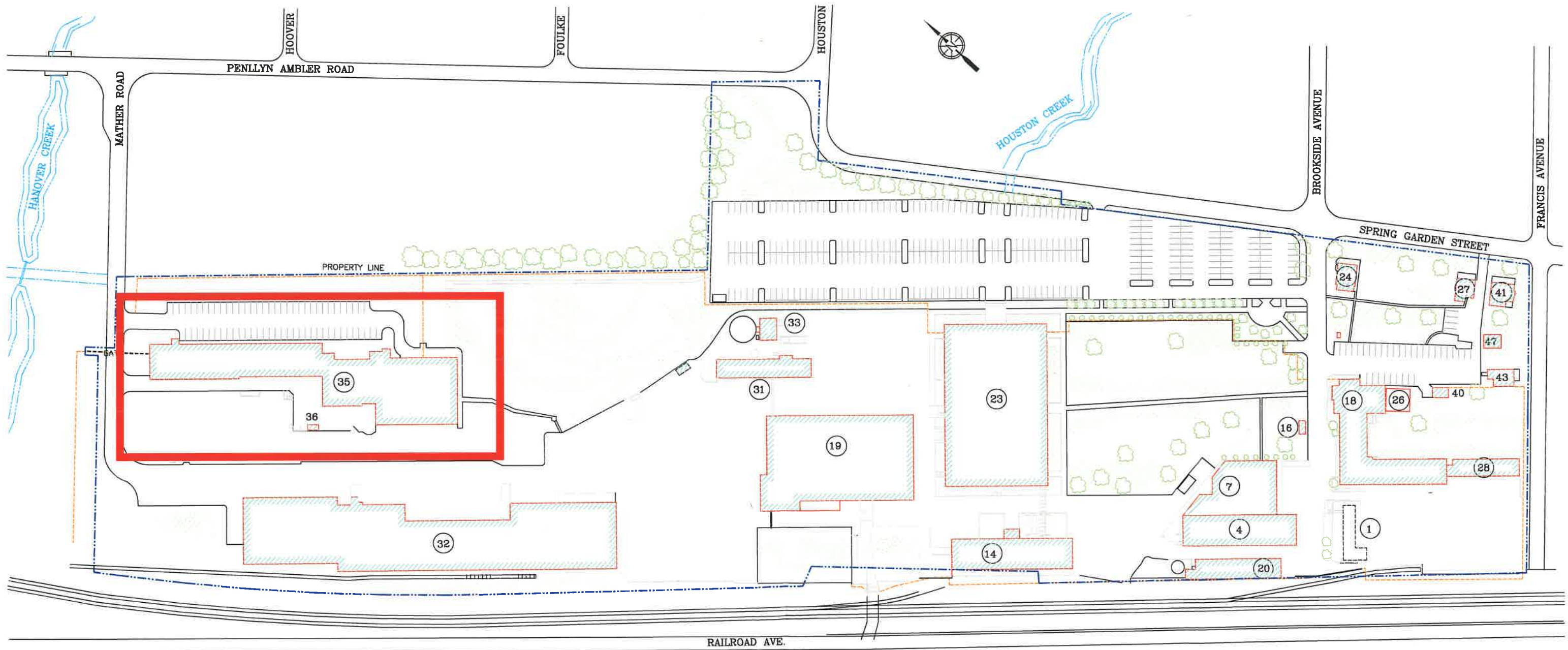
Table with columns: NO., DATE, REVISIONS. Rows include: 1. 02/15/2017, 2. 07/20/2017, 3. 07/20/2017, 4. 07/20/2017, 5. 07/20/2017, 6. 07/20/2017.

R. L. Showalter & Associates, Inc. 116 East Butler Avenue, Chester, PA 19314 (215) 822-2900 FAX (215) 822-2481

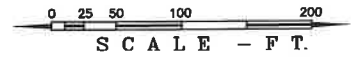
SCALE: 1" = 100' DATE: 06/15/2016 JOB NO.: 2014-072A DRAWN BY: EFS CHECKED BY: RLS

SITUATE: LOWER GWYNNED TOWNSHIP MONTGOMERY COUNTY, PA PREPARED FOR: 300 BROOKSIDE COMMERCIAL, LLC. 300 BROOKSIDE AVENUE AMBLER, PA 19002 SHEET 1 OF 23

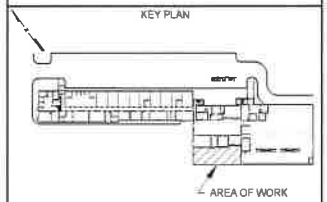
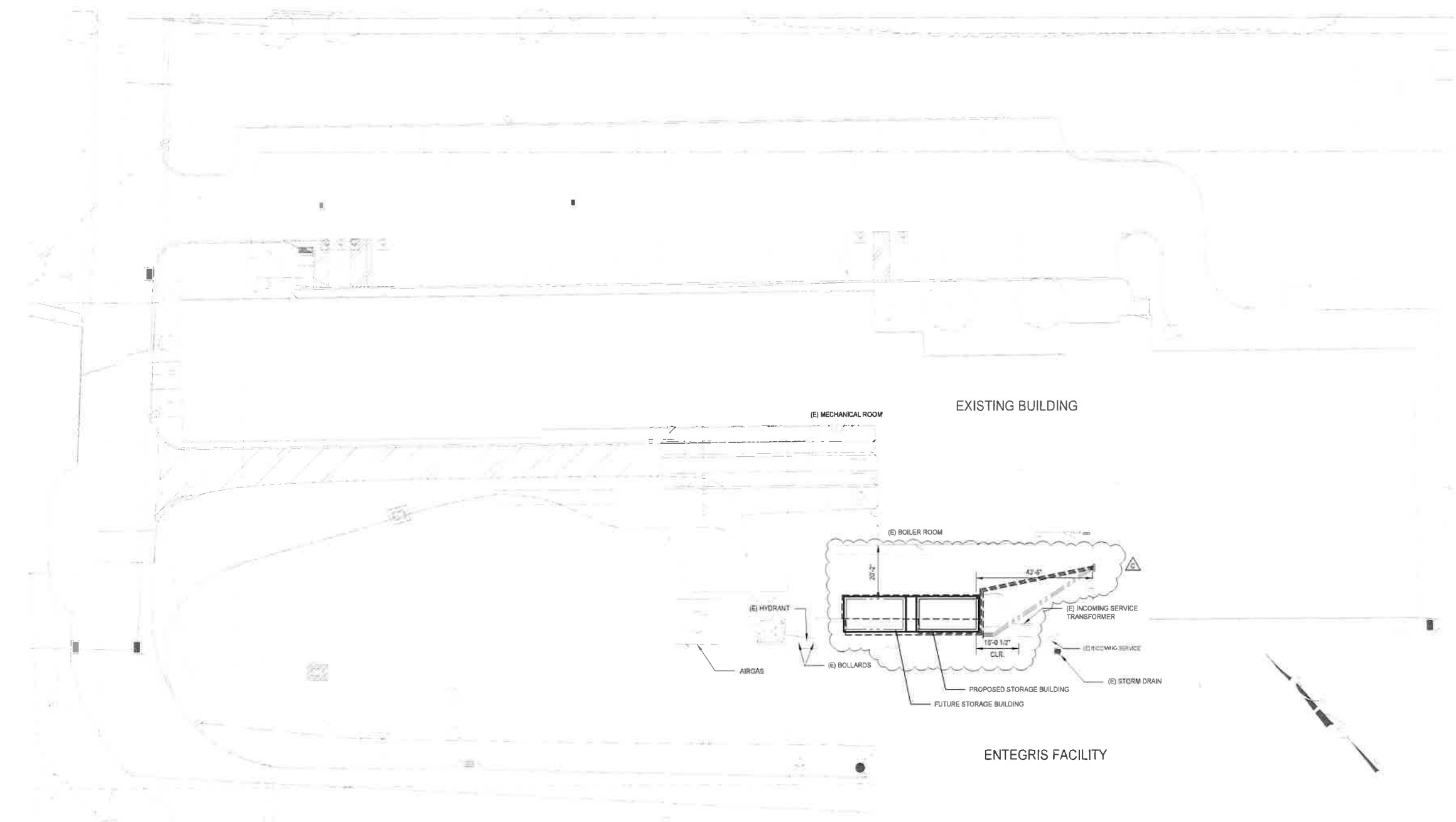
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL. PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776



SITE PLOT PLAN



SEAL



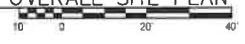
REV	DATE	DESCRIPTION	BY
C	07/19/23	REVISED UG CONDUIT	KS
B	06/15/23	ISSUED FOR BID	KS
A	06/09/23	ISSUED FOR BID	KS

PROJECT TITLE  
ENTEGRIS BUILDING 35  
MATERIAL STORAGE BUILDING

GENERAL ARRANGEMENT  
MATERIAL STORAGE BUILDING

SCALE	AS NOTED
PROJ. MGR.	KS
DESIGNER	JAM
CHECKED BY	RJP
APPROVED BY	
PROJECT NO.	E1-23-13314
DWG NO.	REV
	A

MATERIAL STORAGE BUILDING OVERALL SITE PLAN  
SCALE: 1"=20'



C100

**BEFORE THE BOARD OF SUPERVISORS  
OF LOWER GWYNEDD TOWNSHIP, PENNSYLVANIA**

**IN THE MATTER OF** :  
**CONDITIONAL USE APPLICATION** :  
 :  
**BROOKSIDE COMMERCIAL, LLC** :  
**300 BROOKSIDE AVENUE** :  
**AMBLER PA** :

**DECISION AND ORDER**

AND NOW, this 23<sup>rd</sup> day of August, 2016, upon consideration of the application of Brookside Commercial, LLC (“Applicant”) for a Conditional Use to permit the development of a mixed use campus (the “Proposed Use”) on property located at 300 Brookside Avenue, Ambler, Pennsylvania 19002 (“Property”) in accordance with Section 1287.02 of the Lower Gwynedd Township Zoning Ordinance and upon consideration of the testimony produced at the hearing before the Board of Supervisors on August 23, 2016, together with the proposed Master Plan introduced at the hearing and incorporated herein, the application is hereby **APPROVED** subject to the following conditions:

1. Nothing in this Decision and Order shall be construed as either an express or implied waiver of any provision of any applicable ordinance of Lower Gwynedd Township. No level of development is guaranteed by virtue of this conditional Approval and the Proposed Use shall be permitted only if the fully-engineered Plans for the Property can demonstrate compliance with all applicable zoning and subdivision and land development regulations of the Township as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over development on the Property.



2. The use permitted by this Approval shall be consistent with the testimony and exhibits submitted to the Board of Supervisors at the public hearing held on August 23, 2016.

3. Applicant shall be permitted to develop the Proposed Use on the Property consistent with the Master Plan submitted as a part of the application herein. The Master Plan is attached hereto and specifically incorporated herein as Exhibit "A" to this Decision and Order. Any modification of the proposed Master Plan shall be subject to additional conditional use approval by the Board of Supervisors.

4. Applicant shall be required to construct the entire trail depicted on the Master Plan in a single construction phase, with no incremental, partial or phased construction to be permitted. The construction of the trail shall be incorporated into any land development plan filed for the use of the Property for the Proposed Use.

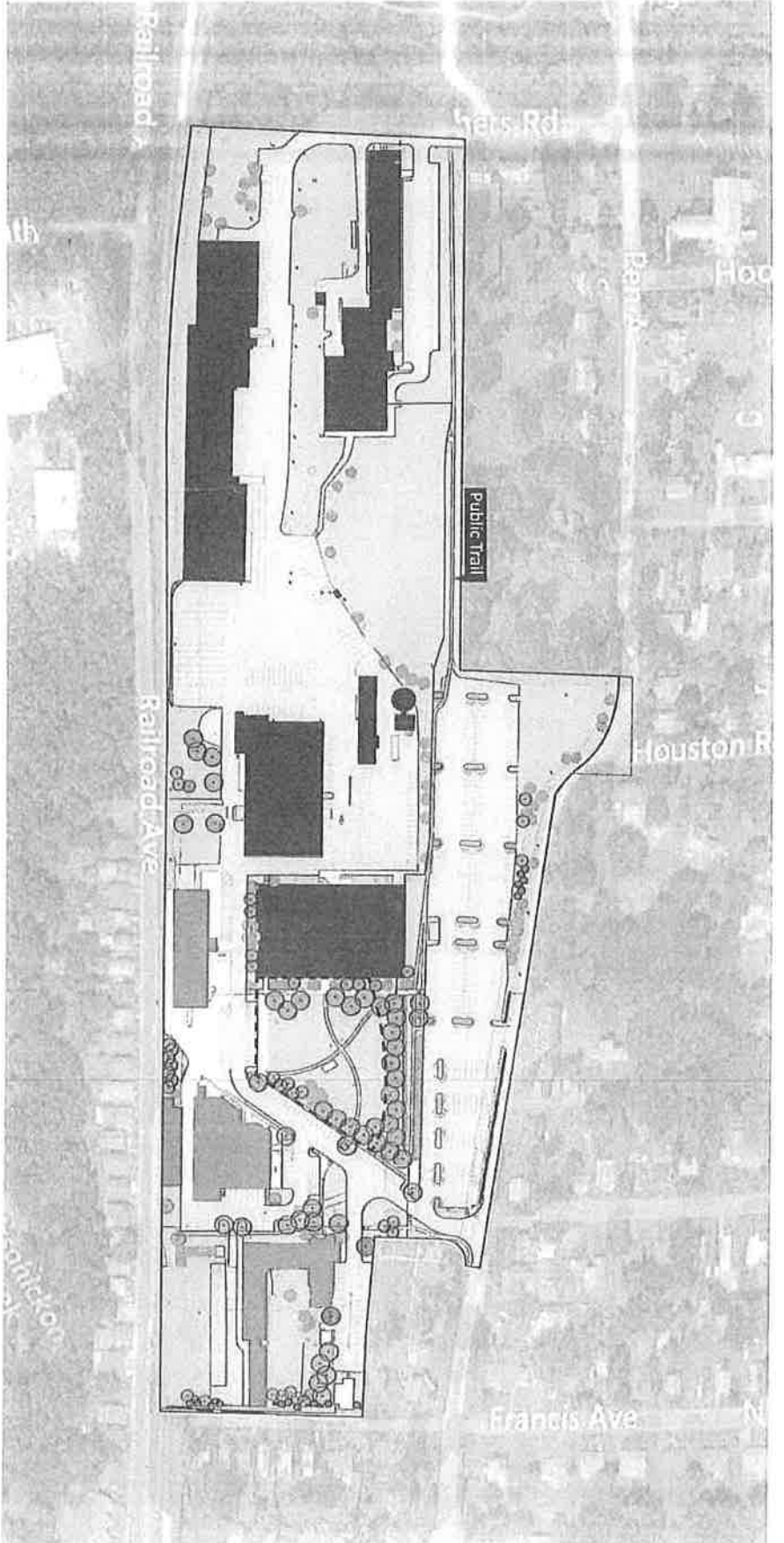
5. Applicant shall be required to provide additional vegetative planting to screen adjacent residential areas from any and all designated special events areas, to the satisfaction of the Township, as a part of any land development plan submission for the use of the Property for the Proposed Use.

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
Stephen J. Paccione, Chairman

Attest:   
Craig McAnally, Secretary

Exhibit "A"



**ZONING DATA SHEET**  
 ZONING DISTRICT: M-1  
 ZONING CODE: M-1 (Medium Density Residential)

PROPERTY	OWNER	ADDRESS	AREA
1. 10000000	10000000	10000000	10000000
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- LEGEND**
- Building Use A: Commercial, Retail, Personal Service, Office and Lab uses
  - Building Use B: Office, Lab, Industrial and Manufacturing uses
  - Building Use C: Hybrid of Office, Industrial and Lab uses and Commercial, Retail and Personal Service uses
  - Special Event Area
  - Vehicular Circulation
  - Pedestrian Circulation
  - Landscape areas
  - Trees
  - Fence



**LEGAL ADVERTISEMENT**  
**CONDITIONAL USE HEARING NOTICE**

Notice is hereby given that the Lower Gwynedd Township Board of Supervisors, on Tuesday, September 24, 2024, at 7:00 p.m., will hold a public hearing to consider the conditional use application (“**Application**”) of AY Commercial LP (“**Applicant**”), tenant pursuant to a Ground Lease with BASF Corporation, for the property known as 300 Brookside Avenue, Parcel #39-00-03934-00-5, consisting of approximately 24.47 acres, located within the F-Industrial Zoning District (“**Property**”). The Applicant proposes to install two (2) containers with each being approximately two hundred sixty-four square feet (264 sf), for the storage of chemicals used in and by existing tenants at the Property (the “**Proposed Use**”). Conditional use approval is required by certain prior conditional use approvals and decisions dated September 29, 2015, August 23, 2016, and April 9, 2019. The Application must meet the requirements of Section 1298.07 of the Township's Zoning Code.

The Board of Supervisors will consider testimony and evidence from the Applicant at the hearing in support of the Application. Copies of the Application and proposed plans are available to be viewed at the Lower Gwynedd Township Building during normal business hours. Please contact the Township at (215) 646-5302 or [mfarzetta@lowergwynedd.org](mailto:mfarzetta@lowergwynedd.org), to schedule an appointment.

The public may participate in the meeting in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA 19477; online at <https://us02web.zoom.us/j/85131295247?pwd=AdQlkHHniNtDID2iq7FJaUp4eb6chV.1> ; or by calling 1 646 876 9923 and entering the meeting ID number 851 3129 5247\_ when prompted and passcode 610828.

At the hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, and appeal from the decision to court. Party status is not required to provide comments only, and comments may be presented in writing, or verbally at the conclusion of the hearing. Anyone requesting party status or who wishes to submit written comments in advance of the hearing, are encouraged, but not required, to email the Township Solicitor, Neil Andrew Stein, Esquire, [nstein@kaplaw.com](mailto:nstein@kaplaw.com), with your name, address, e-mail address, and telephone number and any comments.

Neil Andrew Stein, Esquire  
Lower Gwynedd Township Township Solicitor

PLEASE PROVIDE PROOF OF PUBLICATION

PHILADELPHIA GROUP

**AFFIDAVIT OF PUBLICATION**  
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**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:

**LEGAL ADVERTISEMENT  
CONDITIONAL USE  
HEARING NOTICE**

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Neil Andrew Stein, Esquire  
Lower Gwynedd Township  
Township Solicitor  
LAN: Sept. 9, 16. a-1

**LOWER GWYNEDD TOWNSHIP**

**Published in the following edition(s):**

The Reporter, The Reporter Digital  
09/09/24, 09/16/24

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 9/16/24.

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

**Advertisement Information**

**Client Id:** 881248      **Ad Id:** 2639496      **PO:** Cond Use Hearing      **Sales Person:** 063308

**News Group**  
**PENNSYLVANIA GROUP**

ary  
**TOWNSHIP**  
**BETHLEHEM PIKE**  
**BOX 625**  
**SPRING HOUSE, PA 19477**

Telephone: (215) 646-5302  
 Fax: (000) 000-0000  
 Description: **LEGAL ADVERTISEMENT CONDITIONAL USE**

Date: **09/16/24**  
 Start Date: **09/09/24** Stop Date: **09/16/24**  
 Class: **1201 - Legal Notices**  
 Ad ID: **2639496**  
 Ad Taker: **DRDMCCORMICK**  
 Sales Person: **Diane McCormick (063308)**  
 Words: **359**  
 Lines: **97**  
 Agate Lines: **97**  
 Depth: **10.778**  
 Inserts: **4**  
 Blind Box:  
 PO Number: **Cond Use Hearing**

**Ad sample**

Total: **\$1,135.02**  
 Paid Amount: **\$0.00**  
 Amount Due: **\$1,135.02**

**LEGAL ADVERTISEMENT  
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 HEARING NOTICE**

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Esquire, [nstein@kaplaw.com](mailto:nstein@kaplaw.com), with your name, address, e-mail address, and telephone number and any comments.

Neil Andrew Stein, Esquire  
 Lower Gwynedd Township  
 Township Solicitor  
 LAN: Sept. 9, 16. a-1

Publication
The Reporter, The Reporter Digital

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of August 21, 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

**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: March 20, 2024**

A motion was made by Mr. Mrozinski and Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of March 20, 2024. The motion carried unanimously.

**Conditional Use:**

**AY Commercial LP/BASF Corporation  
300 Brookside Ave.**

**#24-05CU**

Present for the conditional use application was Ms. Christen Pionzio from HRMM&L, Mr. Marc Policarpo, Managing Partner, at Station Partners and Mr. Glenn Gleason from Entegris.

Ms. Pionzio gave the board some background on the Ambler Yards site. She stated that prior to Station Partners purchasing and renovating the site, it was an old abandoned chemical factory. Ms. Pionzio stated the site sits on 25 acres and is 99% occupied as a mixed-use campus. She stated that when Station Partners purchased the site, they wanted people to work there, exercise there, eat food, drink beer and just have a cool space to hang out. Ms. Pionzio stated that they also host family fun nights for the community.

Ms. Pionzio informed the board that Ambler Yards tenant, Entegris, wanted to add a storage container/accessory structure. They submitted a building permit application for the accessory structure and that was flagged by the Zoning Officer. Ms. Pionzio stated that township staff agreed that these structures would reflect in a change of use of their 2016 master plan. Ms. Pionzio stated that any change in use would require conditional use approval. Ms. Pionzio stated that she disagreed with that decision. She stated there was no change in the use, it was just adding an accessory structure to store chemicals. She stated that the township stood firm with their decision and here they are tonight with the conditional use application.

Ms. Pionzio stated since accessory structures are not permitted within the F Industrial District, they first had to apply to the Zoning Hearing Board for a variance. The variance was granted June 18, 2024.

Mr. Valiga wanted to know what the definition of a structure was. Ms. Pionzio stated that a structure would be fixed to the ground and wouldn't have wheels. Mr. Valiga stated there was confusion since the Zoning Hearing Board did not define structure. Ms. Pionzio stated these containers would sit on asphalt and were substantial. Mr. Valiga wanted to know if these containers were fixed or movable. Ms. Pionzio stated that these would be fixed on asphalt. Mr. Beardsley wanted to know if these containers would ever be relocated. Mr. Valiga wanted to know if these structures were ever moved would they have to apply for another conditional use application? Ms. Pionzio asked Mr. Gleason if these structures would ever be relocated. Mr. Gleason stated they would be permanent.

Mr. Brown stated to Ms. Pionzio that at the conditional use hearing in front of the Board of Supervisors there should be a discussion regarding amending the language to permit smaller items. Mr. Brown stated that staff is open for these smaller items not to be considered an amendment to the master plan. Ms. Pionzio agreed, stating that anything bigger would require land development.

Mr. Beardsley wanted to know the size of the containers. Ms. Pionzio stated they were 12' x 22'. Ms. Pionzio stated that Entegris intends on getting another container, which they were approved for. Mr. Beardsley wanted to know what chemicals would be stored in these containers. Mr. Gleason stated that Entegris is a semi-conductor industry that manufactures raw materials. Ms. Pionzio stated they are not storing anything hazardous, just dangerous chemicals.

Ms. Nunn wanted to know about the fire suppression system that are installed in the containers. Mr. Gleason stated that these containers come with everything already installed at the time of delivery. The containers include a fire suppression system, a fire alarm (will be tied into the building) and security locks with alarms. Mr. Valiga wanted to know if they keep a list of chemicals in case there is a fire. Mr. Gleason stated that they



do maintain records for every chemical located in their building. Mr. Valiga wanted to know if the Fire Marshal looked at these structures? Ms. Pionzio stated that it was under the recommendation of both the Fire Marshal, Al Comly, and Building Code Official, Kelli Scarlett, that these chemicals be stored outside.

Ms. Porreca wanted to know how many layers are in the containers, what if these containers leaked? Ms. Pionzio stated that these containers would not hold hazardous materials, just dangerous chemicals. Ms. Nunn stated that the board represents the residents of Lower Gwynedd Township. She stated that the residents may have questions about what type of materials and chemicals are being stored in these containers. She stated what would happen if they leaked and got into the ground, could they possibly contaminate the water. Ms. Pionzio stated that they went through what type of storage containment system to purchase with the Fire Marshal and Building Code Official. Ms. Pionzio stated that these chemicals are stored within the building and that the Fire Marshal suggested that the chemicals be stored outside. Ms. Pionzio stated these containers are made to store dangerous chemicals.

Mr. Beardsley wanted to know if there was more information available on the fire suppression system. Ms. Pionzio stated that would be available, she did not have any information at tonight's meeting regarding the system. Ms. Pionzio stated no one from the neighborhood attended the Zoning Hearing Board meeting after notices were sent. She stated that notices would be sent out for the conditional use application to addresses within 500 feet of Ambler Yards. She stated if any of the residents should have concerns, they would be able to attend the board meeting. Ms. Nunn stated that it's important to know more about the fire suppression system to ensure that the chemicals will not leak out. Ms. Pionzio stated that the chemicals wouldn't leak out since these are contained systems.

Mr. Valiga stated that he wanted everyone to feel comfortable. He stated that it seems all questions have been reviewed and answered thoroughly.

A motion was made by Mr. Beardsley and seconded by Mr. Adams to recommend approval of the conditional use application to the Board of Supervisors.

The motion passed with a 6-0 vote.



**Lower Gwynedd Township:**

**Proposed Small Wireless Facilities Ordinance Amendment- Ord. #547**

Mr. Beardsley asked for further information regarding the draft ordinance. Ms. Furber explained to the board members that the township is required to update this ordinance

per ACT 50. She stated that some of the changes included adding small wireless facilities to rights-of-way and incorporating a fee schedule. She explained that this update was necessary to address the need for 5K wireless service within the township. Mr. Valiga thanked Ms. Furber for sending the board a PowerPoint presentation on ACT 50 for further clarification.

Mr. Beardsley stated that he had no idea about the legal language in the draft ordinance regarding what is being added and what the consequences would be. Mr. Valiga explained that the township solicitor incorporated ACT 50 and the legal requirements into the draft ordinance for wireless companies to abide by.

Mr. Valiga felt that the township should add the MCPC recommendation regarding co-location and modification to the ordinance for more clarification. Mr. Adams felt that there was no need to attach a small wireless facility to a historic building, that there are way too many other poles available in the township. Ms. Nunn thought it wouldn't be in the best interest to have to rewrite the ordinance every time we get a new historic building. She stated that a description would be adequate. Mr. Valiga asked the board members if they should incorporate or leave out the MCPC comments regarding historic buildings. Mr. Valiga stated that he felt what was stated for historic buildings in the draft ordinance is sufficient. Mr. Mrozinski agreed. Ms. Porreca felt that Lower Gwynedd is an old township, and we need to preserve historic properties. Mr. Valiga stated that part of the review process with staff would be to ensure that small wireless facilities would not be near a historic structure.

Ms. Nunn stated that it was nice to see that the township was addressing wireless coverage since that's been a big issue here.

A motion was made by Mr. Adams and seconded by Ms. Nunn to recommend the Proposed Small Wireless Facilities Ordinance Amendment - #547 for approval by the Board of Supervisors based on the following recommendations:

1. The board recommends adding definitions to the draft ordinance for the terms "co-location and modification" as suggested in the MCPC review letter dated August 14, 2024.

The motion passed with a 6-0 vote.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Patty Furber, Secretary



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** September 19, 2024

**FROM:** Jamie P. Worman, Assistant Township Manager

*Jamie P. Worman*

**SUBJ:** [Spring House Estates Land Development #24-01LD](#)

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 were presented to the BOS on August 27<sup>th</sup>, 2024, and the Township Solicitor was directed to prepare an approval resolution. The resolution is attached to this memo and a memorandum of understanding to continue discussions pertaining to a potential access easement to Radcliff Lane will be provided prior to the meeting. Also included is the updated waiver letter requested by the Township Solicitor. The project file is linked above and the plans can be accessed by clicking this link- [Spring House Estates LD Plans](#).

***Recommended Motion: Staff recommends that the BOS approve Resolution #2024-27 granting conditional preliminary/final approval of the Spring House Estates Land Development #24-01LD.***

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

RESOLUTION NO. 2024- 28

APPLICATION OF ACTS RETIREMENT-LIFE COMMUNITIES, INC.  
SPRING HOUSE ESTATES (#24-01LD)

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

---

**BACKGROUND**

A. **ACTS RETIREMENT-LIFE COMMUNITIES, INC.** (the "**Applicant**") is the owner of property, being Tax Map Parcel #39-00-03025-00-5, located at 728 Norristown Road, in the Township's MF-3B Multi-Family Residential District (the "**Property**"). The Property consists of 55.04 acres and currently contains eight (8) senior living buildings and one nursing facility, as well as access drives, parking areas and an existing stormwater detention basin.

B. The Applicant has filed a land development application (the "**Application**") proposing the construction of two separate building additions, install additional parking stalls, and the reconstruction of the entrance/drop-off area; a courtyard area including walkways, site lighting and landscaping; modification of the existing stormwater basin to a proposed infiltration basin; and grading throughout the Property including the construction of various retaining walls (collectively, the "**Development**").

C. The Development is more particularly depicted and described in the following plans and reports, all as prepared by Eustace Engineering ("**Applicant's Engineer**") for the Applicant (collectively, the "**Plans**"):

(1) Preliminary/Final Land Development Plans, consisting of sheets 1 through 34 of 34, dated November 20, 2023, last revised May 29, 2024; and

(2) Post Construction Stormwater Management Report and Erosion and Sediment Calculations, dated November 20, 2023, last revised May 29, 2024.

D. Applicant has previously obtained (or will obtain) and provided to the Township all applicable permits from all authorities, agencies and municipalities having jurisdiction, as well as any necessary offsite easements (collectively, the "**Third Party Approvals**").

E. The Applicant desires to obtain preliminary and final land development approval of the Plans from Lower Gwynedd Township in accordance with Section 508 (53 P.S. §10508) of the Pennsylvania Municipalities Planning Code ("**MPC**").

## RESOLUTION

**NOW, THEREFORE, BE IT RESOLVED** that the Lower Gwynedd Township Board of Supervisors (the “**Board**”) hereby grants preliminary and final approval of the Development (collectively, the “**Approval**”), as depicted in the Plans. The Approval is expressly made subject to the following conditions:

1. The Planning Commission and the Township Engineer have recommended, and the Board has determined that the waivers requested by the Applicant’s Engineer in its letter of July 15, 2024 (as amended), are necessary to alleviate the undue hardship created by peculiar conditions pertaining to the Property, will not be contrary to the public interest, and preserve the purpose and intent of the Codes of Lower Gwynedd Township. Therefore, the Board waives strict compliance with the following provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance (“**SALDO**”):

(a) §1230.19.b. A waiver to allow consideration and approval of a concurrent Preliminary & Final land development application.

(b) §1230.46(e)(3). A partial waiver from the requirement that planting islands be curbed.

2. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer’s review letter dated July 12, 2024, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Fire Marshal’s review letter dated June 5, 2024, the entire contents of which are incorporated herein by reference.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Engineer’s review letter dated July 12, 2024, the entire contents of which are incorporated herein by reference.

5. The Applicant shall revise the Plans to satisfy all comments of the Township Planning Commission, the Zoning Officer, and the Montgomery County Planning Commission, except to the extent such comments are modified or waived by the terms of this Resolution.

6. Prior to recording the Plans, the Applicant shall provide the Township with all required Third Party Approvals.

7. Prior to recording the Plans, Applicant shall enter into a Land Development and Financial Security Agreement with the Township, in form and content satisfactory to the Township (the “**Development Agreement**”). In the Development Agreement, the Applicant shall post financial security, in form and amount satisfactory to the Township, to guarantee completion of the public improvements depicted in the Plans, in strict accordance with Township criteria and specifications.

8. The Applicant and the Applicant's successors and assigns shall be responsible for the maintenance of all stormwater collection, detention and conveyance facilities depicted in the Plans. Prior to the recording of the Plans, the Applicant shall sign the Township's form of Stormwater Ownership and Maintenance Agreement.

9. Prior to the recording of the Plans, the Applicant shall pay to the Township:

(a) a Recreation Impact Fee as required by the Codified Ordinances of Lower Gwynedd Township, calculated as \$500 per 1000 square feet being constructed. As such, the fee based on 2,711 square feet of building constructed, is calculated to be One Thousand Three Hundred Fifty-Five Dollars and fifty cents (\$1,355.50).

(b) 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. 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 Eight Thousand Seven Hundred Ninety-Three Dollars (\$8,793.00).

10. The Development shall be constructed in strict accordance with all decisions and orders, if any, issued by the Lower Gwynedd Township Zoning Hearing Board.

11. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary and Final Approval Resolution.

12. The Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be removed from the Property.

**13. CONSISTENT WITH SECTION 509(B) OF THE MPC (53 P.S. §10509(B)), THE PAYMENT OF ALL APPLICABLE FEES AND THE FUNDING OF ALL ESCROWS UNDER THE DEVELOPMENT AGREEMENT MUST BE ACCOMPLISHED WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE DATE OF THIS RESOLUTION, UNLESS A WRITTEN EXTENSION IS GRANTED BY THE BOARD. UNTIL THE APPLICABLE FEES HAVE BEEN PAID AND THE ESCROWS FULLY FUNDED, THE RECORD PLAN SHALL NOT BE SIGNED OR RECORDED, AND NO CONSTRUCTION PERMITS SHALL BE ISSUED. IF THE FEES HAVE NOT BEEN PAID AND THE ESCROW HAS NOT BEEN FUNDED WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THIS RESOLUTION (OR ANY WRITTEN EXTENSION THEREOF), THIS APPROVAL SHALL EXPIRE AND BE DEEMED TO HAVE BEEN REVOKED.**

**14. UNDER THE PROVISIONS OF THE MPC, THE APPLICANT HAS THE RIGHT TO ACCEPT OR REJECT THE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD. IN THE ABSENCE OF A WRITTEN APPEAL OR A NOTICE OF REJECTION FILED WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS RESOLUTION, THE CONDITIONS SET FORTH HEREIN SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE APPLICANT.**

IF THE TOWNSHIP RECEIVES WRITTEN NOTICE OF AN APPEAL OR REJECTION OF ANY OF THE CONDITIONS SET FORTH HEREIN WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS RESOLUTION, THE APPROVAL, THE WAIVERS AND DEFERRALS GRANTED HEREIN SHALL BE DEEMED TO BE AUTOMATICALLY RESCINDED AND REVOKED AND THE APPLICATION SHALL BE CONSIDERED DENIED BASED UPON THE FAILURE TO FULLY COMPLY WITH ALL OF THE CONDITIONS SET FORTH HEREIN, ALL AS AUTHORIZED BY SECTION 508 OF THE MPC (53 P.S. §10508).

15. The cost of accomplishing, satisfying, and meeting the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Development Agreement, shall be borne entirely by the Applicant at no cost to the Township.

16. If any provision of this Resolution or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are hereby declared to be severable.

**APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on the 10<sup>th</sup> day of September, 2024.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
MIMI GLEASON, TOWNSHIP SECRETARY

By: \_\_\_\_\_  
DANIELLE A. DUCKETT, CHAIRPERSON

**ACCEPTED BY THE APPLICANT:**

**ACTS RETIREMENT-LIFE COMMUNITIES, INC.**

By: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2024

July 15, 2024  
Revised: September 5, 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 waiver and 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.*

2. §1230.14 – **Purpose**-Preliminary plans are required for all major subdivisions or land developments in accordance with the procedures, plan requirements and design standards set forth in this chapter. The preliminary plan and all information and procedures related thereto shall in all respects be in compliance with the provisions of this chapter except where waiver or modification therefrom may be specifically authorized in writing by the Board of Supervisors. The purpose of the preliminary plan is to require formal preliminary approval in order to minimize changes and revisions before final plans are submitted.

*Acts has completed all review comments from the Township and County and there will be no further changes or revisions to the submitted plans which meet the requirements set forth in the SALDO for preliminary and final plans. We respectfully request the Board of Supervisors grant this waiver for combined preliminary/final plan approval.*

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 BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2024-29**

**Removing 1021 Sumneytown Pike from the  
Lower Gwynedd Township Historic Resources Eligibility List and Map**

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**WHEREAS** Section 1298.19(f)(1) of Title Six, Zoning, of the Lower Gwynedd Township Code allows property owners to remove historic resources which have not been protected by a permanent, historic deed restriction from the Township’s historic resources eligibility list and historic resources map by written notice to the Township; and

**WHEREAS** the owners of 1021 Sumneytown Pike have provided written notice to the Township of their desire to remove the structures on the property from the historic resources eligibility list and historic resources map; and

**WHEREAS**, there is a not a recorded historic deed restriction for the property; and

**WHEREAS** Section 1298.19(f)(2) of Title Six, Zoning, of the Lower Gwynedd Township Code allows the Board of Supervisors to revise the historic resources map by resolution;

**NOW, THEREFORE, be it resolved** by the Lower Gwynedd Township Board of Supervisor to remove the structures on 1021 Sumneytown Pike (Parcel # 39-0003949-0-8) from the Township’s Historic Resources Eligibility List in the Lower Gwynedd Township Code, Title Six: Zoning, Appendix II, and the Lower Gwynedd Township Historic Resources Map.

**APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on September 24, 2024.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**MIMI GLEASON, TOWNSHIP MANAGER**

By: \_\_\_\_\_  
**DANIELLE A. DUCKETT, CHAIRPERSON**



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** September 19, 2024

**FROM:** Jamie P. Worman, Assistant Township Manager

*Jamie Worman*

**SUBJ:** Northern Montgomery County Recycling Commission Ordinance & Intermunicipal Agreement

Lower Gwynedd Township is a member of the Northern Montgomery County Recycling Commission (NMCRC), which is made up of member municipalities who operate under an Intermunicipal Agreement to pool resources and collectively submit 904 Recycling Performance Grants to the PADEP as a single application. Historically, the resulting annual grant funds have been allocated to the member municipalities based on population. The NMCRC recently voted to modify this process and instead use recycling tonnage so that the funds are more equitably disbursed.

To implement the change, the NMCRC intermunicipal agreement (IMA) needs to be amended. In addition, the NMCRC is also recommending the adoption of a new Municipal Waste Collection and Recycling Ordinance. The ordinance amendment is necessary to better reflect the role of the NMCRC relative to individual recycling programs and to remain compliant with current PADEP criteria for mandatory recycling ordinances under Act 101. The NMCRC is requesting that all member municipalities adopt the new ordinance which will also serve as approval of the amended IMA. The Township Solicitor has reviewed the ordinance, which is attached to this memo for your reference. Additional information pertaining to the changes is included with this memo, as well. Staff are requesting that the BOS authorize the advertisement of the attached ordinance. The ordinance will be before the BOS at a later date for action.

***Recommended Motion: Authorize the advertisement of a new Municipal Waste Collection and Recycling Ordinance that will include an amended and restated Intermunicipal Agreement.***

Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, Pennsylvania 19422-2323  
610.825.8400 ♦ Fax 610.828.4887  
www.wislerpearlstine.com

Mark Hosterman  
[mhosterman@wispearl.com](mailto:mhosterman@wispearl.com)

VIA EMAIL [mgleason@lowergwynedd.org](mailto:mgleason@lowergwynedd.org)  
AND REGULAR MAIL

Lower Gwynedd Township  
Attn: Mimi Gleason, Township Manager  
1130 North Bethlehem Pike  
Spring House, PA 19477

July 24, 2024

**RE: Northern Montgomery County Recycling Commission  
Amended and Restated Intermunicipal Agreement - 2024  
Municipal Waste Collection and Recycling Ordinance**

Dear Ms. Gleason:

As Solicitor for the Northern Montgomery County Recycling Commission (“NMCRC”), I am writing to advise your municipality of some very significant changes which were unanimously recommended by the Commissioners of the NMCRC.

As currently structured, the member municipalities submit their 904 Recycling Performance Grant to PADEP on one application. Once the grant is approved and paid, it is distributed to the eleven municipalities in *pro rata* shares based on population for each municipality reported in the most recently published United States Decennial Census. A portion of the grant money is withheld to cover operational expenses of the NMCRC such as insurance, auditor fees, legal fees and the contractual fees of the Recycling Grant Coordinator.

A 2023 year-end analysis of recycling tonnage data revealed that the current grant distribution methodology fails to consider the actual tonnage collected within each municipality. As a result, some municipalities are unfairly benefited when their *per capita* rate of recycling is low relative to the other municipalities. Other municipalities are unfairly penalized when their *per capita* rate of recycling is high relative to other municipalities. In order to bring fairness to the distribution methodology, the Commissioners unanimously recommended a new method based on actual tonnage collected within each municipality as a baseline for its proportionate share of grant money.

Mimi Gleason  
July 24, 2024  
Page 2

Another major change is the hiring of a new Recycling Grant Coordinator, Hough Associates, during its 2024 reorganization meeting. Hough Associates is highly credentialed and a clear industry leader in recycling grant applications. Throughout its years of experience, Hough Associates has developed a propriety formula for combining two or more municipalities in a grant application to elevate the grant award above the baseline for each municipality. This is accomplished through a complex analysis of the residential tonnage (highest dollar value) and commercial tonnage (lower dollar value) and determining the best combination of municipalities for the grant application.

In addition to restructuring the grant distribution, the Commissioners are also recommending adoption of a new Municipal Waste Collection and Recycling Ordinance. This is necessary to better reflect the role of the NMCRC relative to individual municipal recycling programs and to remain compliant with current PADEP criteria for mandatory recycling ordinances.

The NMCRC commissioners are requesting each municipality to adopt a new Municipal Waste Collection and Recycling Ordinance (“Ordinance”). Adoption of the Ordinance will also serve to approve the Amended and Restated Intermunicipal Agreement – 2024 in Section II of the Ordinance. We recommend each municipality’s solicitor review the Ordinance and put it into a form for adoption including citations to existing ordinances that will need to be repealed along with making sure references to “borough” or “township” are properly completed and any blanks are filled in. Our office will be readily available for any questions your solicitor may have.

For your convenience, accompanying the email and enclosed with this letter are the following:

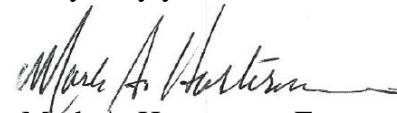
- 1) Municipal Waste Collection and Recycling Ordinance (in Word with email).
- 2) Repealer Recommendations for each Municipality when adopting the new Ordinance.
- 3) Amended and Restated Intermunicipal Agreement – 2024.
- 4) Bullet Point Information Sheet on Changes to Intermunicipal Agreement.

[Continued on next page]

Mimi Gleason  
July 24, 2024  
Page 3

The NMCRC respectfully requests that each municipality adopt the Ordinance no later than its October meeting so that the new distribution methodology can be utilized this year. After adoption, please email a fully executed copy of the Ordinance and a copy of your municipality's signature on the Intermunicipal Agreement to me. We appreciate your cooperation and dedication to the NMCRC and we look forward to these improvements for the future of the NMCRC. Please do not hesitate to reach out if you have any questions.

Very truly yours,



Mark A. Hosterman, Esq.

Encl.  
cc. Jamie Worman  
(via email only)

**LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. \_\_\_\_\_  
MUNICIPAL WASTE COLLECTION AND RECYCLING ORDINANCE**

**SECTION I. Amendment to the Code.**

The Code of Ordinances of Lower Gwynedd Township (“Code”) are hereby amended by deleting Chapter 1084 in its entirety and replacing it with a new Chapter 1084 entitled Municipal Waste Collection and Recycling Ordinance as set forth below:

**Chapter 1084  
Municipal Waste Collection and Recycling**

**Part 1. Municipal Waste Collection and Recycling**

**§1084.01. Title.**

This Chapter shall be known and may be cited as the "Municipal Waste Collection and Recycling Ordinance."

**§1084.02. Definitions.**

(a) As used in this Chapter, the following terms shall have the following meanings:

**ACT 97.** The Solid Waste Management Act of 1980, as amended.

**ACT 101.** The Municipal Waste Planning Recycling and Waste Reduction Act of 1988, as amended.

**ALUMINUM CANS.** Empty, all-aluminum beverage and food containers.

**BI-METAL CONTAINERS.** Empty food or beverage containers constructed of a mixture of ferrous metal, usually steel, and nonferrous metal, usually tin.

**COMMERCIAL ESTABLISHMENT.** A building or buildings used or designed for use for commercial purposes, including, but not limited to wholesale, industrial, manufacturing, transportation, financial or professional services stores, markets, office buildings, restaurants, shopping centers, theaters, or other commercial activities.

**COMMUNITY ACTIVITIES.** Events sponsored in whole or in part by the Township or conducted within the Township and sponsored privately, which include, but are not limited to fairs, bazaars, socials, picnics, and organized sporting events that will be attended by 200 or more individuals per day.

**COMPOSTING FACILITY.** A facility for composting vegetative material, including leaves, garden residue and chipped shrubbery and tree trimmings that is permitted by the Commonwealth of Pennsylvania.

**CORRUGATED PAPER.** Paper products made of a stiff, moderately thick paper board, containing folds or alternating ridges, commonly known as “cardboard.”

**DWELLING UNIT.** A room or group of rooms within a building used, intended to be used or capable of being used as a complete housekeeping facility for one family, providing living, sleeping, cooking, dining and sanitary facilities.

**GLASS.** Products made from silica or sand, soda ash and limestone. The product may be transparent (clear) or colored (e.g., brown or green) and used as a container for packaging (e.g., jars) or bottling of various matter. Expressly excluded are non-container glass, window or plate glass, light bulbs, blue glass and porcelain and ceramic products.

**HIGH-GRADE OFFICE PAPER.** All types of high-grade, white or colored paper, bond paper and computer paper used in residential, commercial, institutional, and municipal establishments.

**INDUSTRIAL ESTABLISHMENT.** Any establishment engaged in manufacturing or processing, including, but not limited to, factories, foundries, mills, processing plants, refineries, and the like.

**INSTITUTIONAL ESTABLISHMENT.** An establishment engaged in service, including, but not limited to, hospitals, nursing homes, orphanages, schools, universities, churches, and social or fraternal societies and organizations.

**INTERMUNICIPAL AGREEMENT (IMA).** The intermunicipal agreement adopted by the municipalities which are members of the Northern Montgomery County Recycling Commission.

**LANDLORD.** Any individual or organizational owner who rents and/or leases residential units, commercial space, or an industrial complex(es). Landlords own the properties in question and deal directly with their tenants or lessees.

**LEAF WASTE.** Leaves, garden residues, shrubbery trimmings, tree trimmings, and similar materials.

**MIXED PAPER.** All types of paper combinations, such as colored paper, carbonless forms, ledger paper, colored paper envelopes, mixtures of high-grade office paper and the like.

**MULTI-FAMILY RESIDENTIAL ESTABLISHMENT.** A building or buildings under single or multiple ownership and designed as a residence for four or more families living independently of each other and doing their own separate cooking therein, including apartments townhomes, or condominiums.

**MUNICIPAL ESTABLISHMENT.** Of or pertaining to any office or other property under the control of any branch or arm of the Federal Government of the United States of America, the Commonwealth of Pennsylvania, or any political subdivision of the Commonwealth of Pennsylvania including, but not limited to, the Township, any counties, cities, boroughs, and municipal authorities.

**MUNICIPAL WASTE.** Any garbage, refuse, industrial lunchroom or office waste and other material, including solid, liquid, semisolid commercial, material, resulting from the operations of residential, municipal, commercial or institutional establishments and from community activities and sludge not meeting the definition of residential or hazardous waste in the Solid Waste Management Act, Act of July 7, 1980, P.L. 380, No. 97, as amended, 35 P.S. § 6018.101 et seq., from a municipal, commercial or institutional water supply treatment plant, wastewater treatment plant or air pollution control facility. The term does not include source-separated recyclable materials or Leaf Waste.

**MUNICIPAL WASTE COLLECTOR.** Any collector, remover, transporter, and disposer of municipal waste, recyclable materials, and/or Leaf Waste for owners or occupants of single-family residential establishments, multi-family residential establishments, commercial establishments, institutional establishments, municipal establishments, and community activities in the Township.

**MUNICIPAL WASTE CONTAINER.** A container designated by the property owner or resident for the storage of municipal waste. A municipal waste container may be provided by the Township, property owner, resident or tenant, or the municipal waste collector.

**NORTHERN MONTGOMERY COUNTY RECYCLING COMMISSION ("NMCRC").** The legal entity established by and operating as agent for the municipalities hereunder who have delegated certain of their duties and powers respecting recycling, including but not limited to the development, implementation, and enforcement of common recycling programs. Presently the NMCRC is comprised of Ambler Borough, Franconia Township, Hatfield Township, Hatfield Borough, Lower Gwynedd Township, Lower Salford Township, Montgomery Township, North Wales Borough, Souderton Borough, Telford Borough and Towamencin Township and shall be deemed to include all new member municipalities and excepting member municipalities who have completed the withdrawal process.

**NEWSPRINT.** Paper of the type commonly referred to as "newspaper" and distributed at stated intervals, usually daily or weekly, having printed thereon news and opinions and containing advertisements and other matters of public interest.

**PARTICIPATING MUNICIPALITIES.** Those municipalities which have executed the intermunicipal agreement (IMA) and remain a member in good standing of the NMCRC.

**PERSON.** An individual, partnership, association, corporation, institution, cooperative enterprise, municipal authority, federal government or agency, state institution or agency or any other legal entity which is recognized by law as a subject of rights and duties. In any provision of this Chapter prescribing a fine, imprisonment or penalty or any combination of the foregoing, the term "person" shall include the officers and directors of any corporation or any other legal entity having officers and directors.



**PLASTIC CONTAINERS.** Empty and clean plastic containers that contained food, beverage, cleaning, laundry, and other household products. Includes only rigid containers marked with a recycling symbol and a single number (i.e., 1, 2, 5, or 7). Examples include soda and water bottles, milk and water jugs, laundry containers, produce and other food containers, and soap bottles; excludes expanded polystyrene containers and plastic containers larger than two gallons, such as buckets and laundry baskets.

**RECYCLABLE MATERIALS.** Those materials specified by the Township for collection in accordance with this Part and recycling regulations that may be promulgated from time to time for collection, processing, and recovery. These materials include Aluminum Cans, bi-metal containers, corrugated paper, glass containers, Leaf Waste, magazines, mixed paper, newsprint, high grade office paper, and plastic containers.

**RECYCLING.** The collection, processing, recovery, and sale or reuse of recyclable materials, which could otherwise be disposed of or processed as municipal waste.

**RECYCLING CONTAINER.** A container designated by the property owner or resident for the storage of recyclable materials. A recycling container may be provided by the Township, property owner, resident or tenant, or the municipal waste collector. A recycling container must be durable, watertight, and be at least 13 gallons in size and no more than 35 gallons with a label indicating the container is for recyclable materials.

**SINGLE-FAMILY RESIDENTIAL ESTABLISHMENT.** An occupied dwelling unit for human habitation, except multi-family residential establishment with four or more units. Home occupations incidental to the residential use within a dwelling unit are considered a "residential establishment."

**SINGLE-STREAM RECYCLING.** Refers to a system in which all paper fibers, plastics, metals, tin, and other materials are mixed in a recycling container instead of being sorted into separate commodities (newspaper, paperboard, corrugated fiberboard, plastic, glass, etc.) by the resident.

**SOURCE SEPARATION.** The separation of recyclable materials from municipal waste at the points of origin for the purpose of recycling.

- (b) All terms not separately defined in this Chapter that are contained in Act 97 and Act 101 are incorporated herein by reference.

**§1084.03. Legislative Intent.**

- (a) The reduction of the amount of Municipal Waste and conservation of Recyclable Materials is an important public concern because of the growing problem of Municipal Waste disposal and its detrimental impact on the environment. It is the intent of this chapter to require, promote and regulate Recycling activities in the Township and to protect the health, safety and welfare of residents.
- (b) This chapter has been developed to meet and implement municipal responsibilities established under Act 101.

- (c) It is the intent of this chapter to promote intergovernmental cooperation in Recycling activities by and among the municipalities comprising the NMCRC. Such cooperation is intended to more efficiently conduct Recycling programs and to reduce costs.
- (d) The Township's adoption of this chapter anticipates the assignment of certain of its duties and powers under Act 101 to the NMCRC with respect to Recycling activities and enforcement against violations of this chapter. Such assignment of duties and powers will be accomplished in accordance with Section 304(c) of Act 101 and as set forth in this chapter and in the intermunicipal agreement adopted by the member municipalities of the NMCRC. Duties and powers not assigned by this ordinance, the intermunicipal agreement or subsequent agreement shall remain with the Township.

**§1084.04. Assignment of Program Responsibilities; Intergovernmental Cooperation.**

- (a) The Township recognizes that intergovernmental cooperation among the municipalities comprising the membership of the NMCRC will be of benefit to the Township by more efficiently conducting Recycling program activities. Intergovernmental cooperation efforts will include, but are not limited to, the following:
  - (b) Development and implementation of reporting forms and grant applications and the filing of such forms and applications with the appropriate agencies.
  - (c) Promulgation of rules and regulations pertaining to the Recycling program.
  - (d) Authorization for the NMCRC Solicitor to seek enforcement against violations of this chapter as specified herein.
- (e) Intermunicipal Agreement.
  - (1) In order to implement the intent and terms of this chapter, the Township, pursuant to the authority of the Intergovernmental Cooperation Act, Act of July 12, 1972, codified at 53 P.S. §§ 481 through 490, and Article 9, § 5, of the Constitution of the Commonwealth of Pennsylvania, has determined to enter into an intermunicipal agreement (IMA) between the municipalities comprising the NMCRC.
  - (2) Terms and implementation of IMA. The terms and implementation of the IMA shall be as more fully set forth in the IMA and this chapter, as follows:
    - (i) The NMCRC shall assist in the development, implementation and maintenance of a Recycling program for the municipalities comprising the NMCRC.
    - (ii) The participating municipalities shall certify that they have enacted a municipal Recycling ordinance in a form substantially similar to this chapter by providing an executed and attested copy of the ordinance to the NMCRC Solicitor.

- (iii) The NMCRC shall be authorized to promulgate rules and regulations and administer and enforce those rules and regulations as desired or to delegate such enforcement to the member municipalities.
  - (iv) The NMCRC shall be authorized to enforce the IMA and select municipal ordinances enacted pursuant to the IMA.
  - (v) The purpose of the IMA is to provide a relatively uniform and cost-effective Recycling program for the municipalities comprising the membership of the NMCRC and to minimize duplicative efforts by the member municipalities.
- (3) Findings under Intergovernmental Cooperation Act. As required by the Intergovernmental Cooperation Act of July 12, 1972, P.L. 762, No. 180, as amended, the following matters are specifically found and determined:
- A. The conditions of agreement are set forth in the IMA.
  - B. The duration of the term of the IMA is set forth in §§ 913 and 914 of the IMA.
  - C. The purpose of the IMA is to cooperate with the NMCRC and other participating municipalities in developing, implementing and maintaining a Recycling program.
  - D. The organizational structure necessary to implement the agreement is set forth in the IMA, with which the member municipalities shall cooperate.
  - E. The manner in which property, real or personal, shall be acquired, managed, licensed or disposed of is by way of lease or other contract unless otherwise set forth in the IMA.

**§1084.05. Rules for Collection.**

The collection of Municipal Waste, Recyclable Materials, and/or Leaf Waste by Municipal Waste Collectors shall be made in compliance with this ordinance, or any other regulations adopted by the Board of Supervisors to carry out the intent and purpose of this Chapter. Such rules and regulations shall be approved by resolution of the Board of Supervisors and, when so approved, shall have the same force and effect as the provisions of this Part. Said rules and regulations may be amended, modified, or repealed by resolution of the Board of Supervisors.

**§1084.06 Municipal Waste Requirements.**

- (a) All Persons generating Municipal Waste in the Township shall arrange with a Municipal Waste Collector for the collection and transportation of Municipal Waste.

- (b) Municipal Waste shall be placed in Municipal Waste Containers and the Municipal Waste Containers shall be placed curbside or in another designated location for collection by a Municipal Waste Collector. Under no circumstances shall Municipal Waste Containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
- (c) Municipal Waste Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to [REDACTED] AM/PM of the day before the collection day. Empty Municipal Waste Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than [REDACTED] AM/PM the day after collection.
- (d) In the event that Municipal Waste is not able to be collected, Municipal Waste Containers shall be brought off the curb until the new collection is scheduled.

**§1084.07. Recycling Requirements.**

- (a) Single-family Residential Establishment.
  - (1) Except as otherwise provided herein, all Persons owning or occupying Single-family Residential Establishments shall separate Recyclable Materials designated in this Chapter from Municipal Waste. Recyclable Materials shall be placed in Recycling Containers and the Recycling Containers placed curbside or in another designated location for collection by a Municipal Waste Collector. Under no circumstances shall Recycling Containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
  - (2) The following materials must be recycled at Single-family Residential Establishments: (1) a single-stream mix of Aluminum Cans, Bi-metal Containers, Corrugated Paper, glass containers, High-grade Office Paper, Mixed Paper, Newsprint, and Plastic Containers, and (2) Leaf Waste.
  - (3) All Persons owning or occupying Single-family Residential Establishments must arrange with a Municipal Waste Collector for the separate collection, transportation, and Recycling of Recyclable Materials.
  - (4) Requirements for Collection.
    - (i) All Recyclable Materials must be placed in a Recycling Container separate from municipal and Leaf Waste.
    - (ii) Recyclable Materials must be prepared to prevent the materials from being blown about or littered on streets or on private property. This may include placement of Recyclable Materials in Recycling Containers with latching lids.
    - (iii) No Persons shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling or yard waste containers.

- (iv) Recycling Containers shall be placed curbside or in another location as designated by a Municipal Waste Collector for collection. Under no circumstances shall Recycling Containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
- (v) Recycling Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to [REDACTED] AM/PM of the day before the collection day. Empty Recycling Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than [REDACTED] AM/PM the day after the collection.
- (vi) Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.
- (vii) In the event that Recyclable Materials are not able to be collected, Recycling Containers shall be brought off the curb until the new collection is scheduled.

(b) Multi-family Residential Establishments.

- (1) Owners, Landlords, or agents of owners or Landlords of a Multi-family Residential Establishment must establish a system for Source Separation, collection, transportation, and Recycling of the Recyclable Materials designated in this Chapter that are generated at Multi-family Residential Establishments. The system must include an appropriate number of labeled Recycling Containers at easily accessible locations to accommodate the amount of Recyclable Materials generated at each Multi-family Residential Establishment. The system must also include written instructions to the residents of Multi-family Residential Establishments to inform them of the requirement to recycle and the use and availability of the collection program. The Township reserves the right, but not the obligation, to require additional Recycling Containers if the Township deems there are insufficient Recycling Containers to serve residents.
- (2) The following materials are required to be recycled by multi-family establishments at a minimum: Aluminum Cans, Bi-metal Containers, Corrugated Paper, glass containers, High-grade Office Paper, Mixed Paper, Newsprint, Plastic Containers, and Leaf Waste.
- (3) Owners, Landlords, or agents of owners or Landlords of Multi-family Residential Establishments must arrange with a Municipal Waste Collector for the separate collection, transportation, and Recycling of Recyclable Materials.
  - A. No Person shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling Containers.

- B. Recyclable material collection frequency and collection day(s) shall be set by the owner, Landlord, or agent of an owner or Landlord of a Multi-family Residential Establishment and the Municipal Waste Collector and shall occur no less than once a week. More frequent collection of Recyclable Materials may be necessary to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and on private property.
- C. Recycling Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to 6:00 p.m. of the day before the collection day. Empty Recycling Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than 11:59 p.m. the day after the collection.
- D. Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.
- E. In the event that Recyclable Materials are not able to be collected, Recycling Containers shall be brought off the curb until the new collection is scheduled.
- F. Owners, Landlords, or agent of an owner or Landlord who comply with the Chapter shall not be liable for the non-compliance of residents.

(c) Commercial, Institutional, and Municipal Establishments.

- (1) Owners, Landlords, or agents of owners or Landlords of a commercial, institutional, or Municipal establishment must establish a system for source-separation, collection, transportation, and Recycling of Recyclable Materials designated in this Chapter that are generated at each building. The system must include an appropriate number of labeled Recycling Containers at easily accessible locations to accommodate the amount of Recyclable Materials generated at each building. It must also include written instructions to the tenants or occupants to inform them of the requirement to recycle and the use and availability of the collection program. The Township reserves the right, but not the obligation, to require additional Recycling Containers if the Township deems there are insufficient containers to serve occupants or tenants.
- (2) At a minimum, the following materials are required to be recycled in commercial, institutional, and Municipal Establishments: High-grade Office Paper, Corrugated Paper, Aluminum Cans, and Leaf Waste.
- (3) Owners, Landlords, or agents of owners or Landlords of a commercial, institutional, and Municipal Establishments must arrange with a Municipal Waste Collector for the separate collection, transportation, and Recycling of Recyclable Materials.
- (4) No Persons shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling Containers.

- (5) Recyclable material collection frequency and collection day(s) shall be set by the owner, Landlord, or agent of an owner or Landlord of a commercial, institutional, or Municipal Establishment and the Municipal Waste Collector, but shall occur no less than once a month. More frequent collection of Recyclable Materials may be necessary to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and private property.
- (6) Recycling Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to [REDACTED] AM/PM of the day before the collection day. Empty Recycling Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than [REDACTED] AM/PM the day after the collection.
- (7) Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.
- (8) In the event that Recyclable Materials are not able to be collected, Recycling Containers shall be brought off the curb until the new collection is scheduled.
- (9) The Township shall exempt Persons occupying commercial, institutional, and Municipal Establishments from the requirements of this Chapter if those Persons have otherwise provided for the Recycling of materials required to be recycled. To be eligible for exemption, the commercial, institutional, or Municipal Establishment must annually provide written documentation to the Township of the total number of tons recycled.

**§1084.08. Recycling Community Activities.**

- (a) The organizers or sponsors of a Community Activity must establish a system for Source Separation, collection, transportation, and Recycling of Aluminum Cans, Plastic Containers, glass containers, Corrugated Paper, and High-grade Office Paper. Arrangements for the Source Separation and collection of these materials shall be the responsibility of the organizers or sponsors.
- (b) The organizers or sponsors of a Community Activity must establish a collection system that includes an appropriate number of Recycling Containers at easily accessible locations to accommodate the amount of Recyclable Materials generated. Community Activity organizers and sponsors must provide signage and/or labels on Recycling Containers to indicate what Recyclable Materials are to be source-separated by event participants.
- (c) Organizers or sponsors must arrange with a Municipal Waste Collector for the collection of Recyclable Materials.
- (d) No Persons shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling Containers.
- (e) Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.

- (f) Organizers or sponsors of a Community Activity must provide a written report to the Township that lists the name of the Community Activity, the Municipal Waste Collector collecting Recyclable Materials, the total quantity of each recyclable material collected, and the name and affiliation of the Person submitting the report. Reports are to be submitted to the Township no later than thirty (30) days upon the conclusion of the event.

**§1084.09. Leaf Waste.**

- (a) It is prohibited for any Person in the Township to put or cause to be put Leaf Waste in with Municipal Waste or Recyclable Materials. Leaf Waste shall be source-separated from Municipal Waste and Recyclable Materials generated on any property in the Township and stored in a separate Leaf Waste container until collection.
- (b) Nothing herein shall prevent any Person from utilizing Leaf Waste for compost, mulch, or other agriculture, horticulture, or landscaping purposes on the property where the Leaf Waste is generated.
- (c) Leaf Waste shall be scheduled for collection at least once per month. In the event Township has an agreement with a designated compost facility, collectors may reduce curbside collection of Leaf Waste to once in the spring and once in the fall. Collectors must provide 30 days' notice to customers and the Township of the collection dates for curbside collection of Leaf Waste in the spring and fall.
- (d) Leaf Waste containers shall be placed curbside or in another location as designated by a Municipal Waste Collector for collection. Under no circumstances shall Leaf Waste containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
- (e) Leaf Waste containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to      AM/PM of the day before the collection day.

**§1084.10. Ownership of Recyclable Materials.**

Nothing in this Chapter or any regulation promulgated pursuant hereto shall be deemed to impair the ownership of Recyclable Materials by the Persons who generated them unless and until separated materials are placed at curbside or similar location and collected by a Municipal Waste Collector.

**§1084.11. Municipal Waste Collector Requirements.**

- (a) Collection Requirements.
  - (1) Municipal Waste Collectors shall provide separate collection, removal, and transportation services for Municipal Waste, Recyclable Materials, and Leaf Waste.
  - (2) Recycling Containers shall be provided by the Municipal Waste Collector.



- (3) Single-family Residential Establishments. Municipal Waste and Recyclable Materials shall be collected no less than once a week.
  - (4) Multi-family Residential Establishments. Recyclable material collection frequency shall be set by the owner, Landlord, or agent of an owner or Landlord of a Multi-family Residential Establishment and the Municipal Waste Collector but shall occur no less than once a week. More frequent collection of Recyclable Materials may be necessary to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and on private property.
  - (5) Commercial, Institutional, and Industrial Establishments. Recyclable material collection frequency shall be set by the owner, Landlord, or agent of an owner or Landlord of a commercial, institutional, or Municipal Establishment and the Municipal Waste Collector, but shall occur no less than once a week. More frequent collection of Recyclable Materials may be necessary to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and private property.
  - (6) Leaf Waste. All Municipal Waste Collectors shall arrange with their customers to have Leaf Waste collected curbside or in another location as designated by a Municipal Waste Collector for collection separate from Municipal Waste and Recyclable Materials at a frequency of no less than once per month. More frequent collection of Leaf Waste by the Municipal Waste Collector may be necessary to prevent Leaf Waste containers from being overfilled and cause materials to be blown about or littered on Township streets and on private property. In the event Township has an agreement with a designated compost facility, collectors may reduce collection of Leaf Waste to once in the spring and once in the fall upon written approval from the Township.
  - (7) Municipal Waste Collectors shall be responsible for the processing and marketing of the Recyclable Materials or the delivery of Recyclable Materials to a Recycling processor. Such activities may be conducted by the Municipal Waste Collector or any agent thereof or a private entity conducting such business, a nonprofit entity able to undertake such effort or any governmentally owned or operated facility capable of such functions.
- (b) Recordkeeping Requirements.
- (1) Municipal Waste Collectors shall be responsible for obtaining weight and volume data on all Municipal Waste, Recyclable Materials, and Leaf Waste collected.
  - (2) The records shall include the weight of the total quantities of Recyclable Materials and total quantities of Municipal Waste and an estimate of the corresponding volume of material for both Recyclable Materials and Municipal Waste. Estimates of the individual components comprising the commingled Recyclable Materials shall also be provided.
  - (3) Reporting of Leaf Waste may be in the form of estimates on either a cubic yard or tonnage basis collected.

- (4) Written reports shall be provided to the Township and shall include the name and location of the processing center and/or Recyclable Materials dealer. Such reports shall include the name of the market or processor where Recyclable Materials are delivered and shall be signed by an officer of the Municipal Waste Collector. Said data shall be supplied to the on an annual basis by January 30<sup>th</sup> of each calendar year.
- (5) Municipal Waste Collectors shall maintain records of their collection, removal, transportation and hauling activities and make them available for inspection by the Township, in accordance with the rules and regulations of the Township.
- (6) Municipal Waste Collectors shall provide the Township with a summary of its proposed efforts, including the location of the facility(ies) to which the Recyclable Materials will be delivered. All such facility(ies) shall be appropriately licensed and have necessary approvals. Updates shall be provided to the Township within thirty (30) days of when changes are made to initiating processing and marketing activities.

**§1084.12. Prohibited acts.**

- (a) It shall be unlawful, and grounds for the suspension or revocation of an authorization, for any Municipal Waste Collector to:
  - (1) Collect or transport Municipal Waste from Persons failing to Source Separate Recyclable Materials and Leaf Waste from Municipal Waste.
  - (2) Comingle or mix Source Separated Recyclable Materials or Leaf Waste collected in the Township with Municipal Waste.
  - (3) Fail to provide for the proper disposal of any Municipal Waste collected or transported within the Township in accordance with this Chapter, county, federal and state laws and regulations.
  - (4) Fail to recycle Recyclable Materials and compost Leaf Waste in accordance with this Chapter and federal and state laws and regulations.
  - (5) Collect Municipal Waste, Recyclable Materials or Leaf Waste between the hours of [REDACTED] AM/PM and [REDACTED] AM/PM Eastern Standard Time or, when applicable, between [REDACTED] AM/PM and [REDACTED] AM/PM Eastern Daylight-Saving Time. Failure to comply with this provision shall subject a Municipal Waste Collector to enforcement by the Township.
  - (6) Load or operate any vehicle within the Township or transport Municipal Waste, Recyclable Materials, and/or Leaf Waste within the Township in such a manner as to allow Municipal Waste, Recyclable Materials, and/or Leaf Waste to fall upon public roads or upon land abutting the public roads in the Township.
  - (7) Fail to replace the containers with their lids or covers in place at the location of collection in an orderly manner and off roads, streets, and/or sidewalks.

- (b) It shall be a violation of this Chapter for any Person not affiliated with a Municipal Waste Collector to collect or pick up Recyclable Materials. Any and each collection in violation hereof from one or more locations shall constitute a separate and distinct offense punishable as hereafter provided.
- (c) The burning of Municipal Waste, Recyclable Materials and Leaf Waste shall be prohibited at all times in the Township.
- (d) It is unlawful for any Person in the Township to dump or deposit Municipal Waste, Recyclable Materials, Leaf Waste, or any other refuse on any property in the Township.
- (e) Containers of Municipal Waste, Recyclable Materials, Leaf Waste, or any other refuse must not be overfilled to provide for or allow materials to become displaced by natural or manufactured elements.
- (f) All Persons in the Township are prohibited from storing, processing, or disposing of Municipal Waste, Recyclable Materials, and Leaf Waste on a property except at a facility or in preparation for the collection by a Municipal Waste Collector as provided herein. Notwithstanding the foregoing, Leaf Waste may be composted onsite.
- (g) It shall be unlawful and a public nuisance for any Person to violate, cause or assist in a violation of any provision of this Chapter or violate, cause or assist in the violation of any rule, regulation or resolution promulgated by the [GOVERNING BODY] pursuant to this Chapter.

**§1084.13. Enforcement, Violations and Penalties.**

- (a) Concurrent Jurisdiction. The Township and the NMCRC share concurrent jurisdiction for recycling violations of this ordinance pursuant to the IMA and protocols jointly established from time to time by the NMCRC and participating member municipalities.
- (b) Penalties. Any Person who violates any provision of this Chapter or of the regulations adopted hereunder or any Person who engages in unlawful conduct as defined in this Chapter shall, upon conviction thereof in a summary proceeding before a District Judge, be sentenced to pay a fine of not more than \$10,000 and not less than \$250. Each continuing day of any violation of this Chapter or unlawful conduct as defined in this Chapter shall constitute a separate offense punishable by a like fine or penalty.
- (c) Injunction. In addition to any other remedy provided in this Chapter, the Township may institute a suit in equity where unlawful conduct or a public nuisance exists as defined in this Chapter for an injunction to restrain a violation of this Chapter or any rules, regulations or resolution promulgated or issued by the governing body pursuant to this Chapter.
- (d) Concurrent remedies. The penalties and remedies prescribed by this Chapter shall be deemed concurrent. The existence or exercise of any remedy shall not prevent the Township from exercising any other remedy provided by this Chapter or otherwise provided at law or equity.

**§1084.14. Construal.**

The terms and provisions of this Chapter are to be liberally construed to best achieve and effectuate the goals and purposes hereof this Chapter shall be construed in *pari materia* with the Pennsylvania Code of Regulations, Storage, Collection, and Transportation of Municipal Waste and Act 101, and the rules and regulations adopted thereunder.

**SECTION II. Amended and Restated Intermunicipal Agreement – 2024.**

Pursuant to Section 2305 of the Pennsylvania Intergovernmental Cooperation Act, that certain intermunicipal agreement entitled Northern Montgomery County Recycling Commission Amended and Restated Intermunicipal Agreement – 2024, which is incorporated herein by reference, is hereby approved for signature and to enter into intergovernmental cooperation in accordance with the provisions set forth therein.

**SECTION III. Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the governing body that this Ordinance would have been adopted even if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION IV. Failure to Enforce Not a Waiver.**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**SECTION V. Effective Date.**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION VI. Repealer.**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2024.

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE***

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS:**

\_\_\_\_\_  
**MIMI GLEASON, TOWNSHIP SECRETARY**

By: \_\_\_\_\_  
**DANIELLE A. DUCKETT, CHAIRPERSON**

DRAFT

## Repealer Recommendations

### **Ambler Borough**

Chapter 20 - Solid Waste, Part 1.C. – Leaf Waste, Sections 20-141-20-142

Chapter 20 - Solid Waste, Part 2 – Municipal Waste Collection and Recycling, Sections 20-201 through 20-213

### **Borough of North Wales**

Chapter 178 – Solid Waste, Article II – Recycling, Sections 178-15 through 178-28

Chapter 178- Solid Waste, Article III – Municipal Waste Collection and Recycling – maybe

### **Franconia Township**

Chapter 115 – Solid Waste, Article I – Waste Collection and Recycling, Sections 115-1 through 115-13

### **Hatfield Borough**

Chapter 20 – Solid Waste, Part 2 – Recycling, Sections 20-201 through 20-213

### **Hatfield Township**

Chapter 238 – Solid Waste, Article II – Solid Waste Disposal and Joint Cooperation Agreement, Sections 238-11 through 238-24

Chapter 238 – Solid Waste, Article III – Municipal Waste Collection and Recycling, Sections 238-25 through 238-38

### **Lower Gwynedd Township**

Chapter 1084 – Municipal Waste Collection and Recycling, Sections 1084.01-1084.13

### **Lower Salford Township**

Chapter 95 – Garbage, Rubbish and Refuse, Article I – Solid Waste Management, Section 95-1 through 95-13

### **Montgomery Township**

Chapter 193 – Solid Waste Management, Article II – Waste Collection and Recycling, Sections 193-4 through 193-20

[continued on next page]

**Souderton Borough**

Chapter 535 – Solid Waste, Article I – Municipal Waste Collection and Recycling, Sections 535-1 through 535-12

**Telford Borough**

Chapter 20 – Solid Waste, Part 1 - Municipal Waste Collection and Recycling Ordinance, Sections 20-101 through 20-113

**Towamencin Township**

Chapter 84 – Garbage and Other Solid Waste, Sections 84-1 through 84-13

**Northern Montgomery County Recycling Commission**  
**Amended and Restated Intermunicipal Agreement - 2024**

**THIS INTERMUNICIPAL AGREEMENT FOR THE NORTHERN MONTGOMERY COUNTY RECYCLING COMMISSION** ("Intermunicipal Agreement" or "Agreement") made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and among the Northern Montgomery County Recycling Commission with a mailing address and meeting location to be established from time to time, (hereinafter the "NMCRC") and the TOWNSHIPS and BOROUGHES which execute this Agreement (hereinafter collectively referred to as "Municipalities" and individually as "Municipality").

**RECITALS:**

**WHEREAS**, the Municipal Waste Planning, Recycling and Waste Reduction Act of the Commonwealth of Pennsylvania, Act No. 101 of July 28, 1988, P.L. 556 as amended("Act 101"), was enacted, *inter alia*, to empower and require Municipalities to develop and implement source-separation and collection programs for recyclable materials and leaf waste generated within their municipal boundaries including all the powers and duties of the Municipalities under §1501 of Act 101 (hereinafter the "Recycling Program"); and

**WHEREAS**, the Municipalities desire to continue to participate in the Northern Montgomery County Recycling Commission and assign and delegate to it certain of their powers, duties and responsibilities to operate and carry out the Recycling Program under Act 101 in accordance with this Amended and Restated Intermunicipal Agreement; and

**WHEREAS**, Sections 304(c) and 1501(a) of Act 101 authorize the Municipalities to contract with persons or entities to perform duties and responsibilities under Act 101; and

**WHEREAS**, the Municipalities have previously adopted and will adopt ordinances requiring and regulating the recycling of recyclable materials and leaf waste generated within the boundaries of the respective Municipalities and authorizing participation in this Amended and Restated Intermunicipal Agreement; and

**WHEREAS**, the Municipalities, after due consideration of this undertaking, and taking into consideration the health, safety and welfare of their communities, have determined that they desire to delegate to the NMCRC certain of their duties and powers respecting recycling to develop, implement and enforce a common recycling program; and



**WHEREAS**, the Municipalities have agreed to act in good faith and to take all necessary and appropriate actions in cooperation with one another to effect the purposes of this Amended and Restated Agreement pursuant to the authority of the Intergovernmental Cooperation Act, Act of July 12, 1972, No. 180, codified at Pa. Stat. Ann. Tit. 53, §481 to 490 (Purdon 1974 and Purdon Supp. 1990) as amended.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants and agreements herein set forth, and intending to be legally bound, the parties do hereby agree as follows:

## **ARTICLE I**

### **DEFINITIONS**

101. For purposes of this Agreement, the following capitalized words and phrases, in the absence of clear implication otherwise, shall be given the following respective interpretations:

Leaf Waste - Leaves, garden residues, shrubbery and tree trimmings, and similar materials, but not grass clippings.

Municipal Waste - Municipal Waste as defined by Section 103 of the Solid Waste Management Act, Act of July 7, 1980, P.L. 380, No. 97, Pa. Stat. Ann. Tit. 35 §6018.101 *et seq.* (Purdon Supp. 1990) ("Act 97") and Section 103 of Act 101, and any rules and regulations promulgated thereunder.

Plan - The latest revision of the County-wide municipal waste management plan developed by the County and approved by DEP, as such may hereinafter be supplemented, revised, amended or modified in compliance with the law.

Northern Montgomery County Recycling Commission - ("NMCRC") the legal entity established by and operating as agent for the Municipalities hereunder who have delegated certain of their duties and powers respecting recycling, including but not limited to the development, implementation, participation in and enforcement of common recycling programs. Presently the NMCRC is comprised of Ambler Borough, Franconia Township, Hatfield Township, Hatfield Borough, Lower Gwynedd Township, Lower Salford Township, Montgomery Township, North Wales Borough, Souderton Borough, Telford Borough, Towamencin Township and shall be deemed to include all new member municipalities and excepting member municipalities who

have completed the withdrawal process.

Recyclable Materials - Materials generated by a Person or Entity which can be separated from Municipal Waste and returned to commerce to be reused as a resource in the development of useful products. Materials which may be recycled include, but are not limited to: glass (clear, brown or green), aluminum, steel and bi-metal cans, high-grade office paper, mixed paper, newspaper), corrugated paper, magazines and other periodicals, plastic containers and other materials as may be designated from time to time as recyclable material.

Recycling - The collection, separation, recovery and sale or reuse of metals, glass, paper, leaf waste, plastics and other materials which would otherwise be disposed of or processed as Municipal Waste or the mechanized separation and treatment of Municipal Waste (other than through combustion) and creation and recovery of reusable materials other than a fuel to produce electrical or thermal energy.

Recycling Collector - A municipal waste collector engaged in the collection, removal, transportation, or hauling of Recyclable Materials.

Recycling Operating Fund - A fund established and maintained by the NMCRC and funded in accordance with Section 502 hereof.

Recycling Ordinances - The ordinances enacted by the Municipalities requiring certain recycling activities by persons residing in the Municipalities.

Operating Year - A calendar year during the term of this Agreement or, as applicable, and prorated, the portion of a year beginning on the date of execution of this Agreement and ending on December 31 of the same calendar year or in the case of the last Operating Year hereunder, the portion of a year beginning on January 1 thereof and ending on the termination date of this Agreement.

Person - Any individual, firm, partnership, corporation, association, institution, cooperative enterprise, trust, municipal authority, federal institution or agency, municipality, other governmental agency or any other legal entity or any group of such persons whatsoever which is recognized by law as the subject of rights and duties.

Yard Waste- Twigs, shrub trimmings, small branches and like vegetative matter.

## ARTICLE II

### POWERS AND DUTIES DELEGATED TO THE NMCRC

201. Development and Implementation of Recycling Program. The NMCRC shall continue to assist in the development and implementation of a Recycling Program for the Municipalities in the NMCRC, which shall be generally in accordance with Act 101 and the Plan.

202. Assignment of Program Responsibilities; Intergovernmental Cooperation.

A. Each municipality recognizes that intergovernmental cooperation among the municipalities comprising the membership of the NMCRC will be of benefit to the municipality by more efficiently conducting recycling program activities. Intergovernmental cooperation efforts will include, but are not limited to, the following:

(1) Assistance in the Development and implementation of education programs.

(2) Development and implementation of reporting forms and grant applications and the filing of such forms and applications with the appropriate agencies.

(3) Authorization for the NMCRC Solicitor to seek enforcement against violations of specific Ordinance provisions as specified herein and in the Ordinance itself.

(4) The NMCRC may promulgate all necessary rules and regulations to carry out its obligation to develop and implement the Recycling Program and carry out this Agreement.

203. Grant Applications. The NMCRC shall prepare grant applications under Act 101 to be submitted to the Commonwealth on behalf of all the Municipalities in the NMCRC; including applications for individual NMCRC municipalities; subgroups of municipalities within the NMCRC, or all NMCRC municipalities in one application as may be deemed financially beneficial to the municipalities.

204. Reporting to Commonwealth and County. The NMCRC shall determine the amount of waste being recycled in the municipalities and prepare reports as required under §304(f) and 1512(d) of Act 101.

205. Reporting to the Municipalities. The municipal representative shall provide regular reports of the NMCRC activities to his or her municipality.

206. Reports from Recycling Contractors. All copies of reports from the Recycling Contractors required by the Recycling Ordinances, Act 101 or other laws shall be submitted to the NMCRC.

207. Leaf Waste. The NMCRC may assist the municipalities in developing a program for the composting of Leaf Waste.

### **ARTICLE III**

#### **RECYCLING GRANT COORDINATOR AND NMCRC SOLICITOR**

301. Position of Recycling Grant Coordinator. The NMCRC may award by contract a person or entity to serve as the Recycling Grant Coordinator on behalf of the NMCRC.

302. Position of Solicitor. The NMCRC shall appoint a solicitor to serve at the pleasure of the NMCRC. During the Solicitor's term of appointment, the Solicitor shall serve as the Open Records Officer for the NMCRC.

### **ARTICLE IV**

#### **THE ROLE OF THE MUNICIPALITIES**

401. Duty to Cooperate. The Municipalities shall cooperate with the NMCRC in developing and carrying out the Recycling Program.

402. NMCRC Member and Contact Person. Each Municipality shall appoint a person to serve as a voting commissioner on the NMCRC ("Commissioner"). The Commissioner shall regularly attend all NMCRC meetings and act as a liaison with the municipal manager and members of the governing body.

403. Enforcement. Each Municipality shall have concurrent jurisdiction with the NMCRC for the monitoring and enforcement of the recycling provisions in the Municipal Waste Collection and Recycling Ordinance. Any municipality initiating enforcement efforts shall provide written notice to the NMCRC Solicitor of its intended enforcement efforts. The NMCRC shall likewise provide written notice of any enforcement efforts to the Municipal Manager of the municipality where the alleged violation occurred. The NMCRC may, from time to time, establish

protocols for coordinated enforcement efforts by and between the NMCRC and individual or groups of municipalities against violators of the Municipal Waste Collection and Recycling Ordinances.

404. Municipal Contracts or Recycling Activity. Nothing herein shall be construed to prevent a Municipality from contracting directly with a recycling collector or from carrying out the functions of a recycling collector, provided however that such contractual activity shall be subject to all reporting requirements, other provisions in this Agreement and any rules and regulations promulgated by the NMCRC.

**ARTICLE V**

**FUNDING AND DISBURSEMENTS**

501. Recycling Operating Fund. The NMCRC shall establish a Recycling Operating Fund with the monies noted in section 502 below.

502. Monies to be Placed in the Recycling Operating Fund. The following monies shall be placed in the Recycling Operating Fund:

(1) All grant monies paid to or on behalf of municipalities of the NMCRC from the Commonwealth for recycling activities;

(2) All fees, fines, penalties, and other revenues collected by the NMCRC in connection with the Recycling Program or its enforcement;

503: Procedure for Grants Paid to Individual NMCRC Municipalities or Subgroups of NMCRC Municipalities. The tonnage reported for each individual municipality shall serve as a baseline for the grant award for each municipality. The baseline award may be increased by creation of municipal subgroups within the municipalities comprising the NMCRC, or submitting a combined single application for all municipalities within the NMCRC. In the event the Recycling Grant Coordinator submits an application for a single NMCRC municipality, that municipality must serve as its own lead municipality for the grant cycle year. In the event the Recycling Grant Coordinator submits a subgroup of NMCRC municipalities for the grant cycle year, one municipality of the subgroup must serve as the lead municipality. The lead municipality will receive the check for the grant award. The lead municipality shall endorse the check over to the NMCRC for deposit into the Recycling Operating Fund or deposit said check and issue a check

payable to the NMCRC for deposit in the Recycling Operating Fund in an amount even with the total grant award for the individual municipality or subgroup. The NMCRC shall pay the amount due and owing to the Recycling Consultant and withhold funds for the operation of the NMCRC. The NMCRC shall duly distribute the final grant award (less recycling consultant fees and withholding of operating funds) to the individual municipality or municipalities in the subgroup at the same time grant awards are distributed to the other municipalities in the NMCRC for the grant cycle year. In the event of an audit of any single NMCRC municipality, one or more NMCRC subgroups or the entire NMCRC, the NMCRC may temporarily withhold funds at the discretion of a majority of Commissioners.

504. Use of the Recycling Operating Fund. The Recycling Operating Fund shall be used to pay for all expenditures incurred by the NMCRC in carrying out the powers and duties delegated under this Agreement. The Recycling Operating Fund shall also be used to pay the costs of recycling expenses of the NMCRC, including but not limited to legal, accounting, insurance, Recycling Grant Coordinator fees, and other consulting expenses on an as-needed basis. The NMCRC shall determine from time to time the level at which the Operating Fund shall be maintained so as to make provision for the expenses of operating the Recycling Program, including but not limited to all reasonably possible contingencies.

505. Disbursements to Municipalities. The NMCRC shall regularly disburse net proceeds (after deducting operating costs and reserves for eighteen (18) months of operating expenses) from the prior year to the member municipalities in accordance with the tonnage collected in each municipality.

506. Accountability. The NMCRC shall create a proposed annual budget and revise the proposed annual budget until it is adopted by the NMCRC. The NMCRC shall engage the services of a qualified financial auditor in order to audit the receipt and disbursement of funds on an annual basis. The NMCRC Treasurer shall provide financial reports to include the present balance and a full accounting of monies received and spent by the NMCRC for all bank accounts.

## **ARTICLE VI**

### **COVENANTS**

601. Additional Actions. The parties hereto shall in good faith during the term of this Agreement take all such actions as may be necessary or appropriate to carry out the purposes of this Agreement, the Municipal Recycling Ordinances and the Plan.

## **ARTICLE VII**

### **DISPUTE RESOLUTION**

701. Submission of Disputes. Any dispute between any of the parties arising under this Agreement which the parties are unable to resolve by themselves, after undertaking in good faith so to resolve such dispute, shall be submitted to informal arbitration. Such arbitration shall be conducted by a panel of arbitrators ("Arbitration Panel") consisting of an arbitrator selected by each party to the dispute and a neutral arbitrator selected by the foregoing arbitrators. The arbitration procedures shall be agreed upon by the Arbitration Panel and a ruling shall be made as promptly as possible and in no event longer than thirty (30) days. Unless otherwise agreed in advance by parties, the ruling shall not be final or binding and no judgment thereon may be entered. The parties will, however, consider the ruling in good faith.

702. Judicial Resolution. If the controversy shall not have been resolved in accordance with Section 701, then any party shall have the right to submit the justiciable issues of such a dispute *de novo* to the Court of Common Pleas of Montgomery County. All parties submit themselves to the jurisdiction of such court and agree to accept service of process. Any dispute so submitted shall be resolved in accordance with the judicial process of the Commonwealth of Pennsylvania.

## **ARTICLE VIII**

### **REPRESENTATIONS**

801. Representations and Warranties. The NMCRC and each such Municipality represent and warrant as to itself and to one another that:

(1) Each has all requisite power and authority to enter into the Agreement, to engage in the transactions contemplated hereby, and to perform its obligations hereunder in accordance with the terms thereof.

(2) The execution, delivery and performance of this Agreement by it has been duly authorized by all necessary action, and its undersigned officers have been authorized by all necessary action to execute and deliver this Agreement on its behalf

(3) This Agreement constitutes a legal, valid and binding obligation, enforceable against it in accordance with the terms hereof.

(4) The execution, delivery and performance by it of this Agreement do not and will not (i) require any consent or approval of any Person which has not been duly obtained, (ii) violate any provision of any governmental rule presently in effect having applicability to it, or (iii) result in a breach of or constitute a default under any indenture or loan or credit agreement or any other material agreement, lease or instrument to which it is a party or by which it or its properties may be bound or affected.

## ARTICLE IX

### MISCELLANEOUS

#### 901. Effect of Breach.

(1) Each party specifically recognizes that any other party is entitled to bring suit for injunctive relief, mandamus, or specific performance or to exercise other legal or equitable remedies to enforce the obligations and covenants of each party hereto. It is recognized that the successful operation of the Recycling Program is vital to the health, safety and welfare of the public in the Municipalities.

(2) In addition to, and without limitation of the rights of the NMCRC under clause (1) above, upon the occurrence and during the continuance of an Event of Default (as defined below), the NMCRC may, by notice to the defaulting Municipality, terminate this Agreement as to such Municipality. The termination of, or breach of, this Agreement as to any Municipality shall not affect this Agreement or obligations of the other Municipalities hereunder.

902. Event of Default. The following shall constitute an event of default under this Agreement ("Event of Default"):

(1) The persistent or repeated failure or refusal by such Municipality to fulfill, substantially in accordance with this Agreement, all or any of its Obligations under this Agreement on the part of the Municipality provided:



A. the NMCRC shall have given written notice to such Municipality specifying such failure or refusal to fulfill such obligations; and

(2) Such Municipality shall not have remedied such failure within thirty (30) days from the date of such notice, or if such failure is not capable of being remedied within such thirty (30) day period, such Municipality shall not have commenced such remedy within such period and diligently pursued such remedy until such obligation or obligations have been fulfilled but, in any case, such failure shall become an Event of Default within ninety (90) days after such notice; or

(3) A bankruptcy, winding-up, reorganization, insolvency, arrangement or similar proceeding instituted by or against such Municipality under the laws of any jurisdiction, which proceeding has not been dismissed within ninety (90) days; or

(4) Any action or answer by such Municipality approving of, or consenting to, or acquiescing in, any such proceeding; or

(5) The levy of any distress, execution or attachment upon the property of such Municipality, any of which shall substantially interfere with the NMCRC's performance hereunder.

903. Limited Obligation. Notwithstanding any other provisions of this Agreement, any and all obligations of the NMCRC under this Agreement shall be limited to the extent that monies are available in the Recycling Operating Fund to permit such obligations to be fulfilled. Neither the NMCRC or the Municipalities shall have any obligations by reason of this Agreement other than those expressly set forth herein.

904. Assignability and Transferability. No assignment of this Agreement for the purpose of administering the Recycling Program and no transfer of the obligations of any party shall be authorized or permitted by any party.

905. Waiver Not to be Construed. No waiver by the NMCRC or any Municipality of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, whether the same or of a different section, subsection, paragraph, clause or other

provision of this Agreement. The failure of either party to insist in anyone or more instances upon strict performance, if any, of the terms, covenants, agreements or conditions in this Agreement shall not be considered to be a waiver or relinquishment of such term, covenant, agreement or condition, but the same shall continue in full force and effect.

906. Amendments. This writing represents the entire agreement among the parties and supercedes and replaces, in their entirety, all previous Intermunicipal Agreements and amendments thereto upon being duly adopted by all participating municipalities. The terms and provisions of this Amended and Restated Intermunicipal Agreement 2024 may not be amended, supplemented, modified or waived, except by an instrument in writing, authorized and executed by the NMCRC, and all current member municipalities of the NMCRC. Any such amendment, supplement, modification or waiver entered into, executed and delivered in accordance with the provisions of this Section shall be binding upon each of the parties to this Agreement.

907. Duplicate Originals. This Agreement may be executed in separate counterparts, any of which shall be regarded for all purposes as duplicate originals.

908. Property. The manner in which any property, real or personal, shall be acquired, managed, licensed or disposed of is by way of transfer, lease or other contract as is determined by the NMCRC to be in the best interests of the Recycling Program.

909. Additional Parties. This Agreement may also be executed by additional municipalities at a later date, with the approval of the NMCRC. Such agreement shall be effective upon execution by the NMCRC and any other municipality not a party hereof. No approval of the Municipalities is required to effectuate such agreements.

910. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, provided it does not materially alter the substance of the agreement between the parties, such holding shall not invalidate or render unenforceable any other provision or part of a provision hereof.

911. Uniformity. This Agreement shall be applied uniformly to all Municipalities in accordance with its terms.

912. Notices. All notices required hereunder to any party shall be in writing and sent by same day or overnight delivery or Registered Mail Return Receipt Requested to the following

addresses or to such other addresses as determined by the NMCRC or member municipality upon written notice sent via regular mail to all parties:

THE NORTHERN MONTGOMERY COUNTY RECYCLING NMCRC:

The Northern Montgomery County Recycling Commission  
c/o Mark A. Hosterman, Solicitor  
Wisler Pearlstine, LLP  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

THE MUNICIPALITIES:

At the address set forth on the applicable signature page hereto.

913. Effective Date. This Agreement shall take effect on the date the last Municipality adopts the requisite ordinance. All other previously existing Intermunicipal agreements forming and governing the Northern Montgomery County Recycling Commission shall be null and void on the effective date hereof.

914. Termination Date. This Agreement will terminate five (5) years from the effective date and thereafter automatically renew, without further action, for successive additional one-year (1) terms unless a majority of NMCRC Commissioners vote to terminate this Agreement.

915. Distribution of Funds Upon Termination. Any and all funds of the NMCRC shall be refunded pro rata to the municipalities based upon the latest tonnage data.

916. Withdrawal. Any member municipality may withdraw effective December 31st of any calendar year, provided at least ninety (90) days written notice is provided to the NMCRC of the municipality's intention to withdraw. The notice of withdraw shall then be followed by an ordinance or resolution, duly adopted by the municipality terminating participation in the Intermunicipal Agreement, effective December 31st of the aforesaid calendar year. A copy of such duly executed and attested ordinance, shall be forwarded to the NMCRC in accordance with the notice provisions in this Agreement. Any such withdraw shall not affect the withdrawing municipality's disbursement of proceeds for the last calendar year of participation.

[Signatures on next page]



**Lower Gwynedd Township**

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: 1130 North Bethlehem Pike  
Spring House, PA 19477

**Lower Salford Township**

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: 379 Main Street  
Harleysville, PA 19438

**Montgomery Township**

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: 1001 Stump Road  
Montgomeryville, PA 18936

**North Wales Borough**

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: Municipal Building  
300 School Street  
North Wales, PA 19454

**Souderton Borough**

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: 31 West Summit Street  
Souderton, PA 18964

[Signature page continues]

**Telford Borough**

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: 50 Penn Avenue  
Telford, PA 18969

**Towamencin Township**

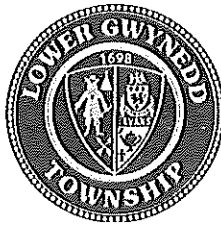
Attest: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Address: 1090 Troxel Road  
Lansdale, PA 19446

## **Information Sheet**


### **Amended and Restated Intermunicipal Agreement - 2024**

- Changes distribution of 904 Recycling Performance Grant from pro rata share based on population of each municipality at the last published US Decennial Census to tonnage of recyclable materials collected in each municipality.
- Each individual municipality's recyclable materials tonnage is the baseline for the grant.
- Amendments allow various combinations of member municipalities to apply if financially beneficial.
- Infrastructure for intermunicipal cooperation required by PADEP for joint grant applications such as the Intermunicipal Agreement will already be in place for all participating municipalities.
- Moving forward, each municipality will designate recyclable materials not NMCRC.
- Moving forward, each municipality will continue to implement its own education programs and NMCRC may assist municipalities in implementation of education programs.
- Municipalities will continue to prepare their own recycling information and newsletters.
- Municipalities will prepare their own information sheets for waste collectors.
- NMCRC retains primary responsibility for the grant component of recycling programs and negotiating compost facility agreements. Programs for grass clippings, yard waste and illegal dumping were removed from the Intermunicipal Agreement.
- New Intermunicipal Agreement establishes positions of Recycling Grant Coordinator and Solicitor. Solicitor is also Open Records Officer.
- Allows the NMCRC to establish protocols for coordinated enforcement.
- Establishes procedures for multiple lead municipalities for grant application purposes.
- Changes procedures for amendment of the agreement requiring amendments to be unanimous.



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

[www.lowergwynedd.org](http://www.lowergwynedd.org)

Date: September 4, 2024  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman CPA, Finance Director   
Re: 2025 MMO's

Attached are the 2025 MMO's for our three pension plans, (police, non-uniform, and non-uniform defined contribution) as computed by our actuary CBIZ Business & Insurance Services, Inc. The MMO, minimum municipal obligation, is the minimum annual amount a municipality must contribute to each employee pension plan.

The MMO's for the following year must be signed off on by the Chief Administrative Officer and presented to the governing body by the end of September of the previous year.

The 2025 MMO amounts are:

Police Pension Plan:	\$448,011
Non-Uniform Pension Plan:	\$0
Defined Contribution Plan:	<u>\$52,269</u>
Total:	\$500,280

These amounts must be included in our 2025 Budget.

The actuary has also estimated our 2025 State Pension Aid to be \$361,329 which will be budgeted as Intergovernmental Revenue in our 2025 Budget .





August 22, 2024

Ms. Melinda Haldeman  
Finance Director  
Lower Gwynedd Township  
1130 N. Bethlehem Pike  
P.O. Box 625  
Spring House, PA 19477

Re: Lower Gwynedd Township Pension Plans – 2025 Minimum Municipal Obligation (MMO)

Dear Melinda:

We have completed and are enclosing the year 2025 budget information with respect to the Township’s Pension Plans. As shown on the attached exhibits, the Township should budget the following contributions for 2025:

<b>Plan</b>	<b>MMO</b>
Police Pension Plan	\$448,011
Employees Pension Plan	0
Defined Contribution Plan	<u>52,269</u>
Total	\$500,280

The Township should therefore budget a transfer of \$500,280 from the General Fund to the Township’s pension funds. The Township may also budget the estimated General Municipal Pension System State Aid of \$361,329 as Intergovernmental Revenue. This is based on the 2023 unit value of \$5,827.8883 and 62 units (20 police officers, 7 non-uniformed defined benefit plan employees, and 15 non-uniformed defined contribution plan employees).

Therefore, the estimated net contribution to be paid from the Township’s General Fund in 2025 is \$138,951 (assuming the unit value for 2025 is \$5,827.8883).

If there are any questions regarding the above information, please let me know.

Sincerely,

David B. Reid, EA, MAAA  
Executive Vice President

Enclosures

**CBIZ Benefits & Insurance Services, Inc.**  
1845 Walnut St., 10<sup>th</sup> Floor  
Philadelphia, PA, 19103

Phone: 215-825-4038  
[cbiz.com/retirement](http://cbiz.com/retirement)

**POLICE PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP**

**2025 Minimum Municipal Obligation**

1. 2024 Projected W-2 Payroll	\$	2,626,859
2. Total Normal Cost Percentage		21.67%
3. Total Normal Cost = (1) x (2)	\$	569,240
4. Total Administrative Expense		0
5. Total Amortization Requirement		10,114
6. Total Financial Requirement = (3) + (4) + (5)	\$	579,354
7. Total Estimated Member Contributions = (1) x 5.00%		131,343
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	448,011

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Signature of Chief Administrative Officer

---

Date Certified to Governing Body

**NON-UNIFORMED EMPLOYEES PENSION PLAN FOR LOWER  
GWYNEDD TOWNSHIP**

**2025 Minimum Municipal Obligation**

1. 2024 Projected W-2 Payroll	\$	532,288
2. Total Normal Cost Percentage		12.53%
3. Total Normal Cost = (1) x (2)	\$	66,696
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	66,696
7. Total Estimated Member Contributions		0
8. Funding Adjustment		67,213
9. Minimum Municipal Obligation = (6) - (7) - (8), not less than zero	\$	0

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Signature of Chief Administrative Officer

---

Date Certified to Governing Body

**LOWER GWYNEDD TOWNSHIP NON-UNIFORMED DEFINED  
CONTRIBUTION PENSION PLAN**

**2025 Minimum Municipal Obligation**

1. 2024 Projected W-2 Payroll	\$	1,306,728
2. Total Normal Cost Percentage		4.00%
3. Total Normal Cost = (1) x (2)	\$	52,269
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	52,269
7. Total Estimated Member Contributions		0
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	52,269

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Signature of Chief Administrative Officer

---

Date Certified to Governing Body



**MEMORANDUM**

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**Date:** September 19, 2024  
**To:** Mimi Gleason, Township Manager  
**From:** James J. Hersh, P.E., Gilmore & Associates, Inc.  
**cc:** John Solecki, P.E. – Gilmore & Associates, Inc.  
Thomas J. Figaniak, P.E. – Gilmore & Associates, Inc.  
Fred Zoller, Township Public Works Director  
**Reference:** Inflow & Infiltration (I/I) Evaluation of Sanitary Sewer  
Clean, TV Inspection, and Repair Contract

---

In support of the Township's efforts to continue monitoring the sanitary sewer collection and conveyance system for infiltration and inflow, Gilmore & Associates (G&A) has solicited a quote from Sewer Specialty Services for cleaning, inspection, and repairs. A tabulation of the scope and pricing are included as an attachment to this memo.

Sewer Specialty Services (SSS) has an active Costars contract, and this work will be completed in accordance with the provided Costars pricing. Additionally, we have worked with SSS in the past and are confident in their ability to complete the work.

If pipe deficiencies are identified and need to be repaired, SSS has the capability to perform the work immediately after direction from G&A without the need to re-mobilize. Examples of typical maintenance work include grout pipe joints, grout lateral connections, cured in place pipe liners, and manhole sealing & grouting.

In conclusion, we respectfully ask the Board to authorize the Township Manager to execute a contract with Sewer Specialty Services Co. in an amount not to exceed **\$95,330.50** for the scope as defined above and within the attached.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**Project:** 2024 Sanitary Sewer Maintenance Project  
#999-1022-03

**Owner:**  
Lower Gwynedd Township  
1130 N. Bethlehem Pike  
Spring House, PA 19477

**Date:**  
September 17, 2024

Item No.	Description of Work	Quantity	Unit	Unit Price	Value
1	Mobilization, Setup and Demobilization	2	EA	3500 <sup>00</sup>	\$ 7000 <sup>00</sup>
2	8" - 14" Sanitary Sewer Clean and TV	5,140	LF	1.85	\$ 9509 <sup>00</sup>
3	8" - 14" Hydraulic Cleaning Sanitary Sewer	2,570	LF	1.55	\$ 3983 <sup>50</sup>
4	Joint Testing and Grouting Set-Up	20	EA	850 <sup>00</sup>	\$ 17,000 <sup>00</sup>
5	8" - 14" Sanitary Sewer Joint Testing	200	JT	22 <sup>00</sup>	\$ 4,400 <sup>00</sup>
6	8" - 14" Sanitary Sewer Joint Sealing	40	JT	22 <sup>00</sup>	\$ 880 <sup>00</sup>
7	Joint Sealing Grout	640	GAL	14 <sup>00</sup>	\$ 8960 <sup>00</sup>
8	Lateral Internal Televising (from Main)	4	EA	750 <sup>00</sup>	\$ 3000 <sup>00</sup>
9	Trim Protruding Lateral tap	1	EA	150 <sup>00</sup>	\$ 150 <sup>00</sup>
10	Lateral Wye Connection Grouting Setup	1	EA	900 <sup>00</sup>	\$ 900 <sup>00</sup>
11	Lateral Wye Connection Grouting	8	EA	325 <sup>00</sup>	\$ 2600 <sup>00</sup>
12	Lateral Wye Connection Grout	32	GAL	14 <sup>00</sup>	\$ 448 <sup>00</sup>
13	Lateral Root Removal and Cleaning (from Main)	3	EA	475 <sup>00</sup>	\$ 1425 <sup>00</sup>
14	Manhole Internal Grouting	1	EA	725 <sup>00</sup>	\$ 725 <sup>00</sup>
15	Manhole Grout	50	GAL	18 <sup>00</sup>	\$ 900 <sup>00</sup>
16	Manhole Chimney Sealing (Parson Epoxy)	1	EA	400 <sup>00</sup>	\$ 400 <sup>00</sup>
17a	Manhole Coating System - Concrete: Low to moderate corrosion (0' - 6' Deep)	1	EA	1850 <sup>00</sup>	\$ 1850 <sup>00</sup>
17b	Manhole Coating System -Concrete: Low to moderate corrosion(Additional Feet)	4	VF	300 <sup>00</sup>	\$ 1200 <sup>00</sup>
18	Cured In Place Pipe Repair (Fewer than 3 repairs in run)	4	EA	1550 <sup>00</sup>	\$ 6200 <sup>00</sup>
19	Cured In Place Pipe Repair (3 or more repairs in run)	12	EA	1300 <sup>00</sup>	\$ 15,600 <sup>00</sup>
20	Traffic Control	2	Day	2500 <sup>00</sup>	\$ 5,000 <sup>00</sup>
21	Emergency Sewer Blockage Clearing	8	HR	400 <sup>00</sup>	\$ 3,200 <sup>00</sup>
<b>TOTAL:</b>					<b>\$ 95,330<sup>50</sup></b>

**Note:** The Contractor is being notified that they should be viewing these videos to check for evidence of any recent work. If the Contractor finds that the areas requested to be TV'd/Repaired have any indications that these areas may have previously been TV'd/Repaired relatively recently, the Contractor is directed to immediately notify the G&A contact to discuss findings. Depending on the outcome of the findings, the Township reserves the right to relocate the Contractor to another area.

CoStar # 016 - E23 - 300

Sewer Specialty Services Co., Inc.



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** September 20, 2024

**FROM:** Mimi Gleason, Township Manager

**SUBJ:** Public Bid-Old Bethlehem Pike Bridge Replacement & Streambank Restoration Projects

***Recommended motion: To initiate the public bidding process for the Old Bethlehem Pike bridge replacement and streambank restoration projects.***

This project includes the full replacement of an existing culvert bridge along Old Bethlehem Pike. The compromised existing single span stone masonry arch bridge will be replaced with a pre-cast concrete arch bridge with textured pattern concrete walls. In addition to the bridge replacement, the Township will simultaneously complete a streambank restoration project in this same location. Both projects are funded through separate grants. The bridge will be funded in part through the Local Share Account Grant and the streambank restoration will be funded in its entirety through DCED's Watershed Restoration and Protection Program Grant and Montgomery County ARPA Funds.

The Board originally authorized advertisement of this bid in January 2024. The project has been held up since then as Gilmore worked with Peco on a gas line that needs to be relocated next to the bridge. The relocation has been worked out and both portions of the project are ready to move forward.



PROJECT	WORK PERFORMED LAST PERIOD (August 27 <sup>th</sup> to September 24 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (September 24 <sup>th</sup> to October 22 <sup>nd</sup> )
<b>GENERAL TOWNSHIP PROJECTS</b>		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"> <li>• Prepare annual report for submission to DEP.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor permit status and perform work as necessary.</li> </ul>
2. Misc. Consulting Services	<ul style="list-style-type: none"> <li>• Field work for woodlands evaluation.</li> <li>• Kickoff meeting for sidewalk / trail plan scheduled for 9/25.</li> <li>• Continue work on Marion Driveway replacement.</li> <li>• Solicit proposal for I/I sewer work. On board agenda for 9/24.</li> </ul>	<ul style="list-style-type: none"> <li>• Begin sidewalk / trail strategic plan.</li> <li>• Continue work on forest evaluations and management plan.</li> <li>• Coordination on sewer I/I work &amp; open door force main repair.</li> </ul>
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none"> <li>• Finalize bid specs, plans, and anticipated schedule.</li> </ul>	<ul style="list-style-type: none"> <li>• Authorization to advertise bid on 9/24 BOS agenda.</li> <li>• Execute public bid with anticipation of December award at BOS.</li> </ul>
4. Bethlehem Pike Pedestrian Bridges (Montco 2040 Grant)	<ul style="list-style-type: none"> <li>• Bridge installation is complete.</li> </ul>	<ul style="list-style-type: none"> <li>• Ribbon cutting with County Commissioners and Twp. BOS on September 30<sup>th</sup>.</li> <li>• Coordinate with Twp. and adjacent land owners to get trees/shrubs replaced that were removed to allow for construction access.</li> </ul>
5. Road Repaving Program	<ul style="list-style-type: none"> <li>• Paving is program is complete.</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Township Staff to develop budget for 2025 road rehabilitation program.</li> </ul>
6. Pen-Ambler Park	<ul style="list-style-type: none"> <li>• Draft of ACT 2 report reviewed and given back to AMO for DEP submission.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project and perform work as necessary.</li> </ul>
7. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> <li>• Begin design of Ingersoll Park Improvements based on funding awarded.</li> <li>• Meet with M&amp;W Precast to discuss building options and potential timing for fabrication.</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate with Township Staff, Little League, re: concession stand/bathroom/press box structure and anticipated project schedule.</li> </ul>



PROJECT	WORK PERFORMED LAST PERIOD (August 27 <sup>th</sup> to September 24 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (September 24 <sup>th</sup> to October 22 <sup>nd</sup> )
<b>PRIVATE DEVELOPMENT PROJECTS</b>		
1. Saint Charles Seminary	<ul style="list-style-type: none"> <li>• TCO issued.</li> <li>• Coordination meeting with GMU &amp; Staff re: sewer billing.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
2. Precision Watches	<ul style="list-style-type: none"> <li>• TCO issued.</li> <li>• ZHB application approved.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
3. Hunt Seat Drive	<ul style="list-style-type: none"> <li>• Construction observation.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
4. Goddard School	<ul style="list-style-type: none"> <li>• No work performed this period.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
5. Gwynedd Mercy Academy High School	<ul style="list-style-type: none"> <li>• Coordination re: potential TCO.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
6. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> <li>• Construction has begun.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction observation.</li> </ul>
7. SHIP Building 14 Parking & Substation Land Development	<ul style="list-style-type: none"> <li>• Construction observation.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as necessary.</li> </ul>
8. 776 Johns Lane (Hughes Subdivision)	<ul style="list-style-type: none"> <li>• Construction observation.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
9. ACTS (Gwynedd Estates)	<ul style="list-style-type: none"> <li>• Reviewed amended final land development plan.</li> <li>• Submitted sewer plans are under review.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> <li>• Amended Final Plan will need to be reviewed by PC and BOS.</li> </ul>
10. ACTS (Spring House Estates)	<ul style="list-style-type: none"> <li>• Applicant made presentation to BOS in August.</li> <li>• Anticipate approval resolution for October BOS.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>

## LOWER GWYNEDD TOWNSHIP PROJECT STATUS REPORT September 2024

### DESIGN PROJECTS

#### **SPRING HOUSE INTERSECTION PROJECT – PHASE 2**

- Final pavement markings installed 8/21 and 8/22/2024.
- Final roadway inspection occurred 8/23/2024 – close out documents provided to PennDOT 9/18/24 for roadway work.
- Contract extended until 10/31/2024 to accommodate additional traffic signal inspection, and PennDOT required traffic signal 30-day test period.
- Traffic signal modifications as coordinated with the Township and PennDOT have been approved to revise the phasing for left-turn movements on northbound Bethlehem Pike and westbound Norristown Road; work is slated to begin 9/23/2024.
- Anticipated final signal inspection to be scheduled 9/26-9/27/2024 in order to meet the requirements of the 30-day test period within the project end date of 10/31/2024.
- Bowman coordinating with Verizon to remove remaining utility poles within the project limits.

### 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.
- Project has been advertised for bidding of the construction work. 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.
- Township awarded GLG grant of \$324,640 with 20% local match requirement of \$81,160.
- Bowman preparing design, permitting, and construction services proposal for Board consideration in October.

#### **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](http://www.lowergwynedd.org)

### Finance Memorandum

Date: September 19, 2024  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman, CPA Finance Director

RE: August 2024 LGT Financial Packet:  
❖ Fund and Cash Balances as of August 31, 2024  
❖ YTD Budget Report with Prior Years Actuals thru August 31, 2024

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

- ❖ All cash account reconciliations are current through August 31, 2024
- ❖ Delinquent Sewer Accounts which are overdue by 3 quarters and total at least \$500 were sent water shutoff notices in August. Delinquent accounts receive a 20 -day Notice mailed to their home, a follow-up 10- day Notice posted on property and mailed, and a 1- day notice, posted on property and mailed. There were 25 delinquent accounts of which all but 8 paid in full or signed an agreement to pay.
- ❖ 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 August 31, 2024, is \$104,171.95.
- ❖ In August, the monies owed between Funds, which are reflected in the Due-To / Due-From Accounts, were cleared through cash transfers.
- ❖ General Municipal Pension State Aid notified us that we will be receiving \$377,493.31 on September 25, 2024.

FUND BALANCE  
AND  
CASH BALANCE

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

FUND #	FUND	FUND BALANCE @		FUND BALANCE @
		01/01/2024	(INCREASE)DECREASE	
		FINAL	THRU 08/31/2024	
01	GENERAL	-8,012,322.99	-1,994,644.52	-10,006,967.51
02	STREET LIGHT	-29,226.63	-12,457.23	-41,683.86
03	FIRE PROTECTION	-61,793.14	-63,180.56	-124,973.70
04	FIRE HYDRANT	-59,525.99	-7,102.53	-66,628.52
05	RECREATION	23,901.46	-80,997.83	-57,096.37
	GENERAL OPERATING FUNDS SURPLUS	-8,138,967.29	-2,158,382.67	-10,297,349.96
08	SEWER OP	-5,763,141.16	-397,480.06	-6,160,621.22
09	SEWER CAPITAL	-4,371,454.29	-152,111.80	-4,523,566.09
	SEWER FUNDS SURPLUS	-10,134,595.45	-549,591.86	-10,684,187.31
16	ACQ OPEN SPACE	-2,250,870.84	-82,720.76	-2,333,591.60
30	CAPITAL RESERVE	-4,214,533.23	-1,625,025.21	-5,839,558.44
31	STORMWATER MNGMNT	-795,605.31	-32,466.85	-828,072.16
33	TRAFFIC IMPACT	-1,819,129.36	327,559.09	-1,491,570.27
35	HIGHWAY AID	-400,571.72	-57,587.85	-458,159.57
	CAPITAL FUNDS	-9,480,710.46	-1,470,241.58	-10,950,952.04

YTD SURPLUS ALL FUNDS:	-4,178,216.11
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Cash Balance	
08/31/2024	
\$ 9,685,035.33	
\$ 41,683.86	
\$ 127,337.74	
\$ 67,114.40	
\$ 61,351.16	
\$ 9,982,522.49	TOTAL CASH OPERATING FUNDS
\$ 2,957,182.87	
\$ 4,523,566.09	
\$ 7,480,748.96	TOTAL CASH SEWER FUNDS
\$ 2,333,591.60	
\$ 5,959,360.19	Includes ARPA Funds
\$ 828,172.16	
\$ 1,491,570.27	
\$ 458,159.57	
\$ 11,070,853.79	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**

09/19/2024  
14:10:50

Lower Gwynedd Township  
YTD BUDGET REPORT WITH ACTUALS  
THRU AUGUST 2021/2022/2023/2024  
FOR PERIOD 08 OF 2024

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ANNUAL 2024  
BUDGET  
CY REV  
BUDGET

ACCOUNTS FOR:	PRIOR YR3 ACTUALS 2021	PRIOR YR2 ACTUALS 2022	LAST YR ACTUALS 2023	CURRENT YR ACTUALS 2024	BUDGET
01 GENERAL FUND					
<b>REVENUE</b>					
301 REAL ESTATE TAXES	-949,691.32	-1,039,784.17	-1,058,550.92	-1,062,747.60	-1,075,000.00
310 LOCAL TAX ACT 511	-4,606,868.28	-5,873,621.21	-5,698,068.54	-5,620,131.40	-7,435,000.00
321 BUSINESS LICENSES & PRMTS	-230,787.04	-230,865.87	-225,860.45	-217,534.39	-291,700.00
322 NON-BUSINESS LICENSE/PRMT	-6,315.00	-8,720.00	-10,190.00	-26,980.00	-12,000.00
331 FINES	-8,578.80	-4,431.58	-7,259.98	-8,971.85	-11,500.00
341 INTEREST EARNINGS	-4,818.42	-26,157.30	-184,751.01	-261,936.24	-330,000.00
342 RENTS & ROYALTIES	-153,172.36	-157,767.51	-161,880.05	-164,515.36	-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 GEN GOVERNMENT	-33,205.53	-26,237.89	-39,282.39	-65,777.70	-40,000.00
362 PUBLIC SAFETY	-456,092.94	-499,137.71	-436,062.50	-432,296.71	-687,973.00
363 HGHWYS & STS	-3,810.00	-3,900.00	-3,990.00	-4,080.00	-4,080.00
380 MISCELLANEOUS REVENUE	-2,490.52	-47,536.00	-1,151.96	-1,217.36	-5,000.00
387 CONTRIBUTIONS & DONATIONS	-35,450.64	.00	.00	.00	-30,000.00
392 INTERFUND OPERATING TRANS	.00	-4,164.00	.00	.00	-10,394.00
<b>EXPENSE</b>					
401 EXECUTIVE	467,107.85	355,479.08	494,835.38	666,215.28	960,619.00
402 FINANCIAL ADMIN	177,314.32	160,464.41	274,656.97	185,870.94	415,092.00
403 TAX COLLECTION	69,015.36	84,129.08	81,502.55	82,760.55	112,310.00
408 ENGINEERING	80,399.14	74,520.03	67,673.26	86,907.10	135,000.00
409 BUILDNGS & PLANT	129,198.21	142,893.52	159,832.15	164,324.84	289,044.00
410 POLICE	2,144,028.61	2,306,118.43	2,588,779.07	2,666,577.88	4,674,355.96
411 FIRE	.00	.00	.00	.00	137,473.00
412 AMBULANCE	33,896.00	.00	30,000.00	.00	30,000.00
414 PLANING & ZONING	317,758.99	279,205.54	303,876.17	328,325.32	684,964.00
430 PW-HIGHWAY RDS STS	576,828.35	494,529.39	515,691.39	459,000.08	924,165.00
487 EMPLOYEE BENEFITS	646,666.18	296,108.72	12,069.52	32,653.44	584,158.00
492 INTERFUND OPERATING TRANS	765,000.00	1,790,000.00	620,375.00	1,217,814.04	1,345,000.00
TOTAL GENERAL FUND	-1,084,267.84	-1,938,875.04	-2,677,956.34	-1,994,644.52	-429,612.04
TOTAL REVENUES	-6,491,480.85	-7,922,323.24	-7,827,247.80	-7,885,093.99	-10,721,793.00
TOTAL EXPENSES	5,407,213.01	5,983,448.20	5,149,291.46	5,890,449.47	10,292,180.96
TOTAL 01 GENERAL FUND	-1,084,267.84	-1,938,875.04	-2,677,956.34	-1,994,644.52	-429,612.04

09/19/2024  
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Lower Gwynedd Township  
YTD BUDGET REPORT WITH ACTUALS  
THRU AUGUST 2021/2022/2023/2024  
FOR PERIOD 08 OF 2024

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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	-16,493.93	-24,869.99	-16,301.24	-19,000.00
341 INTEREST EARNINGS	-10.95	-114.52	-801.22	-1,074.05	-1,100.00
434 PW -STREET LGHTNG	5,521.12	9,553.34	6,922.15	4,918.06	13,935.00
TOTAL STREET LIGHT FUND	-10,171.44	-7,055.11	-18,749.06	-12,457.23	-6,165.00
TOTAL REVENUES	-15,692.56	-16,608.45	-25,671.21	-17,375.29	-20,100.00
TOTAL EXPENSES	5,521.12	9,553.34	6,922.15	4,918.06	13,935.00
TOTAL 02 STREET LIGHT FUND	-10,171.44	-7,055.11	-18,749.06	-12,457.23	-6,165.00



09/19/2024  
14:10:53

Lower Gwynedd Township  
YTD BUDGET REPORT WITH ACTUALS  
THRU AUGUST 2021/2022/2023/2024  
FOR PERIOD 08 OF 2024

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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	-195,190.33	-194,028.63	-200,372.96	-202,700.00
341 INTEREST EARNINGS	-14.63	-491.42	-4,190.45	-2,293.93	-5,500.00
392 INTERFUND OPERATING TRANS	-165,000.00	-165,000.00	.00	.00	-165,000.00
480 MISC EXPENDITURES	171,247.03	.00	.00	139,486.33	203,700.00
489 OTHER MISC EXP	112,865.28	15,550.00	131,600.00	.00	165,000.00
TOTAL FIRE PROTECTION FUND	-61,113.24	-345,131.75	-66,619.08	-63,180.56	-4,500.00
TOTAL REVENUES	-345,225.55	-360,681.75	-198,219.08	-202,666.89	-373,200.00
TOTAL EXPENSES	284,112.31	15,550.00	131,600.00	139,486.33	368,700.00
TOTAL 03 FIRE PROTECTION FUND	-61,113.24	-345,131.75	-66,619.08	-63,180.56	-4,500.00

09/19/2024  
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Lower Gwynedd Township  
YTD BUDGET REPORT WITH ACTUALS  
THRU AUGUST 2021/2022/2023/2024  
FOR PERIOD 08 OF 2024

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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	-40,240.40	-39,596.06	-36,885.36	-41,650.00
341 INTEREST EARNINGS	-16.27	-329.43	-2,079.27	-2,171.04	-3,100.00
411 FIRE	23,699.72	24,526.07	28,923.37	31,953.87	50,000.00
TOTAL FIRE HYDRANT FUND	-13,227.40	-16,043.76	-12,751.96	-7,102.53	5,250.00
TOTAL REVENUES	-36,927.12	-40,569.83	-41,675.33	-39,056.40	-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	-13,227.40	-16,043.76	-12,751.96	-7,102.53	5,250.00

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Lower Gwynedd Township  
YTD BUDGET REPORT WITH ACTUALS  
THRU AUGUST 2021/2022/2023/2024  
FOR PERIOD 08 OF 2024

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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	-390,817.68	-391,812.75	-395,611.13	-395,500.00
341 INTEREST EARNINGS	-102.47	-986.51	-7,232.60	-280.59	-12,000.00
361 GEN GOVERNMENT	-5,500.00	-6,152.50	.00	-16,252.00	-22,096.00
367 RECREATION	-9,093.00	-15,545.00	-37,565.00	-23,491.00	-67,850.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-180,000.00
437 PW REPR TOOL&MAC	3,850.52	7,294.24	6,759.48	7,229.37	11,000.00
451 CULTURE-RECREATION	117,541.41	131,135.80	155,135.09	141,010.60	286,066.00
452 PARTICIPANT RECREATION	.00	.00	7,030.41	.00	19,770.00
453 RECREATION EVENTS	4,010.80	7,465.92	6,980.31	9,620.61	22,500.00
454 PARKS	183,423.04	200,928.47	248,236.39	160,262.17	300,479.00
486 INSURANCE	9,034.44	3,166.77	10,588.99	23,668.83	17,603.00
487 EMPLOYEE BENEFITS	9,555.29	9,745.34	11,316.94	12,845.31	9,972.00
TOTAL RECREATION FUND	-38,953.11	-53,765.15	9,437.26	-80,997.83	-10,056.00
TOTAL REVENUES	-366,368.61	-413,501.69	-436,610.35	-435,634.72	-677,446.00
TOTAL EXPENSES	327,415.50	359,736.54	446,047.61	354,636.89	667,390.00
TOTAL 05 RECREATION FUND	-38,953.11	-53,765.15	9,437.26	-80,997.83	-10,056.00

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Lower Gwynedd Township  
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ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-641.61	-7,956.10	-47,294.05	-11,129.30	-70,000.00
361 GEN GOVERNMENT	.00	-186.66	-50.00	.00	-100.00
364 SANITATION	-2,000,002.79	-1,926,636.01	-1,957,728.88	-2,105,879.01	-2,834,300.00
383 SPECIAL ASSESSMENTS	-1,140.04	.00	-900.00	.00	-1,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-800,000.00
402 FINANCIAL ADMIN	16,218.69	7,715.10	15,398.92	17,079.68	27,500.00
404 LEGAL	12,466.78	5,252.59	-2,293.26	155.05	15,000.00
408 ENGINEERING	8,583.23	3,841.06	.00	.00	5,000.00
409 BUILDNGS & PLANT	60,534.00	62,350.00	63,600.00	63,600.00	130,000.00
429 PW-WASTEWTR COLL	830,483.98	1,049,157.56	1,154,246.68	1,475,361.92	2,988,963.00
486 INSURANCE	6,182.22	2,902.95	1,354.64	2,727.75	2,507.00
487 EMPLOYEE BENEFITS	77,043.52	68,533.84	70,817.47	60,603.85	173,567.00
492 INTERFUND OPERATING TRANS	600,000.00	604,164.00	.00	100,000.00	15,065.00
TOTAL SEWER FUND	-390,272.02	-130,861.67	-702,848.48	-397,480.06	-347,798.00
TOTAL REVENUES	-2,001,784.44	-1,934,778.77	-2,005,972.93	-2,117,008.31	-3,705,400.00
TOTAL EXPENSES	1,611,512.42	1,803,917.10	1,303,124.45	1,719,528.25	3,357,602.00
TOTAL 08 SEWER FUND	-390,272.02	-130,861.67	-702,848.48	-397,480.06	-347,798.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
09 SEWER CAPITAL RESERVE					
341 INTEREST EARNINGS	-871.41	-19,477.48	-125,888.75	-162,581.27	-180,000.00
392 INTERFUND OPERATING TRANS	-600,000.00	-600,000.00	.00	-100,000.00	.00
409 BUILDNGS & PLANT	.00	9,149.75	.00	18,174.80	56,685.00
429 PW-WASTEWTR COLL	35,802.00	28,131.99	3,120.00	38,599.74	46,000.00
439 CONSTRUCTION & REBUILDING	11,905.56	66,098.67	28,538.41	53,694.93	439,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	800,000.00
TOTAL SEWER CAPITAL RESERVE	-553,163.85	-516,097.07	-94,230.34	-152,111.80	1,161,685.00
TOTAL REVENUES	-600,871.41	-619,477.48	-125,888.75	-262,581.27	-180,000.00
TOTAL EXPENSES	47,707.56	103,380.41	31,658.41	110,469.47	1,341,685.00
TOTAL 09 SEWER CAPITAL RESERVE	-553,163.85	-516,097.07	-94,230.34	-152,111.80	1,161,685.00

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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	-455.12	-10,163.90	-72,690.29	-82,720.76	-118,000.00
454	PARKS	600.00	25.00	3,200.00	.00	10,000.00
	TOTAL ACQUISITION OF OPEN SPAC	144.88	-10,138.90	-69,490.29	-82,720.76	-108,000.00
	TOTAL REVENUES	-455.12	-10,163.90	-72,690.29	-82,720.76	-118,000.00
	TOTAL EXPENSES	600.00	25.00	3,200.00	.00	10,000.00
	TOTAL 16 ACQUISITION OF OPEN SPAC	144.88	-10,138.90	-69,490.29	-82,720.76	-108,000.00

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ACCOUNTS FOR: 30 CAPITAL RESERVE FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-5,706.06	-27,045.16	-151,274.62	-288,215.25	-230,007.00
351 FEDERAL GRANTS	.00	.00	-250,000.00	-310,980.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-867,819.77	-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 EXECUTIVE	.00	.00	.00	332,898.80	762,852.00
407 DATA PROCESSING	.00	5,926.78	6,426.00	17,069.68	64,315.00
409 BUILDNGS & PLANT	65,982.00	37,411.54	19,244.29	31,237.48	386,000.00
410 POLICE	.00	11,224.68	12,787.80	133,614.10	242,000.00
430 PW-HIGHWAY RDS STS	20,976.30	.00	3,120.00	113,306.73	110,000.00
439 CONSTRUCTION & REBUILDING	90,917.97	46,485.92	40,408.33	332,434.14	1,177,000.00
454 PARKS	31,615.71	103,992.08	71,220.82	99,242.92	716,500.00
TOTAL CAPITAL RESERVE FUND	-296,214.08	-547,004.16	-848,067.38	-1,625,025.21	1,692,593.00
TOTAL REVENUES	-505,706.06	-752,045.16	-1,001,274.62	-2,684,829.06	-1,766,074.00
TOTAL EXPENSES	209,491.98	205,041.00	153,207.24	1,059,803.85	3,458,667.00
TOTAL 30 CAPITAL RESERVE FUND	-296,214.08	-547,004.16	-848,067.38	-1,625,025.21	1,692,593.00

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ACCOUNTS FOR: 31 STORMWATER MANAGEMENT	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-117.22	-1,731.69	-10,952.66	-29,230.18	-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	8,827.34	57,357.53	33,690.84	52,825.33	478,000.00
448 TREE CONTRIBUTION	.00	.00	.00	43,162.50	.00
TOTAL STORMWATER MANAGEMENT	8,710.12	-30,143.66	-32,756.82	-32,466.85	38,645.00
TOTAL REVENUES	-117.22	-87,501.19	-66,447.66	-128,454.68	-439,355.00
TOTAL EXPENSES	8,827.34	57,357.53	33,690.84	95,987.83	478,000.00
TOTAL 31 STORMWATER MANAGEMENT	8,710.12	-30,143.66	-32,756.82	-32,466.85	38,645.00



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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
33 TRAFFIC IMPACT FUND					
341 INTEREST EARNINGS	-342.32	-6,203.77	-52,446.88	-66,454.75	-81,000.00
354 ST. CAPITAL & OP. GRANTS	.00	2,417.50	.00	-1,004,454.28	-2,416,316.00
361 GEN GOVERNMENT	-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
433 PW -TRAFFIC	173,470.83	46,616.02	199,846.51	1,398,468.12	2,690,000.00
439 CONSTRUCTION & REBUILDING	.00	.00	10,201.18	.00	665,000.00
TOTAL TRAFFIC IMPACT FUND	58,880.87	-937,145.25	157,600.81	327,559.09	7,684.00
TOTAL REVENUES	-114,589.96	-983,761.27	-52,446.88	-1,070,909.03	-3,347,316.00
TOTAL EXPENSES	173,470.83	46,616.02	210,047.69	1,398,468.12	3,355,000.00
TOTAL 33 TRAFFIC IMPACT FUND	58,880.87	-937,145.25	157,600.81	327,559.09	7,684.00

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ACCOUNTS FOR: 35	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
HIGHWAY AID FUND					
341 INTEREST EARNINGS	-238.32	-3,267.83	-18,683.13	-18,235.69	-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
430 PW-HIGHWAY RDS STS	36,264.99	37,144.48	6,527.77	27,200.56	30,000.00
439 CONSTRUCTION & REBUILDING	183,327.05	.00	.00	301,661.25	415,000.00
TOTAL HIGHWAY AID FUND	-128,797.18	-326,102.33	-401,397.87	-57,587.85	39,000.00
TOTAL REVENUES	-348,389.22	-363,246.81	-407,925.64	-386,449.66	-406,000.00
TOTAL EXPENSES	219,592.04	37,144.48	6,527.77	328,861.81	445,000.00
TOTAL 35 HIGHWAY AID FUND	-128,797.18	-326,102.33	-401,397.87	-57,587.85	39,000.00
GRAND TOTAL	-2,508,444.29	-4,858,363.85	-4,757,829.55	-4,178,216.11	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 09/10/2024 per the signed Resolution. The invoices total \$970,598.71.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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	167050	08/12/24	68791		103381	P	09/10/24	01401 340	LEGAL NOTICES	508.41
INVOICE: 2631511										
167051	07/30/24	68792			103381	P	09/10/24	01401 340	LEGAL NOTICES	538.21
INVOICE: 26727204										
167052	08/01/24	68793			103381	P	09/10/24	01414 340	LEGAL NOTICES	726.82
INVOICE: 2625806										
VENDOR TOTALS			16,896.25	YTD INVOICED				20,588.91	YTD PAID	1,773.44
1519 3PHASE EXCEL ELEVATOR, LLC	167112	09/01/24	68857		103382	P	09/10/24	01409 370	R&M ALL BLDNGS	83.48
INVOICE: 295203										
VENDOR TOTALS			166.96	YTD INVOICED				1,131.92	YTD PAID	83.48
837 ALBERT M. COMLY, JR.	167104	09/04/24	68848		103383	P	09/10/24	01414 312	FIRE SAFETY INSPECTOR	600.00
INVOICE: 090424AUG										
167105	09/04/24	68849			103383	P	09/10/24	01414 312	FIRE SAFETY INSPECTOR	600.00
INVOICE: 090424SEPT										
VENDOR TOTALS			4,312.50	YTD INVOICED				7,132.50	YTD PAID	1,200.00
3759 AMO ENVIRONMENTAL DECISIONS, INC.	167178	08/02/24	68924		103385	P	09/10/24	01408 310	PROFESSIONAL SERVICES	10,037.37
INVOICE: B4100101006										
VENDOR TOTALS			.00	YTD INVOICED				10,037.37	YTD PAID	10,037.37
3210 ARMOUR & SONS ELECTRIC, INC.	167138	08/13/24	68883		103386	P	09/10/24	01430 370	R&M PW	130.00
INVOICE: 910040419										
167139	07/26/24	68884			103386	P	09/10/24	01430 370	R&M PW	325.00
INVOICE: 910040186										
VENDOR TOTALS			13,791.01	YTD INVOICED				14,246.01	YTD PAID	455.00
4007 ARRO CONSULTING, INC.	167182	08/16/24	68928		103387	P	09/10/24	01147 000	LEGAL&ENGINEER	2,216.00
INVOICE: 0097191										
VENDOR TOTALS			6,011.02	YTD INVOICED				8,227.02	YTD PAID	2,216.00
3600 BATTERY SOLUTIONS, LLC	167159	08/13/24	68904		103388	P	09/10/24	01401 358	RECYCLING	115.95
INVOICE: K1461576-00MP										
167160	08/01/24	68905			103388	P	09/10/24	01401 358	RECYCLING	173.90
INVOICE: K1455876-00MP										

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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		1,739.25 YTD INVOICED						2,608.85 YTD PAID		289.85
3911 BEANIE BOUNCE PARTY RENTALS	167213	09/10/24	68960		103469	P	09/10/24	05453 141	FALL FEST	1,550.41
		INVOICE: 092024								
VENDOR TOTALS		.00 YTD INVOICED						1,550.41 YTD PAID		1,550.41
4049 BOUND TREE MEDICAL, LLC	167183	08/12/24	68929		103389	P	09/10/24	01410 220	OPERATING SUPPLIES	367.90
		INVOICE: 85448895								
VENDOR TOTALS		150.77 YTD INVOICED						518.67 YTD PAID		367.90
1116 BOWMAN CONSULTING GROUP, LTD.	167195	07/31/24	68941		103390	P	09/10/24	01408 310	PROFESSIONAL SERVICES	4,187.50
		INVOICE: 445715								
167195	07/31/24	68941		103390	P	09/10/24	33433 200	MULTIMODAL PHASE 2 EXPENS	26,053.41	
		INVOICE: 445715								
167195	07/31/24	68941		103390	P	09/10/24	33439 000	INFRASTRUCTURE REBUILDING	4,318.02	
		INVOICE: 445715								
167195	07/31/24	68941		103390	P	09/10/24	01147 000	LEGAL&ENGINEER	966.25	
		INVOICE: 445715								
VENDOR TOTALS		163,894.19 YTD INVOICED						227,391.83 YTD PAID		35,525.18
3319 BUCKS COUNTY WATER & SEWER AUTHORITY	167147	08/15/24	68892		103391	P	09/10/24	08429 450	CONTRACTED SERVICES	4,300.00
		INVOICE: 090424								
VENDOR TOTALS		43,185.00 YTD INVOICED						56,085.00 YTD PAID		4,300.00
3075 CARGO TRAILER SALES, INC.	167131	08/07/24	68876		103392	P	09/10/24	08429 262	R&M EQUIP/VEHICLES	64.45
		INVOICE: 209468								
167131	08/07/24	68876		103392	P	09/10/24	01430 262	REPAIRS TOOLS/MACH	64.45	
		INVOICE: 209468								
VENDOR TOTALS		74.32 YTD INVOICED						203.22 YTD PAID		128.90
3457 CHRISTOPHER SWENSON	167153	08/16/24	68898		103393	P	09/10/24	01410 174	EDUC. TUITION REIMBURSEME	2,823.89
		INVOICE: 090424								
VENDOR TOTALS		2,159.52 YTD INVOICED						7,468.67 YTD PAID		2,823.89
3608 CMR CONSTRUCTION, INC.	167161	08/23/24	68906		103394	P	09/10/24	30439 722	PEDESTRIAN BRIDGES	248,736.35
		INVOICE: 090424								

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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		107,767.05 YTD INVOICED						356,503.40 YTD PAID		248,736.35
731 COMMUNITY AMBULANCE ASSOCIATION AMBLER	167101	09/04/24	68845		103395	P	09/10/24	01412 520	AMBULANCE CONTRIBUTION	30,000.00
	INVOICE:	090424								
VENDOR TOTALS		.00 YTD INVOICED						30,000.00 YTD PAID		30,000.00
3688 COOPER FRIEDMAN ELECTRIC SUPPLY CO., INC.	167170	08/06/24	68915		103396	P	09/10/24	01409 370	R&M ALL BLDNGS	92.99
	INVOICE:	S055982843.001								
VENDOR TOTALS		90.28 YTD INVOICED						183.27 YTD PAID		92.99
2612 COUNTY LINE FENCE COMPANY	167123	07/29/24	68868		103397	P	09/10/24	01409 370	R&M ALL BLDNGS	328.76
	INVOICE:	61388								
	167124	08/09/24	68869		103397	P	09/10/24	05454 370	R&M PARKS	1,335.60
	INVOICE:	61571								
VENDOR TOTALS		418.28 YTD INVOICED						2,082.64 YTD PAID		1,664.36
3962 CRIMEWATCH TECHNOLOGIES, INC.	167179	07/01/24	68925		103398	P	09/10/24	30410 700	POLICE CAP. IMPROVEMENT	2,188.80
	INVOICE:	INV-1770								
VENDOR TOTALS		.00 YTD INVOICED						2,188.80 YTD PAID		2,188.80
2740 DAKOTA FLUID POWER, INC.	167126	08/08/24	68871		103399	P	09/10/24	01430 220	SUPPLIES PW	154.12
	INVOICE:	7236600								
VENDOR TOTALS		305.00 YTD INVOICED						839.12 YTD PAID		154.12
835 DAVID A. MORGAN	167103	08/08/24	68847		103400	P	09/10/24	01401 200	OFFICE SUPPLIES	261.30
	INVOICE:	12538								
VENDOR TOTALS		1,171.47 YTD INVOICED						1,432.77 YTD PAID		261.30
3914 DAVID C. CUNNINGHAM	167211	09/10/24	68958		103470	P	09/10/24	05453 141	FALL FEST	300.00
	INVOICE:	092024								
VENDOR TOTALS		.00 YTD INVOICED						300.00 YTD PAID		300.00
3756 DELCO SOLUTIONS, LLC	167177	08/22/24	68923		103401	P	09/10/24	01401 430	TECHNOLOGY	195.00
	INVOICE:	4635								

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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		1,560.00 YTD INVOICED			1,950.00 YTD PAID			195.00		
125 DENNEY ELECTRIC SUPPLY	167064	07/30/24	68805		103402	P	09/10/24	01430 220	SUPPLIES PW	39.84
INVOICE: S102270871.001										
VENDOR TOTALS		.00 YTD INVOICED			79.80 YTD PAID			39.84		
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC	167155	08/19/24	68900		103403	P	09/10/24	01401 314	LEGAL SERVICES	3,477.50
INVOICE: 1824368										
VENDOR TOTALS		13,162.50 YTD INVOICED			31,824.00 YTD PAID			3,477.50		
3526 ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.	167156	07/12/24	68901		103404	P	09/10/24	01414 430	TECHNOLOGY	538.00
INVOICE: 26225024										
VENDOR TOTALS		.00 YTD INVOICED			538.00 YTD PAID			538.00		
2747 FEDEX	167127	08/20/24	68872		103405	P	09/10/24	01402 310	PROFESSIONAL SERVICES	3.44
INVOICE: 968011591										
VENDOR TOTALS		257.63 YTD INVOICED			340.21 YTD PAID			3.44		
515 FISHER & SON CO. INC.	167092	08/19/24	68836		103406	P	09/10/24	05454 220	SUPPLIES	2,369.00
INVOICE: 0000277884-IN										
167093		08/09/24	68837		103406	P	09/10/24	05454 220	SUPPLIES	3,033.00
INVOICE: 000277577-IN										
VENDOR TOTALS		6,650.60 YTD INVOICED			12,052.60 YTD PAID			5,402.00		
548 GARY O'CONNOR	167094	09/04/24	68838		103407	P	09/10/24	01410 158	POST-RETIREMENT HEALTH BE	200.00
INVOICE: 090424AUG										
167095		09/04/24	68839		103407	P	09/10/24	01410 158	POST-RETIREMENT HEALTH BE	200.00
INVOICE: 090424SEPT										
VENDOR TOTALS		1,400.00 YTD INVOICED			1,800.00 YTD PAID			400.00		
67 GENUINE PARTS COMPANY	167060	08/02/24	68801		103408	P	09/10/24	01430 220	SUPPLIES PW	40.54
INVOICE: 513261										
167061		08/12/24	68802		103408	P	09/10/24	01410 262	VEHICLE MAINTENANCE	53.91
INVOICE: 513976										
167197		07/31/24	68943		103408	P	09/10/24	01430 262	REPAIRS TOOLS/MACH	265.64
INVOICE: 090524										
167197		07/31/24	68943		103408	P	09/10/24	01410 262	VEHICLE MAINTENANCE	337.48

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 090524										
VENDOR TOTALS		328.04 YTD INVOICED			1,036.99 YTD PAID		697.57			
1191 GEORGE ALLEN	PORTABLE TOILETS, INC.									
167106	07/31/24 68850	103409	P	09/10/24	05454	380	RENTALS - EQUIPMENT	830.00		
INVOICE: I225882										
VENDOR TOTALS		4,607.50 YTD INVOICED			5,437.50 YTD PAID		830.00			
3626 GEORGE DAVID FRITZ										
167163	07/31/24 68908	103410	P	09/10/24	01410	262	VEHICLE MAINTENANCE	472.95		
INVOICE: 1-GS22700										
VENDOR TOTALS		3,544.33 YTD INVOICED			4,017.28 YTD PAID		472.95			
1619 GILMORE & ASSOCIATES										
167199	08/21/24 68945	103411	P	09/10/24	01408	310	PROFESSIONAL SERVICES	10,032.72		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	01414	313	PROF SERV- ENGINEERING	5,982.38		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	09439	000	INFRASTRUCTURE REBUILDING	3,777.50		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	30439	300	PROFESSIONAL SERVICES	780.00		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	30439	721	OLD BETHLEHEM PIKE CULVER	1,942.50		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	30439	722	PEDESTRIAN BRIDGES	13,453.27		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	30454	600	PARK IMPROVEMENTS	7,341.22		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	31446	001	COMPLIANCE REQUIREMENTS	4,035.34		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	31446	101	SWM PROJECTS	2,555.00		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	31446	450	CONTRACTED SERVICES	1,472.34		
INVOICE: 090524										
167199	08/21/24 68945	103411	P	09/10/24	01147	000	LEGAL&ENGINEER	23,156.71		
INVOICE: 090524										
VENDOR TOTALS		459,983.76 YTD INVOICED			611,692.84 YTD PAID		74,528.98			
1954 GROFF TRACTOR & EQUIPMENT, INC.										
167113	08/14/24 68858	103412	P	09/10/24	01430	262	REPAIRS TOOLS/MACH	595.56		
INVOICE: PS0552743-1										
VENDOR TOTALS		407.35 YTD INVOICED			2,753.79 YTD PAID		595.56			
146 H. A. WEIGAND, INC.										
167080	08/05/24 68822	103413	P	09/10/24	01430	370	R&M PW	90.00		
INVOICE: 124157										



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		4,550.00 YTD INVOICED			4,640.00 YTD PAID			90.00		
3613 HEALTH MATS COMPANY	167162	08/01/24	68907		103414	P	09/10/24	01409 370	R&M ALL BLDNGS	71.35
	INVOICE: 21591									
VENDOR TOTALS		499.45 YTD INVOICED			642.15 YTD PAID			71.35		
3975 HENRY J. THOMPSON PLUMBING & HEATING INC.	167181	08/11/24	68927		103415	P	09/10/24	01409 370	R&M ALL BLDNGS	157.00
	INVOICE: 108525									
VENDOR TOTALS		300.00 YTD INVOICED			1,032.00 YTD PAID			157.00		
380 HIGHWAY MATERIALS, INC.	167088	05/24/24	68832		103416	P	09/10/24	01430 370	R&M PW	194.71
	INVOICE: 378639									
VENDOR TOTALS		2,216.80 YTD INVOICED			3,203.34 YTD PAID			194.71		
1431 HOME DEPOT CREDIT SERVICES	167196	08/20/24	68942		103417	P	09/10/24	01409 370	R&M ALL BLDNGS	209.47
	INVOICE: 090524									
	167196	08/20/24	68942		103417	P	09/10/24	01430 220	SUPPLIES PW	180.48
	INVOICE: 090524									
	167196	08/20/24	68942		103417	P	09/10/24	01430 220	SUPPLIES PW	69.97
	INVOICE: 090524									
	167196	08/20/24	68942		103417	P	09/10/24	01430 370	R&M PW	128.05
	INVOICE: 090524									
VENDOR TOTALS		5,790.60 YTD INVOICED			7,208.83 YTD PAID			587.97		
425 HORSHAM CAR WASH INC.	167089	08/08/24	68833		103418	P	09/10/24	01410 262	VEHICLE MAINTENANCE	168.00
	INVOICE: 927									
VENDOR TOTALS		1,446.98 YTD INVOICED			1,877.98 YTD PAID			168.00		
3219 HOT FROG PRINT MEDIA, INC.	167143	08/26/24	68888		103419	P	09/10/24	05451 340	ADVERTISING & PRINTING	243.58
	INVOICE: 14295									
	167143	08/26/24	68888		103419	P	09/10/24	01401 450	CONTRACTED SERVICES	1,380.26
	INVOICE: 14295									
VENDOR TOTALS		1,591.34 YTD INVOICED			3,215.18 YTD PAID			1,623.84		
4055 HUNT SEAT ASSOCIATES	167188	08/10/24	68934		103420	P	09/10/24	01301 100	CURRENT REAL ESTATE TAXES	4.04
	INVOICE: 090524									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS					.00 YTD INVOICED		4.04 YTD PAID		4.04	
4054 HYE SHIN	167186	08/10/24	68932		103421	P	09/10/24	01301 100	CURRENT REAL ESTATE TAXES	523.14
	INVOICE:	090524								
	167187	08/10/24	68933		103421	P	09/10/24	01301 100	CURRENT REAL ESTATE TAXES	93.81
	INVOICE:	090524 -1								
VENDOR TOTALS					.00 YTD INVOICED		616.95 YTD PAID		616.95	
3689 J I BRADLEY	167169	07/25/24	68914		103422	P	09/10/24	01401 187	STAFF ENGAGEMENT	97.98
	INVOICE:	145048								
VENDOR TOTALS					.00 YTD INVOICED		97.98 YTD PAID		97.98	
1515 JAMES D. MORRISSEY INC.	167111	08/05/24	68856		103423	P	09/10/24	33433 200	MULTIMODAL PHASE 2 EXPENS	421,676.35
	INVOICE:	090424								
VENDOR TOTALS		1,285,380.18 YTD INVOICED					1,707,056.53 YTD PAID		421,676.35	
3936 JANINE DEFURIA	167214	09/10/24	68961		103471	P	09/10/24	05453 141	FALL FEST	787.50
	INVOICE:	1003 2024								
VENDOR TOTALS		787.50 YTD INVOICED					1,575.00 YTD PAID		787.50	
4069 JOEL CHODOROFF	167215	09/10/24	68962		103472	P	09/10/24	05453 141	FALL FEST	1,750.00
	INVOICE:	092024								
VENDOR TOTALS		.00 YTD INVOICED					1,750.00 YTD PAID		1,750.00	
3323 JOSEPH P. GROARKE	167148	09/04/24	68893		103424	P	09/10/24	01414 311	PROF SERV- UCC INSPECTING	1,702.00
	INVOICE:	090424								
VENDOR TOTALS		9,583.00 YTD INVOICED					12,987.00 YTD PAID		1,702.00	
3358 KEYSTONE MUNICIPAL SERVICES, INC.	167149	08/21/24	68894		103425	P	09/10/24	01414 311	PROF SERV- UCC INSPECTING	8,139.50
	INVOICE:	37850								
	167150	08/06/24	68895		103425	P	09/10/24	01414 311	PROF SERV- UCC INSPECTING	6,424.00
	INVOICE:	37781								
VENDOR TOTALS		102,473.75 YTD INVOICED					138,170.75 YTD PAID		14,563.50	
1287 KONICA MINOLTA BUSINESS SOLUTIONS USA, INC.	167107	08/20/24	68852		103426	P	09/10/24	01410 450	CONTRACTED SERVICES	1,359.02

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	110017109								
	167108	08/06/24	68853		103426	P	09/10/24	01410 450	CONTRACTED SERVICES	123.19
	INVOICE:	110016912								
	VENDOR TOTALS		53,398.77	YTD INVOICED				61,289.41	YTD PAID	1,482.21
3216	KUHLS LAW FIRM, PLLC									
	167142	08/05/24	68887		103427	P	09/10/24	01414 314	PROF SERV- LEGAL (ZHB)	13,410.00
	INVOICE:	1721								
	VENDOR TOTALS		9,555.00	YTD INVOICED				38,985.00	YTD PAID	13,410.00
4059	KYONG TAI KIM									
	167193	08/22/24	68939		103428	P	09/10/24	31448 450	CONTRACTED SERVICES	1,940.00
	INVOICE:	090524								
	VENDOR TOTALS		.00	YTD INVOICED				1,940.00	YTD PAID	1,940.00
552	MAGLOCLLEN									
	167096	08/06/24	68840		103429	P	09/10/24	01410 222	DETECTIVE OPERATING SUPPL	400.00
	INVOICE:	10905								
	VENDOR TOTALS		.00	YTD INVOICED				400.00	YTD PAID	400.00
3646	MCDONALD UNIFORM COMPANY, INC.									
	167165	08/26/24	68910		103430	P	09/10/24	01410 238	UNIFORMS	495.85
	INVOICE:	234375								
	167166	08/26/24	68911		103430	P	09/10/24	01410 238	UNIFORMS	619.12
	INVOICE:	234198								
	167167	08/26/24	68912		103430	P	09/10/24	01410 238	UNIFORMS	528.43
	INVOICE:	233881								
	167168	08/12/24	68913		103430	P	09/10/24	01410 238	UNIFORMS	516.71
	INVOICE:	234010								
	VENDOR TOTALS		18,023.68	YTD INVOICED				23,045.92	YTD PAID	2,160.11
1409	MICHAEL ROGGE									
	167110	09/04/24	68855		103431	P	09/10/24	01410 158	POST-RETIREMENT HEALTH BE	1,663.10
	INVOICE:	090424								
	VENDOR TOTALS		.00	YTD INVOICED				1,663.10	YTD PAID	1,663.10
689	MONTGOMERY COUNTY LAW LIBRARY									
	167100	08/27/24	68844		103432	P	09/10/24	01401 340	LEGAL NOTICES	25.00
	INVOICE:	090424								
	VENDOR TOTALS		125.00	YTD INVOICED				150.00	YTD PAID	25.00
140	NORTH WALES WATER AUTHORITY									
	167065	01/26/24	68806		103434	P	09/10/24	04411 360	RENTAL HYDRANT SERVICE	11,752.50
	INVOICE:	SALES0002277 090624								

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	167067	08/13/24	68808		103435	P	09/10/24	08429 450	CONTRACTED SERVICES	1,584.00
	INVOICE:	SALES0002480								
	167068	08/01/24	68809		103436	P	09/10/24	08429 220	OPERATING SUPPLIES	916.50
	INVOICE:	SALES0002462								
	167070	08/15/24	68811		103433	P	09/10/24	08429 360	UTILITIES	15.87
	INVOICE:	12763862 081524								
	167071	08/15/24	LGT		103433	P	09/10/24	01409 360	UTILITIES	748.24
	INVOICE:	07240779 081524								
	167072	08/15/24	68813		103433	P	09/10/24	01409 360	UTILITIES	15.87
	INVOICE:	85344233 081524								
	167073	08/15/24	68815		103433	P	09/10/24	01409 360	UTILITIES	15.87
	INVOICE:	08863528 081524								
	167074	08/15/24	68816		103433	P	09/10/24	05454 360	UTILITIES	15.87
	INVOICE:	04271047 081524								
	167075	08/15/24	68817		103433	P	09/10/24	05454 360	UTILITIES	191.69
	INVOICE:	73994984 081524								
	167076	08/15/24	68818		103433	P	09/10/24	08429 360	UTILITIES	15.87
	INVOICE:	13691066 081524								
	167077	08/15/24	68819		103433	P	09/10/24	05454 360	UTILITIES	15.87
	INVOICE:	06346012 081524								
	167078	08/15/24	68820		103433	P	09/10/24	05454 360	UTILITIES	26.45
	INVOICE:	59057996 081524								
	167079	08/15/24	68821		103433	P	09/10/24	08429 360	UTILITIES	15.87
	INVOICE:	85091769 081524								
	VENDOR TOTALS		52,660.90	YTD INVOICED				71,366.62	YTD PAID	15,330.47
469	NYCO CORPORATION									
	167091	08/16/24	68835		103437	P	09/10/24	01430 220	SUPPLIES PW	64.00
	INVOICE:	B2404161								
	VENDOR TOTALS		1,029.28	YTD INVOICED				1,432.78	YTD PAID	64.00
2506	OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C.									
	167118	08/09/24	68863		103438	P	09/10/24	01487 157	FRINGE BENEFITS	212.00
	INVOICE:	517068546								
	167119	08/01/24	68864		103438	P	09/10/24	01487 157	FRINGE BENEFITS	208.00
	INVOICE:	517019703								
	VENDOR TOTALS		194.00	YTD INVOICED				614.00	YTD PAID	420.00
4050	ODALYS CUMMINS									
	167184	07/02/24	68930		103439	P	09/10/24	01414 314	PROF SERV- LEGAL (ZHB)	850.00
	INVOICE:	090524								
	VENDOR TOTALS		850.00	YTD INVOICED				1,700.00	YTD PAID	850.00
596	PA ONE CALL SYSTEM, INC.									
	167097	07/31/24	68841		103441	P	09/10/24	08429 450	CONTRACTED SERVICES	343.33
	INVOICE:	0001062807								

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VENDOR TOTALS		589.67 YTD INVOICED						1,395.38 YTD PAID		343.33
3700 PA TURNPIKE TOLL BY PLATE										
167171		08/12/24	68916		103442	P	09/10/24	01430 220	SUPPLIES PW	5.00
INVOICE:			134687628-2							
167172		08/12/24	68917		103442	P	09/10/24	01430 220	SUPPLIES PW	8.00
INVOICE:			135569021-1							
VENDOR TOTALS		439.40 YTD INVOICED						465.00 YTD PAID		13.00
665 PAUL B. MOYER & SONS										
167098		08/08/24	68842		103443	P	09/10/24	01430 262	REPAIRS TOOLS/MACH	28.61
INVOICE:			6025425							
167099		08/21/24	68843		103443	P	09/10/24	01430 262	REPAIRS TOOLS/MACH	141.38
INVOICE:			6026053							
VENDOR TOTALS		1,424.47 YTD INVOICED						1,659.45 YTD PAID		169.99
5 PECO - PAYMENT PROCESSING										
167027		08/05/24	68768		103444	P	09/10/24	02434 379	R/M GWYNEDD RESERVE DISTR	7.76
INVOICE:			9503468000 08052024							
167028		08/08/24	68769		103444	P	09/10/24	02434 382	R/M GWYNN OAKS DISTRICT	7.90
INVOICE:			6075873000 08082024							
167029		08/16/24	68770		103444	P	09/10/24	01430 360	UTILITIES	8.92
INVOICE:			2793920100 081624							
167030		08/05/24	68771		103444	P	09/10/24	05454 360	UTILITIES	12.65
INVOICE:			0548354000 080524							
167031		08/05/24	68772		103444	P	09/10/24	05454 360	UTILITIES	25.49
INVOICE:			3270531222 080524							
167032		08/08/24	68773		103444	P	09/10/24	02434 381	R/M WALNUT FARMS DISTRICT	27.70
INVOICE:			0457866000 080824							
167033		08/15/24	68774		103444	P	09/10/24	08429 360	UTILITIES	32.42
INVOICE:			3372985000 081524							
167034		08/16/24	68775		103444	P	09/10/24	05454 360	UTILITIES	35.59
INVOICE:			3978998000 081624							
167035		08/06/24	68776		103444	P	09/10/24	05454 360	UTILITIES	36.89
INVOICE:			6865873000 080624							
167036		08/05/24	68777		103444	P	09/10/24	01409 360	UTILITIES	39.27
INVOICE:			1975632000 080524							
167037		08/08/24	68778		103444	P	09/10/24	02434 378	R/M CEDAR HILL EST DISTRI	39.64
INVOICE:			0671309000 080824							
167038		08/06/24	68779		103444	P	09/10/24	08429 360	UTILITIES	40.35
INVOICE:			3161783000 080624							
167039		08/05/24	68780		103444	P	09/10/24	05454 360	UTILITIES	44.44
INVOICE:			4325804000 080524							
167040		08/16/24	68781		103444	P	09/10/24	01409 360	UTILITIES	45.18
INVOICE:			2971145000 081624							
167041		08/06/24	68782		103444	P	09/10/24	05454 360	UTILITIES	50.55
INVOICE:			5210869000 080624							
167042		08/05/24	68783		103444	P	09/10/24	01409 360	UTILITIES	55.55

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INVOICE:	7019523333	080524								
167043	08/06/24	68784			103444	P	09/10/24	01409 360	UTILITIES	66.23
INVOICE:	8554735000	080624								
167044	08/05/24	68785			103444	P	09/10/24	05454 360	UTILITIES	103.92
INVOICE:	8946494000	080524								
167045	08/15/24	68786			103444	P	09/10/24	08429 360	UTILITIES	236.72
INVOICE:	0251100100	081524								
167046	08/08/24	68787			103444	P	09/10/24	01430 360	UTILITIES	471.79
INVOICE:	5028407000	080824								
167047	08/06/24	68788			103444	P	09/10/24	05454 360	UTILITIES	633.13
INVOICE:	4161911222	080624								
167048	08/06/24	68789			103444	P	09/10/24	08429 360	UTILITIES	760.29
INVOICE:	5166383000	080624								
167049	08/06/24	68790			103444	P	09/10/24	01409 360	UTILITIES	3,833.56
INVOICE:	1665558000	080624								
VENDOR TOTALS		46,109.50	YTD INVOICED					65,754.41	YTD PAID	6,615.94
3174 PETROLEUM TRADERS CORPORATION										
167133	08/19/24	68878			103445	P	09/10/24	01430 374	FUEL/ GASOLINE/ DIESEL	695.82
INVOICE:	2014783									
167134	08/19/24	68879			103445	P	09/10/24	01410 374	FUEL/ GASOLINE/ DIESEL	219.65
INVOICE:	2014865									
167136	08/05/24	68881			103445	P	09/10/24	01430 374	FUEL/ GASOLINE/ DIESEL	553.33
INVOICE:	2011339									
167137	07/29/24	68882			103445	P	09/10/24	01410 374	FUEL/ GASOLINE/ DIESEL	991.39
INVOICE:	2008816									
167140	08/05/24	68885			103445	P	09/10/24	01410 374	FUEL/ GASOLINE/ DIESEL	1,121.39
INVOICE:	2011424									
167141	08/12/24	68886			103445	P	09/10/24	01410 374	FUEL/ GASOLINE/ DIESEL	1,418.49
INVOICE:	202769									
VENDOR TOTALS		37,628.95	YTD INVOICED					46,588.35	YTD PAID	5,000.07
2919 PFM ASSET MANAGEMENT LLC										
167130	08/26/24	68875			103446	P	09/10/24	01402 310	PROFESSIONAL SERVICES	1,073.38
INVOICE:	14367884									
167130	08/26/24	68875			103446	P	09/10/24	01410 311	PROF. SERVICES - PENSION,	3,379.88
INVOICE:	14367884									
VENDOR TOTALS		21,386.77	YTD INVOICED					34,568.67	YTD PAID	4,453.26
2654 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC										
167125	09/04/24	68870			103447	P	09/10/24	01401 200	OFFICE SUPPLIES	2,000.00
INVOICE:	090424									
VENDOR TOTALS		484.44	YTD INVOICED					2,726.66	YTD PAID	2,000.00
4057 R.E.M. RISK CONSULTANTS, LLC										
167194	08/01/24	68940			103448	P	09/10/24	01401 314	LEGAL SERVICES	4,000.00
INVOICE:	2666									

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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			4,000.00 YTD PAID		4,000.00			
3458 REMCO, INC.	167154	07/29/24	68899		103449	P	09/10/24	01409 370	R&M ALL BLDNGS	4,193.57
	INVOICE:	719312								
VENDOR TOTALS		15,822.01 YTD INVOICED			22,022.55 YTD PAID		4,193.57			
172 REX WILKINSON	167081	09/05/24	68823		103450	P	09/10/24	01410 158	POST-RETIREMENT HEALTH BE	445.45
	INVOICE:	090424AUG								
	167082	09/04/24	68825		103450	P	09/10/24	01410 158	POST-RETIREMENT HEALTH BE	445.45
	INVOICE:	090424SEPT								
VENDOR TOTALS		3,118.15 YTD INVOICED			4,009.05 YTD PAID		890.90			
2607 RICOH USA INC	167121	08/07/24	68866		103451	P	09/10/24	01410 450	CONTRACTED SERVICES	178.14
	INVOICE:	588119695								
	167121	08/07/24	68866		103451	P	09/10/24	01401 430	TECHNOLOGY	403.98
	INVOICE:	588119695								
	167122	08/22/24	68867		103451	P	09/10/24	01401 430	TECHNOLOGY	176.57
	INVOICE:	588226602								
VENDOR TOTALS		6,350.54 YTD INVOICED			8,273.47 YTD PAID		758.69			
4056 ROBERT HALF INC.	167189	08/15/24	68935		103452	P	09/10/24	01402 310	PROFESSIONAL SERVICES	1,422.36
	INVOICE:	63958211								
	167190	08/19/24	68936		103452	P	09/10/24	01402 310	PROFESSIONAL SERVICES	886.68
	INVOICE:	63962815								
	167191	08/26/24	68937		103452	P	09/10/24	01402 310	PROFESSIONAL SERVICES	1,957.50
	INVOICE:	63990113								
VENDOR TOTALS		.00 YTD INVOICED			4,266.54 YTD PAID		4,266.54			
4053 ROSEANNE SCANLIN	167185	08/06/24	68931		103453	P	09/10/24	05367 410	FALL FEST	25.00
	INVOICE:	090524								
VENDOR TOTALS		.00 YTD INVOICED			25.00 YTD PAID		25.00			
2912 SCOTT LANDIS	167210	09/10/24	68957		103473	P	09/10/24	05453 141	FALL FEST	995.00
	INVOICE:	092024								
VENDOR TOTALS		.00 YTD INVOICED			995.00 YTD PAID		995.00			
2856 SEALMASTER	167129	08/14/24	68874		103454	P	09/10/24	01430 370	R&M PW	72.00

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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: INV2079807											
VENDOR TOTALS		1,045.24 YTD INVOICED			1,117.24 YTD PAID			72.00			
226	SHERWIN-WILLIAMS COMPANY										
167083	08/12/24	68826			103455	P	09/10/24	01430	370	R&M PW	134.01
INVOICE: 8227-3											
167085	07/23/24	68829			103455	P	09/10/24	09429	740	CAPITAL PURCHASES	15.81
INVOICE: 7526-9											
167085	07/23/24	68829			103455	P	09/10/24	30430	700	CAPITAL PURCHASE, HIGHWAY	15.80
INVOICE: 7526-9											
167086	07/15/24	68830			103455	P	09/10/24	09429	740	CAPITAL PURCHASES	438.00
INVOICE: 7195-3											
167086	07/15/24	68830			103455	P	09/10/24	30430	700	CAPITAL PURCHASE, HIGHWAY	437.99
INVOICE: 7195-3											
167087	08/13/24	68831			103455	P	09/10/24	01430	370	R&M PW	72.88
INVOICE: 8276-0											
VENDOR TOTALS		10,981.73 YTD INVOICED			12,096.22 YTD PAID			1,114.49			
3733	STAPLES										
167175	07/20/24	68921			103456	P	09/10/24	01401	200	OFFICE SUPPLIES	50.80
INVOICE: 7001447585											
167176	08/03/24	68922			103456	P	09/10/24	05451	200	OFFICE SUPPLIES	80.37
INVOICE: 1001665333											
167176	08/03/24	68922			103456	P	09/10/24	01401	200	OFFICE SUPPLIES	66.78
INVOICE: 1001665333											
167176	08/03/24	68922			103456	P	09/10/24	01401	200	OFFICE SUPPLIES	21.26
INVOICE: 1001665333											
167176	08/03/24	68922			103456	P	09/10/24	01401	200	OFFICE SUPPLIES	68.64
INVOICE: 1001665333											
167176	08/03/24	68922			103456	P	09/10/24	01430	220	SUPPLIES PW	99.99
INVOICE: 1001665333											
VENDOR TOTALS		3,399.76 YTD INVOICED			4,411.46 YTD PAID			387.84			
3869	TODD OAKES										
167212	09/10/24	68959			103474	P	09/10/24	05453	141	FALL FEST	250.00
INVOICE: 092024											
VENDOR TOTALS		.00 YTD INVOICED			250.00 YTD PAID			250.00			
3641	TRAISR, LLC										
167164	07/31/24	68909			103457	P	09/10/24	01414	430	TECHNOLOGY	1,600.00
INVOICE: 2840											
VENDOR TOTALS		9,750.00 YTD INVOICED			14,750.00 YTD PAID			1,600.00			
2762	TRIAD TRUCK EQUIPMENT, INC.										
167128	07/29/24	68873			103458	P	09/10/24	08429	262	R&M EQUIP/VEHICLES	2,191.00
INVOICE: 0209232-IN											



PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	167128	07/29/24	68873		103458	P	09/10/24	01430 262	REPAIRS TOOLS/MACH	2,191.00
	INVOICE:	0209232-IN								
VENDOR TOTALS			4,002.50	YTD INVOICED				8,384.50	YTD PAID	4,382.00
2441 TUSTIN GROUP, LLC	167114	08/12/24	68859		103459	P	09/10/24	01409 370	R&M ALL BLDNGS	900.00
	INVOICE:	990029982								
	167115	08/12/24	68860		103459	P	09/10/24	01409 370	R&M ALL BLDNGS	900.00
	INVOICE:	990029980								
	167116	08/12/24	68861		103459	P	09/10/24	05454 373	PARK BUILDING MAINTENANCE	900.00
	INVOICE:	990029981								
	167117	08/16/24	68862		103459	P	09/10/24	05454 373	PARK BUILDING MAINTENANCE	45.00
	INVOICE:	91002412								
VENDOR TOTALS			7,225.36	YTD INVOICED				10,150.36	YTD PAID	2,745.00
3288 TUSTIN MECHANICAL SERVICES	167146	08/02/24	68891		103460	P	09/10/24	01409 370	R&M ALL BLDNGS	246.00
	INVOICE:	930017146								
VENDOR TOTALS			1,432.00	YTD INVOICED				1,913.00	YTD PAID	246.00
473 UNITED RENTALS (NORTH AMERICA), INC	167090	08/06/24	68834		103461	P	09/10/24	01430 220	SUPPLIES PW	175.00
	INVOICE:	237170800-001								
VENDOR TOTALS			1,604.23	YTD INVOICED				1,779.23	YTD PAID	175.00
753 VALLEY FORGE SECURITY CENTER	167102	08/20/24	68846		103462	P	09/10/24	01409 370	R&M ALL BLDNGS	52.75
	INVOICE:	861221								
VENDOR TOTALS			94.86	YTD INVOICED				147.61	YTD PAID	52.75
40 VERIZON	167053	08/07/24	68794		103463	P	09/10/24	08429 320	COMMUNICATIONS	45.42
	INVOICE:	21555428927 080724								
	167054	08/07/24	68795		103463	P	09/10/24	08429 320	COMMUNICATIONS	38.01
	INVOICE:	2155428926 080724								
	167055	08/07/24	68796		103463	P	09/10/24	08429 320	COMMUNICATIONS	38.01
	INVOICE:	2152831193 080724								
	167056	08/17/24	68797		103463	P	09/10/24	08429 320	COMMUNICATIONS	38.08
	INVOICE:	2156430661 081724								
	167057	08/12/24	68798		103463	P	09/10/24	08429 320	COMMUNICATIONS	35.61
	INVOICE:	2156282913 081224								
	167058	08/12/24	68799		103463	P	09/10/24	08429 320	COMMUNICATIONS	33.08
	INVOICE:	2156160540 081224								
	167059	08/10/24	68800		103463	P	09/10/24	01401 320	COMMUNICATION	333.55
	INVOICE:	21566282630 081024								

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 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		5,683.61 YTD INVOICED			6,991.64 YTD PAID					561.76
3092	VERIZON WIRELESS									
	167132	08/01/24	68877		103464	P	09/10/24	01401 320	COMMUNICATION	200.05
	INVOICE:	9970449814								
	167132	08/01/24	68877		103464	P	09/10/24	01401 320	COMMUNICATION	66.86
	INVOICE:	9970449814								
	167132	08/01/24	68877		103464	P	09/10/24	01410 320	COMMUNICATIONS	760.65
	INVOICE:	9970449814								
	167132	08/01/24	68877		103464	P	09/10/24	01430 320	COMMUNICATION	86.11
	INVOICE:	9970449814								
	167132	08/01/24	68877		103464	P	09/10/24	05451 320	COMMUNICATION	66.86
	INVOICE:	9970449814								
	167132	08/01/24	68877		103464	P	09/10/24	05454 320	COMMUNICATION	42.52
	INVOICE:	9970449814								
	167132	08/01/24	68877		103464	P	09/10/24	08429 320	COMMUNICATIONS	328.72
	INVOICE:	9970449814								
VENDOR TOTALS		12,546.22 YTD INVOICED			16,904.32 YTD PAID					1,551.77
3565	W.B. MASON COMPANY									
	167157	08/02/24	68902		103465	P	09/10/24	01401 200	OFFICE SUPPLIES	25.40
	INVOICE:	248203709								
VENDOR TOTALS		2,583.20 YTD INVOICED			2,627.01 YTD PAID					25.40
2511	WEST PUBLISHING CORPORATION									
	167120	08/01/24	68865		103466	P	09/10/24	30410 705	POLICE PCCD GRANT EXP	150.00
	INVOICE:	850624043								
VENDOR TOTALS		1,050.00 YTD INVOICED			1,500.00 YTD PAID					150.00
3434	WISSAHICKON CLEAN WATER PARTNERSHIP									
	167151	08/02/24	68896		103467	P	09/10/24	31446 001	COMPLIANCE REQUIREMENTS	10,000.00
	INVOICE:	090424								
VENDOR TOTALS		.00 YTD INVOICED			10,000.00 YTD PAID					10,000.00
1364	ZEP MANUFACTURING CO.									
	167109	08/15/24	68854		103468	P	09/10/24	01430 220	SUPPLIES PW	393.15
	INVOICE:	9010144942								
VENDOR TOTALS		209.99 YTD INVOICED			603.14 YTD PAID					393.15
									REPORT TOTALS	970,598.71

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	92	970,598.71

PAID INVOICES REPORT

WARRANT: 091024

TO FISCAL 2024/08 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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\*\* END OF REPORT - Generated by Mary Trocino \*\*



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 09/24/2024 per the signed Resolution. The invoices total \$224,632.78. Also attached is the P-Card Statement for the month of August and a list of new vendors added.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 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	167251	09/05/24	69000		103475	P	09/24/24	01414 340	LEGAL NOTICES	1,215.02
	INVOICE:	2637170								
VENDOR TOTALS		16,896.25		YTD INVOICED		21,803.93		YTD PAID		1,215.02
3937 ACCESS LOCK TECHNOLOGIES INC.	167351	09/04/24	69100		103476	P	09/24/24	01409 220	SUPPLIES- ALL BLDNGS	32.45
	INVOICE:	74867								
	167352	09/04/24	69101		103476	P	09/24/24	01409 220	SUPPLIES- ALL BLDNGS	37.75
	INVOICE:	74820								
	167353	09/04/24	69102		103476	P	09/24/24	01409 370	R&M ALL BLDNGS	62.32
	INVOICE:	74773								
	167354	09/04/24	69104		103476	P	09/24/24	01409 220	SUPPLIES- ALL BLDNGS	44.88
	INVOICE:	74848								
	167355	09/04/24	69105		103476	P	09/24/24	01409 220	SUPPLIES- ALL BLDNGS	155.00
	INVOICE:	74734								
VENDOR TOTALS		931.24		YTD INVOICED		1,263.64		YTD PAID		332.40
4042 ACCESS SECURITY CORP.	167374	09/20/24	69124		1011	M	09/24/24	30401 900	EXPENDITURES - ARPA FUNDS	8,835.23
	INVOICE:	132209								
VENDOR TOTALS		30,859.60		YTD INVOICED		39,694.83		YTD PAID		8,835.23
3787 ADVANCED ELECTRICAL CONTRACTORS, INC.	167344	09/04/24	69093		103477	P	09/24/24	01409 370	R&M ALL BLDNGS	2,151.20
	INVOICE:	404931								
VENDOR TOTALS		1,402.15		YTD INVOICED		3,553.35		YTD PAID		2,151.20
3799 ALLEN J. FEDEZKO	167345	09/04/24	69094		103478	P	09/24/24	01409 450	CONTRACTED SERVICES	1,487.50
	INVOICE:	135								
	167345	09/04/24	69094		103478	P	09/24/24	08429 450	CONTRACTED SERVICES	262.50
	INVOICE:	135								
VENDOR TOTALS		10,500.00		YTD INVOICED		14,000.00		YTD PAID		1,750.00
3883 AMAZON CAPITAL SERVICES, INC.	167347	09/04/24	69096		103479	P	09/24/24	01401 200	OFFICE SUPPLIES	90.35
	INVOICE:	083024								
	167347	09/04/24	69096		103479	P	09/24/24	01410 220	OPERATING SUPPLIES	24.99
	INVOICE:	083024								
	167347	09/04/24	69096		103479	P	09/24/24	01430 220	SUPPLIES PW	9.99
	INVOICE:	083024								
	167347	09/04/24	69096		103479	P	09/24/24	05454 220	SUPPLIES	897.43
	INVOICE:	083024								
	167347	09/04/24	69096		103479	P	09/24/24	05454 370	R&M PARKS	143.12
	INVOICE:	083024								

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 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		7,770.47 YTD INVOICED						9,532.31 YTD PAID		1,165.88
70 AMBLER BOROUGH	167260	07/26/24	69009		103480	P	09/24/24	03489 354	WORKERS COMP - WISSAHICKO	14,539.16
	INVOICE:	072624								
VENDOR TOTALS		16,038.87 YTD INVOICED						30,578.03 YTD PAID		14,539.16
3759 AMO ENVIRONMENTAL DECISIONS, INC.	167342	09/04/24	69091		103481	P	09/24/24	01408 310	PROFESSIONAL SERVICES	7,892.88
	INVOICE:	B4100101005								
	167343	09/04/24	69092		103481	P	09/24/24	01408 310	PROFESSIONAL SERVICES	8,057.33
	INVOICE:	B4100101007								
VENDOR TOTALS		.00 YTD INVOICED						25,987.58 YTD PAID		15,950.21
4015 APEX OVERHEAD DOOR CO., INC.	167360	09/04/24	69110		103482	P	09/24/24	01409 370	R&M ALL BLDNGS	595.00
	INVOICE:	22191A								
	167361	09/04/24	69111		103482	P	09/24/24	01409 370	R&M ALL BLDNGS	1,596.00
	INVOICE:	22197A								
VENDOR TOTALS		5,895.00 YTD INVOICED						8,086.00 YTD PAID		2,191.00
2091 ARAMSCO, INC.	167291	09/04/24	69040		103483	P	09/24/24	01409 220	SUPPLIES- ALL BLDNGS	554.86
	INVOICE:	S6662284.001								
VENDOR TOTALS		4,151.57 YTD INVOICED						4,833.93 YTD PAID		554.86
3210 ARMOUR & SONS ELECTRIC, INC.	167319	09/04/24	69068		103484	P	09/24/24	01430 370	R&M PW	920.00
	INVOICE:	910040527								
VENDOR TOTALS		13,791.01 YTD INVOICED						15,166.01 YTD PAID		920.00
3435 AVANTI UNLIMITED, INC.	167325	09/04/24	69074		103485	P	09/24/24	30430 700	CAPITAL PURCHASE, HIGHWAY	544.18
	INVOICE:	3931								
	167326	09/04/24	69075		103485	P	09/24/24	30430 700	CAPITAL PURCHASE, HIGHWAY	4,335.88
	INVOICE:	3930								
	167327	09/04/24	69076		103485	P	09/24/24	30430 700	CAPITAL PURCHASE, HIGHWAY	748.60
	INVOICE:	3933								
VENDOR TOTALS		4,669.12 YTD INVOICED						58,616.75 YTD PAID		5,628.66
3838 BRIGHTVIEW HOLDINGS, INC.	167346	09/04/24	69095		103486	P	09/24/24	05454 450	CONTRACTED SERVICES	8,806.00
	INVOICE:	9055283								
	167346	09/04/24	69095		103486	P	09/24/24	01409 450	CONTRACTED SERVICES	1,828.00

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 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:	9055283									
	167346	09/04/24	69095			103486	P	09/24/24	31446 450	CONTRACTED SERVICES	565.00
	INVOICE:	9055283									
	VENDOR TOTALS		53,362.01	YTD INVOICED					64,561.01	YTD PAID	11,199.00
3285	CAPASSO PEST SERVICES LLC	167320	09/04/24	69069		103487	P	09/24/24	01409 450	CONTRACTED SERVICES	740.00
	INVOICE:	615									
	VENDOR TOTALS		890.00	YTD INVOICED					1,630.00	YTD PAID	740.00
3075	CARGO TRAILER SALES, INC.	167313	09/04/24	69062		103488	P	09/24/24	08429 262	R&M EQUIP/VEHICLES	4.99
	INVOICE:	210236									
	167313	09/04/24	69062			103488	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	4.99
	INVOICE:	210236									
	167314	09/04/24	69063			103488	P	09/24/24	08429 262	R&M EQUIP/VEHICLES	155.48
	INVOICE:	210134									
	167314	09/04/24	69063			103488	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	155.48
	INVOICE:	210134									
	VENDOR TOTALS		74.32	YTD INVOICED					524.16	YTD PAID	320.94
2831	CLYDE S. WALTON, INC.	167307	09/04/24	69056		103489	P	09/24/24	01362 430	PLUMBING PERMITS	154.50
	INVOICE:	092024									
	VENDOR TOTALS		.00	YTD INVOICED					154.50	YTD PAID	154.50
2149	DAVID PAUL GEORGE	167292	09/04/24	69041		103490	P	09/24/24	01430 460	TRAINING/DUES/SUBS	10.00
	INVOICE:	092024									
	VENDOR TOTALS		30.00	YTD INVOICED					764.46	YTD PAID	10.00
25	DEL-VAL INTERNATIONAL TRUCKS, INC.	167252	09/05/24	69001		103491	P	09/24/24	08429 262	R&M EQUIP/VEHICLES	286.14
	INVOICE:	13366542									
	VENDOR TOTALS		4,595.38	YTD INVOICED					8,297.47	YTD PAID	286.14
2402	DELAWARE VALLEY HEALTH TRUST	167293	09/04/24	69042		103492	P	09/24/24	01401 156	HEALTH INSURANCE	9,191.92
	INVOICE:	090124									
	167293	09/04/24	69042			103492	P	09/24/24	01401 156	HEALTH INSURANCE	2,947.63
	INVOICE:	090124									
	167293	09/04/24	69042			103492	P	09/24/24	01402 156	HEALTH INSURANCE	2,240.27
	INVOICE:	090124									
	167293	09/04/24	69042			103492	P	09/24/24	01409 156	HEALTH INSURANCE	1,681.77
	INVOICE:	090124									

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	167293	09/04/24	69042		103492	P	09/24/24	01410 156	HEALTH INSURANCE	31,393.56
	INVOICE: 090124									
	167293	09/04/24	69042		103492	P	09/24/24	01414 156	HEALTH INSURANCE	3,569.55
	INVOICE: 090124									
	167293	09/04/24	69042		103492	P	09/24/24	01430 156	HEALTH INSURANCE	10,372.02
	INVOICE: 090124									
	167293	09/04/24	69042		103492	P	09/24/24	01430 156	HEALTH INSURANCE	707.84
	INVOICE: 090124									
	167293	09/04/24	69042		103492	P	09/24/24	05451 156	HEALTH INSURANCE	4,484.74
	INVOICE: 090124									
	167293	09/04/24	69042		103492	P	09/24/24	08487 156	HEALTH INSURANCE	6,239.06
	INVOICE: 090124									
	VENDOR TOTALS		549,512.90	YTD INVOICED				622,341.26	YTD PAID	72,828.36
3756	DELCO SOLUTIONS, LLC									
	167341	09/04/24	69090		103493	P	09/24/24	01401 430	TECHNOLOGY	195.00
	INVOICE: 4701									
	VENDOR TOTALS		1,560.00	YTD INVOICED				2,145.00	YTD PAID	195.00
125	DENNEY ELECTRIC SUPPLY									
	167265	09/05/24	69014		103494	P	09/24/24	01409 370	R&M ALL BLDNGS	26.96
	INVOICE: s102290727.001									
	167266	09/05/24	69015		103494	P	09/24/24	05454 370	R&M PARKS	114.24
	INVOICE: S102283722.001									
	VENDOR TOTALS		.00	YTD INVOICED				221.00	YTD PAID	141.20
3885	DENNIS GRAVINESE, JR									
	167348	09/04/24	69097		103495	P	09/24/24	01430 460	TRAINING/DUES/SUBS	10.00
	INVOICE: 092024									
	VENDOR TOTALS		260.95	YTD INVOICED				564.45	YTD PAID	10.00
4071	DEZURIK, INC.									
	167368	09/04/24	69118		103496	P	09/24/24	08429 370	R&M PUMP STATIONS/SEWER L	1,556.27
	INVOICE: INV113881									
	VENDOR TOTALS		.00	YTD INVOICED				1,556.27	YTD PAID	1,556.27
4078	EDWIN CARRERO									
	167373	09/04/24	69123		103497	P	09/24/24	01430 238	CLOTHING & UNIFORMS	150.00
	INVOICE: 092024									
	167373	09/04/24	69123		103497	P	09/24/24	08429 238	UNIFORMS	50.00
	INVOICE: 092024									
	VENDOR TOTALS		.00	YTD INVOICED				200.00	YTD PAID	200.00
4070	ENRIQUE CRESPO									
	167367	09/04/24	69117		103498	P	09/24/24	01430 460	TRAINING/DUES/SUBS	21.50



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 092024										
VENDOR TOTALS					.00 YTD INVOICED		21.50 YTD PAID		21.50	
1488	FIRSTLABORATORIES, INC.									
	167288	09/04/24	69037		103499	P	09/24/24	01410 450	CONTRACTED SERVICES	34.92
INVOICE: FL00644590										
VENDOR TOTALS		1,128.00 YTD INVOICED					1,162.92 YTD PAID		34.92	
3175	FLOUNDERS COMMUNICATIONS									
	167317	09/04/24	69066		103500	P	09/24/24	01409 320	COMMUNICATIONS	89.00
INVOICE: 333845-US20										
	167318	09/04/24	69067		103500	P	09/24/24	01409 320	COMMUNICATIONS	118.18
INVOICE: 605833										
VENDOR TOTALS		5,996.34 YTD INVOICED					6,286.02 YTD PAID		207.18	
1191	GEORGE ALLEN PORTABLE TOILETS, INC.									
	167283	09/04/24	69032		103501	P	09/24/24	05454 450	CONTRACTED SERVICES	664.00
INVOICE: I227018										
	167284	09/04/24	69033		103501	P	09/24/24	01409 370	R&M ALL BLDNGS	126.00
INVOICE: I227820										
VENDOR TOTALS		4,607.50 YTD INVOICED					6,227.50 YTD PAID		790.00	
3626	GEORGE DAVID FRITZ									
	167335	09/04/24	69084		103502	P	09/24/24	01410 262	VEHICLE MAINTENANCE	727.60
INVOICE: 1-GS23731										
VENDOR TOTALS		3,544.33 YTD INVOICED					4,744.88 YTD PAID		727.60	
1954	GROFF TRACTOR & EQUIPMENT, INC.									
	167289	09/04/24	69038		103503	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	103.44
INVOICE: PSO555794-1										
	167290	09/04/24	69039		103503	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	85.81
INVOICE: PSO558486-1										
VENDOR TOTALS		407.35 YTD INVOICED					2,943.04 YTD PAID		189.25	
1340	HAINES & KIBBLEHOUSE, INC.									
	167286	09/04/24	69035		103504	P	09/24/24	05454 370	R&M PARKS	163.57
INVOICE: B-106M-0008110										
VENDOR TOTALS		509.63 YTD INVOICED					673.20 YTD PAID		163.57	
542	HAJOCA CORPORATION									
	167263	09/05/24	69012		103505	P	09/24/24	08429 370	R&M PUMP STATIONS/SEWER L	187.94
INVOICE: S034147126.001										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		642.70 YTD INVOICED		1,138.24 YTD PAID		187.94				
3975 HENRY J. THOMPSON PLUMBING & HEATING INC.	167357	09/04/24	69107		103506	P	09/24/24	05454 370	R&M PARKS	157.00
INVOICE: 10871										
VENDOR TOTALS		300.00 YTD INVOICED		1,189.00 YTD PAID		157.00				
380 HIGHWAY MATERIALS, INC.	167262	07/26/24	69011		103507	P	09/24/24	01430 370	R&M PW	400.00
INVOICE: 396340										
VENDOR TOTALS		2,216.80 YTD INVOICED		3,603.34 YTD PAID		400.00				
4076 HUMPTY'S FOOD GROUP, LLC	167372	09/04/24	69122		103508	P	09/24/24	05367 410	FALL FEST	100.00
INVOICE: 092724										
VENDOR TOTALS		.00 YTD INVOICED		100.00 YTD PAID		100.00				
4058 JAY KIM	167365	09/04/24	69115		103509	P	09/24/24	31448 450	CONTRACTED SERVICES	394.00
INVOICE: 092024										
VENDOR TOTALS		.00 YTD INVOICED		394.00 YTD PAID		394.00				
3323 JOSEPH P. GROARKE	167323	09/04/24	69072		103510	P	09/24/24	01414 311	PROF SERV- UCC INSPECTING	1,628.00
INVOICE: 092024										
VENDOR TOTALS		9,583.00 YTD INVOICED		14,615.00 YTD PAID		1,628.00				
3358 KEYSTONE MUNICIPAL SERVICES, INC.	167324	09/04/24	69073		103511	P	09/24/24	01414 311	PROF SERV- UCC INSPECTING	7,081.00
INVOICE: 37921										
VENDOR TOTALS		102,473.75 YTD INVOICED		145,251.75 YTD PAID		7,081.00				
1287 KONICA MINOLTA BUSINESS SOLUTIONS USA, INC.	167285	09/04/24	69034		103512	P	09/24/24	01401 430	TECHNOLOGY	1,664.90
INVOICE: 1105668										
167285	09/04/24	69034		103512	P	09/24/24	01410 450	CONTRACTED SERVICES	1,664.90	
INVOICE: 1105668										
167285	09/04/24	69034		103512	P	09/24/24	08429 220	OPERATING SUPPLIES	832.45	
INVOICE: 1105668										
VENDOR TOTALS		53,398.77 YTD INVOICED		65,451.66 YTD PAID		4,162.25				
2643 LUBRICATING AND LIFTS EQUIPMENT LLC	167299	09/04/24	69048		103513	P	09/24/24	01409 370	R&M ALL BLDNGS	730.50

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INVOICE: 20193										
VENDOR TOTALS					.00 YTD INVOICED		730.50 YTD PAID		730.50	
1041 LWC SERVICES INC.	167281	09/04/24	69030		103514	P	09/24/24	01409 370	R&M ALL BLDNGS	1,058.00
INVOICE: 7240246										
167282		09/04/24	69031		103514	P	09/24/24	01409 370	R&M ALL BLDNGS	204.00
INVOICE: 7240247										
VENDOR TOTALS					.00 YTD INVOICED		1,262.00 YTD PAID		1,262.00	
4075 LYNN HOFFMAN	167371	09/04/24	69121		103515	P	09/24/24	05367 410	FALL FEST	25.00
INVOICE: 092724										
VENDOR TOTALS					.00 YTD INVOICED		25.00 YTD PAID		25.00	
300 MAINTENANCE SYSTEMS	167304	09/04/24	69053		103516	P	09/24/24	08429 370	R&M PUMP STATIONS/SEWER L	300.00
INVOICE: 4647742										
VENDOR TOTALS					.00 YTD INVOICED		300.00 YTD PAID		300.00	
4000 MARK MANJARDI	167359	09/04/24	69109		103517	P	09/24/24	01414 314	PROF SERV- LEGAL (ZHB)	335.00
INVOICE: 083024										
VENDOR TOTALS		4,285.00			YTD INVOICED		4,620.00 YTD PAID		335.00	
4074 MARTIN N KECK	167370	09/04/24	69120		103518	P	09/24/24	01410 420	TRAINING/DUES/SUBS	600.00
INVOICE: 5725H9MMR335SJ										
VENDOR TOTALS					.00 YTD INVOICED		600.00 YTD PAID		600.00	
3447 MITCHELL KULP	167328	09/04/24	69077		103519	P	09/24/24	01430 238	CLOTHING & UNIFORMS	194.04
INVOICE: 092024										
VENDOR TOTALS		105.96			YTD INVOICED		514.06 YTD PAID		194.04	
3919 MONTGOMERY COUNTY TREASURER	167349	09/04/24	69098		103520	P	09/24/24	31446 101	SWM PROJECTS	5,830.85
INVOICE: 092024										
VENDOR TOTALS					.00 YTD INVOICED		5,830.85 YTD PAID		5,830.85	
85 MOTOROLA SOLUTIONS, INC.	167261	07/26/24	69010		103521	P	09/24/24	01410 262	VEHICLE MAINTENANCE	650.00
INVOICE: USC001042692										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		13,880.00 YTD INVOICED						23,387.08 YTD PAID		650.00
140 NORTH WALES WATER AUTHORITY	167267	09/05/24	69016		103522	P	09/24/24	08429 360	UTILITIES	15.87
	INVOICE:	04267319	091224							
	167268	09/05/24	69017		103522	P	09/24/24	08429 360	UTILITIES	15.87
	INVOICE:	04254546	091224							
	167269	09/05/24	69018		103522	P	09/24/24	08429 360	UTILITIES	15.87
	INVOICE:	03628639	091224							
	167270	09/05/24	69019		103523	P	09/24/24	08429 220	OPERATING SUPPLIES	50.00
	INVOICE:	SALES0002502								
	167271	09/05/24	69020		103524	P	09/24/24	08429 220	OPERATING SUPPLIES	300.00
	INVOICE:	SALES0002493								
	167272	09/05/24	69021		103525	P	09/24/24	08429 220	OPERATING SUPPLIES	53.75
	INVOICE:	SALES0002496								
VENDOR TOTALS		52,660.90 YTD INVOICED						71,817.98 YTD PAID		451.36
2506 OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C.	167296	09/04/24	69045		103526	P	09/24/24	08429 450	CONTRACTED SERVICES	212.00
	INVOICE:	517092212								
VENDOR TOTALS		194.00 YTD INVOICED						826.00 YTD PAID		212.00
596 PA ONE CALL SYSTEM, INC.	167273	09/05/24	69022		103527	P	09/24/24	08429 450	CONTRACTED SERVICES	371.40
	INVOICE:	0001066495								
VENDOR TOTALS		589.67 YTD INVOICED						1,766.78 YTD PAID		371.40
3700 PA TURNPIKE TOLL BY PLATE	167338	09/04/24	69087		103528	P	09/24/24	01410 220	OPERATING SUPPLIES	14.20
	INVOICE:	135833474-1								
VENDOR TOTALS		439.40 YTD INVOICED						479.20 YTD PAID		14.20
4068 PAIGE MENTON	167366	09/04/24	69116		103529	P	09/24/24	01401 460	VOLUNTEER BOARD COMMISSIO	750.00
	INVOICE:	090524								
VENDOR TOTALS		.00 YTD INVOICED						750.00 YTD PAID		750.00
665 PAUL B. MOYER & SONS	167274	09/04/24	69023		103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	124.67
	INVOICE:	6026740								
	167275	09/04/24	69024		103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	27.65
	INVOICE:	6026381								
	167276	09/04/24	69025		103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	27.65
	INVOICE:	6027156								
	167277	09/04/24	69026		103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	102.49

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	6027012									
167278	09/04/24	69027			103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	1.30
INVOICE:	6027355									
167279	09/04/24	69028			103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	300.00
INVOICE:	6027393									
167280	09/04/24	69029			103530	P	09/24/24	01430 262	REPAIRS TOOLS/MACH	398.61
INVOICE:	6026359									
VENDOR TOTALS				1,424.47	YTD INVOICED			2,641.82	YTD PAID	982.37
1399 PAYCHEX INC.										
167287	09/04/24	69036			103531	P	09/24/24	01402 310	PROFESSIONAL SERVICES	168.43
INVOICE:	6443859									
VENDOR TOTALS				.00	YTD INVOICED			168.43	YTD PAID	168.43
5 PECO - PAYMENT PROCESSING										
167217	08/28/24	68964			103532	P	09/24/24	02434 383	R/M WISTER WOOD DISTRICT	6.32
INVOICE:	3397391222	082824								
167218	09/04/24	68965			103532	P	09/24/24	02434 379	R/M GWYNEDD RESERVE DISTR	7.66
INVOICE:	9503468000	090424								
167219	08/29/24	68966			103532	P	09/24/24	02434 374	R/M WOODED POND DISTRICT	7.67
INVOICE:	2658111222	082924								
167220	09/09/24	68967			103532	P	09/24/24	02434 382	R/M GWYNN OAKS DISTRICT	7.91
INVOICE:	6075873000	090924								
167221	09/04/24	68968			103532	P	09/24/24	05454 360	UTILITIES	12.65
INVOICE:	0548354000	090424								
167222	09/13/24	68969			103532	P	09/24/24	01409 360	UTILITIES	18.58
INVOICE:	8554735000	091324								
167223	08/29/24	68970			103532	P	09/24/24	01430 360	UTILITIES	24.76
INVOICE:	8230313000	082924								
167224	09/04/24	68971			103532	P	09/24/24	05454 360	UTILITIES	26.31
INVOICE:	3270531222	090424								
167225	09/03/24	68972			103532	P	09/24/24	02434 380	R/M GWYNN CREST DISTRICT	26.97
INVOICE:	7712968000	090324								
167226	09/09/24	68973			103532	P	09/24/24	02434 381	R/M WALNUT FARMS DISTRICT	27.24
INVOICE:	0457866000	090924								
167227	08/29/24	68974			103532	P	09/24/24	05454 360	UTILITIES	28.47
INVOICE:	8666762000	082924								
167228	08/29/24	68975			103532	P	09/24/24	02434 376	R/M POLO CLUB DISTRICT	28.96
INVOICE:	3840077000	082924								
167229	09/12/24	68976			103532	P	09/24/24	08429 360	UTILITIES	33.65
INVOICE:	3372985000	091224								
167230	08/29/24	68977			103532	P	09/24/24	02434 375	R/M FOXFIELD RESERVE DIST	33.69
INVOICE:	4934981222	082924								
167231	09/05/24	68978			103532	P	09/24/24	05454 360	UTILITIES	34.55
INVOICE:	6865873000	090524								
167232	09/05/24	68979			103532	P	09/24/24	01409 360	UTILITIES	38.73
INVOICE:	1975632000	090424								
167233	09/09/24	68980			103532	P	09/24/24	02434 378	R/M CEDAR HILL EST DISTRI	38.96
INVOICE:	0671309000	090924								

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	167234	09/05/24	68981		103532	P	09/24/24	08429 360	UTILITIES	39.63
	INVOICE:	3161783000	090524							
	167235	09/05/24	68982		103532	P	09/24/24	05454 360	UTILITIES	45.62
	INVOICE:	4325804000	090424							
	167236	09/05/24	68983		103532	P	09/24/24	05454 360	UTILITIES	48.69
	INVOICE:	5210869000	090524							
	167237	09/05/24	68984		103532	P	09/24/24	05454 360	UTILITIES	52.96
	INVOICE:	8946494000	090424							
	167238	09/05/24	68985		103532	P	09/24/24	01409 360	UTILITIES	59.26
	INVOICE:	7019523333	090424							
	167239	09/05/24	68986		103532	P	09/24/24	01409 360	UTILITIES	66.13
	INVOICE:	8554735000	090524							
	167240	09/05/24	68987		103532	P	09/24/24	02434 377	R/M BETHLEHEM DISTRICT	154.65
	INVOICE:	9909383000	082924							
	167241	09/05/24	68988		103532	P	09/24/24	02434 372	R/M PENLLYN DISTRICT	160.96
	INVOICE:	3931524000	082924							
	167243	09/05/24	68990		103532	P	09/24/24	02434 371	R/M PEN AMBLER DISTRICT	211.34
	INVOICE:	8029443000	082924							
	167244	09/05/24	68991		103532	P	09/24/24	08429 360	UTILITIES	227.31
	INVOICE:	0251100100	091624							
	167245	09/05/24	68993		103532	P	09/24/24	01430 360	UTILITIES	228.46
	INVOICE:	50289407000	090924							
	167246	09/05/24	68994		103532	P	09/24/24	01430 360	UTILITIES	335.85
	INVOICE:	6692667000	083024							
	167247	09/05/24	68995		103532	P	09/24/24	05454 360	UTILITIES	496.13
	INVOICE:	4161911222	090524							
	167248	09/05/24	68996		103532	P	09/24/24	08429 360	UTILITIES	753.24
	INVOICE:	5166383000	090524							
	167249	09/05/24	68997		103532	P	09/24/24	01409 360	UTILITIES	2,208.69
	INVOICE:	1665558000	090524							
	VENDOR TOTALS		46,109.50	YTD INVOICED				71,246.41	YTD PAID	5,492.00
2798	PENN DETROIT DIESEL ALLISON. LLC									
	167303	09/04/24	69052		103533	P	09/24/24	01409 370	R&M ALL BLDNGS	300.00
	INVOICE:	4647739								
	167305	09/04/24	69054		103533	P	09/24/24	08429 370	R&M PUMP STATIONS/SEWER L	300.00
	INVOICE:	4647741								
	167306	09/04/24	69055		103533	P	09/24/24	08429 370	R&M PUMP STATIONS/SEWER L	300.00
	INVOICE:	4647740								
	VENDOR TOTALS		8,863.37	YTD INVOICED				11,475.99	YTD PAID	900.00
3174	PETROLEUM TRADERS CORPORATION									
	167316	09/04/24	69065		103534	P	09/24/24	01410 374	FUEL/ GASOLINE/ DIESEL	1,802.21
	INVOICE:	2017459								
	VENDOR TOTALS		37,628.95	YTD INVOICED				48,390.56	YTD PAID	1,802.21
2919	PFM ASSET MANAGEMENT LLC									
	167312	09/04/24	69061		103535	P	09/24/24	01410 311	PROF. SERVICES - PENSION,	3,598.26

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 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: 14406676	167312	09/04/24	69061	103535	P	09/24/24	01402 310	PROFESSIONAL SERVICES	1,147.09
	INVOICE: 14406676									
	VENDOR TOTALS			21,386.77	YTD INVOICED			39,314.02	YTD PAID	4,745.35
2654 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	167302	09/04/24	69051		103536	P	09/24/24	01409 450	CONTRACTED SERVICES	242.22
	INVOICE: 3319659957									
	VENDOR TOTALS			484.44	YTD INVOICED			2,968.88	YTD PAID	242.22
3399 REDKNIGHT PRINT, LLC	167322	09/04/24	69071		103537	P	09/24/24	01401 200	OFFICE SUPPLIES	143.93
	INVOICE: 200151									
	VENDOR TOTALS			.00	YTD INVOICED			143.93	YTD PAID	143.93
3458 REMCO, INC.	167329	09/04/24	69078		103538	P	09/24/24	01409 370	R&M ALL BLDNGS	713.75
	INVOICE: 734038									
	167330	09/04/24	69079		103538	P	09/24/24	01409 370	R&M ALL BLDNGS	3,359.63
	INVOICE: 733405									
	167331	09/04/24	69080		103538	P	09/24/24	01409 370	R&M ALL BLDNGS	1,056.20
	INVOICE: 727765									
	167332	09/04/24	69081		103538	P	09/24/24	01409 370	R&M ALL BLDNGS	554.38
	INVOICE: 732274									
	VENDOR TOTALS			15,822.01	YTD INVOICED			27,706.51	YTD PAID	5,683.96
2607 RICOH USA INC	167298	09/04/24	69047		103539	P	09/24/24	01410 450	CONTRACTED SERVICES	178.14
	INVOICE: 588288733									
	167298	09/04/24	69047		103539	P	09/24/24	01401 430	TECHNOLOGY	403.98
	INVOICE: 588288733									
	VENDOR TOTALS			6,350.54	YTD INVOICED			8,855.59	YTD PAID	582.12
2644 RICOH USA, INC.	167300	09/04/24	69049		103540	P	09/24/24	01401 200	OFFICE SUPPLIES	71.75
	INVOICE: 1101335595									
	167301	09/04/24	69050		103540	P	09/24/24	01410 450	CONTRACTED SERVICES	11.44
	INVOICE: 5070047947									
	167301	09/04/24	69050		103540	P	09/24/24	01401 430	TECHNOLOGY	39.10
	INVOICE: 5070047947									
	VENDOR TOTALS			220.14	YTD INVOICED			3,236.75	YTD PAID	122.29
4056 ROBERT HALF INC.	167363	09/04/24	69113		103541	P	09/24/24	01402 310	PROFESSIONAL SERVICES	13,650.00
	INVOICE: 64036562									

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	167364	09/04/24	69114		103541	P	09/24/24	01402 310	PROFESSIONAL SERVICES	1,930.50
	INVOICE:	64017642								
	VENDOR TOTALS			.00	YTD INVOICED			19,847.04	YTD PAID	15,580.50
3926	SANTINO CARLOMAGNO									
	167350	09/04/24	69099		103542	P	09/24/24	01430 460	TRAINING/DUES/SUBS	10.00
	INVOICE:	092024								
	VENDOR TOTALS			154.93	YTD INVOICED			339.85	YTD PAID	10.00
2856	SEALMASTER									
	167308	09/04/24	69057		103543	P	09/24/24	01430 370	R&M PW	252.00
	INVOICE:	INV2081186								
	VENDOR TOTALS			1,045.24	YTD INVOICED			1,369.24	YTD PAID	252.00
3660	SIGNARAMA LANSDALE									
	167337	09/04/24	69086		103544	P	09/24/24	05453 141	FALL FEST	1,296.00
	INVOICE:	INV-33289								
	VENDOR TOTALS			809.58	YTD INVOICED			2,105.58	YTD PAID	1,296.00
573	STANDARD INSURANCE COMPANY									
	167264	09/05/24	69013		103545	P	09/24/24	01401 153	DISABLITY & LIFE INS.	91.75
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	01401 153	DISABLITY & LIFE INS.	676.01
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	01402 153	DISABLITY & LIFE INS.	250.68
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	01409 153	DISABLITY & LIFE INS.	86.05
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	01410 153	DISABLITY & LIFE INS.	3,528.12
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	01414 153	DISABLITY & LIFE INS.	248.32
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	01430 153	DISABLITY & LIFE INS.	758.91
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	05451 153	DISABLITY & LIFE INS.	132.78
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	05451 153	DISABLITY & LIFE INS.	28.68
	INVOICE:	090124								
	167264	09/05/24	69013		103545	P	09/24/24	08487 153	DISABLITY & LIFE INS.	594.65
	INVOICE:	090124								
	VENDOR TOTALS			49,772.91	YTD INVOICED			56,168.86	YTD PAID	6,395.95
3733	STAPLES									
	167339	09/04/24	69088		103546	P	09/24/24	01401 200	OFFICE SUPPLIES	39.45
	INVOICE:	7001909338								
	167340	09/04/24	69089		103546	P	09/24/24	01401 200	OFFICE SUPPLIES	77.12



PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 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:	7001827757								
	167340	09/04/24	69089		103546	P	09/24/24	01430 370	R&M PW	26.26
	INVOICE:	7001827757								
	VENDOR TOTALS			3,399.76	YTD INVOICED			4,554.29	YTD PAID	142.83
4073	SUSAN HARRIS									
	167369	09/04/24	69119		103547	P	09/24/24	31446 101	SWM PROJECTS	665.87
	INVOICE:	091624								
	VENDOR TOTALS			.00	YTD INVOICED			665.87	YTD PAID	665.87
3960	THE CHAMBER OF COMMERCE FOR									
	167356	09/04/24	69106		103548	P	09/24/24	01401 420	TRAINING/DUES/SUBS	415.00
	INVOICE:	562649								
	VENDOR TOTALS			.00	YTD INVOICED			415.00	YTD PAID	415.00
3641	TRAISSR, LLC									
	167336	09/04/24	69085		103549	P	09/24/24	01414 430	TECHNOLOGY	1,600.00
	INVOICE:	2902								
	VENDOR TOTALS			9,750.00	YTD INVOICED			16,350.00	YTD PAID	1,600.00
2441	TUSTIN GROUP, LLC									
	167295	09/04/24	69044		103550	P	09/24/24	01409 370	R&M ALL BLDNGS	3,000.00
	INVOICE:	990030363								
	VENDOR TOTALS			7,225.36	YTD INVOICED			13,150.36	YTD PAID	3,000.00
3288	TUSTIN MECHANICAL SERVICES									
	167321	09/04/24	69070		103551	P	09/24/24	01409 370	R&M ALL BLDNGS	246.00
	INVOICE:	930017535								
	VENDOR TOTALS			1,432.00	YTD INVOICED			2,159.00	YTD PAID	246.00
2906	US BANK									
	167309	09/04/24	69058		103552	P	09/24/24	01402 310	PROFESSIONAL SERVICES	169.65
	INVOICE:	14404371								
	167310	09/04/24	69059		103552	P	09/24/24	01410 311	PROF. SERVICES - PENSION,	450.18
	INVOICE:	14404105								
	167311	09/04/24	69060		103552	P	09/24/24	01410 311	PROF. SERVICES - PENSION,	108.15
	INVOICE:	14403487								
	VENDOR TOTALS			4,252.19	YTD INVOICED			6,336.02	YTD PAID	727.98
40	VERIZON									
	167253	09/05/24	69002		103553	P	09/24/24	08429 320	COMMUNICATIONS	40.36
	INVOICE:	2156282913	091224							
	167254	09/05/24	69003		103553	P	09/24/24	08429 320	COMMUNICATIONS	38.08
	INVOICE:	2156160540	091224							

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	167255	09/05/24	69004		103553	P	09/24/24	08429 320	COMMUNICATIONS	45.42
	INVOICE: 2155428924	090724								
	167256	09/05/24	69005		103553	P	09/24/24	08429 320	COMMUNICATIONS	38.01
	INVOICE: 2152831193	090724								
	167257	09/05/24	69006		103553	P	09/24/24	08429 320	COMMUNICATIONS	38.01
	INVOICE: 2155428926	090724								
	167258	09/05/24	69007		103553	P	09/24/24	05451 320	COMMUNICATION	374.02
	INVOICE: 2156461633	082424								
	167259	09/05/24	69008		103553	P	09/24/24	01409 320	COMMUNICATIONS	50.42
	INVOICE: 2152835268	091124								
	VENDOR TOTALS		5,683.61	YTD INVOICED				7,615.96	YTD PAID	624.32
3092	VERIZON WIRELESS									
	167315	09/04/24	69064		103554	P	09/24/24	01401 320	COMMUNICATION	266.94
	INVOICE: 9972847142									
	167315	09/04/24	69064		103554	P	09/24/24	01410 320	COMMUNICATIONS	809.64
	INVOICE: 9972847142									
	167315	09/04/24	69064		103554	P	09/24/24	01430 320	COMMUNICATION	128.72
	INVOICE: 9972847142									
	167315	09/04/24	69064		103554	P	09/24/24	05451 320	COMMUNICATION	66.89
	INVOICE: 9972847142									
	167315	09/04/24	69064		103554	P	09/24/24	08429 320	COMMUNICATIONS	328.84
	INVOICE: 9972847142									
	VENDOR TOTALS		12,546.22	YTD INVOICED				18,505.35	YTD PAID	1,601.03
3565	W.B. MASON COMPANY									
	167333	09/04/24	69082		103555	P	09/24/24	01401 200	OFFICE SUPPLIES	23.12
	INVOICE: 249037183									
	167334	09/04/24	69083		103555	P	09/24/24	01401 200	OFFICE SUPPLIES	40.30
	INVOICE: 249159754									
	VENDOR TOTALS		2,583.20	YTD INVOICED				2,690.43	YTD PAID	63.42
2511	WEST PUBLISHING CORPORATION									
	167297	09/04/24	69046		103556	P	09/24/24	30410 705	POLICE PCCD GRANT EXP	150.00
	INVOICE: 850735705									
	VENDOR TOTALS		1,050.00	YTD INVOICED				1,650.00	YTD PAID	150.00
2433	WITMER PUBLIC SAFETY GROUP, INC.									
	167294	09/04/24	69043		103557	P	09/24/24	01410 238	UNIFORMS	151.41
	INVOICE: INV531012									
	VENDOR TOTALS		161.60	YTD INVOICED				313.01	YTD PAID	151.41
									REPORT TOTALS	224,632.78
								COUNT	AMOUNT	

PAID INVOICES REPORT

WARRANT: 092424

TO FISCAL 2024/08 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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TOTAL PRINTED CHECKS	83	215,797.55	✓
TOTAL MANUAL CHECKS	1	8,835.23	✓

\*\* 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:	\$ 14,543.60
Statement Date (MM/DD/YYYY):	07/27/2024	Currency:	U.S. DOLLAR
Payment Due Date (MM/DD/YYYY):	08/23/2024		

### Statement Summary:

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

Previous Balance:	\$ 2,410.96
Payments:	\$ -2,410.96
Adjustments:	\$ 0.00
Net Purchases:	\$ 5,456.40
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
<b>New Account Balance:</b>	<b>\$ 5,456.40</b>

*Previous  
08105124  
min 494*

### 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					
07/04	07/04 539925851	AUTOMATIC PYMT RECEIVED	\$ -2,410.96	\$ 0.00	\$ -2,410.96

TOTAL CREDITS	xxxx-xxxx-xxxx-0522	\$ -2,410.96
TOTAL DEBITS	xxxx-xxxx-xxxx-0522	\$ 0.00

Card Number xxxx-xxxx-xxxx-6350 FEIGHT-HICKS, SANDI L					
07/15	07/16 541611254	GREENDISK INC 425-3928700 WA	\$ 1,084.43 024709	\$ 65.07 (e)	\$ 1,149.50 ✓
07/25	07/26 543223503	UNIFORM CONSTRUCTION U HARRISBURG PA	\$ 1,003.50 093032	\$ 0.00	\$ 1,003.50 ✓

TOTAL CREDITS	xxxx-xxxx-xxxx-6350	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-6350	\$ 2,153.00

Card Number xxxx-xxxx-xxxx-2252 KENNY, PAUL D					
07/05	07/08 540411801	GWYNEDD BEVERAGE SPRING HOUSE PA	\$ 32.04 020447	\$ 1.92 (e)	\$ 33.96 ✓
07/10	07/11 540942719	21CM PA2 NEWSPAPERS CI WEST CHESTER PA	\$ 1.00 062595	\$ 0.00	\$ 1.00 ✓
07/17	07/18 541964881	CALIBRE PRESS GLEN ELLYN IL	\$ 204.97 092858	\$ 0.00	\$ 204.97 ✓
07/17	07/18 541964805	CALIBRE PRESS GLEN ELLYN IL	\$ 204.97 029169	\$ 0.00	\$ 204.97 ✓

07/18

07/22  
542525841

PAYPAL COLORADORUG 4029357733 CA

30410.700

\$ 183.28 \$ 16.72 (e)  
009283

Page 2 of 4  
\$ 200.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 644.90

Card Number xxxx-xxxx-xxxx-6926 WORMAN, JAMIE P.

07/12	07/15	CANVA 04210-45565144 KENT DE	\$ 113.21	\$ 6.79 (e)	\$ 120.00	✓
	541250051		015129			
			01401.420			
07/15	07/16	AMZN MKTP US RS9A53CU1 AMZN.COM/BILL WA	\$ 109.79	\$ 0.00	\$ 109.79	✓
	541611255		076069			
			01401.200			
07/21	07/22	EIG CONSTANTCONTACT.CO WALTHAM MA	\$ 81.00	\$ 0.00	\$ 81.00	✓
	542525916		073375			
		website	01401.430			
07/22	07/23	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28	✓
	542634560		051624			
			01414.314			
07/22	07/23	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50	✓
	542634559		085332			
			01414.314			
07/22	07/23	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28	✓
	542634561		091460			
			01414.314			
07/22	07/23	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50	✓
	542634558		097907			
			01414.314			
07/24	07/25	PML 7172369469 PA	\$ 56.60	\$ 3.40 (e)	\$ 60.00	✓
	543027746		070472			
			01414.460			
07/25	07/26	COMMONWEALTH FINANCE A HARRISBURG PA	\$ 100.00	\$ 0.00	\$ 100.00	✓
	543223580		06575			
			31446.101			
07/25	07/26	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50	✓
	543223504		019850			
			01414.314			
07/25	07/26	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28	✓
	543223579		030579			
			01414.314			

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-6926 \$ 503.13

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

07/02	07/03	KNOX COMPANY INC PHOENIX AZ	\$ 302.00	\$ 18.12	\$ 320.12	✓
	539869674		094998			
			01409.370			
07/03	07/04	SUNOCO 8001707802 QPS NORTH WALES PA	\$ 85.25	\$ 0.00	\$ 85.25	✓
	539955230		038976			
			01410.374			
07/24	07/25	RVT NORTH MONTCO LANSDALE PA	\$ 1,650.94	\$ 99.06 (e)	\$ 1,750.00	✓
	543027745		017345			
			01430.460			

TOTAL CREDITS xxxx-xxxx-xxxx-3833 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-3833 \$ 2,155.37

VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
4050	ODALYS CUMMINS	1301 BIWOOD ROAD	AMBLER	PA	19002
4051	ROHM & HASS COMPANY	BEN BRANCH CENTER 2B WING	MIDLAND	MI	48674
4052	BLUE BELL REGIONAL REALTY LLC	910 HARVEST DRIVE	BLUE BELL	PA	19422
4053	ROSEANNE SCANLIN	11 POE COURT	NORTH WALES	PA	19454
4054	HYE SHIN	113 SPYGLASS DRIVE	BLUE BELL	PA	19422
4055	HUNT SEAT ASSOCIATES	925 HARVEST DRIVE	BLUE BELL	PA	19422
4056	ROBERT HALF INC.	P.O. BOX 743295	LOS ANGELES	CA	90074-3295
4057	R.E.M. RISK CONSULTANTS, LLC	12005 FORD ROAD	DALLAS	TX	75234
4058	JAY KIM	1261 ROSSETT COURT	LOWER GWYNEDD	PA	19002
4059	KYONG TAI KIM	1251 ROSSETT COURT	AMBLER	PA	19002
4060	HARTH BUILDERS	ONE MILL RACE	SPRING HOUSE	PA	19477
4061	PETER SPAIN	P.O. BOX 273	GWYNEDD VALLEY	PA	19437
4062	TONYA LYN COSTELLO	916 N. PENN OAK ROAD	LOWER GWYNEDD	PA	19002
4063	MONTGOMERY CROSSING ASSOCIATES	580 VIRGINIA DRIVE	FORT WASHINGTON	PA	19034
4064	MONTGOMERYVILLE REAL ESTATE ASSOCIATES, LP	595 EAST LANCASTER AVENUE	ST. DAVIDS	PA	19087
4065	GREGORY S. & KATHRYN M. HORN	1 PENN MANOR COURT	FORT WASHINGTON	PA	19034
4066	JEFFREY SCHWARTZ	1525 BARDSEY DRIVE	LOWER GWYNEDD	PA	19002
4067	MARC SALAMONE	354 NEWBURY COURT	NORTH WALES	PA	19454
4068	PAIGE MENTON	1101 DEKALB PIKE	GWYNEDD	PA	19454
4069	JOEL CHODOROFF	335 PENNINGTON WAY	PERKASIE	PA	18944
4070	ENRIQUE CRESPO				
4071	DEZURIK, INC.	250 RIVERSIDE AVENUE NORTH	SARTELL	MN	56377
4072	PILOT THOMAS LOGISTICS, LLC	P.O. BOX 2136	GRAPEVINE	TX	76099
4073	SUSAN HARRIS	816 DOWLIN FORGE ROAD	DOWNINGTOWN	PA	19335

**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 <sup>nd</sup> 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	September 11, 2024
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>Plant list for the pollinator gardens, Suzanne made recommendation on replacing some plants with others.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>Follow up discussion about the next action steps for the EAC to move forward with the Single Use Plastics.</li> <li>Tree Giveaway registration is open, the EAC is working to schedule volunteers for that event and Fall Fest.</li> <li>The Battery Recycling program, the Township cannot accept damaged lithium ion batteries at this time.</li> </ul>	

Next Meeting	Wednesday, October 9, 2024
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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	Parks & Recreation Board
Members/Terms	7 residents, 5-year terms appointed by the BOS
Meeting Schedule	3 <sup>rd</sup> Tuesday of the Month, 6:00 p.m.
Supervisor Liaison(s)	Janine Martin
Staff Liaison	Sandi Feight-Hicks
Minute Taker	Harry Hellerman, Secretary

**MEETING HIGHLIGHTS**

Meeting Date	Tuesday, September 17, 2024
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>The P&amp;R Board was fine with the suggested changes to the PECO Pollinator Gardens plans for Oxford and Pen Ambler Park that the EAC recommended; switching out plants that are medium to wet to those that do better in medium to dry conditions based on the locations. To also make sure that Common Milkweed is NOT added it gets out of control and better for a pasture or open field area.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>Texaco Station Lot, the Board discussed requesting an estimate from Gilmore for an estimate of the project, to include: review the basic needs (low maintenance, native plants, benches and digital sign, optional flagpole).</li> <li>The Board discussed Fall Fest, EAC Tree Giveaway, along with an update on the Comprehensive Plan and their next open house 10/28/24 from 4-6 p.m.</li> </ul>	

Next Meeting	Tuesday, October 15, 2024
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**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 <sup>st</sup> 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	September 5, 2024
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>The HRC will ask for space in both the paper newsletter and the e-newsletters advertising the commission and the services they can offer.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>A discussion about how to make the public aware that the Human Relations Commission is available and what they can help with.</li> <li>A member of the Abington HRC reached out and will be invited to attend a future meeting to discuss what they work on in their community.</li> </ul>	

Next Meeting	November 7, 2024
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