

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
2025 ORGANIZATION MEETING and  
REGULAR PUBLIC MEETING**

**Tuesday, January 6, 2025, 7:00 p.m.**



To join the meeting via Zoom:

<https://us02web.zoom.us/j/81800060056?pwd=Giyg6Tumkfy6J571Pq5kbQogYfsaJm.1>

Call #: 1-646-876-9923

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**Call to Order and Pledge of Allegiance**

**ORGANIZATION MEETING**

**A. Board Organization for 2025 - Solicitor assumes position of temporary Chair**

1. Nominations for the position of Chair of the Board of Supervisors
2. Nominations for the position of Vice Chair of the Board of Supervisors

**B. Administrative Appointments - single motion acceptable**

1. Township Manager / Secretary / Assistant Treasurer – Mimi Gleason
2. Assistant Township Manager / Assistant Secretary – Jamie Worman
3. Treasurer – Melinda Haldeman
4. Zoning Officer – Jamie Worman
5. Assistant Zoning Officers – Mimi Gleason, Patty Sexton-Furber
6. Open Records Officer for Administration – Michelle Farzetta
7. Open Records Officer for Police – Mike Gargan
8. Lower Gwynedd representative to Ambler Wastewater Treatment Plant – Fred Zollers
9. Chief Administrator for Pension Plans – Mimi Gleason
10. Fire Marshal – Al Comly
11. Assistant Fire Marshal – Matthew Traynor
12. Emergency Management Coordinator – John Farrell
13. Wissahickon Clean Water Partnership Representatives – Primary: Jamie Worman;  
Alternate: Mimi Gleason
14. Delegates to Montgomery County Tax Collection Committee – Melinda Haldeman, Mimi Gleason
15. Board of Supervisors Delegate for PSATS Convention – TBD

**C. Consultant Appointments - single motion acceptable**

1. Township Solicitor - Neil Stein, Kaplin Stewart
2. Conflict Attorney - Tom Speers, Speers Law
3. Labor Counsel - Eckert Seamans
4. Zoning Hearing Board Solicitor - Joseph Kuhls, Kuhls Law, PLLC
5. Township/Sewer Engineer - Gilmore & Associates, Inc.
6. Conflict Township Engineer - CKS Engineers, Inc.
7. Traffic Engineer - Bowman Consulting Group, Ltd
8. Third-Party Building Inspector - Keystone Municipal Services
9. Certified Public Accountant to audit the 2024 financials - BBD, LLP

**D. Board and Commission Appointments - single motion acceptable**

1. Resolution #2025-01: Zoning Hearing Board, 3-year term, required by MPC to be appointed by resolution - reappoint Robert Rosenthal to term ending 12/31/2027, and confirm continuation of other members for the remainder of their terms
2. Planning Commission, 4-year term - reappoint Mike Mrozinski and Craig Adams to fill terms ending 12/31/2028
3. Parks & Recreation Board, 5-year term - reappoint Kathy Morris to fill term ending 12/31/2029
4. Environmental Advisory Council, 3-year term - appointments for 2025
  - a. Appointment of chair in compliance with ordinance: Mark Schaefer
5. Human Relations Commission, 3-year term - reappoint Christine Lamar to fill term ending 12/31/2027
  - a. Appointment of chair in compliance with ordinance: Christine Lamar
6. Historic Committee, 1 year term - reappoint Gloria Jones, Allison Klinger, Fawn Ostriak, and Joe Langella
7. Fall Fest, 1-year term - reappoint Natalie Melograno, Natalie Cormier, Diane Morgan, Kelly Swope, Jennifer Green, Morgan High, Kathy Morris
8. Veterans Committee, 1-year term - reappoint Dick Target, Steve Yusem, William Wanger, and Joel Mayer
9. Chair of Vacancy Board, 1-year term - reappoint Joyce Pickles
10. Liaison to Community Ambulance Assn. of Ambler, 1-year term - reappoint George Weldon

**E. Business and Schedules for 2025 – approve each item separately**

1. Resolution #2025-02: Establishing 2025 holidays for non-uniformed employees
2. Resolution #2025-03: Establishing approved depositories
3. Resolution #2025-04: Approving the execution and payment of payroll and specified invoices between regular meetings
4. Resolution #2025-05: Approving the 2025 fee schedule
5. Approval of the amount of the surety bond for the Township Manager and Treasurer: \$3,000,000 (no change in amount)
6. Establishment of meeting dates for the Board of Supervisors and appointed boards and commissions

**REGULAR PUBLIC MEETING**

**A. 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)

**B. Building and Zoning**

1. Consider a Decision and Order for a conditional use application for Gwynedd Estates (ACTS Retirement/Life Communities, Inc.) to permit grading, stormwater pipe and trail to extend into the riparian buffer allowing access to an existing nature area
2. Resolution 2025-06: Preliminary/Final Approval of the Gwynedd Estates (ACTS Retirement/Life Communities, Inc.) land development plan to construct a two-story building and parking for 40 personal care beds for assisted living at 301 Norristown Road

**C. General Business**

1. Award bid for construction of Old Bethlehem Pike bridge replacement and streambank stabilization to G&B Construction in the amount of \$785,642
2. Financial report – November 2024
3. Approval of minutes – December 10, 2024

**D. Supervisors Comments** - Comments or questions from the Board of Supervisors

**Adjournment**

**UPCOMING MEETING DATES**

ELECTED AUDITORS (Organization)	TUES	01/07/25	3:00 P.M.
HUMAN RELATIONS COMMISSION	THUR	03/06/25	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	01/08/25	7:00 P.M.
ZONING HEARING BOARD	THURS	01/09/25	6:00 P.M.
PARKS AND RECREATION	TUES	01/21/25	6:00 P.M.
PLANNING COMMISSION	WED	01/15/25	7:00 P.M.
BOARD OF SUPERVISORS	TUES	01/28/25	7:00 P.M.

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

**RESOLUTION #2025-01**

**ZONING HEARING BOARD APPOINTMENTS**

**WHEREAS**, Article IX, Section 903 of the Pennsylvania Municipalities Planning Code requires municipalities that have enacted a zoning ordinance to create a zoning hearing board and appoint the members by resolution of the governing body;

**THEREFORE, BE IT RESOLVED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township that the following appointments to the Lower Gwynedd Township Zoning Hearing Board are made or confirmed:

1. Hank Stoebenau is confirmed to continue serving as a member for the remainder of a three-year term to expire December 31, 2025.
2. Lynn Bush is confirmed to continue serving as a member for the remainder of a three-year term to expire December 31, 2026.
3. Robert Rosenthal is confirmed to continue serving as a member for a new term to expire December 31, 2027.

**APPROVED**, at a public meeting of the Board of Supervisors of Lower Gwynedd Township conducted on this 6<sup>th</sup> day of January, 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

By: \_\_\_\_\_  
**CHAIRPERSON**

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

**RESOLUTION #2025-02**

**BE IT RESOLVED** that the schedule of holidays through January 1, 2025, are as follows:

01/20/2025	Monday	Martin Luther King's Day
02/17/2025	Monday	Presidents' Day
04/18/2025	Friday	Good Friday
05/26/2025	Monday	Memorial Day
06/19/2025	Thursday	Juneteenth
07/04/2025	Friday	Independence Day Holiday
09/01/2025	Monday	Labor Day
10/13/2025	Monday	Columbus Day/Indigenous Day
11/11/2025	Tuesday	Veterans Day
11/26/2025	Wednesday	Thanksgiving Eve – half day
11/27/2025	Thursday	Thanksgiving Day
11/28/2025	Friday	Day After Thanksgiving
12/24/2025	Wednesday	Christmas Eve – half day
12/25/2025	Thursday	Christmas Day
12/26/2025	Friday	Manager's designated floating holiday for non-uniformed staff for 2025
12/31/2025	Wednesday	New Year's Eve – half day
01/01/2026	Thursday	New Year's Day
01/02/2026	Friday	Manager's designated floating holiday for non-uniformed staff for 2026

**APPROVED**, at a public meeting of the Board of Supervisors of Lower Gwynedd Township conducted on this 6<sup>th</sup> day of January 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

By: \_\_\_\_\_  
**CHAIRPERSON**

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

**RESOLUTION # 2025-03**

**WHEREAS**, in accordance with Article VVI, Section 708 of the Pennsylvania Second Class Code, Lower Gwynedd Township must declare its bank depositories,

**THEREFORE, BE IT RESOLVED AND ENACTED**, that the Township Manager and the Treasurer be authorized to utilize the following financial institutions as designated depositories:

1. Pennsylvania Local Government Investment Trust  
P.O. Box 1472, Valley Forge, PA 19482
2. WSFS Bank  
901 Limekiln Pike, Maple Glen, PA 19002
3. Wells Fargo Bank  
Bethlehem Pike, Spring House, PA 19477
4. U. S. Bank, Institutional Trust & Custody  
St. Paul, MN 55107
5. Truist  
Bethlehem Pike, Spring House, PA 19477
6. Citadel Credit Union  
520 Eagleview Blvd, Exton, PA 19341

**BE IT FURTHER RESOLVED**, that the Township Manager and the Treasurer shall be authorized to invest Township funds in any bank or savings institution in the United States of America, which is insured by the FSLIC or FDIC, provided the investments are within the requirements of FSLIC or FDIC regulations and state law.

Approved this 6<sup>th</sup> day of January 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

By: \_\_\_\_\_  
**CHAIRPERSON**

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

**RESOLUTION #2025-04**

**BE IT HEREBY RESOLVED** that the Township Finance Department is authorized to issue checks to cover the following wages and bills as budgeted without prior approval of the Board of Supervisors:

- (1) Payroll
- (2) Personnel Benefits & Training Expenses
- (3) Utilities for Township Facilities
- (4) Office Equipment Rental
- (5) Mailing and Shipping Costs
- (6) Credit and Procurement Cards
- (6) Fund Transfers

All such expenses will be included on subsequent invoice reports submitted to the Board of Supervisors.

**APPROVED**, at a public meeting of the Board of Supervisors of Lower Gwynedd Township conducted on this 6<sup>th</sup> day of January 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

By: \_\_\_\_\_  
**CHAIRPERSON**



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

**RESOLUTION #2025-05**

**WHEREAS**, Chapter 208 of Title Two (General Provisions) of Part Two of the Township Code (the Administrative Code), authorizes the Board of Supervisors to adopt a General Fee Schedule;

**WHEREAS**, Township administration has reviewed the fees assessed under Chapter 208 and recommends the adoption of the General Fee Schedule attached as Exhibit "A";

**NOW THEREFORE BE IT RESOLVED**, that the General Fee Schedule for Lower Gwynedd Township attached hereto as Exhibit "A" is approved. This Resolution shall be effective immediately.

**APPROVED**, at a public meeting of the Board of Supervisors of Lower Gwynedd Township conducted on this 6<sup>th</sup> day of January 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

By: \_\_\_\_\_  
**CHAIR**

**Exhibit A**  
**Fee Schedule of Lower Gwynedd Township**

**Building Permits.**

**Residential.** The fees associated with residential building, construction, alteration, and related activities are as follow:

<b>Type</b>	<b>Fee</b>
State Permit Surcharge: State fee added to every permit issued under Act 157 of the PA Uniform Construction Code	\$4.50
Pre-Submission Plan Review (if requested)	\$150
Building Permit New Construction Professional Services Agreement (PSA) required	\$500 + \$0.35 per square foot above grade & \$0.25 per square feet of attic and basement space; requires grading permit PSA-\$1,500; <b>see PSA section below for details</b>
Alterations & Additions to Existing Structures	\$250 + \$0.35 per square feet for all space
Bathroom & Kitchen Remodel Permit (only required for non-cosmetic updates)	\$250.00
Accessory Structure/Uses Building Permit- (includes sheds greater than 200 square feet)	\$200 + \$0.15 per square feet
Zoning Permit- required for things such as sheds less than 200 square feet, fences, patios, etc.	\$150
Swimming Pools, Tennis/Basketball Courts & Other Recreational Uses where Building Permit/Grading Permit is required	\$300 + \$0.45 per square foot of surface area; also requires grading permit
Demolition Permit	\$300
Electrical Permit	\$50 per 100 amps of electrical service or equivalent; minimum permit fee \$50
Plumbing Permit	\$55 + \$15 per fixture; \$150 per grease trap, ejector
HVAC Permit/Replacement	\$150
Use & Occupancy Permits- Required for permit closeout not a separate permit fee	\$0.00
Storage Tanks	\$200 per 1,000 gallons of capacity
Removal of Oil Tank	\$150
Gas Fireplaces	\$100
Generator Permit Propane Permit	\$75 + electrical permit (in some cases a plumbing permit may also be needed)
Solar Permit	\$250 + electrical permit
Residential Re-Roofing (only required if sheathing is being replaced)	\$100
Residential Re-Inspection Fee	\$50.00

**Non-Residential.** The fees associated with non-residential building, construction, alteration, and related activities are as follow:

<b>Type</b>	<b>Fee</b>
Pre-Submission Plan Review (if requested)	\$150
New Construction	\$750 Plan Review- fee due at submission \$600 + \$0.45 per square foot- Permit/Inspections
Building Work/Alterations	\$750 Plan Review-fee due at submission 500 + \$0.35 per square foot-Permit/Inspections
Demolition Permit	\$100 per 1,000 square foot
Electric Permit	\$250 + \$50 per 100 amp service
Plumbing Permit	\$250 + \$15 per fixture, trap, appliance
HVAC	\$500
Roofing Permit (New)	\$500 plus \$0.35 per square foot
Roofing Permit (Re-Roof)	\$250 plus \$0.10 per square foot
Re-Inspection (inspector is unable to conduct required inspection due to applicant error)	\$100.00
Use & Occupancy Permit	\$250
Removal of Oil Tank	\$450
Storage Tank	\$200 per 1,000 gallons of capacity
Antenna Cell Tower Permit	\$2,500 permit + \$500 escrow
Generator Permit	\$250 + electrical permit (in some cases a plumbing permit may also be needed)

**Building Permit Licensing Fees**

<b>Type</b>	<b>Fee</b>
<b>Electrical Licensing Registration</b>	
Master Electrician	\$50
Journeyman	\$35
Apprentice	\$10
Inspection Agency	\$200
<b>Plumbing Licensing Registration</b>	
Master Plumber	\$125
Journeyman	\$50
<b>General Contractor's License</b> (fee applies to new homebuilders, commercial contractors and any contractor not registered in the State of PA)	\$125

### Building Permit Other Fees

Type	Fee
Driveway/Road Opening Permit- reviewed by Public Works Director	\$250 + calculated as per the application fee schedule attached
Grading/Excavation/Stormwater Management- reviewed by Township Engineer	\$500 flat fee; When plan review, engineering inspections and legal documents are needed, a grading permit may also require an escrow or PSA as directed by the Twp Engineer; grading permits in lieu of land development require an approved cost estimate & escrow. <b>See PSA section below for details when applicable.</b>
Tent Permit-Required for 700 sq. feet with open sides & 400 sq. feet with sides closed	\$150.00

**Zoning Permits.** Zoning permits are required for all new construction, alterations, decks, fences, accessory structures, and other; if a building permit is also required the building permit fee includes the zoning review and is not a separate or additional fee. If a building permit is not required, then the zoning permit fee below applies.

Type	Fee
Residential	\$150
Non-residential	\$250
Home Businesses Use & Occupancy	\$150
Signs (up to 40 square feet)	\$150
Signs (over 40 square feet as per ZHB approval)	\$250

**Fire.** The fees associated with fire safety and inspections are as follows:

Type	Fee
False Fire Alarms: # w/in 12 Calendar Months	
2	\$50 / false alarm
3	\$100 / false alarm
4 or 5	\$200 / false alarm
6 or more	\$1,000 / false alarm
<b>Residential</b>	
Fire Safety Sprinkler Permit (residence over 2,000 square feet) Includes inspection	\$500
Fire Alarm Installation Permit includes inspection fee	\$500
<b>Non-residential</b>	
Fire- Wet Ansul System or Other	\$250
Fire Safety Sprinkler System- New	\$700- \$400 inspection fee + \$300 permit fee
Fire Safety Sprinkler System- Add on	\$500- \$300 inspection fee + \$200 permit fee
Fire Alarm Installation Permit includes inspection fee	\$500

**Police.**

Type	Fee
Security False Alarms: Number within 12 Calendar Months 3 4 5 or more	\$35 / False Alarm \$50 / False Alarm \$100 / False Alarm
Home Alarm Permit	\$100
Peddlers/Canvassers License (Issued by Police)	\$40 per day/per person or \$60 per week/per person
Police Report	\$15.00
Police Special Event Services/Special Detail- Officer & Vehicle	Overtime rate of the highest paid Sergeant per officer per hour

**Other General Fees.**

Type	Fee
Banner	\$25
Copying	\$0.25 per page black & white; \$0.50 color
Copying-Wide Format	\$4.50 per page
Certification of a Record	\$5.00 per record
Specialized documents, including but not limited to blueprints, color copies, and non-standard-sized documents	Shall be charged the actual cost of production
RTKL mailings *All Right-to-Know requests must have all fees paid in full before documents are released.	Cost of postage
Prepayment of Right-to-Know Requests	Prepayment required if fees are estimated to exceed \$100.00.
Fireworks	\$150
Returned Check Fee	\$25
Special Events	See fees in Special Events under Park & Rec Fees

**Sewer Fees.** The fees associated with on-site septic systems and public sewer systems are set forth in this section as follows:

Type	Fee
<b>Public Sewer</b>	
Sewer Connection	\$250
Sewer Lateral Inspection	\$150
Sewer Quarterly Rental Rate	See Sewer Rate Resolution

**Small Wireless Facilities Fees.** The fees associated with small wireless facilities are set forth in this section as follows:

Type	Fee
Small Wireless Facility Application-Between 1 and 5 co-located small wireless facilities	\$500

Small Wireless Facilities Application-For more than five (5) co-located small wireless facilities	\$500 plus \$100 for each co-located small wireless facility in excess of five (5)
Small Wireless Facilities Application-Installation of a new or replacement utility pole	\$1,000
Small Wireless Facilities Annual Right-of-Way Fee	\$270 per facility; or \$270 per new utility pole with a small wireless facility; failure to pay on an annual basis will result in penalties and interest as described in ordinance no. 547 as amended

**Parks & Recreation.**

**Facilities and Fields Fees.** There are set fees for the use of Township Fields and Facilities. Fees for field use and facilities shall be as follows:

<b>Type/Facility</b>	<b>Resident Fee</b>	<b>Nonresident Fee</b>	<b>Business Group Fee</b>
<b><u>Security Deposit:</u></b> Required for all facility use, includes game area	\$200	\$200	\$200
<b><u>Penllyn Woods</u></b> Community Building	\$60 per hour	\$95 per hour	\$130 per hour
<b><u>Picnic Pavilions</u></b> Up to 4 hours Up to 8 hours Electricity	\$40 \$70 \$20	\$75 \$125 \$20	\$125 \$200 \$20
<b><u>Baseball/Soccer Fields</u></b> Youth Associations Nonprofit Groups	N/A	N/A	N/A
<b><u>Baseball/Soccer Fields</u></b> Individual: one-time use	\$50	\$75	\$85
<b><u>Baseball/Soccer Fields</u></b> Team: full season (5 consecutive weeks of play or more), one day a week use	\$220	\$250	\$250
<b><u>Baseball/Soccer Fields</u></b> One week (Mon-Fri) consecutive use	\$370	\$400	\$420
<b><u>Basketball, Tennis, Volleyball Courts</u></b> Individual- one time only	\$30	\$40	\$75
<b><u>Basketball, Tennis, Volleyball Courts</u></b> Team: full season (5 consecutive weeks of play or more), one day per week use	\$150	\$175	\$200
<b><u>Basketball, Tennis, Volleyball Courts</u></b> One-week consecutive use (Mon-Fri)	\$300	\$300	\$300

**Special Event Fees**

Police Services: Police Officers and Vehicles	Overtime rate of highest paid Sergeant per hour per officer
Public Works: Public Works staff and trucks	\$40 per hour per employee regular pay; Overtime Rate \$60 per hour per employee

**Zoning Fees.**

**Conditional Use Fees.** Conditional Use applications submitted to the Board of Supervisors c/o the Zoning Officer shall have the following fees.

Type	Fee	Escrow
Residential	\$1,500	\$2,500
Non-Residential	\$2,500	\$2,500
Additional Hearing	\$500 each	N/A

**Rezoning/Zoning Ordinance Amendment Fees.** Rezoning requests or Zoning Ordinance Amendments submitted to the Board of Supervisors c/o the Zoning Officer shall have the following fees. Costs include copies of transcripts as requested, solicitor, stenographer, etc.

Type	Fee
Zoning Map Amendment	\$1,800 + costs
Zoning Ordinance Text Amendment	\$1,800 + costs
Curative Amendments	\$3,500 + costs
Additional Hearings	\$650 each

**Zoning Hearing Board Application Fees** (excluding Curative Amendments). Fees are non-refundable regardless of the hearing outcome.

Type	Fee
Residential	\$1,200
Non-Residential	\$2,500
Other Matters	\$1,000
Sign	\$1,350
Validity Challenge	\$2,500
Additional Hearings (necessitated by applicant)	\$400
Postponement/Continuance (applicant's request)	\$250
Zoning and Floodplain Certification	\$50

**Land Use Fees.**

**Land Development and Subdivision Filing Fees.** Fees in the amount set forth in this section shall be paid when filing a preliminary land development application or a preliminary/final subdivision application. In addition, an escrow account is required to be established to cover the cost of professional services rendered in conjunction with any application. The remaining funds will be returned at the time of escrow closure. Escrows are explained in detail below.

**Land Development Fees.** The fees for land development include an application fee which is the set amount plus the calculated fee based on the per square footage rate.

<b>Acres Affected</b>	<b>General Fee</b>	<b>Escrow</b>
0-2.5 acres	\$2,500	\$5,000
2.5-5 acres	\$4,000	\$6,500
5-10 acres	\$5,000	\$8,500
10-20 acres	\$6,000	\$10,000
20-50 acres	\$7,500	\$11,500
50-100 acres	\$9,000	\$13,000
<b>PLUS Gross Floor Area in SQ. Ft.</b>	<b>Fee Per 1,000 Square Feet</b>	
0 to 49,000	\$50	
50,000 to 299,000	\$40	
300,000 or more	\$30	
Traffic Impact Fee	See Code (Part 12, Title 8)	N/A
<b>Final Plan Filing Fee</b>	No application fee will be charged for filing an improvement construction plan or record plan, unless no preliminary plan has been filed, in which case the fees established for preliminary plans will apply.	Based on approved estimate of costs from Township Engineer

**Subdivision Fees.** The subdivision fee includes a flat application fee plus a calculated fee based on the per lot rate. Prior to recording a subdivision plan, each developer shall submit digital plans.

<b>Number of Lots</b>	<b>General Fee</b>	<b>Escrow</b>
Lot Line Adjustment	\$1,800	N/A
Minor = 1 to 2	\$1,800	\$5,000
Major = 3 to 5	\$4,500 + \$250 per lot	\$5,500
Major = 6-10	\$5,000 + \$250 per lot	\$7,500
Major = 11-50	\$5,000+ \$300 per lot	\$10,000
Major = 51-100	\$5,000 + \$350 per lot	\$11,500
Major = 101 and over	\$5,000 + \$400 per lot	\$13,000
GIS Parcel Map Update	Included in app fee	
Traffic Impact Fee	See Code (Part 12, Title 8)	



## **Professional Service Agreements / Escrows.**

**Professional Consultants Fees.** The Township shall be reimbursed for the charges of its professional consultants in connection with any land use or permit matter as specified in this resolution. The Township also requires a Professional Services Agreement (PSA) with associated fees to be paid by anyone wishing to meet with and discuss potential land use items with any of the professional consultants prior to the filing of a formal application.

A cash escrow is required to guarantee payment of:

- The services of the Township Engineer, as provided in the Subdivision and Land Development Ordinance, being Title Four of the Planning and Zoning Code, plus all costs for other engineering and professional certification as deemed necessary.
- The services of the Township Solicitor for legal services incidental to the preliminary and final approval of plans of each subdivision or land development, or section thereof, and specifically including, but not limited to, the review of all plans, correspondence and permits; the preparation of subdivision and escrow agreements, easements, covenants and deeds; the attendance at any meetings with the Board of Supervisors, the Planning Commission, the Township Engineer, the developer or the developer's representatives in connection with the development; and any telephone conferences in connection with any of the above. The same expectation is maintained for the services rendered by the Township Engineer and the Township Planner/Zoning Officer and any other professional land use consultant in conjunction with a subdivision or land development.
- The actual costs of all drainage, water and/or material tests.
- Legal fees, advertising and other costs involved in the dedication of streets and public improvements to the Township.
- The administrative costs of processing subdivision and land development escrow account release request as follows: 10% of the total amount of every escrow release request of less than \$500 and in the amount of \$50 for every escrow release request in excess of \$500. Such charge shall be due and payable at the time as any escrow release is submitted to the Township for processing.
- The costs set forth in this subsection shall be estimated and escrowed at 10% of the total construction cost of the public improvements required to be built under the improvement construction plan(s) of the final plans, unless in the judgment of the Township Engineer a greater amount is necessary to secure the payment of the expenses which the Township is likely to incur in connection with the subdivision. Such estimate shall be escrowed with the Township in cash and shall be placed, by the Township, in an interest-bearing account with the interest accruing for the benefit of the developer. The Township may draw upon the escrow as necessary to reimburse itself for the fees and costs set forth in this resolution. Simultaneously with each such draw from the escrow by the Township, the Township shall send the developer an invoice (marked "paid") for the amount drawn, specifying the particular fee, cost or expense for which the Township has drawn payment for reimbursement. The developer shall at no time permit the required cash escrow to be reduced below an amount reasonably estimated by the Township Engineer to be necessary to reimburse the Township for the remaining fees, costs, and expenses which the Township is reasonably likely to incur prior to the completion of the subdivision or land development. Within 10 days of the developer's receipt of notice from the Township that the balance of the escrow is deemed inadequate to cover the reasonable costs and expenses likely to be incurred by the Township, the developer shall post such additional moneys as have been specified in the notice. Subject to the dispute resolution procedure set forth in the Pennsylvania Municipalities Planning Code, as amended, the refusal to post such moneys as shall be requested by the Township shall be deemed a breach of the developer's obligations under the improvement agreement and shall entitle the Township to withhold any requested inspections or permits until such time as the escrow has been increased as requested by the Township.

**Stormwater Management Facility Fees.** As originally adopted in Resolution 2005-16, the following fees shall be paid in full prior to recording of any subdivision or land development plan depicting stormwater management facilities in the form of a detention basin, retention basin, rain garden, natural stormwater basin or any other type of stormwater impoundment facility, regardless of whether the Township accepts dedication:

Stormwater Management Facility	Fee
< 50,000 cubic feet	\$500 / 1,000 cubic feet
> 50,000 cubic feet	\$250 / 1,000 cubic feet

**Highway Occupancy Permit Fees.** The following fees are applied to the administrative costs incurred in reviewing the permit application and processing the permit; also includes preliminary site review whether or not a permit is issued and processed.

**Permit Issuance Fees**

**Permit Application Fees**

Application Fee .....	<b>\$75.00</b>
Utility Application (Gas, Sewer, Water, Electric, etc.) .....	<b>\$150.00</b>

**General Permit Inspection Fees**

**Driveways onto Township Dedicated Roadways**

<b>Minimum Use</b> .....	<b>\$50.00</b>
Single Family Dwellings, Apartments 4 or fewer units, less than 25 Cars	
<b>Low Volume</b> .....	<b>\$75.00</b>
Apartment Buildings, Small Office Buildings more than 25 cars but less than 500	
<b>Medium Volume</b> .....	<b>\$100.00</b>
Motels, Restaurants, Service Stations, Small shopping complexes more than 500 Cars but less than 1000.	
<b>High Volume</b> .....	<b>\$125.00</b>
Large shopping centers, multiple building apartments, condos, or offices more than 1000 cars daily.	

<b>Other</b> .....	<b>\$40.00</b>
Curbing, Sidewalk, embankment removal etc.	

<b>Permit Extension or Changes</b> .....	<b>\$30.00</b>
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<b>Emergency Permit</b> .....	<b>\$40.00</b>
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**Surface Openings**

Calculated on the total amount of linear feet of installation in 100-foot increments.	
Opening in Pavement .....	<b>\$75.00</b>
Opening in Shoulder .....	<b>\$60.00</b>
Opening outside pavement and shoulder .....	<b>\$40.00</b>

**Note:** If longitudinal opening simultaneously occupies two or more areas identified above, only the higher fee will be charged. Linear distances shall be measured to the nearest foot.

Of less than 36 Square Feet (Service Connections or Utility Repairs)	
Opening in Pavement.....	<b>\$75.00</b>
Opening in Shoulder .....	<b>\$60.00</b>
Opening outside pavement and shoulder .....	<b>\$40.00</b>

**Above Ground Facilities**

Poles, Anchors, Guide Cables, etc.	
Up to 10 physically connected above ground facilities (each continuous group)	<b>\$35.00</b>
Additional above-ground physically connected facilities (each)	<b>\$5.00</b>

**Crossings**

Overhead, tipples, conveyors or pedestrian walkways and under-grade subways or mines	<b>\$100.00</b>
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**Seismograph** - Vibrosis Method (prospecting for oil or gas)

First Mile.....	<b>\$75.00</b>
Each additional Mile or fraction thereof .....	<b>\$20.00</b>

**Test Holes in Pavement & Shoulder (Each Hole)** ..... **\$25.00**

**Exemptions**

Highway Occupancy Permit fees are not payable by any of the following:

- 1) The commonwealth.
- 2) Political subdivisions of the commonwealth, except when placing a facility within more than 100 total linear feet of pavement. In that case, the application and inspection fees for pavement openings will be charged.
- 3) Government authorities organized under the laws of the commonwealth.
- 4) The Federal Government
- 5) Charitable organizations that are in compliance with Act No. 337 approved August 9, 1963, P.L. 628, as amended (churches, hospitals, schools, charitable institutions, veteran organizations, non-profit organizations).
- 6) Utility facility owners for:
  - A. The installation of streetlights at the request of Penn Dot or political subdivision.
  - B. The replacement or renewal of their facilities prior of a Township resurfacing project after notice from the Township.
  - C. Facilities moved at the request of Penn Dot or political subdivision.
  - D. The construction or maintenance of their facilities that occupy the right of way under private status.

**Additional Fees**

1. If the Township determines that the permitted work is of sufficient magnitude the Township may require that the permittee post an escrow or bond guaranteeing the completion and restoration of Township owned facilities.
2. If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead and expenses incurred by each assigned inspector and the Township.

October 25, 2024

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

RE: **Request for 2025 Professional Services Rates – Township Traffic Engineer**  
Lower Gwynedd Township, Montgomery County

Dear Mimi,

Bowman Consulting Group (Bowman) is pleased to provide to you and the Board of Supervisors the attached 2025 professional services rate schedule in order to continue to provide Traffic Engineering Services to Lower Gwynedd Township.

Bowman has sincerely appreciated the opportunities we've had to assist Lower Gwynedd Township over many years in helping with transportation planning and engineering, successful grant applications, plan reviews, safety matters, inspections, highway and signal design, etc. and to achieve its transportation infrastructure goals and vision for the future.

Attached to this letter is our *2025 Hourly Rates*, which includes our rate schedule for the various staffing levels within our firm. As in prior years, our services can be provided to the Township on an hourly time-and-materials basis, or on a pre-arranged fee basis for specific assignments, as desired and requested by the Township.

Thank you again for your confidence in Bowman, and we look forward to continuing our association with the Township. If you have any questions, please contact me at your earliest convenience.

Sincerely,



Chad Dixon, AICP, PP  
Senior Project Manager

Attachment



**BOWMAN CONSULTING GROUP LTD.**

**SCHEDULE B – MUNICIPAL HOURLY RATES**

January 2025

<b>CLASSIFICATION</b>	<b>HOURLY RATES</b>
Principal	\$225.00/HR
Department Executive	\$225.00/HR
Team Leader	\$225.00/HR
Senior Project Manager	\$210.00/HR
Project Manager II	\$210.00/HR
Project Manager	\$185.00/HR
Assistant Project Manager	\$170.00/HR
Project Coordinator	\$145.00/HR
Senior Surveyor	\$200.00/HR
Engineer I   Engineer II   Engineer III   Engineer IV	\$120.00/HR   \$145.00/HR   \$155.00/HR   \$185.00/HR
Planner I   Planner II   Planner III	\$120.00/HR   \$145.00/HR   \$155.00HR
Designer I   Designer II   Designer III	\$100.00/HR   \$105.00/HR   \$110.00/HR
CAD Drafter I	\$100.00/HR
Construction Manager	\$185.00/HR
Senior Construction Technician	\$170.00/HR
Senior Construction Inspector	\$145.00/HR
Construction Inspector	\$125.00/HR
Sr. Project Engineer/Hydro/Geo	\$200.00/HR
Traffic Technician	\$105.00/HR
Traffic Counter	\$ 70.00/HR
Survey Tech I   Survey Tech II   Survey Tech III	\$100.00/HR   \$110.00/HR   \$155.00/HR
Survey Field Crew–1 Man	\$140.00/HR
UAV Operation	\$110.00/HR
Administrative Professional	\$ 95.00/HR

Initials: Bowman\_\_\_\_\_ / Client\_\_\_\_\_



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

**2025 PROFESSIONAL SERVICES FEE SCHEDULE  
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA**

<b>TITLE</b>	<b>RATE</b>
Principal III	\$160.00
Principal II	\$155.00
Principal I	\$150.00
Consulting Professional V	\$145.00
Consulting Professional IV	\$140.00
Consulting Professional III	\$135.00
Consulting Professional II	\$130.00
Consulting Professional I	\$125.00
Design Technician V	\$120.00
Design Technician IV	\$115.00
Design Technician III	\$110.00
Design Technician II	\$105.00
Design Technician I	\$100.00
Construction Representative III	\$128.00
Construction Representative II	\$118.00
Construction Representative I	\$108.00
Surveying Crew	\$200.00
Project Assistant	\$90.00

**Listed Rates** – All Rates listed above are hourly rates based upon straight time for a 40-hour, 5-day week and are charged on actual time expended. When requested/required to provide professional services in excess of 40 hours during the normal work week, non-exempt staff shall be charged 1.5 times the standard rate for those hours worked in excess of the normal 40 hours. Construction Representative Services requested on weekends shall be charged at the same overtime rate with a minimum of 4 hours charged.

**Client Invoicing** – Gilmore & Associates, Inc. invoices on a monthly basis and payment for services rendered are due within 30 days.

**Proprietary Information** – This Professional Services Fee Schedule is proprietary information issued by Gilmore & Associates, Inc. for review only by the recipient of this document. The information contained herein shall not be shared, reviewed or discussed with others than those receiving this original document.

**Special Consulting Services** - Rates vary by type of service and level of experience. Rate Schedules will be provided upon request.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

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Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



Lower Gwynedd Township  
2025 Cost of Services

<u>Zoning Administration</u>	\$75.00 per hour
<u>UCC Building Inspection/Plan Review</u>	\$75.00 per hour
<u>Code Department Administrative Support</u>	\$75.00 per hour
<u>Code Enforcement Services</u> (Miscellaneous Ordinance Enforcement)	\$75.00 per hour
<u>Fire Marshal Services</u>	
Fire Marshal Administration	\$75.00 per hour
Fire Inspections	\$75.00 per hour
<u>Property Maintenance/Apartment Inspections</u>	\$75.00 per hour
<u>Code Legislation Support Services</u>	\$120.00 per hour
<u>Court Time/Expert Testimony</u> (Other than at a Zoning Hearing Board Hearing where Keystone Municipal Services, Inc. served as the appointed Zoning Officer/Administrator)	\$120.00 per hour
<u>Attendance at Municipal Meetings</u> Attendance at all Municipal Meetings shall be invoiced at \$250.00 per meeting.	



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** December 19, 2024  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** [Gwynedd Estates #24-07CU](#) & [Amended LD #20-04](#)

On November 26<sup>th</sup>, 2024, the BOS held a conditional use hearing in conjunction with an application by Acts Retirement Life Communities Inc. requesting approval to permit disturbance of a portion of the 25-foot riparian buffer to facilitate the construction of a trail extension, pedestrian ramp, gravel walkways, minor grading, stormwater piping and a level spreader at Gwynedd Estates. They also presented an amended preliminary/final land development plan for Gwynedd Estates. The plan proposes the addition of a two-story building at the northeastern corner of the site, modifications to existing access drives, an expansion of off-streeting parking, an emergency access drive, and new internal pedestrian walkways. The plans were originally approved by Resolution #2022-26 on November 7<sup>th</sup>, 2022. The plans were amended to now also include the replacement of a bocce ball court and picnic area, as well as an additional stormwater management facility on-site. The approval of both the decision and order for the conditional use application and the resolution granting an amended preliminary/final approval of the land development are before the BOS.

**Recommended Motion: Conditional Use #24-07-** It is recommended that the BOS approve the decision and order for the conditional use application for the encroachment into the 25-foot wetland buffer area to facilitate the proposed improvements.

**Recommended Motion: Amended Land Development Plan #20-04-** It is recommended that the BOS approve Resolution #2025-06 granting conditional approval of the amended Gwynedd Estates Land Development Plan #20-04.



BEFORE THE BOARD OF SUPERVISORS  
OF LOWER GWYNEDD TOWNSHIP, PENNSYLVANIA

IN THE MATTER OF THE CONDITIONAL USE APPLICATION  
OF ACTS RETIREMENT LIFE COMMUNITIES, INC.

DECISION AND ORDER OF THE LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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FINDINGS OF FACT

1. Applicant, Acts Retirement Life Communities, Inc. (the "**Applicant**") is the owner of property known as "Gwynedd Estates," 301 Norristown Road, Parcel #39-00-02955-00-3, consisting of approximately twenty-five (25) acres ("**Property**"). (Exhibits T-1 and A-1).
2. The Property is located in the MF-3 Multifamily Zoning District (the "**MF-3 District**"). (Exhibit T-1).
3. The Property currently contains an existing retirement community which includes a large central facility with three interconnected wings with various paved parking areas and access drives (the "**Existing Facility**"). The Applicant proposes the construction of an additional building at the northeastern corner of the Property, additional parking, and the reconfiguration of the existing access drives (collectively, the "**Project**"). (Exhibit T-1).
4. On or about October 10, 2024 the Applicant filed an application seeking conditional use approval ("**Application**") pursuant to Section 1298.17 of the Lower Gwynedd Township Zoning Code (the "**Code**"); to permit the disturbance of a portion of the riparian buffer of twenty-five feet (25') (the "**Riparian Buffer**"). The Application was amended on November 22, 2024.
5. A summary of the Application and a proposed hearing date of November 26, 2024, was duly advertised in the Reporter.

6. On November 26, 2024, the Board of Supervisors (the “**Board**”) heard the Application (the “**Hearing**”).

7. The Hearing was also attended by Township Manager Mimi Gleason; Zoning Officer and Assistant Township Manager Jamie Worman; Township Engineer James Hersh, P.E.; Township Transportation Engineer, Chad Dixon, P.E.; and Township Solicitor Neil Andrew Stein, Esquire.

8. The Applicant was represented by Bernadette A. Kearney, Esquire. (NT, PP. 6).

9. The following Township exhibits were admitted into evidence by the Township (See, NT, pp. 4-5):

Exhibit T-1: Conditional Use Application, dated October 10, 2024 and exhibits, including a plan and a prior CU Decision of the BOS dated February 28, 2017 which permitted the construction of a trail extension, bridge and stormwater facilities within the riparian buffer and wetlands.

Exhibit T-2: Letter Amending CU Application from Applicant’s counsel dated November 22, 2024.

Exhibit T-3: Revised Conditional Use Plan dated June 21, 2024, last revised October 16, 2024 (“**CU Plan**”).

Exhibit T-4: Notice of Hearing.

Exhibit T-5: Proofs of Publication for the hearing notice, confirming publication in the Reporter on November 11 and November 18, 2024.

Exhibit T-6: Review letter of the Township Engineer, Gilmore & Associates dated November 22, 2024.

Exhibit T-7: Montgomery County Planning Commission’s letter of November 8, 2024.

Exhibit T-8: Meeting minutes of the Lower Gwynedd Township Planning Commission meeting of October 16, 2024, at which meeting this Application was reviewed and conditional use approval recommended.

10. The following Applicant exhibits were admitted into evidence (See, NT, pp. 7-8):

Exhibit A-1: Conditional Use Application with attached Decision and Order dated February 28, 2017.

- Exhibit A-2: Site Plan, prepared by Eustace Engineers, dated June 21, 2024, last revised October 10, 2024, with Grading Plans A & B, prepared by Eustace Engineers, dated June 21, 2024, last revised October 10, 2024.
- Exhibit A-3: Deed for ACTS Retirement-Life Communities Inc.
- Exhibit A-4: October 16, 2024 Planning Commission meeting minutes.
- Exhibit A-5: October 21, 2024 letter to Township with Revised Grading Plan A, prepared by Eustace Engineers, dated June 21, 2024, last revised October 16, 2024.
- Exhibit A-6: November 8, 2024 Montgomery County Planning Commission Review Letter.
- Exhibit A-7: November 21, 2024 Gilmore review letter for preliminary/final Land Development.
- Exhibit A-8: November 22, 2024 Gilmore review letter for Conditional Use.
- Exhibit A-9: Riparian Buffer Relocation Exhibit Plan, prepared by Eustace Engineers, dated November 26, 2024.
- Exhibit A-10: Conditional Use Plan Set, prepared by Eustace Engineers, dated June 21, 2024, last revised October 16, 2024, consisting of 10 pages.
- Exhibit A-11: Zoning Ordinance Section 1298.17, Riparian and wetland buffers.
- Exhibit A-12: Curriculum Vitae of Martin J. Eustace, Ill. P.E.
- Exhibit A-13: Curriculum Vitae of Chris B. Isenberg, RLA, GRP.

11. No one requested or was granted party status. (See, NT, pp. 4).

12. The Applicant's "Plan A" does not include a level spreader. However, to improve conditions for the adjoining Old York Road Country Club ("**Country Club**"), and at the request of the Township's Planning Commission, an alternative "Plan B" was created to include a level spreader. (NT, pp. 12-15).

13. Martin J. Eustace III, P.E., President and Director of Engineering of Eustace Engineering, was sworn and testified on behalf of the Applicant. (NT, pp. 9-14). Mr. Eustace was not offered by the Applicant as an expert witness; however, for purposes of the Hearing, the Board considered him to be an expert in the field of civil engineering.

14. Mr. Eustace testified as follows (NT, pp. 20-32):

(a) Mr. Eustace described the Riparian Buffer on the Property, as depicted on the CU Plan.

(b) The Riparian Buffer will be disturbed by the construction of a proposed trail extension, concrete pedestrian ramp, gravel walkways, minor grading, stormwater piping and a level spreader (the “**Riparian Buffer Improvements**”).

(c) The additional stormwater runoff from the Project will be controlled with an above grade vegetated manage release control basin (“**MRC Basin**”) and five (5) subsurface infiltration basins beneath the parking areas (the “**Stormwater Facilities**”).

(d) The Project will benefit the community-at-large by providing enhanced stormwater management facilities that comport with current regulations.

(e) The Applicant proposes that the disturbed portion of the Riparian Buffer will be replaced elsewhere on the Property, together with the replanting of riparian vegetation.

(f) There is no reasonable engineering alternative to the disturbance of the Riparian Corridor.

(g) The Stormwater Facilities will control stormwater runoff from the Project in accordance with the Township’s applicable stormwater management regulations. The result will be a ten percent (10%) reduction in flow rates.

15. The Applicant met with representatives of the adjoining Old York Road Country Club, to explain the revised land development presentation. No one from the club was present at the Hearing. (NT, pp. 12).

16. The Applicant must obtain approval from the Williams Companies for placement of the level spreader within the Williams’ pipeline easement. If Williams does not approve, the Applicant will proceed without a level spreader in accordance with Plan “A”.

17. Mr. Isenberg, the Applicant's landscape architect, testified that the Applicant's proposed construction will necessitate the removal of approximately six hundred (600) caliper inches of trees. However, the Applicant committed to an inch-for-inch replacement of the removed trees. (NT, pp. 33-35).

### **DISCUSSION AND CONCLUSIONS OF LAW**

1. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or riparian buffer area, shall only be permitted by conditional use pursuant to Section 1298.17 of the Code, as well as any applicable approval from the Pennsylvania Department of Environmental Protection ("DEP").

2. A conditional use is a special exception "which falls within the jurisdiction of the municipal body rather than the zoning hearing board." Williams Holding Grp., LLC v. Board of Supervisors of W. Hanover Twp., 101 A.3d 1202, 1212 (Pa. Cmwlth. 2014) (discussing Section 603(c) of the Pennsylvania Municipalities Planning Code ("MPC"), Act of July 31, 1968, PL. 805, as amended, 53 P.S. 510603(c)).

3. A municipal body may grant a conditional use pursuant to its police powers to regulate land use. Id.; Clinton County Solid Waste Authority v. Wayne Township, 643 A.2d 1162, 1168 (Pa. Cmwlth. 1994).

4. The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not per se adverse to the public interest. Hovnanian Pennsylvania Acquisitions, LLC v. Newtown Township Board of Supervisors, 954 A.2d 718, 725 (Pa. Cmwlth. 2008); Susquehanna Township Board of Commissioners v. Hardee's Food Systems, Inc., 430 A.2d 367, 369 (Pa. Cmwlth. 1981).

5. If the Applicant satisfies this initial burden, the burden shifts to any objectors to rebut this presumption by establishing that the use will have an unforeseen detrimental impact on the surrounding community. Joseph v. North Whitehall Township Board of Supervisors, 16 A.3d 1209, 1215 (Pa. Cmwlth. 2011); Sheetz v. Phoenixville Borough Council, 804 A.2d 113, 115 (Pa. Cmwlth. 2002).

6. With regard to conditional uses generally, Section 1298.07 of the Zoning Code provides:

- (a) The Board of Supervisors may grant approval of a listed conditional use for any district, provided that the standards and criteria set forth in this section are complied with by the applicant for the conditional use. The burden of proving compliance with such standards and criteria shall be on the applicant.
- (b) The applicant shall establish, by credible evidence, that the use or other subject of consideration for approval complies with the declaration of legislative intent of this Zoning Code and with any declaration of legislative intent that may apply specifically to the district for which approval is sought.
- (c) The applicant shall establish, by credible evidence, compliance with conditions of the use enumerated in that section which gives the applicant the right to seek a conditional use.
- (d) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval does not adversely affect neighboring land uses in any way and, further, that the proposed use or other subject of consideration for approval does not impose upon its neighbors in any way but rather blends in with them in a harmonious manner.
- (e) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval will be properly serviced by all existing public service systems. The peak traffic generated by the subject of the approval must be accommodated for in a safe and efficient manner, or improvements made in order to effect the same. Similar responsibility must be assumed with respect to other public service systems, including police protection, fire protection, utilities, parks and recreation.
- (f) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval will be properly designed with regard to internal circulation, parking, buffering and all other elements of proper design.
- (g) The applicant shall provide the Board of Supervisors with sufficient plans, studies or other data to 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.

- (h) The Board shall impose such conditions as are necessary to ensure compliance with the purpose and intent of this Zoning Code, which conditions may include planting and buffers, harmonious design of buildings and the elimination of noxious, offensive or hazardous elements.
- (i) Unless otherwise specified in the decision of the Board of Supervisors, a conditional use shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of the order of the Board granting such conditional use. In those instances where land development/subdivision approval is a necessary prerequisite prior to obtaining a building permit, the conditional use shall expire if the applicant fails to make a diligent effort to obtain such approval within six months following the date of approval. Upon receipt of land development approval, the conditional use shall expire if a building permit is not obtained within six months of the date of the land development approval.

7. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or buffer area shall only be permitted by conditional use pursuant to Section 1298.17 of the Code, as well as any applicable approval from the Pennsylvania Department of Environmental Protection (“DEP”).

8. In consideration of the Applicant’s testimony and exhibits presented at the Hearing, the Applicant demonstrated compliance with the general conditional use criteria contained in Section 1298.07, subject to conditions set forth herein.

9. The Board finds that the testimony and evidence presented at the Hearing establishes that the requested conditional use (as conditioned in the following Order) will not adversely affect the public health, safety and welfare of the community.

10. The Applicant has demonstrated that there is no reasonable engineering alternative that could eliminate the need for the requested conditional use.

**ORDER**

**AND NOW**, this 6<sup>th</sup> day of January, 2025, upon the application of **ACTS RETIREMENT LIFE COMMUNITIES, INC.**, for conditional use approval to permit an intrusion into the designated wetlands and riparian buffer of twenty-five feet (25'), the Application is hereby **APPROVED**, subject to the following conditions:

1. Nothing in this Decision shall be construed as either an express or implied waiver of any applicable ordinance of Lower Gwynedd Township. No development is guaranteed by virtue of this Conditional Use Approval and the Project shall be permitted only if the Applicant can demonstrate compliance with all applicable Township zoning and subdivision and land development regulations (subject to any waivers that may be granted by the Board of Supervisors in accordance with applicable law), as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over the Project.

2. The Applicant shall install all stormwater management facilities to the satisfaction of the Township and the Township Engineer, as part of the required public improvements for the Project.

3. The Applicant will replant those wetlands and/or riparian vegetation removed to the satisfaction of the Township and the Township Engineer. The Applicant will replace all removed trees on a caliper inch-for-inch basis.

4. All use and development permitted by this Decision shall be consistent with the testimony and exhibits submitted at the Hearing.

5. The Applicant shall obtain any and all approvals required by DEP, the Montgomery County Conservation District and any other third party agency with jurisdiction over the Project.

6. Prior to commencing construction, the Applicant shall provide the Township Engineer and Township Solicitor with evidence of approval by Williams Companies of intrusion into its pipeline easement.

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



ATTEST:

LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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

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

By: \_\_\_\_\_  
MICHAEL K. TWERSKY, ESQUIRE, VICE CHAIR

By: \_\_\_\_\_  
JIMMY CHONG, ESQUIRE

By: \_\_\_\_\_  
JANINE D. MARTIN, ESQUIRE

By: \_\_\_\_\_  
TESSIE MCNEELY, PHD

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

RESOLUTION NO. 2025-\_\_\_\_\_

GWYNEDD ESTATES  
301 NORRISTOWN ROAD (TMP #39-00-02955-00-3, BLOCK 19, UNIT 100)

AMENDED PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

---

**BACKGROUND**

A. **ACTS RETIREMENT LIFE-COMMUNITIES, INC.** (the "**Applicant**"), is the owner of a parcel of land of approximately twenty-five (25) acres, located at 301 Norristown Road, Tax Parcel #39-00-02955-00-3 (the "**Property**"), situated entirely in the MF-3-Multifamily District ("**MF-3 District**").

B. The Property currently contains an existing retirement community, consisting of a large central facility with three interconnected wings with various paved parking areas and access drives.

C. The Applicant proposes the addition of a building at the northeastern corner of the site with additional parking and the reconfiguration of the existing access drives. The additional runoff from the added impervious surfaces areas will be controlled with an above grade MRC basin and five (5) subsurface infiltration basins beneath the parking areas (the foregoing is collectively referred to as the "**Proposed Development**").

D. The Proposed Development is depicted on the following plans and reports collectively, the "**Plans**") submitted by the Applicant and prepared by Eustace Engineering, Inc. (the "**Applicant's Engineer**").

(1) Preliminary/Final Land Development Plans, consisting of sheets 1 through 44 of 44, dated June 21, 2024, last revised October 16, 2024.

(2) Post-Construction Stormwater Management Report dated June 21, 2024, last revised October 16, 2024.

(3) Erosion and Sediment Control Report dated October 16, 2024.

(4) Comment Response Letter dated October 16, 2024.

(5) Conditional Use Grading Plan dated June 6, 2024, last revised October 16, 2024.

E. Board of Supervisors Resolution No. 2022-26 (the “**Resolution**”), approved on November 7, 2022, granted conditional Preliminary/Final Land Development Approval of the Plans (the “**Prior Approval**”). Subsequent to the Prior Approval, the Plans have been revised to include additional improvements to areas within the campus, including the replacement of bocce court and picnic area. In addition, the Plans have been revised to amend the stormwater design to include additional stormwater management facilities on the Property (collectively, the “**Proposed Development**”).

F. On July 19, 2020, the Township Zoning Hearing Board granted the following variances from the Lower Gwynedd Township Zoning Ordinance (the “**ZHB Approval**”):

(a) §1276.04. To allow seven (7) parking spaces in the side yard and eight (8) parking spaces in the front yard.

(b) §1276.07. To allow fifteen (15) parking spaces within seventy-five feet (75’) of the property line.

(c) §1276.08(a). To allow a change in the ratio of allowable units, so as to increase the allowable number of units from two hundred one (201) units to two hundred eleven (211) units.

G. By Decision and Order dated February 28, 2017, the Applicant received conditional use approval for intrusion into the wetlands and riparian buffer of twenty-five feet (25’) for certain stormwater and other related improvements (the “**2017 CU Approval**”).

H. By Decision and Order dated January 6, 2024 the Applicant received conditional use approval for intrusion into the wetlands and riparian buffer of twenty-five feet (25’) for certain stormwater and other related improvements (the “**2024 CU Approval**”).

I. The Applicant desires to obtain amended preliminary/final land development approval of the Plans (the “**Amended Approval**”) from the Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code (the “**MPC**”). The Applicant is now seeking an amendment to the Approval, to allow for the construction of the Proposed Development.

### RESOLUTION

**NOW, THEREFORE, BE IT RESOLVED** that the Lower Gwynedd Township Board of Supervisors (the “**Board**”) hereby grants amended preliminary and final approval of the Proposed Development (the “**Amended Approval**”), and the Resolution is hereby amended as follows:

1. All terms and conditions of the Resolution and Prior Approval remain in full force and effect, except as set forth herein.

2. At this time, the Board waives strict compliance (the “**Waivers**”) with the following provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance (“**SALDO**”):

(a) §1230.16. A waiver to permit a single submission of Preliminary and Final Plans.

(b) §1230.19(c)(3) & (4). A waiver from the requirement that all existing features within two hundred feet (200') of the Property boundary be depicted on the Plans. The Applicant has agreed to provide any offsite detail that the Township Engineer deems necessary as part of future project reviews.

(c) §1230.30(c). A waiver to permit the proposed building entrance area being located within the existing Williams-Transco Gas Pipeline Corporation easement. This waiver is expressly conditioned upon the Applicant providing the Township with written approval from Williams-Transco, permitting the proposed building entrance area within the existing easement.

(d) §1230.37(c) & §1230.61. A waiver from the requirement to install curb and to widen the cartway along all existing roads abutting the Property.

(e) §1230.41(g). A waiver to allow thirteen (13) parking spaces in a row without the required ten-foot (10') landscape strip.

3. Additionally, the following waiver requests were not included in the Resolution and have been added to the Plans:

(a) §1230.42(a). A waiver from providing the required street trees along Norristown Road and Tennis Avenue at a frequency of two shade trees per forty (40) linear feet of street: to count the existing vegetation in lieu of street trees. The trees to be counted are to be identified on the Plans by location, size, and species.

(b) §1230.37(c). A waiver from the requirement of a cartway of thirty-four feet (34') in width along Tennis Avenue (S.R. 2020).

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 Engineer's review letter dated **November 21, 2024**, the entire contents of which are incorporated herein by reference.

5. 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 **October 8, 2024**, the entire contents of which are incorporated herein by reference.

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

7. Prior to recording the Plans, the Applicant shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to approval from the Pennsylvania Department of Transportation and the Pennsylvania Department of Environmental Protection (the "**Third Party Approvals**").

8. Prior to recording the Plans, Applicant shall enter into a Land Development and Financial Security Agreement with the Township. The Agreement shall be satisfactory to the Township Solicitor and the Board of Supervisors, and the Applicant shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the MPC.

9. The maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Applicant, its successors, and assigns. Applicant shall, prior to the recording of the Plans, enter into the Township's form of Stormwater Ownership and Maintenance Agreement with the Township for the stormwater facilities on the Property.

10. The Proposed Development will be subject to the transportation impact fee of Two Thousand Two Hundred Eighty-Five Dollars (\$2,285.00) per "new" weekday afternoon peak hour trip. Prior to recording the Plans, the Applicant shall pay a Transportation Impact Fee ("TIF"). The TIF shall be calculated using Land Use Code 254 (Assisted Living) in the Institute of Transportation Engineers publication, Trip Generation, Tenth Edition. Therefore, the proposed thirty-nine (39) skilled nursing beds will generate approximately ten (10) "new" weekday afternoon peak hour trips, resulting in a TIF of Twenty-Two Thousand Eight Hundred Fifty Dollars (\$22,850.00).

11. Prior to recording the Plans, the Applicant will be required to pay a Stormwater Management Facility Fee ("SMF") for the Proposed Development. Due to the revision of the Plans, the total storage has been increased to fifteen thousand six hundred sixteen cubic feet (15,616 cf.). As such, the SMF amounts to Seven Thousand Eight Hundred Eight Dollars (\$7,808.00) in accordance with Lower Gwynedd Township Resolution 2005-16.

12. The Proposed Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans, the Third Party Approvals, the ZHB Approval, 2017 CU Approval, 2024 CU Approval, and the terms and conditions of this Preliminary/Final Approval Resolution.

13. 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 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 eliminated during the construction of the Proposed Development.

14. Consistent with Section 509(b) of the MPC, the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this Approval shall expire and be deemed to have been revoked.

15. Under the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing 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, this approval and the Waivers granted (which are granted contingent upon the acceptance of the conditions set forth 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 sections set forth in this Resolution and as authorized by Section 508 of the MPC.

16. The cost of accomplishing, satisfying, and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Amended Approval, and the Land Development and Financial Security Agreement, shall be borne entirely by the Applicant and shall be at no cost to the Township.

**RESOLVED AND APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on January 6, 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**ACCEPTED BY THE APPLICANT:**  
**ACTS RETIREMENT LIFE-COMMUNITIES, INC.**

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

Print Name/Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2025



December 18, 2024

File No. 17-11047

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

Reference: Old Bethlehem Pike Bridge Replacement & Streambank Stabilization  
Bid Award Recommendation

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the eleven (11) bids submitted for the above referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon review, we have determined that G&B Construction, Inc., is the low bidder for the project. All the required bid documents were properly completed, and a Bid Bond was included. We have worked with G&B Construction on other projects in the surrounding areas. In addition, our office checked several references on similar sized projects in other municipalities. The reference checks were positive with regard to workmanship and professionalism. As such, we feel comfortable they are capable of handling this project.

After discussions with Township staff, we recommend all items under the Base Bid and Alternates 1 and 2 be awarded at this time. As such, we recommend that the contract for the Old Bethlehem Pike Bridge Replacement and Streambank Stabilization project be awarded to **G&B Construction, Inc.**, in the amount of **\$785,642.00**.

If you have any questions regarding the above, please contact this office.

Sincerely,

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

EB/sl

Enclosure: As referenced

cc: Fred Zollers, Public Works Director  
Jamie Worman, Assistant Manager  
Neil A Stein, Esq., Township Solicitor.  
James Hersh, P.E., Gilmore & Associates, Inc.

CLIENT: Lower Gwynedd Township

PROJECT NAME: Old Bethlehem Pike Bridge Replacement  
 and Streambank Stabilization  
 PROJECT NUMBER: 17-11047

PROJECT BID OPENING: December 4, 2024

G&B Construction  
 415 W Bristol Road  
 Feasterville, PA 19053

Horgan Brothers, Inc.  
 2188 Detwiler Road  
 Harleysville, PA 19438

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID</b>							
1	Mobilization	1	LS	\$29,000.00	\$29,000.00	\$38,000.00	\$38,000.00
2	Install, Maintain and Removal of E&S Controls	1	LS	\$1,900.00	\$1,900.00	\$15,800.00	\$15,800.00
3	Temporary Stream Diversion System	1	LS	\$9,000.00	\$9,000.00	\$56,000.00	\$56,000.00
4	Clearing and Grubbing	1	LS	\$28,040.00	\$28,040.00	\$17,500.00	\$17,500.00
5	Trenching for PECO Gas Line	120	LF	\$100.00	\$12,000.00	\$40.00	\$4,800.00
6	Install 12" HDPE Storm Pipe	26	LF	\$190.00	\$4,940.00	\$80.00	\$2,080.00
7	Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	185	LF	\$107.00	\$19,795.00	\$365.00	\$67,525.00
8	Install R-6 Riprap Enhancement/Extension Area	55	SF	\$65.00	\$3,575.00	\$45.00	\$2,475.00
9	Unclassified Excavation	1	LS	\$19,800.00	\$19,800.00	\$30,000.00	\$30,000.00
10	Selected Borrow Excavation, Rock, Class R-6, Grouted	1	LS	\$17,900.00	\$17,900.00	\$26,000.00	\$26,000.00
11	Structural Backfill, Modified	1	LS	\$17,220.00	\$17,220.00	\$37,000.00	\$37,000.00
12	Geotextile, Class 4, Type A	100	SY	\$9.00	\$900.00	\$14.00	\$1,400.00
13	Superpave Base Course, 25mm at 5" Depth	800	SY	\$22.00	\$17,600.00	\$32.25	\$25,800.00
14	2A Stone Subbase, 6" Depth	800	SY	\$18.00	\$14,400.00	\$12.85	\$10,280.00
15	Superpave Wearing Course, 9.5mm at 1.5" Depth	800	SY	\$13.50	\$10,800.00	\$14.00	\$11,200.00
16	Superpave Binder Course, 19mm at 2.5" Depth	800	SY	\$18.00	\$14,400.00	\$18.75	\$15,000.00
17	Asphalt Tack Coat	1600	SY	\$0.50	\$800.00	\$1.80	\$2,880.00
18	Asphalt Prime Coat	800	SY	\$0.50	\$400.00	\$2.40	\$1,920.00
19	Permanent Impact Attenuating Device, Type II, Test Level 2, Tangent (Mash)	3	EA	\$900.00	\$2,700.00	\$3,248.00	\$9,744.00
20	Type 31-S Guide Rail	100	LF	\$125.00	\$12,500.00	\$51.00	\$5,100.00
21	Type 31-Strong Post End Treatment	1	EA	\$1,240.00	\$1,240.00	\$2,465.00	\$2,465.00
22	Thrie-Beam Guiderail to PA 3-Rail Bridge Barrier, without Curb	4	EA	\$4,020.00	\$16,080.00	\$4,760.00	\$19,040.00
23	Construction Surveying, Type D	1	LS	\$3,600.00	\$3,600.00	\$15,400.00	\$15,400.00
24	No. 57 Coarse Agreegate, Modified	1	LS	\$6,100.00	\$6,100.00	\$17,800.00	\$17,800.00
25	Reset Post Mounted Signs, Type B	4	EA	\$250.00	\$1,000.00	\$150.00	\$600.00
26	Removal of Existing Bridge	1	LS	\$24,500.00	\$24,500.00	\$51,400.00	\$51,400.00
27	PA 3-Rail Bridge Barrier	25	LF	\$500.00	\$12,500.00	\$476.00	\$11,900.00
28	Design and Construction of Precast Reinforced Concrete Bridge	1	LS	\$456,172.00	\$456,172.00	\$322,224.00	\$322,224.00
29	Removal of Existing Pipe Railing	80	LF	\$10.00	\$800.00	\$2.00	\$160.00
<b>ALTERNATE 1: ADDITIONAL STREAMBANK STABILIZATION</b>							
A1.1	Additional Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	115	LF	\$107.00	\$12,305.00	\$365.00	\$41,975.00
A1.2	Class C Longitudinal Peaked Stone Toe Protection Area	8	LF	\$125.00	\$1,000.00	\$2,000.00	\$16,000.00
<b>ALTERNATE 2: INSTALL R-6 RIPRAP ENHANCEMENT AREA</b>							
A2.1	Alternate 2 - Install R-6 Riprap Enhancement/Extension Area	195	SF	\$65.00	\$12,675.00	\$55.00	\$10,725.00

<b>Total Base Bid</b>	\$759,662.00	\$821,493.00
<b>Alternate 1</b>	\$13,305.00	\$57,975.00
<b>Alternate 2</b>	\$12,675.00	\$10,725.00

<b>Total: Base Bid + Alternates 1 &amp; 2</b>	<b>\$785,642.00</b>	<b>\$890,193.00</b>
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CLIENT: Lower Gwynedd Township

PROJECT NAME: Old Bethlehem Pike Bridge Replacement  
 and Streambank Stabilization  
 PROJECT NUMBER: 17-11047

PROJECT BID OPENING: December 4, 2024

Grace Industries, Inc. 7171 Airport Road Bath, PA 18014	Jurich Inc. 80 Clayton Park Drive Glen Mills, PA 19342
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#	DESCRIPTION	QUANTITY & UNITS	
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UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
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**BASE BID**

1	Mobilization	1	LS
2	Install, Maintain and Removal of E&S Controls	1	LS
3	Temporary Stream Diversion System	1	LS
4	Clearing and Grubbing	1	LS
5	Trenching for PECO Gas Line	120	LF
6	Install 12" HDPE Storm Pipe	26	LF
7	Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	185	LF
8	Install R-6 Riprap Enhancement/Extension Area	55	SF
9	Unclassified Excavation	1	LS
10	Selected Borrow Excavation, Rock, Class R-6, Grouted	1	LS
11	Structural Backfill, Modified	1	LS
12	Geotextile, Class 4, Type A	100	SY
13	Superpave Base Course, 25mm at 5" Depth	800	SY
14	2A Stone Subbase, 6" Depth	800	SY
15	Superpave Wearing Course, 9.5mm at 1.5" Depth	800	SY
16	Superpave Binder Course, 19mm at 2.5" Depth	800	SY
17	Asphalt Tack Coat	1600	SY
18	Asphalt Prime Coat	800	SY
19	Permanent Impact Attenuating Device, Type II, Test Level 2, Tangent (Mash)	3	EA
20	Type 31-S Guide Rail	100	LF
21	Type 31-Strong Post End Treatment	1	EA
22	Thrie-Beam Guiderail to PA 3-Rail Bridge Barrier, without Curb	4	EA
23	Construction Surveying, Type D	1	LS
24	No. 57 Coarse Agreegate, Modified	1	LS
25	Reset Post Mounted Signs, Type B	4	EA
26	Removal of Existing Bridge	1	LS
27	PA 3-Rail Bridge Barrier	25	LF
28	Design and Construction of Precast Reinforced Concrete Bridge	1	LS
29	Removal of Existing Pipe Railing	80	LF
<b>ALTERNATE 1: ADDITIONAL STREAMBANK STABILIZATION</b>			
A1.1	Additional Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	115	LF
A1.2	Class C Longitudinal Peaked Stone Toe Protection Area	8	LF
<b>ALTERNATE 2: INSTALL R-6 RIPRAP ENHANCEMENT AREA</b>			
A2.1	Alternate 2 - Install R-6 Riprap Enhancement/Extension Area	195	SF

\$12,250.00	\$12,250.00	\$5,227.00	\$5,227.00
\$15,000.00	\$15,000.00	\$17,422.00	\$17,422.00
\$34,118.00	\$34,118.00	\$8,272.00	\$8,272.00
\$37,250.00	\$37,250.00	\$76,485.00	\$76,485.00
\$91.67	\$11,000.40	\$22.00	\$2,640.00
\$164.00	\$4,264.00	\$91.00	\$2,366.00
\$486.22	\$89,950.70	\$366.00	\$67,710.00
\$17.50	\$962.50	\$62.00	\$3,410.00
\$57,750.00	\$57,750.00	\$74,793.00	\$74,793.00
\$8,500.00	\$8,500.00	\$15,447.00	\$15,447.00
\$61,285.00	\$61,285.00	\$52,350.00	\$52,350.00
\$15.00	\$1,500.00	\$28.00	\$2,800.00
\$40.38	\$32,304.00	\$43.00	\$34,400.00
\$28.33	\$22,664.00	\$25.00	\$20,000.00
\$15.98	\$12,784.00	\$14.00	\$11,200.00
\$20.36	\$16,288.00	\$23.00	\$18,400.00
\$0.75	\$1,200.00	\$2.00	\$3,200.00
\$1.00	\$800.00	\$0.29	\$232.00
\$3,860.00	\$11,580.00	\$4,036.00	\$12,108.00
\$32.63	\$3,263.00	\$34.00	\$3,400.00
\$2,615.00	\$2,615.00	\$2,735.00	\$2,735.00
\$4,200.00	\$16,800.00	\$4,389.00	\$17,556.00
\$5,000.00	\$5,000.00	\$8,236.00	\$8,236.00
\$2,500.00	\$2,500.00	\$7,569.00	\$7,569.00
\$200.00	\$800.00	\$205.00	\$820.00
\$10,000.00	\$10,000.00	\$28,751.00	\$28,751.00
\$375.00	\$9,375.00	\$391.00	\$9,775.00
\$367,219.00	\$367,219.00	\$377,353.00	\$377,353.00
\$15.00	\$1,200.00	\$16.00	\$1,280.00
\$486.22	\$55,915.30	\$148.00	\$17,020.00
\$200.00	\$1,600.00	\$675.00	\$5,400.00
\$5.55	\$1,082.25	\$34.00	\$6,630.00

<b>Total Base Bid</b>	\$850,222.60	\$885,937.00
<b>Alternate 1</b>	\$57,515.30	\$22,420.00
<b>Alternate 2</b>	\$1,082.25	\$6,630.00

<b>Total: Base Bid + Alternates 1 &amp; 2</b>	<b>\$908,820.15</b>	<b>\$914,987.00</b>
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CLIENT: Lower Gwynedd Township

PROJECT NAME: Old Bethlehem Pike Bridge Replacement  
 and Streambank Stabilization  
 PROJECT NUMBER: 17-11047

PROJECT BID OPENING: December 4, 2024

DOLI Construction Corporation  
 120 Independence Lane  
 Chalfont, PA 18914

Flyway Excavating  
 4070 Old Harrisburg Pike  
 Mount Joy, PA 17552

#	DESCRIPTION	QUANTITY & UNITS	
<b>BASE BID</b>			
1	Mobilization	1	LS
2	Install, Maintain and Removal of E&S Controls	1	LS
3	Temporary Stream Diversion System	1	LS
4	Clearing and Grubbing	1	LS
5	Trenching for PECO Gas Line	120	LF
6	Install 12" HDPE Storm Pipe	26	LF
7	Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	185	LF
8	Install R-6 Riprap Enhancement/Extension Area	55	SF
9	Unclassified Excavation	1	LS
10	Selected Borrow Excavation, Rock, Class R-6, Grouted	1	LS
11	Structural Backfill, Modified	1	LS
12	Geotextile, Class 4, Type A	100	SY
13	Superpave Base Course, 25mm at 5" Depth	800	SY
14	2A Stone Subbase, 6" Depth	800	SY
15	Superpave Wearing Course, 9.5mm at 1.5" Depth	800	SY
16	Superpave Binder Course, 19mm at 2.5" Depth	800	SY
17	Asphalt Tack Coat	1600	SY
18	Asphalt Prime Coat	800	SY
19	Permanent Impact Attenuating Device, Type II, Test Level 2, Tangent (Mash)	3	EA
20	Type 31-S Guide Rail	100	LF
21	Type 31-Strong Post End Treatment	1	EA
22	Thrie-Beam Guiderail to PA 3-Rail Bridge Barrier, without Curb	4	EA
23	Construction Surveying, Type D	1	LS
24	No. 57 Coarse Agreegate, Modified	1	LS
25	Reset Post Mounted Signs, Type B	4	EA
26	Removal of Existing Bridge	1	LS
27	PA 3-Rail Bridge Barrier	25	LF
28	Design and Construction of Precast Reinforced Concrete Bridge	1	LS
29	Removal of Existing Pipe Railing	80	LF
<b>ALTERNATE 1: ADDITIONAL STREAMBANK STABILIZATION</b>			
A1.1	Additional Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	115	LF
A1.2	Class C Longitudinal Peaked Stone Toe Protection Area	8	LF
<b>ALTERNATE 2: INSTALL R-6 RIPRAP ENHANCEMENT AREA</b>			
A2.1	Alternate 2 - Install R-6 Riprap Enhancement/Extension Area	195	SF

UNIT PRICE	TOTAL
\$65,000.00	\$65,000.00
\$30,000.00	\$30,000.00
\$15,000.00	\$15,000.00
\$4,000.00	\$4,000.00
\$15.00	\$1,800.00
\$75.00	\$1,950.00
\$110.00	\$20,350.00
\$46.00	\$2,530.00
\$25,000.00	\$25,000.00
\$22,000.00	\$22,000.00
\$65,000.00	\$65,000.00
\$15.00	\$1,500.00
\$48.00	\$38,400.00
\$18.00	\$14,400.00
\$24.00	\$19,200.00
\$25.00	\$20,000.00
\$1.00	\$1,600.00
\$2.00	\$1,600.00
\$3,400.00	\$10,200.00
\$29.00	\$2,900.00
\$2,300.00	\$2,300.00
\$3,700.00	\$14,800.00
\$7,500.00	\$7,500.00
\$3,000.00	\$3,000.00
\$175.00	\$700.00
\$45,000.00	\$45,000.00
\$333.00	\$8,325.00
\$447,500.00	\$447,500.00
\$10.00	\$800.00
\$240.00	\$27,600.00
\$625.00	\$5,000.00
\$25.00	\$4,875.00

UNIT PRICE	TOTAL
\$53,000.00	\$53,000.00
\$20,000.00	\$20,000.00
\$27,000.00	\$27,000.00
\$14,000.00	\$14,000.00
\$60.00	\$7,200.00
\$100.00	\$2,600.00
\$250.00	\$46,250.00
\$25.00	\$1,375.00
\$45,000.00	\$45,000.00
\$13,000.00	\$13,000.00
\$52,000.00	\$52,000.00
\$5.00	\$500.00
\$55.00	\$44,000.00
\$20.00	\$16,000.00
\$23.00	\$18,400.00
\$33.00	\$26,400.00
\$1.00	\$1,600.00
\$3.00	\$2,400.00
\$4,500.00	\$13,500.00
\$40.00	\$4,000.00
\$3,000.00	\$3,000.00
\$5,000.00	\$20,000.00
\$10,000.00	\$10,000.00
\$6,000.00	\$6,000.00
\$250.00	\$1,000.00
\$24,000.00	\$24,000.00
\$440.00	\$11,000.00
\$442,000.00	\$442,000.00
\$8.00	\$640.00
\$310.00	\$35,650.00
\$400.00	\$3,200.00
\$20.00	\$3,900.00

<b>Total Base Bid</b>	\$892,355.00	\$925,865.00
<b>Alternate 1</b>	\$32,600.00	\$38,850.00
<b>Alternate 2</b>	\$4,875.00	\$3,900.00

<b>Total: Base Bid + Alternates 1 &amp; 2</b>	<b>\$929,830.00</b>	<b>\$968,615.00</b>
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CLIENT: Lower Gwynedd Township

PROJECT NAME: Old Bethlehem Pike Bridge Replacement  
 and Streambank Stabilization  
 PROJECT NUMBER: 17-11047

PROJECT BID OPENING: December 4, 2024

Bi State Construction Company  
 1500 Uhler Road  
 Easton, PA 18040

T. Schiefer Contractors, Inc.  
 3864 Old Easton Road  
 Doylestown, PA 18902

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID</b>							
1	Mobilization	1	LS	\$40,000.00	\$40,000.00	\$85,000.00	\$85,000.00
2	Install, Maintain and Removal of E&S Controls	1	LS	\$39,000.00	\$39,000.00	\$22,000.00	\$22,000.00
3	Temporary Stream Diversion System	1	LS	\$27,000.00	\$27,000.00	\$52,000.00	\$52,000.00
4	Clearing and Grubbing	1	LS	\$19,000.00	\$19,000.00	\$35,000.00	\$35,000.00
5	Trenching for PECO Gas Line	120	LF	\$75.00	\$9,000.00	\$45.00	\$5,400.00
6	Install 12" HDPE Storm Pipe	26	LF	\$219.00	\$5,694.00	\$150.00	\$3,900.00
7	Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	185	LF	\$225.00	\$41,625.00	\$264.00	\$48,840.00
8	Install R-6 Riprap Enhancement/Extension Area	55	SF	\$109.00	\$5,995.00	\$45.00	\$2,475.00
9	Unclassified Excavation	1	LS	\$37,000.00	\$37,000.00	\$74,450.00	\$74,450.00
10	Selected Borrow Excavation, Rock, Class R-6, Grouted	1	LS	\$38,000.00	\$38,000.00	\$56,850.00	\$56,850.00
11	Structural Backfill, Modified	1	LS	\$40,000.00	\$40,000.00	\$66,120.00	\$66,120.00
12	Geotextile, Class 4, Type A	100	SY	\$19.00	\$1,900.00	\$10.00	\$1,000.00
13	Superpave Base Course, 25mm at 5" Depth	800	SY	\$50.00	\$40,000.00	\$42.00	\$33,600.00
14	2A Stone Subbase, 6" Depth	800	SY	\$27.50	\$22,000.00	\$22.00	\$17,600.00
15	Superpave Wearing Course, 9.5mm at 1.5" Depth	800	SY	\$33.75	\$27,000.00	\$15.00	\$12,000.00
16	Superpave Binder Course, 19mm at 2.5" Depth	800	SY	\$40.00	\$32,000.00	\$22.00	\$17,600.00
17	Asphalt Tack Coat	1600	SY	\$2.50	\$4,000.00	\$1.00	\$1,600.00
18	Asphalt Prime Coat	800	SY	\$6.25	\$5,000.00	\$4.00	\$3,200.00
19	Permanent Impact Attenuating Device, Type II, Test Level 2, Tangent (Mash)	3	EA	\$4,200.00	\$12,600.00	\$3,600.00	\$10,800.00
20	Type 31-S Guide Rail	100	LF	\$36.25	\$3,625.00	\$35.00	\$3,500.00
21	Type 31-Strong Post End Treatment	1	EA	\$2,900.00	\$2,900.00	\$3,630.00	\$3,630.00
22	Thrie-Beam Guiderail to PA 3-Rail Bridge Barrier, without Curb	4	EA	\$4,600.00	\$18,400.00	\$6,400.00	\$25,600.00
23	Construction Surveying, Type D	1	LS	\$9,400.00	\$9,400.00	\$15,000.00	\$15,000.00
24	No. 57 Coarse Agreegate, Modified	1	LS	\$12,000.00	\$12,000.00	\$7,500.00	\$7,500.00
25	Reset Post Mounted Signs, Type B	4	EA	\$312.00	\$1,248.00	\$500.00	\$2,000.00
26	Removal of Existing Bridge	1	LS	\$44,600.00	\$44,600.00	\$49,500.00	\$49,500.00
27	PA 3-Rail Bridge Barrier	25	LF	\$437.00	\$10,925.00	\$875.00	\$21,875.00
28	Design and Construction of Precast Reinforced Concrete Bridge	1	LS	\$404,000.00	\$404,000.00	\$399,000.00	\$399,000.00
29	Removal of Existing Pipe Railing	80	LF	\$16.00	\$1,280.00	\$10.00	\$800.00
<b>ALTERNATE 1: ADDITIONAL STREAMBANK STABILIZATION</b>							
A1.1	Additional Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	115	LF	\$225.00	\$25,875.00	\$265.00	\$30,475.00
A1.2	Class C Longitudinal Peaked Stone Toe Protection Area	8	LF	\$680.00	\$5,440.00	\$250.00	\$2,000.00
<b>ALTERNATE 2: INSTALL R-6 RIPRAP ENHANCEMENT AREA</b>							
A2.1	Alternate 2 - Install R-6 Riprap Enhancement/Extension Area	195	SF	\$30.00	\$5,850.00	\$45.00	\$8,775.00

<b>Total Base Bid</b>	\$955,192.00	\$1,077,840.00
<b>Alternate 1</b>	\$31,315.00	\$32,475.00
<b>Alternate 2</b>	\$5,850.00	\$8,775.00

<b>Total: Base Bid + Alternates 1 &amp; 2</b>	<b>\$992,357.00</b>	<b>\$1,119,090.00</b>
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CLIENT: Lower Gwynedd Township

PROJECT NAME: Old Bethlehem Pike Bridge Replacement  
 and Streambank Stabilization  
 PROJECT NUMBER: 17-11047

PROJECT BID OPENING: December 4, 2024

JVI Group Inc.  
 8210 Carlisle Park  
 York Springs, PA 17372

Baseline Contracting Inc.  
 2800 Quarry Street  
 Coplay, PA 18037

#	DESCRIPTION	QUANTITY & UNITS	
<b>BASE BID</b>			
1	Mobilization	1	LS
2	Install, Maintain and Removal of E&S Controls	1	LS
3	Temporary Stream Diversion System	1	LS
4	Clearing and Grubbing	1	LS
5	Trenching for PECO Gas Line	120	LF
6	Install 12" HDPE Storm Pipe	26	LF
7	Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	185	LF
8	Install R-6 Riprap Enhancement/Extension Area	55	SF
9	Unclassified Excavation	1	LS
10	Selected Borrow Excavation, Rock, Class R-6, Grouted	1	LS
11	Structural Backfill, Modified	1	LS
12	Geotextile, Class 4, Type A	100	SY
13	Superpave Base Course, 25mm at 5" Depth	800	SY
14	2A Stone Subbase, 6" Depth	800	SY
15	Superpave Wearing Course, 9.5mm at 1.5" Depth	800	SY
16	Superpave Binder Course, 19mm at 2.5" Depth	800	SY
17	Asphalt Tack Coat	1600	SY
18	Asphalt Prime Coat	800	SY
19	Permanent Impact Attenuating Device, Type II, Test Level 2, Tangent (Mash)	3	EA
20	Type 31-S Guide Rail	100	LF
21	Type 31-Strong Post End Treatment	1	EA
22	Thrie-Beam Guiderail to PA 3-Rail Bridge Barrier, without Curb	4	EA
23	Construction Surveying, Type D	1	LS
24	No. 57 Coarse Agreegate, Modified	1	LS
25	Reset Post Mounted Signs, Type B	4	EA
26	Removal of Existing Bridge	1	LS
27	PA 3-Rail Bridge Barrier	25	LF
28	Design and Construction of Precast Reinforced Concrete Bridge	1	LS
29	Removal of Existing Pipe Railing	80	LF
<b>ALTERNATE 1: ADDITIONAL STREAMBANK STABILIZATION</b>			
A1.1	Additional Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	115	LF
A1.2	Class C Longitudinal Peaked Stone Toe Protection Area	8	LF
<b>ALTERNATE 2: INSTALL R-6 RIPRAP ENHANCEMENT AREA</b>			
A2.1	Alternate 2 - Install R-6 Riprap Enhancement/Extension Area	195	SF

UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
\$70,000.00	\$70,000.00	\$135,635.00	\$135,635.00
\$50,000.00	\$50,000.00	\$17,250.00	\$17,250.00
\$40,000.00	\$40,000.00	\$11,500.00	\$11,500.00
\$50,000.00	\$50,000.00	\$18,400.00	\$18,400.00
\$100.00	\$12,000.00	\$43.00	\$5,160.00
\$200.00	\$5,200.00	\$90.00	\$2,340.00
\$390.00	\$72,150.00	\$695.00	\$128,575.00
\$35.00	\$1,925.00	\$46.00	\$2,530.00
\$100,000.00	\$100,000.00	\$28,860.00	\$28,860.00
\$21,000.00	\$21,000.00	\$30,925.00	\$30,925.00
\$110,000.00	\$110,000.00	\$65,250.00	\$65,250.00
\$10.00	\$1,000.00	\$8.45	\$845.00
\$40.00	\$32,000.00	\$46.00	\$36,800.00
\$28.00	\$22,400.00	\$24.00	\$19,200.00
\$17.00	\$13,600.00	\$24.00	\$19,200.00
\$24.00	\$19,200.00	\$30.00	\$24,000.00
\$2.00	\$3,200.00	\$1.20	\$1,920.00
\$6.00	\$4,800.00	\$1.80	\$1,440.00
\$4,000.00	\$12,000.00	\$4,100.00	\$12,300.00
\$34.00	\$3,400.00	\$35.00	\$3,500.00
\$2,700.00	\$2,700.00	\$2,800.00	\$2,800.00
\$4,250.00	\$17,000.00	\$4,500.00	\$18,000.00
\$15,000.00	\$15,000.00	\$18,000.00	\$18,000.00
\$2,750.00	\$2,750.00	\$14,180.00	\$14,180.00
\$200.00	\$800.00	\$845.00	\$3,380.00
\$19,000.00	\$19,000.00	\$59,200.00	\$59,200.00
\$385.00	\$9,625.00	\$400.00	\$10,000.00
\$431,000.00	\$431,000.00	\$457,000.00	\$457,000.00
\$25.00	\$2,000.00	\$12.00	\$960.00
\$390.00	\$44,850.00	\$600.00	\$69,000.00
\$225.00	\$1,800.00	\$150.00	\$1,200.00
\$43.00	\$8,385.00	\$46.00	\$8,970.00

<b>Total Base Bid</b>	\$1,143,750.00	\$1,218,150.00
<b>Alternate 1</b>	\$46,650.00	\$70,200.00
<b>Alternate 2</b>	\$8,385.00	\$8,970.00
<b>Total: Base Bid + Alternates 1 &amp; 2</b>	<b>\$1,198,785.00</b>	<b>\$1,228,320.00</b>

CLIENT: Lower Gwynedd Township

PROJECT NAME: Old Bethlehem Pike Bridge Replacement  
 and Streambank Stabilization  
 PROJECT NUMBER: 17-11047

PROJECT BID OPENING: December 4, 2024

Loftus Construction, Inc.  
 1903 Taylors Lane  
 Cinnaminson, NJ 08077

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL
<b>BASE BID</b>					
1	Mobilization	1	LS	\$60,000.00	\$60,000.00
2	Install, Maintain and Removal of E&S Controls	1	LS	\$70,000.00	\$70,000.00
3	Temporary Stream Diversion System	1	LS	\$50,000.00	\$50,000.00
4	Clearing and Grubbing	1	LS	\$65,000.00	\$65,000.00
5	Trenching for PECO Gas Line	120	LF	\$80.00	\$9,600.00
6	Install 12" HDPE Storm Pipe	26	LF	\$165.00	\$4,290.00
7	Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	185	LF	\$375.00	\$69,375.00
8	Install R-6 Riprap Enhancement/Extension Area	55	SF	\$80.00	\$4,400.00
9	Unclassified Excavation	1	LS	\$130,000.00	\$130,000.00
10	Selected Borrow Excavation, Rock, Class R-6, Grouted	1	LS	\$33,000.00	\$33,000.00
11	Structural Backfill, Modified	1	LS	\$90,000.00	\$90,000.00
12	Geotextile, Class 4, Type A	100	SY	\$5.00	\$500.00
13	Superpave Base Course, 25mm at 5" Depth	800	SY	\$35.00	\$28,000.00
14	2A Stone Subbase, 6" Depth	800	SY	\$40.00	\$32,000.00
15	Superpave Wearing Course, 9.5mm at 1.5" Depth	800	SY	\$18.00	\$14,400.00
16	Superpave Binder Course, 19mm at 2.5" Depth	800	SY	\$20.00	\$16,000.00
17	Asphalt Tack Coat	1600	SY	\$3.00	\$4,800.00
18	Asphalt Prime Coat	800	SY	\$4.00	\$3,200.00
19	Permanent Impact Attenuating Device, Type II, Test Level 2, Tangent (Mash)	3	EA	\$3,750.00	\$11,250.00
20	Type 31-S Guide Rail	100	LF	\$35.00	\$3,500.00
21	Type 31-Strong Post End Treatment	1	EA	\$2,500.00	\$2,500.00
22	Thrie-Beam Guiderail to PA 3-Rail Bridge Barrier, without Curb	4	EA	\$4,000.00	\$16,000.00
23	Construction Surveying, Type D	1	LS	\$9,660.00	\$9,660.00
24	No. 57 Coarse Agreegate, Modified	1	LS	\$15,000.00	\$15,000.00
25	Reset Post Mounted Signs, Type B	4	EA	\$200.00	\$800.00
26	Removal of Existing Bridge	1	LS	\$45,000.00	\$45,000.00
27	PA 3-Rail Bridge Barrier	25	LF	\$350.00	\$8,750.00
28	Design and Construction of Precast Reinforced Concrete Bridge	1	LS	\$470,000.00	\$470,000.00
29	Removal of Existing Pipe Railing	80	LF	\$25.00	\$2,000.00
<b>ALTERNATE 1: ADDITIONAL STREAMBANK STABILIZATION</b>					
A1.1	Additional Streambank Grading and Restoration with Biolog, Jute Matting, Seed Mix and Live Stakes	115	LF	\$250.00	\$28,750.00
A1.2	Class C Longitudinal Peaked Stone Toe Protection Area	8	LF	\$550.00	\$4,400.00
<b>ALTERNATE 2: INSTALL R-6 RIPRAP ENHANCEMENT AREA</b>					
A2.1	Alternate 2 - Install R-6 Riprap Enhancement/Extension Area	195	SF	\$35.00	\$6,825.00

<b>Total Base Bid</b>	\$1,297,775.00
<b>Alternate 1</b>	\$33,150.00
<b>Alternate 2</b>	\$6,825.00

**Total: Base Bid + Alternates 1 & 2** \$1,309,000.00



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: December 16, 2024  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman, CPA Finance Director

- RE: November 2024 LGT Financial Packet:
- ❖ Revenue and Expense Graphs as of November 30, 2024
  - ❖ Fund Balances as of November 30, 2024
  - ❖ Summary of Cash and Investments as of November 30, 2024
  - ❖ YTD Budget Report with Prior Years Actuals thru November 30, 2024

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

- ❖ The Revenue and Expense Graph compares Actual through November 30, 2024, to Annual Budget. I have grouped the funds as I did in the Budget presentation: Operating Funds, Sewer Funds, and Capital Funds. Notes at the bottom of each graph will explain anomalies if any.
- ❖ The Summary of Cash and Investments report shows the Cash Balances by Fund as of November 30, 2024 and shows the amount of deposits per Banking Institution and the Balances compared to the Reserves per Fund Balance Policy.
- ❖ All cash account reconciliations are current through November 30, 2024
- ❖ All ARPA monies must be obligated by December 31, 2024, and paid out as of December 31, 2026. All ARPA monies have been spent as of December 16, 2024.
- ❖ The Due To/From accounts have all been reconciled as of November 30, 2024, and the cash was transferred to zero out in December 2024.

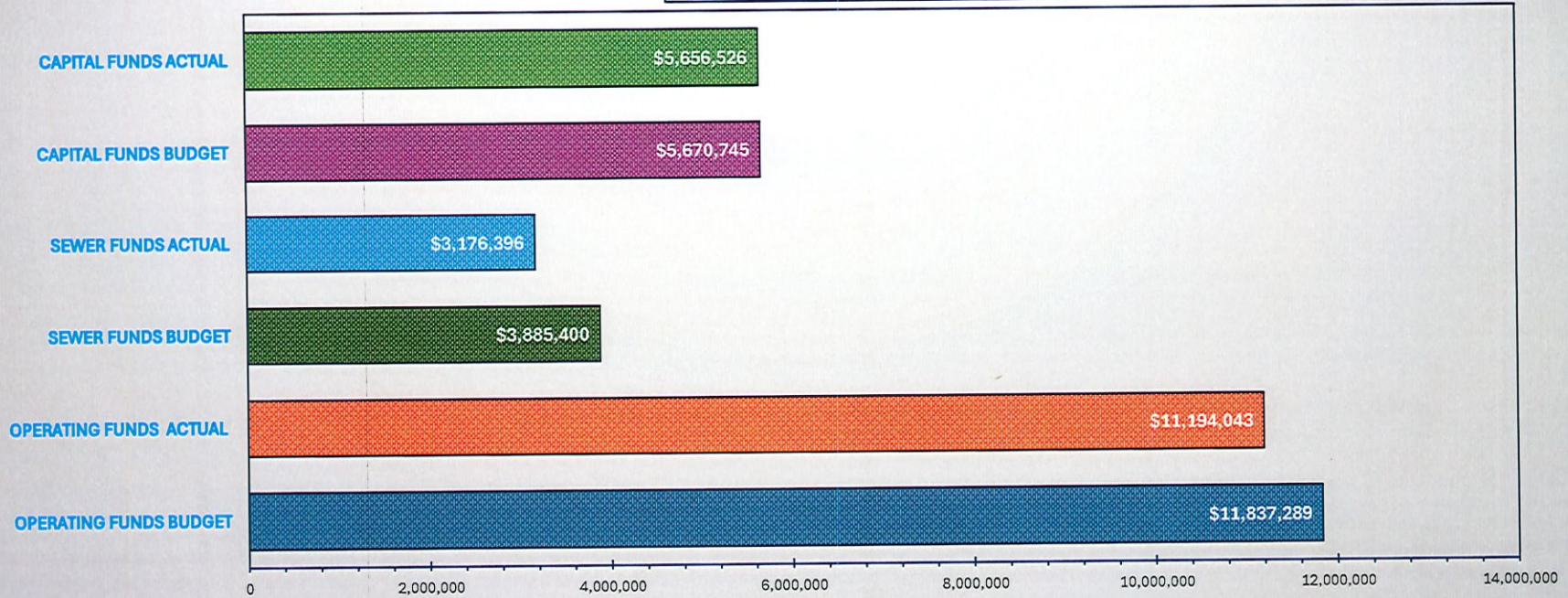
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

**Revenue Actual to Budget  
YTD Thru November 30, 2024**



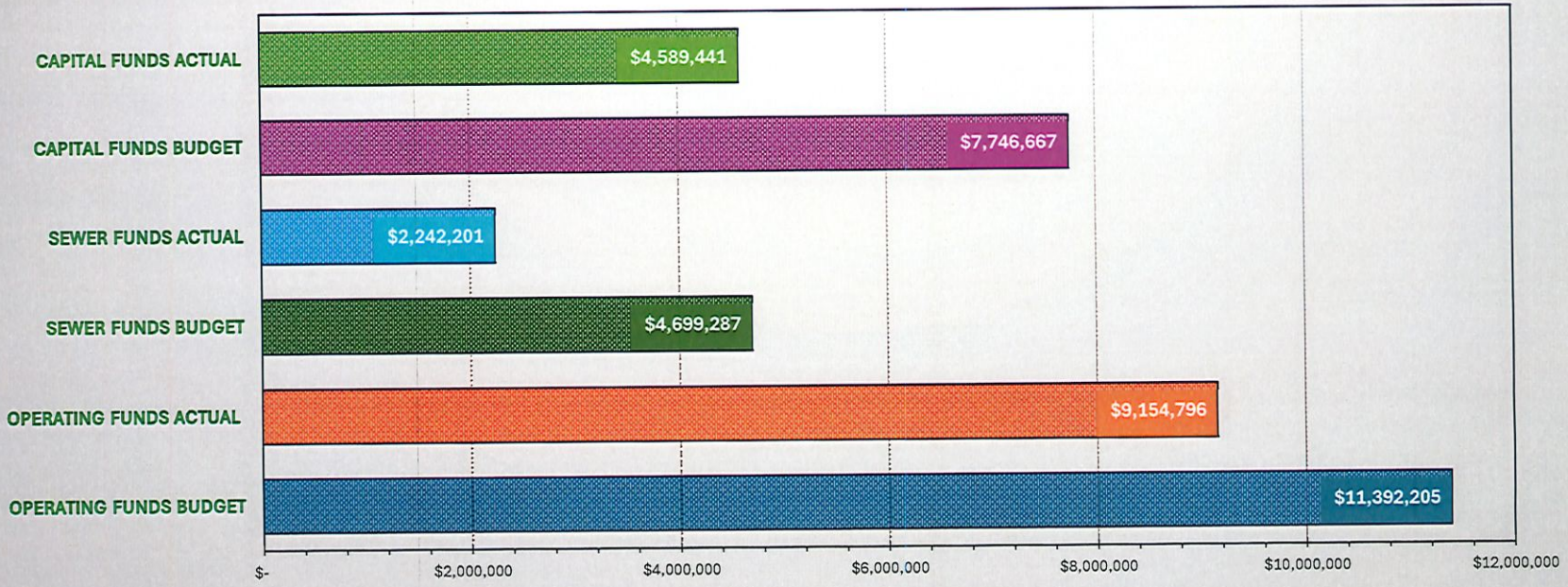
**Capital Funds Revenue:** Actual Revenues are 99.7% of Budget. Unbudgeted transfer in from GF for prior year reserves of 1.2M increased Revenue. Sale of Ingersol House was not Budgeted.

**Sewer Funds Revenue:** Actual Revenues are 81.7% of Budget. 4th Qtr sewer bill revenue was booked in October.

**Operating Funds Revenue:** Actual Revenue is 94.5% of Budget and we are on target.



**Expenses Actual to Budget  
YTD Thru November 30, 2024**



**Capital Funds Expenses:** Actual Expenditures are 59.2% of Budget. Timing of budgeted projects moved forward.

**Sewer Funds Expenses:** Actual Expenditures are 47.7% of Budget. Ambler Capital Project was Budgeted 1M, of which only 244k was invoiced to us by Ambler. Last Qtr Bill for Treatment was received in December.

**Operating Funds Expenses:** Actual Expenses are 80% of Budget and are on target. In December we have Budgeted Transfers and accruals

**FUND BALANCE  
AND  
SUMMARY OF CASH AND INVESTMENTS**

**Lower Gwynedd Township**  
**Fund and Cash Balances as of November 30, 2024**

FUND #	FUND	FUND BALANCE @		
		01/01/2024 FINAL	(INCREASE)DECREASE THRU 11/30/2024	
01	GENERAL	-8,012,322.99	-1,849,143.38	-9,861,466.37
02	STREET LIGHT	-29,226.63	-10,730.79	-39,957.42
03	FIRE PROTECTION	-61,793.14	-207,980.54	-269,773.68
04	FIRE HYDRANT	-59,525.99	3,843.73	-55,682.26
05	RECREATION	23,901.46	25,124.14	49,025.60
	GENERAL OPERATING FUNDS SURPLUS	-8,138,967.29	-2,038,886.84	-10,177,854.13
08	SEWER OP	-5,763,141.16	-752,218.20	-6,515,359.36
09	SEWER CAPITAL	-4,371,454.29	-181,976.53	-4,553,430.82
	SEWER FUNDS SURPLUS	-10,134,595.45	-934,194.73	-11,068,790.18
16	ACQ OPEN SPACE	-2,250,870.84	-111,992.44	-2,362,863.28
30	CAPITAL RESERVE	-4,214,533.23	-2,083,410.09	-6,297,943.32
31	STORMWATER MNGMNT	-795,605.31	36,916.92	-758,688.39
33	TRAFFIC IMPACT	-1,819,129.36	1,154,475.81	-664,653.55
35	HIGHWAY AID	-400,571.72	-63,074.92	-463,646.64
	CAPITAL FUNDS	-9,480,710.46	-1,067,084.72	-10,547,795.18

YTD SURPLUS ALL FUNDS:	-4,040,166.29
------------------------	---------------

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).

**Summary of Cash and Investments**

**11/30/2024**

		11/30/2024
FUND #		Cash Balance
01	GENERAL	9,178,066.77
02	STREET LIGHT	42,190.93
03	FIRE PROTECTION	294,893.20
04	FIRE HYDRANT	67,943.58
05	RECREATION	62,081.24
	<b>GENERAL OPERATING FUNDS CASH</b>	<b>\$ 9,645,175.72</b>
08	SEWER OP	3,715,663.24
09	SEWER CAPITAL	4,579,911.42
	<b>SEWER FUNDS CASH</b>	<b>\$ 8,295,574.66</b>
16	ACQ OPEN SPACE	2,362,863.28
30	CAPITAL RESERVE	5,088,725.89
31	STORMWATER MNGMNT	838,551.03
33	TRAFFIC IMPACT	1,510,108.75
35	HIGHWAY AID	463,646.64
	<b>CAPITAL FUNDS CASH</b>	<b>\$ 10,263,895.59</b>
	<b>Total Cash</b>	<b>\$ 28,204,645.97</b>

Includes ARPA

	11/30/2024
<u>Banking Institution</u>	<u>Cash Balance</u>
PLIGIT	24,326,491.58
TRUIST	3,817,243.45
CITADEL	60,910.94
	<u>60,910.94</u>
	<b>\$ 28,204,645.97</b>

<u>Reserves per Fund Balance Policy</u>	<u>Reserves Per Policy 2024</u>	<u>11/30/2024 Cash Balance</u>
General Fund Reserves	2,573,045.00	9,178,066.77
Sewer Fund Reserves	1,296,890.00	3,715,663.24
Sewer Capital Reserves	1,000,000.00	4,579,911.42

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



12/16/2024  
12:09:25

Lower Gwynedd Township  
YTD BUDGET REPRORT WITH PRIOR YEARS  
THRU NOVEMBER 2021/2022/2023/2024  
FOR PERIOD 11 OF 2024

PAGE 1  
glactrpt  
**ANNUAL 2024**  
**BUDGET**  
CY REV  
BUDGET

ACCOUNTS FOR:  
01 GENERAL FUND

PRIOR YR3  
ACTUALS  
2021

PRIOR YR2  
ACTUALS  
2022

LAST YR  
ACTUALS  
2023

CURRENT YR  
ACTUALS  
2024

REVENUE

EXPENSES

301 REAL ESTATE TAXES	-1,021,861.00	-1,051,121.64	-1,072,517.06	-1,072,775.45	-1,075,000.00
310 LOCAL TAX ACT 511	-6,149,675.24	-7,247,791.08	-7,170,578.32	-7,166,623.99	-7,435,000.00
321 BUSINESS LICENSES & PRMTS	-271,197.99	-239,581.22	-267,130.21	-256,157.59	-257,200.00
331 FINES	-9,800.42	-6,224.88	-8,511.67	-10,198.60	-11,500.00
341 INTEREST EARNINGS	-6,562.01	-59,830.74	-277,217.36	-366,034.36	-330,000.00
342 RENTS & ROYALTIES	-188,295.37	-193,944.21	-199,142.06	-202,707.37	-281,529.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	-753.10	-2,081.68	-2,500.00
355 STATE SHARED REV & ENTLMT	-373,009.82	-426,781.19	-486,111.20	-524,938.38	-486,117.00
358 LOCAL GOVT ENTITLEMENT	-20,219.76	-24,290.85	.00	-17,705.38	-19,000.00
361 PERMITS/DEVELOPMENT	-582,682.55	-576,420.76	-540,045.96	-480,327.29	-583,500.00
362 PUBLIC SAFETY	-155,722.67	-165,396.18	-173,728.48	-188,775.49	-190,973.00
363 HGHWYS & STS	-3,810.00	-3,900.00	-3,990.00	-4,080.00	-4,080.00
380 MISCELLANEOUS REVENUE	-2,644.55	-2,230.34	-16,690.37	-1,217.36	-5,000.00
387 DIVIDENDS/MISC REV	-73,710.64	-25,097.14	-16,441.00	-27,547.00	-30,000.00
392 INTERFUND OPERATING TRANS	.00	-4,164.00	-7,877.00	.00	-10,394.00
401 EXECUTIVE	624,938.93	535,505.27	783,183.23	949,578.61	960,619.00
402 FINANCIAL ADMIN	232,671.49	216,009.41	371,951.98	286,533.08	415,092.00
403 TAX COLLECTION	91,160.97	98,997.70	101,754.74	103,531.97	112,310.00
409 BUILDNGS & PLANT	191,946.77	215,202.18	231,919.97	262,467.36	289,044.00
410 POLICE	3,025,687.15	3,380,221.69	3,830,624.04	3,878,380.98	4,674,355.96
411 FIRE	109,891.47	137,473.44	134,431.76	137,086.34	137,473.00
412 AMBULANCE	33,896.00	.00	30,000.00	30,000.00	30,000.00
414 PLANING & ZONING	550,820.84	473,854.12	536,945.12	647,477.70	819,964.00
430 PW-HIGHWAY RDS STS	724,605.94	642,316.17	750,315.04	746,945.77	924,165.00
487 EMPLOYEE BENEFITS	650,832.27	300,357.34	386,832.73	47,210.71	584,158.00
492 INTERFUND OPERATING TRANS	915,000.00	1,790,000.00	1,665,000.00	1,382,814.04	1,345,000.00
TOTAL GENERAL FUND	-1,707,740.19	-2,236,836.91	-1,417,775.18	-1,849,143.38	-429,612.04
TOTAL REVENUES	-8,859,192.02	-10,026,774.23	-10,240,733.79	-10,321,169.94	-10,721,793.00
TOTAL EXPENSES	7,151,451.83	7,789,937.32	8,822,958.61	8,472,026.56	10,292,180.96
TOTAL 01 GENERAL FUND	-1,707,740.19	-2,236,836.91	-1,417,775.18	-1,849,143.38	-429,612.04

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>02 STREET LIGHT FUND</b>					
301 REAL ESTATE TAXES	-16,196.12	-16,567.98	-18,236.78	-16,467.69	-19,000.00
341 INTEREST EARNINGS	-15.02	-297.65	-1,139.12	-1,581.12	-1,100.00
434 PW -STREET LGHTNG	8,142.95	12,468.08	11,303.63	7,318.02	13,935.00
TOTAL STREET LIGHT FUND	-8,068.19	-4,397.55	-8,072.27	-10,730.79	-6,165.00
TOTAL REVENUES	-16,211.14	-16,865.63	-19,375.90	-18,048.81	-20,100.00
TOTAL EXPENSES	8,142.95	12,468.08	11,303.63	7,318.02	13,935.00
TOTAL 02 STREET LIGHT FUND	-8,068.19	-4,397.55	-8,072.27	-10,730.79	-6,165.00

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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	-191,943.05	-196,096.80	-202,080.12	-202,013.18	-202,700.00
341 INTEREST EARNINGS	-28.24	-1,724.42	-5,212.90	-4,849.39	-5,500.00
392 INTERFUND OPERATING TRANS	-165,000.00	-165,000.00	-165,000.00	-165,000.00	-165,000.00
480 MISC EXPENDITURES	171,247.03	184,663.46	200,894.77	139,486.33	203,700.00
489 OTHER MISC EXP	124,509.28	159,751.04	141,121.00	24,395.70	165,000.00
TOTAL FIRE PROTECTION FUND	-61,214.98	-18,406.72	-30,277.25	-207,980.54	-4,500.00
TOTAL REVENUES	-356,971.29	-362,821.22	-372,293.02	-371,862.57	-373,200.00
TOTAL EXPENSES	295,756.31	344,414.50	342,015.77	163,882.03	368,700.00
TOTAL 03 FIRE PROTECTION FUND	-61,214.98	-18,406.72	-30,277.25	-207,980.54	-4,500.00



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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>04 FIRE HYDRANT FUND</b>					
301 REAL ESTATE TAXES	-39,321.64	-40,426.66	-39,876.07	-37,222.42	-41,650.00
341 INTEREST EARNINGS	-21.78	-845.13	-2,858.08	-3,000.22	-3,100.00
411 FIRE	32,574.72	33,401.07	39,160.62	43,706.37	50,000.00
TOTAL FIRE HYDRANT FUND	-6,768.70	-7,870.72	-3,573.53	3,483.73	5,250.00
TOTAL REVENUES	-39,343.42	-41,271.79	-42,734.15	-40,222.64	-44,750.00
TOTAL EXPENSES	32,574.72	33,401.07	39,160.62	43,706.37	50,000.00
TOTAL 04 FIRE HYDRANT FUND	-6,768.70	-7,870.72	-3,573.53	3,483.73	5,250.00

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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	-374,559.11	-392,587.09	-394,472.47	-398,812.91	-395,500.00
341 INTEREST EARNINGS	-138.22	-2,625.46	-10,344.10	-1,010.67	-12,000.00
361 PERMITS/DEVELOPMENT	-5,500.00	-6,152.50	-17,000.00	-16,252.00	-22,096.00
367 RECREATION	-9,293.00	-18,152.00	-37,810.00	-26,663.50	-67,850.00
392 INTERFUND OPERATING TRANS	.00	.00	-200,000.00	.00	-180,000.00
437 PW REPR TOOL&MAC	5,844.17	12,615.49	9,846.35	7,956.28	11,000.00
451 CULTURE-RECREATION	157,322.86	178,610.98	211,374.07	207,331.72	286,066.00
452 PARTICIPANT RECREATION	.00	.00	7,030.41	.00	19,770.00
453 RECREATION EVENTS	9,327.60	15,548.64	15,784.46	20,346.08	22,500.00
454 PARKS	265,113.13	287,147.42	345,849.77	186,684.99	300,479.00
486 INSURANCE	12,045.92	4,222.36	13,510.12	29,535.84	17,603.00
487 EMPLOYEE BENEFITS	12,937.01	13,079.18	15,678.78	16,008.31	9,972.00
TOTAL RECREATION FUND	73,100.36	91,707.02	-40,552.61	25,124.14	-10,056.00
TOTAL REVENUES	-389,490.33	-419,517.05	-659,626.57	-442,739.08	-677,446.00
TOTAL EXPENSES	462,590.69	511,224.07	619,073.96	467,863.22	667,390.00
TOTAL 05 RECREATION FUND	73,100.36	91,707.02	-40,552.61	25,124.14	-10,056.00

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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	-775.72	-19,067.17	-66,035.93	-25,504.65	-70,000.00
361 PERMITS/DEVELOPMENT	.00	-186.66	-50.00	.00	-100.00
364 SANITATION	-2,714,096.25	-2,703,210.37	-2,761,134.37	-2,831,964.40	-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
401 EXECUTIVE	13,507.03	6,188.59	-1,610.76	254.05	15,000.00
402 FINANCIAL ADMIN	19,258.01	8,385.92	16,792.05	18,147.31	27,500.00
408 ENGINEERING	9,463.23	3,841.06	4,000.00	.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	1,244,827.25	1,145,511.08	1,582,230.92	1,831,779.29	2,991,188.00
486 INSURANCE	8,242.96	3,870.60	1,685.32	3,299.90	2,507.00
487 EMPLOYEE BENEFITS	103,213.46	94,300.53	96,159.49	88,170.30	171,342.00
492 INTERFUND OPERATING TRANS	600,000.00	604,164.00	607,877.00	100,000.00	15,065.00
TOTAL SEWER FUND	-656,966.07	-793,852.42	-457,386.28	-752,218.20	-347,798.00
TOTAL REVENUES	-2,716,012.01	-2,722,464.20	-2,828,120.30	-2,857,469.05	-3,705,400.00
TOTAL EXPENSES	2,059,045.94	1,928,611.78	2,370,734.02	2,105,250.85	3,357,602.00
TOTAL 08 SEWER FUND	-656,966.07	-793,852.42	-457,386.28	-752,218.20	-347,798.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>09 SEWER CAPITAL RESERVE</b>					
341 INTEREST EARNINGS	-1,191.76	-49,772.49	-176,360.71	-218,926.60	-180,000.00
392 INTERFUND OPERATING TRANS	-600,000.00	-600,000.00	-600,000.00	-100,000.00	.00
409 BUILDNGS & PLANT	5,378.50	9,149.75	.00	18,174.80	56,685.00
429 PW-WASTEWTR COLL	35,802.00	28,131.99	35,781.00	51,315.37	46,000.00
439 CONSTRUCTION & REBUILDING	21,055.16	72,191.25	75,033.98	67,459.90	439,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	800,000.00
TOTAL SEWER CAPITAL RESERVE	-538,956.10	-540,299.50	-665,545.73	-181,976.53	1,161,685.00
TOTAL REVENUES	-601,191.76	-649,772.49	-776,360.71	-318,926.60	-180,000.00
TOTAL EXPENSES	62,235.66	109,472.99	110,814.98	136,950.07	1,341,685.00
TOTAL 09 SEWER CAPITAL RESERVE	-538,956.10	-540,299.50	-665,545.73	-181,976.53	1,161,685.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
16 ACQUISITION OF OPEN SPAC					
341 INTEREST EARNINGS	-623.01	-27,216.36	-103,246.84	-111,992.44	-118,000.00
454 PARKS	700.00	89.76	4,462.98	.00	10,000.00
TOTAL ACQUISITION OF OPEN SPAC	76.99	-27,126.60	-98,783.86	-111,992.44	-108,000.00
TOTAL REVENUES	-623.01	-27,216.36	-103,246.84	-111,992.44	-118,000.00
TOTAL EXPENSES	700.00	89.76	4,462.98	.00	10,000.00
TOTAL 16 ACQUISITION OF OPEN SPAC	76.99	-27,126.60	-98,783.86	-111,992.44	-108,000.00



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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>30 CAPITAL RESERVE FUND</b>					
341 INTEREST EARNINGS	-7,765.97	-63,533.15	-211,762.23	-351,752.90	-230,007.00
351 FEDERAL GRANTS	.00	-603,593.36	-250,000.00	-430,581.75	.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-1,214,186.77	-1,316,067.00
391 FIXED ASSETS PROCEEDS	.00	-47,187.00	.00	-709,980.00	-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	82,130.00	443,559.75	762,852.00
407 DATA PROCESSING	.00	5,926.78	18,572.00	17,069.68	64,315.00
409 BUILDNGS & PLANT	93,762.53	38,956.10	21,933.79	31,237.48	386,000.00
410 POLICE	21,233.52	41,754.25	132,019.80	144,396.94	242,000.00
430 PW-HIGHWAY RDS STS	20,976.30	.00	35,781.00	128,786.25	110,000.00
439 CONSTRUCTION & REBUILDING	119,803.30	100,829.70	50,845.57	959,742.63	1,177,000.00
454 PARKS	37,328.06	137,603.54	100,850.15	116,112.64	716,500.00
492 INTERFUND OPERATING TRANS	.00	.00	33,655.00	.00	.00
TOTAL CAPITAL RESERVE FUND	-214,662.26	-1,114,243.14	-585,974.92	-2,083,410.09	1,692,593.00
TOTAL REVENUES	-507,765.97	-1,439,313.51	-1,061,762.23	-3,924,315.46	-1,766,074.00
TOTAL EXPENSES	293,103.71	325,070.37	475,787.31	1,840,905.37	3,458,667.00
TOTAL 30 CAPITAL RESERVE FUND	-214,662.26	-1,114,243.14	-585,974.92	-2,083,410.09	1,692,593.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>31 STORMWATER MANAGEMENT</b>					
341 INTEREST EARNINGS	-154.19	-4,285.36	-15,418.49	-39,609.05	-20,000.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-64,497.00	-158,920.00
387 DIVIDENDS/MISC REV	-7,166.50	-85,769.50	-231,667.00	-34,727.50	-260,435.00
446 STORMWATER MANAGEMENT	36,238.87	72,694.84	28,062.93	175,750.47	478,000.00
TOTAL STORMWATER MANAGEMENT	28,918.18	-17,360.02	-219,022.56	36,916.92	38,645.00
TOTAL REVENUES	-7,320.69	-90,054.86	-247,085.49	-138,833.55	-439,355.00
TOTAL EXPENSES	36,238.87	72,694.84	28,062.93	175,750.47	478,000.00
TOTAL 31 STORMWATER MANAGEMENT	28,918.18	-17,360.02	-219,022.56	36,916.92	38,645.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>33 TRAFFIC IMPACT FUND</b>					
341 INTEREST EARNINGS	-497.46	-18,378.78	-73,189.26	-84,993.23	-81,000.00
354 ST. CAPITAL & OP. GRANTS	.00	2,417.50	.00	-1,004,454.28	-2,416,316.00
361 PERMITS/DEVELOPMENT	-19,892.92	-79,975.00	-11,425.00	.00	-50,000.00
392 INTERFUND OPERATING TRANS	-250,000.00	-900,000.00	-700,000.00	.00	-800,000.00
433 PW -TRAFFIC	242,695.99	49,128.52	436,915.11	2,238,099.30	2,690,000.00
439 CONSTRUCTION & REBUILDING	.00	.00	12,673.09	5,824.02	665,000.00
TOTAL TRAFFIC IMPACT FUND	-27,694.39	-946,807.76	-335,026.06	1,154,475.81	7,684.00
TOTAL REVENUES	-270,390.38	-995,936.28	-784,614.26	-1,089,447.51	-3,347,316.00
TOTAL EXPENSES	242,695.99	49,128.52	449,588.20	2,243,923.32	3,355,000.00
TOTAL 33 TRAFFIC IMPACT FUND	-27,694.39	-946,807.76	-335,026.06	1,154,475.81	7,684.00



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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<b>35 HIGHWAY AID FUND</b>					
341 INTEREST EARNINGS	-319.52	-8,626.49	-27,706.42	-23,722.76	-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	-33,655.00	.00	.00
430 PW-HIGHWAY RDS STS	36,264.99	40,433.78	6,527.77	27,200.56	30,000.00
439 CONSTRUCTION & REBUILDING	370,395.07	232,979.88	296,793.60	301,661.25	415,000.00
TOTAL HIGHWAY AID FUND	58,189.64	-95,191.81	-126,907.56	-63,074.92	39,000.00
TOTAL REVENUES	-348,470.42	-368,605.47	-430,228.93	-391,936.73	-406,000.00
TOTAL EXPENSES	406,660.06	273,413.66	303,321.37	328,861.81	445,000.00
TOTAL 35 HIGHWAY AID FUND	58,189.64	-95,191.81	-126,907.56	-63,074.92	39,000.00
GRAND TOTAL	-3,061,785.71	-5,710,686.13	-3,988,897.81	-4,040,526.29	2,038,725.96