

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, February 11, 2025, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/84408884220?pwd=BS6rUo6B0iB3VtFdnnqhBRnDc4SfdE.1>

Call #: 1-646-876-9923

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## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS

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

At their regular public meeting on February 25<sup>th</sup>, the Board of Supervisors will discuss the feedback received from the January 30<sup>th</sup> open house about the proposed redevelopment of the Spring House Corporate Center, which includes demolishing an office building and replacing it with an apartment building and adding retail along Norristown Road.

### PUBLIC COMMENTS

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

### BUILDING AND ZONING

1. Consider decision for a conditional use application for Lower Gwynedd Little League to permit two new scoreboards with sponsorship signs to replace two existing scoreboards at Ingersoll Park
2. Review Zoning Hearing Board applications for 1348 Sumneytown Pike and 821 N. Bethlehem Pike and determine action to be taken, if any
3. Resolution 2025-07 Approving a deed of dedication accepting the sanitary sewer facilities, as depicted on the "Site Utilities Layout Plan", prepared by Woodrow & Associates, Inc. dated December 15, 2017, and last revised August 31, 2018, for the 1325 Gypsy Hill Road Subdivision

## GENERAL BUSINESS

1. Consider approval of the text for the following historical markers
  - Bethlehem Baptist Church – to be located at 225 Penllyn Blue Bell Pike (now China Grace Christian Church)
  - Penllyn School
  - Penllyn Village
  - Spring House Village
  - Gwynedd Corners
2. Consider approval of license agreement for 924 Chesterfield Drive
3. Consider approval of Resolution 2025-08, revising compensation for the elected tax collector
4. Consider plan for sidewalk and landscaping at the Township-owned property at 900 Sumneytown Pike (site of the former Texaco station)
5. Approval of invoice report – February 11, 2025
6. Approval of minutes – January 28, 2025 (JC abstains)

## SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

## STAFF UPDATES

Updates from staff on municipal activities and projects

## SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

## Adjournment

## UPCOMING MEETING DATES\*

HUMAN RELATIONS COMMISSION	THURS	03/06/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	02/25/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	02/12/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	02/13/2025	6:00 P.M.
PARKS AND RECREATION	TUES	02/18/2025	6:00 P.M.
PLANNING COMMISSION	WED	02/19/2025	7:00 P.M.

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



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** February 7, 2025  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Conditional Use Decision & Order-Lower Gwynedd Little League Scoreboard Replacements- Ingersoll Park

***Recommendation: It is recommended that the BOS approve the decision and order as proposed for the Lower Gwynedd Little League Conditional Use application thereby permitting the replacement of the scoreboards as presented with the conditions noted in the order.***

A conditional use hearing was held at the BOS of meeting on January 28<sup>th</sup>, 2025, for an application submitted by the Lower Gwynedd Little League regarding the replacement of two existing scoreboards with two new scoreboards, with each new scoreboard to contain no more than two sponsorship signs. The Township Solicitor has prepared a decision and order including certain conditions discussed during the hearing. These conditions are as follows:

- Prior to permit issuance the Township Traffic Engineer will verify no obstruction to motorists' visibility; the LGLL will enter into an indemnification agreement with the Township; and the LGLL will provide accurate dimensional information for the proposed scoreboards.
- LGLL will follow the same requirements as listed in the sponsorship sign section of the Township Zoning Code 1298.10.
- LGLL will pay for the purchase, installation, and maintenance of the scoreboards but the Township will own the scoreboards even if the LGLL ceases to operate.

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, Lower Gwynedd Little League (the "**Applicant**" or "**Little League**") uses certain property owned by Lower Gwynedd Township ("**Township**") and known as Ingersoll Park, 413 Old Penllyn Pike, Parcel #39-00-03170-00-4 ("**Property**"). (Exhibit T-1).
2. The Property is located in the MD – Municipal District Zoning District (the "**MD District**"). (Exhibit T-1).
3. The Property currently contains two (2) baseball fields and related improvements, operated by the Little League. The fields are known as the "Majors" field ("**Majors Field**") and the "Minors" field ("**Minors Field**"). (Exhibit A-1).
4. The Majors Field and the Minors Field each have existing scoreboards ("**Existing Scoreboards**"). (Exhibit A-1).
5. The Little League proposes to replace the Existing Scoreboards with new scoreboards and new sponsorship signs (the "**Proposed Scoreboards**"), which in the aggregate would exceed the area limitation of forty square feet (40 sq. ft.) set forth in Section 1298.14 of the Township Zoning Code (the "**Zoning Code**"). (Exhibits T-1 and A-1).
6. Pursuant to the Zoning Code, the Existing Scoreboards are a permitted use in the MD District.

7. Section 1298.14 of the Zoning Code permits all regulations of the zoning district where the use is proposed to be modified, provided that a public hearing “...in accordance with the procedures...for the granting of a conditional use” is conducted.

8. Therefore, on or about December 10, 2024 the Little League filed a conditional use application (“**Application**”), seeking a modification of the sign area limitation of forty square feet (40 sq. ft.) in the MD District.

5. Public notice of the Application and a proposed hearing date of January 28, 2025, were duly published in the Reporter.

6. On January 28, 2025, the Board of Supervisors (the “**Board**”) heard the Application (the “**Hearing**”).<sup>1</sup>

7. The Hearing was attended by Township Manager, Mimi Gleason; Zoning Officer and Assistant Township Manager, Jamie Worman; Township Engineer, James Hersh, P.E.; Township Transportation Engineer, Chad Dixson, P.E.; and Township Solicitor, Neil Andrew Stein, Esquire.<sup>2</sup>

8. The following Township exhibits were admitted into evidence by the Township (See, NT, pp. 5-6):

Exhibit T-1: Conditional Use Application, dated December 10, 2024 with exhibits, including a site plan and depictions of the proposed scoreboards.

Exhibit T-2: Notice of Hearing.

Exhibit T-3: Proofs of Publication for the hearing notice, confirming publication in the Reporter on January 13 and January 20, 2024.

Exhibit T-4: Montgomery County Planning Commission’s letter of January 2, 2025, recommending approval.

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<sup>1</sup> Supervisor Jimmy Chong did not attend the Hearing, but has read the transcript, examined the exhibits, and is prepared to participate in the Board’s decision.

<sup>2</sup> Notes of Testimony of Hearing (“**NT**”).

Exhibit T-5: Meeting minutes of the Lower Gwynedd Township Planning Commission meeting of January 15, 2025, at which meeting this Application was reviewed and conditional use approval recommended, subject to submission of a rendering depicting the dimensions of the existing and proposed scoreboards to the BOS.

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

Exhibit A-1: Seven (7) page informational booklet.

10. No one requested or was granted party status.

11. Adam Taylor and Jeff Carcione, both representatives of the Little League, testified in support of the Application as follows (NT, pp. 7-15; pp. 15-30):

- The Existing Scoreboards are estimated to be approximately twenty (20) to twenty-five (25) years old and may be deteriorating. Certain of the Existing Scoreboards' panels are falling off. The Existing Scoreboards are outdated, do not function properly, and do not record pitch count (an important statistic in Little League games, as pitchers are limited to specific pitch counts).
- With the improvements being made at Ingersoll Park, the Little League believes that now is the appropriate time to replace the Existing Scoreboards.
- The Little League has identified sponsors to financially support the replacement of the Existing Scoreboards.

- The dimensions of the Existing Scoreboards and Proposed Scoreboards as set forth in the Application, are not accurate, as the design of the Proposed Scoreboards is not complete. However, the Proposed Scoreboards exceed the maximum area of forty square feet (40 sf.) permitted in the MD District.
- Due to the Planning Commission's concerns, the Little League decided to modify the dimensions of the Proposed Scoreboards.
- Therefore, the Proposed Scoreboards would be equal in width to the Existing Scoreboards.
- The height increase in the proposed "minors" scoreboard ("**Minors' Scoreboard**") would not exceed an additional two and one-half feet (2½') from the current height of the existing Minors' Scoreboard.
- The height increase in the proposed "majors" scoreboard ("**Majors' Scoreboard**") would not exceed an additional three feet (3') from the current height of the existing Majors' Scoreboard.
- The current poles on which the Existing Scoreboards are mounted, would not be replaced and will be used for the Proposed Scoreboards.
- The Proposed Scoreboards would not require a change in electrical service.
- The Little League will submit accurate dimensional information for the Proposed Scoreboards, prior to submission of permit applications.
- The Little League will be financially responsible for the disposal of the Existing Scoreboards, and the installation and maintenance of the Proposed Scoreboards.

- However, the Township will own the Proposed Scoreboards. Therefore, if the Little League ceases operating at Ingersoll Park, the Proposed Scoreboards will remain Township property.
- The Little League will abide by the same regulations and standards governing the outfield sponsor signs, as set forth in Section 1298.10 of the Zoning Code.

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

1. 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)).

2. 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).

3. 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).

4. 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).



5. 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.

6. 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.

7. 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.

### **ORDER**

**AND NOW**, this 11<sup>th</sup> day of February, 2025, upon the application of the Lower Gwynedd Little League, for conditional use approval to permit the installation of two (2) new scoreboards at Ingersoll Park, 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 Applicant will obtain all applicable approvals and permits from the Township and any other governmental entity having jurisdiction.

2. Prior to the issuance of a permit:
  - (a) The Township traffic engineer will confirm that there will be no obstruction to motorists' visibility.
  - (b) The Little League will enter into an indemnification agreement with the Township, in a form approved by the Township Solicitor.
  - (c) The Little League will submit accurate dimensional information for the Proposed Scoreboards.
3. The Little League will abide by the same regulations and standards applicable to sponsorship signs, as set forth in Section 1298.10 of the Zoning Code.
4. The Little League will pay for the purchase, installation and maintenance of the Proposed Scoreboards; however, the Township will own the Proposed scoreboards even if the Little League ceases to operate.
5. All use and development permitted by this Decision shall be consistent with the testimony and exhibits submitted at the Hearing.

***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



RECEIVED  
MAY 17 2024  
LOWER GWYNEDD TWP

**Lower Gwynedd Township**  
1130 N. Bethlehem Pike, P.O. Box 625  
Spring House, PA 19477  
(215)646-5302- phone  
(215)646-3357-fax  
[www.lowergwynedd.org](http://www.lowergwynedd.org)

#24-218

**Appeal to the Zoning Hearing Board**

- 1. Date: 05/15/2024
- 2. Classification of Appeal (check all that apply):
  - Request for a Special Exception       Request a Variance
  - Validity Challenge (map or ordinance)     Appeal Zoning Officer's Decision
  - Other (specify): \_\_\_\_\_

- 3. Applicant:
  - Name: William and Frances Goldstein, trading as Springhouse Plaza
  - Mailing Address: 233 East Lancaster Avenue, Suite 102  
Ardmore, PA 19003
  - Phone Number: (610) 316-2311
  - Email Address: fswg2@aol.com
  - State owner of legal title, if other than Applicant: \_\_\_\_\_

- 4. Applicant's Attorney:
  - Name: Peter S. Friedman, Esquire
  - Mailing Address: 276 Commerce Drive, Suite 210  
Fort Washington, PA 19034
  - Phone Number: (215) 635-7200
  - Email Address: \_\_\_\_\_

- 5. Property:
  - Location: 821 N. Bethlehem Pike, Springhouse, PA 19477
  - Present Zoning Classification: D
  - Area: 1.77 acres
  - Frontage: 153 feet
  - Depth: 500 ft.
  - Description of the current use and the existing improvements on the property: Retail Stores, one apartment and two warehouses in rear

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

SEE ATTACHED ADDENDUM

6. Legal grounds for appeal:

SEE ATTACHED ADDENDUM

\_\_\_\_\_  
\_\_\_\_\_  
State each section of the zoning ordinance involved in this application and the specific interpretation or relief requested:

7. For a Variance, state the specific hardship claimed:

SEE ATTACHED ADDENDUM

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

Yes     No    If yes, date and specifics: Special exception - 1972

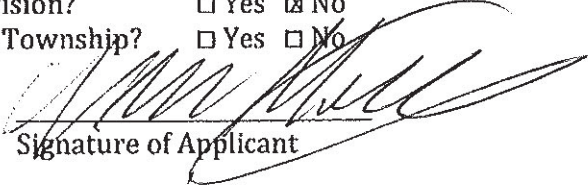
9. For a validity challenge list the exact issue of fact to be interpreted, and attach to this application.

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

Yes    No  
 Yes    No

11. Does this Application involve a proposed subdivision?  
If yes, has a subdivision plan been filed with the Township?

Yes    No  
 Yes    No

  
Signature of Applicant

## **ADDENDUM TO APPEAL TO THE ZONING HEARING BOARD**

Applicant has owned the subject premises since 1978, which have always included three warehouse buildings located behind the retail building fronting on Bethlehem Pike. Since 1978, the warehouse buildings have been used for various uses including storage of materials, contracting and similar uses. The warehouse buildings are not visible from Bethlehem Pike and are not suitable for retail or other uses permitted on the "D" Business District.

Currently, the building occupied by Robert Shawn Construction (Building A) is used for storage of materials in connection with its construction business. The building occupied by Action International (Building B) includes storage for a wholesale computer business and storage of cars for a small specialized car rental operation. The building occupied by Always Safe Sidewalk (Building C) is used for storage.

The current uses of the warehouse buildings are non-conforming uses located in buildings that have been used for non-conforming uses and purposes for over 45 years.

Applicant requests the following zoning relief:

- (1) A determination that the warehouse buildings may continue to be used for non-conforming uses under Section 1296.02 of the Zoning Ordinance;
- (2) A special exception under Section 1296.03 so as to permit the three warehouse buildings to be used for their current uses;
- (3) A determination under 1296.05 that the three warehouse buildings may be used for their current uses; and
- (4) A variance under Section 1280.02 so as to permit the three warehouse buildings to be used for warehouse and/or storage.

Applicant submits that granting of the Zoning Relief will not be detrimental to the health, safety and welfare of the community.

# Google Maps



**A—ROBERT SHAWN CONSTRUCTION- 2,400 SQ FEET**

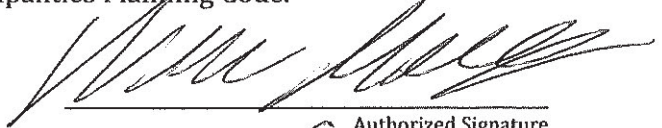
**B—ACTION INTERNATIONAL -----1,400 SQ FEET**

**C—ALWAYS SAFE SIDEWALKS-----2,000 SQ FT**



WAIVER

I/We hereby waive the provision that the hearing before the Zoning Hearing Board of Lower Gwynedd Township be commenced within 60 days of the application, conducted, and/or completed pursuant to the time limitations set forth in the Pennsylvania Municipalities Planning Code.



Authorized Signature

WILLIAM JOST

Printed Name

5/15/24

Date



**Lower Gwynedd Township**

1130 N. Bethlehem Pike, P.O. Box 625  
Spring House, PA 19477  
(215)646-5302- phone  
(215)646-3357-fax  
[www.lowergwynedd.org](http://www.lowergwynedd.org)

**Appeal to the Zoning Hearing Board**

1. Date: August 23, 2024 (Amended January 27, 2025)
  
2. Classification of Appeal (check all that apply):
  - Request for a Special Exception                       Request a Variance
  - Validity Challenge (map or ordinance)     Appeal Zoning Officer's Decision
  - Other (specify): \_\_\_\_\_

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3. Applicant:
  - Name: Genterra Corporation c/o John Panizza (Equitable Owner)
  - Mailing Address: 56 Cricket Lane, Downingtown, PA 19335
  
  - Phone Number: 610-563-0209
  - Email Address: jpanizza@outlook.com
  - State owner of legal title, if other than Applicant: Charles and Dorothy Van Reed

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4. Applicant's Attorney:
  - Name: Daniel Lyons, Esq.
  - Mailing Address: Fox Rothschild LLP, 2800 Kelly Road, Warrington, PA 18976
  
  - Phone Number: 215-918-3693
  - Email Address: daniellyons@foxrothschild.com

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5. Property:
  - Location: 1348 Sumneytown Pike, Ambler, PA 19002
  - Present Zoning Classification: A - Residential Zoning District
  - Area: Approximately 15.60 acres
  - Frontage: Please see the attached plan.
  - Depth: Please see the attached plan.
  - Description of the current use and the existing improvements on the property:

The property is improved with a single existing 3-story stone historical residential structure and several small outbuildings apart from the historical structure.

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

Applicant proposes to retain the existing historical residential structure and subdivide the property into twenty (20) individual residential lots

6. Legal grounds for appeal:

Applicant meets the criteria for Special Exception approval.

State each section of the zoning ordinance involved in this application and the specific interpretation or relief requested: Section 1298.19(d) to permit area and bulk regulations associated with a historical resource.

7. For a Variance, state the specific hardship claimed:

N/A. Special Exception requested.

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

Yes  No If yes, date and specifics: Applicant filed a Preliminary Subdivision/

Land Development Application on/about April 24, 2024.

9. For a validity challenge list the exact issue of fact to be interpreted, and attach to this application.

10. Is public water available to this property?

Yes  No

Is public sewer available to this property?

Yes  No

11. Does this Application involve a proposed subdivision?

Yes  No

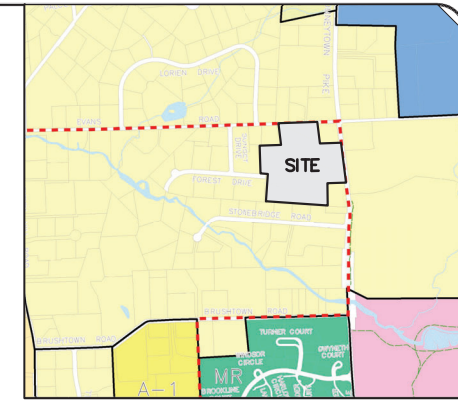
If yes, has a subdivision plan been filed with the Township?

Yes  No



Signature of Applicant

*Dan Lyons, Agent*



LOCATION MAP  
SCALE 1" = 1000'

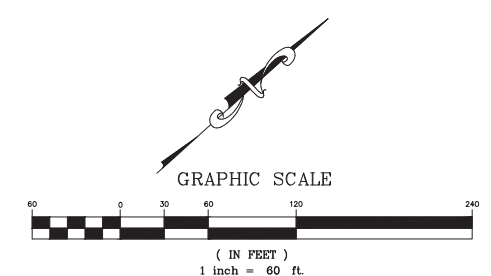
**OWNER/APPLICANT**  
CENTERRA CORPORATION  
566 CRICKET LANE  
DOWNTOWN, PA. 19335

**SITE DATA**  
1348 SUMNEYTOWN PIKE  
PARCEL ID: 39-00-04054-00-2  
DEED BOOK, PAGE: 5169-00521

**BASE SITE AREA** (AC)  
GROSS SITE AREA 15.60  
LESS ULT. R/W EVANS RD. 0.41  
LESS ULT. R/W SUMNEYTOWN PK 0.26  
BASE SITE AREA 14.93

**ZONING DATA**

Zone:	A RESIDENTIAL DISTRICT (Historic Resource (L286 19-d))		
Use:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	18,000	18,375	18,375
MIN. LOT WIDTH (FT)	85	85	85
YARDS (FT)			
FRONT	25	25	25
SIDE	15	15	15
REAR	50	50	50
BUILDING COVERAGE	20%	13.5%	3,750 SF MAX.
IMPERVIOUS COVERAGE	40%	23.9%	6,000 SF MAX.



**LEGEND**

- BOUNDARY LINE
- - - ADJ. BOUNDARY
- - - ROW (ULTIMATE & LEGAL)
- - - PROPERTY SETBACK LINE
- EXISTING IRON PIN
- EXISTING CONC. MONUMENT

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LOSSES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

**WHITEFIELD**

SKETCH PLAN

**R. L. Showalter & Associates, Inc.**

116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FAX (215) 822-5684  
Email: admin@rlshowalter.com

• Engineering • Planning • Surveying •

**DRAFT COPY**

SCALE: 1" = 60'

DATE: 10/2/2024

JOB NO.: 2023-141

DRAWN BY: JHS

CHECKED BY: WK

SITUATE: LOWER GWYNNED TOWNSHIP  
MONTGOMERY COUNTY, PA

PREPARED FOR:  
**GENTERRA CORPORATION**  
566 CRICKET LANE  
DOWNTOWN, PA 19335

SHEET  
2 OF 13



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** February 7, 2025  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Resolution# 2025-07 Accepting Dedication of Sewer Improvements  
1325 Gypsy Hill Road Subdivision #18-01SUBD

***Recommended Motion: It is recommended that the BOS make a motion to approve Resolution #2025-07 accepting the deed of dedication for the sanitary sewer improvements that have been installed in conjunction with the 1325 Gypsy Hill Road Subdivision as described in the deed of dedication. This subdivision created seven new lots off a private cul-de-sac road known as Gypsy Way.***

A deed of dedication has been prepared by the Township Solicitor setting forth the terms of accepting the sanitary sewer facilities that were installed as part of the 1325 Gypsy Hill Road Subdivision. The improvements are depicted on the "Site Utilities Layout Plan", prepared by Woodrow & Associates, Inc. dated December 15, 2017, and last revised August 31, 2018, for the 1325 Gypsy Hill Road Subdivision. The Township Engineer has confirmed that the sewer improvements have been installed, inspected, and found to be acceptable and ready for dedication. The final as-built of the sewer system has also been received.

LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

RESOLUTION NO. 2025 - 07

**A RESOLUTION OF THE TOWNSHIP OF LOWER GWYNEDD ACCEPTING A DEED OF DEDICATION FOR SANITARY SEWER IMPROVEMENTS LOCATED AT 1325 GYPSY HILL ROAD, LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA (PARCEL #39-00-01684-00-5)**

**WHEREAS**, the Lower Gwynedd Township Board of Supervisors (“**BOS**”) and Desantis Homes, LLC, a Pennsylvania limited liability company (“**Applicant**”), entered into a certain Land Development and Financial Security Agreement dated October 26, 2018, a Memorandum of which has been recorded in the Montgomery County office for the Recording of Deeds in Deed Book 6119, Page 660 (the “**Agreement**”), which incorporates plans prepared by Woodrow & Associates, Inc. dated December 15, 2017 and last revised October 12, 2018 (collectively, the “**Plans**”); and

**WHEREAS**, the Plans depict the development of a certain 9.5 acre parcel of land on Gypsy Hill Road, being Tax Parcel #39-00-01684-00-5 (the “**Property**”), including but not limited to sanitary sewer line from Manhole S1 to Manhole S6, and certain easements, rights-of-way, sanitary sewer lines, mains, manholes, laterals, their accessories, and appurtenances, as depicted on certain “Site Utilities Layout Plan”, prepared by Woodrow & Associates, Inc. dated December 15, 2017, and last revised August 31, 2018 (the “**Sewer Improvements**”); and

**WHEREAS**, the Applicant has complied with the terms of the Agreement and is now offering the Sewer Improvements for dedication to the Township (the “**Proposed Dedication**”); and

**NOW, THEREFORE, BE IT RESOLVED** by the Lower Gwynedd Township Board of Supervisors, as follows:

1. The BOS will execute the Deed of Dedication accepting for public ownership of the Sewer Improvements dated even date herewith (the “**Deed**”).
2. The BOS Chairperson and/or other appropriate municipal officials, are hereby authorized to execute the Deed and all other documents as are necessary to complete the Proposed Dedication.
3. Acceptance of the Deed is expressly conditioned upon the Applicant having paid all outstanding fees and charges to the Township, if any, on or before the date of this Resolution.
4. This Resolution does not expressly or impliedly accept dedication of any private laterals, sewage grinder/ejector pumps, other improvements, or land, except as expressly set forth in this Resolution.

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

**APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on the 11<sup>th</sup> day of February, 2025.

*ATTEST:*

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**Prepared By & Return To:**

Neil Andrew Stein, Esquire  
Kaplin, Stewart, Meloff, Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive, Suite #200  
Blue Bell, PA 19422

**Property:**

1325 Gypsy Hill Road  
Parcel #39-00-01684-00-5

**DEED OF DEDICATION FOR SANITARY SEWER IMPROVEMENTS**

THIS INDENTURE is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

**FROM:**

**DESANTIS HOMES, LLC**, a Pennsylvania limited liability company, with offices at 515 Gwynedd Avenue, Blue Bell, Pennsylvania 19422 ("**Grantor**"), of the one part,

**TO:**

**LOWER GWYNEDD TOWNSHIP**, 1130 N. Bethlehem Pike, Spring House, Pennsylvania 19477 ( "**Grantee**"), of the other part.

**WITNESSETH:**

**THAT**, the said Grantor, **THAT** the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America unto it well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed, assigned and confirmed unto the said Grantee, its successors and assigns,

**ALL THAT CERTAIN** sanitary sewer line from Manhole S1 to Manhole S6, including but not limited to those easements, rights-of-way, sanitary sewer lines, mains, manholes, laterals, their accessories, and appurtenances consisting of underground pipe, conduits, manholes, drains, markers, mains, service connections and related apparatus located at 1325 Gypsy Hill Road, Parcel #39-00-01684-00-5 (the "**Sanitary Sewer Facilities**"), as depicted on certain "Site Utilities Layout Plan", prepared by Woodrow & Associates, Inc. dated December 15, 2017, and last revised August 31, 2018 (the "**Plans**").

**UNDER AND SUBJECT**, nevertheless, to conditions, restrictions, and other matters of record, and without limiting the generality of the foregoing, that certain Deed of Dedication from Grantor herein to Grantee, which is intended to be recorded forthwith in the Public Office.



**TOGETHER** with the right of ingress, egress and regress and the right to install, construct, reconstruct, replace, remove, enlarge, inspect, operate, repair, maintain and/or make connections thereto and to receive and convey sewage, regardless of source, therethrough.

**TO HAVE AND TO HOLD** the said above described Sanitary Sewer Facilities unto the said Grantee, as Lower Gwynedd Township, Montgomery County, Commonwealth of Pennsylvania, to and for the only proper use and behoof of said Grantee, its successors and assigns, forever as and for a conveyance of sanitary sewage regardless of the source of such sewage and related public services to the same extent and with the same effect as if the said Sanitary Sewer Facilities had been installed after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

**AND**, the said Grantor, for itself, its successors and assigns, does covenant, promise and agree to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, its successors and assigns, shall and will, subject as aforesaid, warrant and forever defend all and singular the title and rights to the rights of way for the Sanitary Sewer Facilities above described and hereby granted unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim same or any parts thereof, by, from or under it or any of them, shall and will warrant and forever defend.

**AND** the Grantee, by accepting and recording this Deed, accepts the dedication of the Sanitary Sewer Facilities.

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be signed on the day and year first written above.

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

**GRANTOR:**

**DESANTIS HOMES, LLC**, a Pennsylvania limited liability company,

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

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

**ACCEPTED**, by the Board of Supervisors of Lower Gwynedd Township, at a duly convened public meeting held on \_\_\_\_\_, 2025.

**ATTEST:**

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

**GRANTEE:**

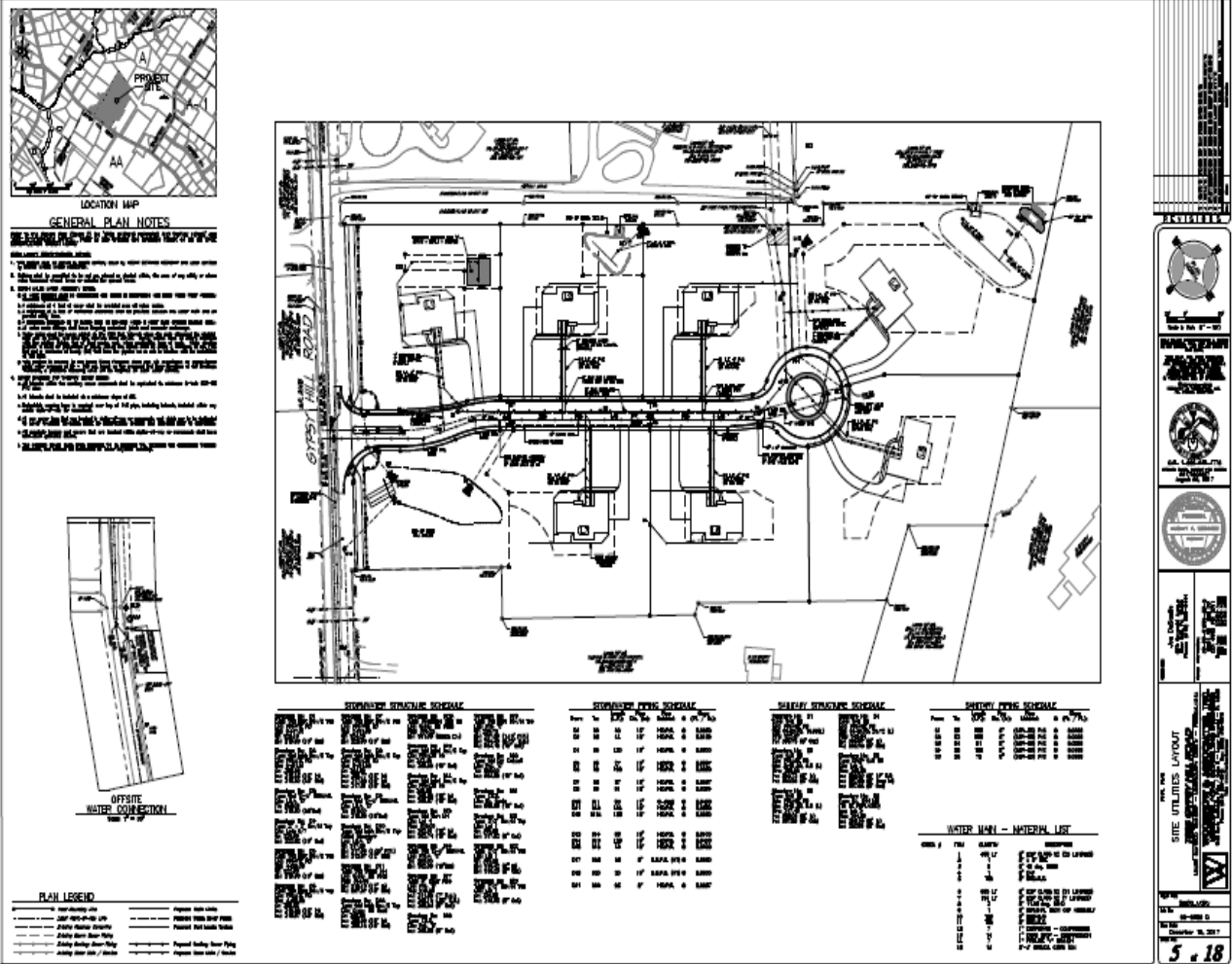
**LOWER GWYNEDD TOWNSHIP**

By: \_\_\_\_\_  
**DANELLE A. DUCKETT, CHAIRPERSON**  
**BOARD OF SUPERVISORS**





# SITE UTILITIES LAYOUT PLAN EXHIBIT "A"



# Memo

**To:** Board of Supervisors  
**From:** Mimi Gleason, Township Manager  
**Date:** February 7, 2025  
**Re:** Historic markers



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**Recommended action: Motion to approve the text for the historic markers recognizing Bethlehem Baptist Church, Gwynedd Corners, the Penllyn School, Penllyn Village, and Spring House Village.**

The Historic Advisory Committee (HAC) has reviewed and finalized the text for historic markers for Gwynedd Corners, the Penllyn School, Penllyn Village and Spring House Village.

The Board previously approved the text for Bethlehem Baptist Church that is on the temporary marker currently in place by China Grace Church. No changes are proposed.

The HAC is asking the Board of Supervisors to review and approve the proposed text they have provided. The proposed text for all five markers follows this memo.

If approved, staff will continue to shop around for a company to install permanent cast markers for each.

## Bethlehem Baptist Church

In 1885, 19 African American settlers from Virginia met as a prayer group in the Spring House home of James and Mary Fillman. From that group the Bethlehem Baptist Church was founded in Penllyn in 1888. Under the dynamic ministry of their first pastor, The Reverend Doctor Caesar A. Edwards, the church and neighborhood prospered, creating one of the most respected African American communities in the area. The church stood at this site from 1908 until 2006 when it relocated to Dager Road and Penllyn Pike.

## Gwynedd Corners

This intersection of Sumneytown and DeKalb Pikes, formerly The Great Road and The State Road, was known as Gwynedd Corners in the 18th and 19th centuries. At the northwest corner stands Gwynedd Friends Meeting, established by Welsh Quakers in 1699. Mary Ambler, the hero of the Great Train Wreck of 1856, is buried in the meetinghouse graveyard and Ambler Borough is her namesake. At the southwest corner is the William Penn Inn. Established in 1714, it is the oldest continuously operating inn in Pennsylvania.



## Penllyn School

Penllyn Park stands at the site of what was once the racially segregated Penllyn Elementary School, built in 1923. In 1954, the United States Supreme Court deemed racially segregated schools unconstitutional. However, Penllyn Elementary remained segregated, and its children were refused admission to the one other public school in the district. The Thaddeus Smith, Phillip Queenan, Joseph Stewart, and George Robinson families together successfully sued the Lower Gwynedd School Board in the Montgomery County Court of Common Pleas. The Penllyn Elementary School was closed in 1955, ending segregated schools in Lower Gwynedd Township, an important step in the long fight toward achieving equity in education.

## Penllyn Village

Gwynedd pioneer Edward Foulke named his village Penllyn after his Welsh ancestor, Rhirid Flaidd, the 12<sup>th</sup> century Lord of Penllyn. In 1777, 16-year-old Sally Wister, a Quaker, observed and documented the Continental Army in Penllyn. In 1827, local conservative Quakers split from the Gwynedd Friends Meeting to build the Orthodox Cottage, later a stop on the Underground Railroad. In the 1880s, African Americans migrated to Penllyn from the south to start a new life, and today their descendants still call the village home. In the 1980s, committed citizens overcame great odds to “Save the Penllyn Woods,” preserving over 50 acres of woods and fields.

## Spring House Village

Likely named after the house and artesian spring on today's Old Bethlehem Pike, Spring House Village originated at this intersection of Bethlehem and Sumneytown Pikes in the early 1700s. Both roads were originally trails formed by the Lenni-Lenape natives. The Maxatawney Trail became Sumneytown Pike, laid out in 1735 to allow for travel from Gwynedd to Lower Salford and beyond. Bethlehem Pike was established in the 1740s to connect Philadelphia and Bethlehem. Spring House Village grew around the stores, hotels, smith shops, and the Spring House Tavern that helped travelers on their journeys.



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** February 7, 2025  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** Licensing Agreement-924 Chesterfield Drive

*Jamie Worman*

***Recommended Motion: It is recommended that the BOS make a motion to approve the licensing agreement for 924 Chesterfield Drive providing for the continuation of an encroachment of a shed on Township property subject to the understanding, terms, and acknowledgments set forth in the license agreement.***

As you are aware, we have identified several encroachments on Township-owned properties and the BOS agreed to allow the encroachments to remain but are requiring that the property owner enter into a licensing agreement. The agreement is to formally acknowledge that the encroachment exists and set parameters pertaining to the identified encroachment. The license agreements have been prepared by the Township Solicitor and circulated to the property owners. The agreement before the BOS currently is for the encroachment of a shed at 924 Chesterfield Drive. The agreement is attached to this memo for your reference.

**Prepared By &  
Return To:**

Neil Andrew Stein, Esquire  
Union Meeting Corporate Center  
910 Harvest Drive, Suite #200  
Blue Bell, PA 19422  
[nstein@kaplaw.com](mailto:nstein@kaplaw.com)

**Property:**

Parcels #39-00-00725-20-8 and #39-00-00725-22-6

**ENCROACHMENT LICENSE AGREEMENT**

**THIS ENCROACHMENT LICENSE AGREEMENT** is made this 3 day of February, 2025 between **LOWER GWYNEDD TOWNSHIP**, 1130 North Bethlehem Pike, Spring House, Pennsylvania 19477 ("**Township**") and **THOMAS R. LETTIERI AND MEGAN E. LETTIERI**, 924 Chesterfield Drive, Lower Gwynedd, Pennsylvania 19002 ("**Property Owners**") (the Township and Property Owners are sometimes individually referred to as a "**Party**" and collectively, the "**Parties**").

**BACKGROUND**

A. The Property Owners own the property and structures thereon, known as 924 Chesterfield Drive, Lower Gwynedd, Pennsylvania 19002, Parcel #39-00-00725-20-8 (the "**Property**").

B. The Township is the owner of a parcel of open space of approximately 4.63 acres, being Parcel #39-00-00725-22-6 (the "**Township Property**").

C. The Property Owners have erected a Shed on a portion of the Township Property (the "**Shed**"), in approximately the area depicted in **Exhibit "1"** attached hereto (the "**Encroachment**" and "**Encroachment Location**").

D. The Property Owners understand and agree that the Township has and shall for all times hereafter reserve and retain the unfettered right to exclude any/all structures or other encroachments from within the Township Property, in its sole discretion and without recourse.

E. However, in order to accommodate the Property Owners, the Township is willing to consider and agree to grant its permission to allow the Shed to remain in its present Encroachment Location on the Township Property, at least temporarily, in consideration of and subject to the understandings, agreements, acknowledgments, conditions, and releases as set forth in this Agreement.

**NOW, THEREFORE**, the Parties, for themselves, their heirs, successors, and assigns, hereby agree as follows:

1. **AUTHORIZATION**. The Township hereby grants the Property Owners permission to keep the Shed in the Encroachment Location, pursuant to the terms of this Agreement & Release, and solely in the Encroachment Location and also in strict conformity with such final plans and permits as may be approved and issued hereafter by the Township and subject to all conditions thereon as may be deemed necessary and proper in the sole discretion of the Township. This Agreement constitutes a License and does not rise to the level of a real property interest.

8. **PERPETUAL OBLIGATION.** This Agreement shall be binding upon all owners, successors, and assigns taking title to the Property after the execution of this Agreement, and this Agreement shall run in perpetuity with the Property.

9. **RECORDING.** This Agreement shall be recorded in the public records of Montgomery County, Pennsylvania, by the Township at the Property Owners' sole expense.

10. **BREACH.** In the event that the Property Owners breach this Agreement, the Township shall have the following remedies.

- (a) All remedies provided by Pennsylvania law.
- (b) Money damages for any and all damages caused by the breach.
- (c) Injunctive relief.
- (d) Attorney's fees incurred by the Township or its agents as a result of the breach; and
- (e) Litigation expenses and court costs incurred by Township as a result of the breach.

11. **RISK OF LOSS.** The Property Owners understand and agree that the Township is not responsible for any damage to the Shed, and the Township shall have no liability for such an event.

12. **AMENDMENT AND WAIVER.** The Parties may, by mutual written agreement, amend this Agreement in any respect. Any agreement on the part of any Party for any such amendment must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

13. **GOVERNING LAW.** This Agreement shall be governed by and construed in accord with the laws of the Commonwealth of Pennsylvania.

14. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

15. **IMMUNITY.** The Parties acknowledge and agree that, in executing and performing this Agreement, the Township has not waived, nor shall be deemed to have waived, any defense or immunity, including governmental, sovereign and official immunity, which would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein.

16. **INSURANCE.** The Property Owners shall possess and maintain at all times, general homeowner's liability insurance to protect the Township from any liability, claims, damages, losses or expenses arising from or out of or in any way connected with construction, operation or maintenance of the Shed, and such insurance shall name the Township as an additional insured.

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed on the date first set forth above.

**ATTEST:**

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

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

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

**PROPERTY OWNERS:**

  
\_\_\_\_\_  
**THOMAS R. LETTIERI**

  
\_\_\_\_\_  
**MEGAN E. LETTIERI**

**ACKNOWLEDGEMENT**

**COMMONWEALTH OF PENNSYLVANIA** :  
: **SS**  
**COUNTY OF MONTGOMERY** :

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, before me, the undersigned officer, personally appeared **DANIELLE A. DUCKETT**, who acknowledged herself to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, and that she as such Chairperson, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by herself as such officer.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

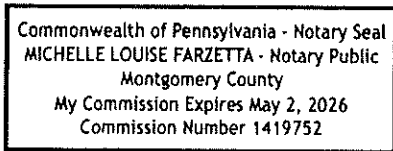


**INDIVIDUAL ACKNOWLEDGEMENT**

**COMMONWEALTH OF PENNSYLVANIA** :  
: **SS**  
**COUNTY OF MONTGOMERY** :

On this, the 3 day of February, 2025, before me, the undersigned officer, a Notary Public, personally appeared **THOMAS R. LETTIERI AND MEGAN E. LETTIERI** known to be or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.



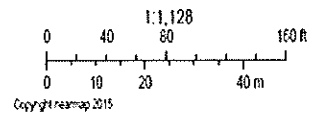
*Michelle Louise Farzetta*  
Notary Public  
My Commission Expires: *5/2/2026*

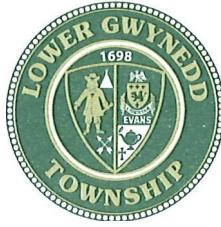
**EXHIBIT "1"**

924 Chesterfield



October 25, 2024





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

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

Date: February 7, 2025  
To: Mimi Gleason, Township Manager  
Board of Supervisors  
From: Melinda Haldeman, CPA Finance Director  
Re: Tax Collector Resolution # 2025-08

The Tax Collector Resolution presented is to increase the Duplicate Bill fee from \$5.00 to \$10.00. All other fees and compensation remain unchanged.

The PA Local Tax Collection Law requires that a resolution changing the Elected Tax Collector's compensation be adopted by February 15<sup>th</sup> of the year of the election for the position, which is this year. No other changes can be made to the tax collector's compensation during the term of office.

**LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-08**

**A RESOLUTION OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, SETTING AND PRESCRIBING THE COMPENSATION FOR THE OFFICE OF THE ELECTED TAX COLLECTOR FOR LOWER GWYNEDD TOWNSHIP FOR THE COLLECTION OF ALL TAXES DUE SAID TOWNSHIP AND/OR LEVIED AND ASSESSED BY AND UNDER ITS AUTHORITY AND APPLICABLE TO THE TERM OF OFFICE OF TAX COLLECTOR BEGINNING THE FIRST DAY OF JANUARY, 2026.**

**WHEREAS**, the Local Tax Collection Law, the Act of May 25, 1945, P.L. 1050, Section 35, as amended, 72 P.S. §5511.35 (the “Act”), provides that the tax collector in second class townships shall receive compensation for the collection of township taxes as a salary, wages or a commission on all such taxes to be fixed by the respective authority levying such taxes; and

**WHEREAS**, Section 36.1 of the Act, as amended; 72 P.S. §5511.36(a), provides that any increase or reduction in the compensation or salary for the office of an elected tax collector shall be established by ordinance or resolution adopted prior to February 15<sup>th</sup> of the year of the municipal election; and

**WHEREAS**, the municipal election next forthcoming for the election of tax collector of Lower Gwynedd Township is to be held in November of 2025; and

**WHEREAS**, the Lower Gwynedd Township Board of Supervisors intends that compensation for the newly elected tax collector should be paid on a per bill basis, plus allowance for reasonable actual and necessary expenditures for printing postage, books, blanks and forms; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Lower Gwynedd Township (“**Board of Supervisors**”), Montgomery County, Commonwealth of Pennsylvania, as follows:

1. The elected tax collector of Lower Gwynedd Township, Montgomery County, Pennsylvania (the “**Tax Collector**”), shall, effective January 1, 2026, be compensated for the collection of all real estate taxes levied by the Township at a rate of Four Dollars and thirty-five cents (\$4.35) per bill, plus reimbursement for expenditures for printing, postage, books, blanks and forms used in the discharge of such collection, without adjustment, absent adoption of a further Resolution by the Board of Supervisors.

2. The compensation set forth in **Paragraph 1** above, shall be computed and paid for by multiplying the total number of real estate tax bills sent by the tax collector during the year, by the appropriate annual per-bill compensation. The number of real estate tax bills shall be equal to the number of parcels included in the annual tax collection duplicate issued by the Montgomery County Board of Assessment. Compensation shall then be paid to the Tax Collector in increments of one twenty-sixth (1/26<sup>th</sup>) of the total compensation at each regular Township pay period, along with the normal Township payroll, beginning with the first payroll of 2026.

3. The tax collector shall bill the Township for interim and adjusted tax bills at the rate of Six Dollars and thirty-five cents (\$6.35) per bill.

4. Fees for other tax collection services shall be as follows, effective January 1, 2018:

Tax Certifications:	\$ 40.00
Duplicate Bill	\$ 10.00
Returned Check fee	\$ 25.00

5. As mandated by the Act, the total compensation paid to the Tax Collector, shall not exceed five percent (5%) of the amount of taxes collected.

6. Any Resolutions, and/or agreements, written or oral, heretofore enacted, passed or entered into, which are in any way contrary to the intent and provisions of the within Resolution, are declared repealed and of no effect effective the January 1, 2026.

7. This Resolution is for the collection of Township real estate taxes. A separate resolution(s) must be adopted should the Board of Supervisors instruct the tax collector to collect any other taxes, fees or assessments.

**RESOLVED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township this 11<sup>th</sup> day of February, 2025.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**To:** Board of Supervisors  
**From:** John L. Farrell, Project Manager & EMC  
**Date:** February 5, 2025  
**Re:** Texaco Lot Workplan



**Recommended action: Motion to approve the workplan for the former Texaco property, including the expenditure of up to \$12,000 on grading and soil work, up to \$15,000 on plantings, and up to \$12,500 on sidewalk and curb, for a total project budget of \$39,500.**

Township staff have investigated several possibilities for the rehabilitation of the former Texaco property at the Spring House intersection. Staff focused on developing a plan that avoids major land development, incorporates native plantings, minimizes maintenance for the Public Works Department, is aesthetically pleasing, and is fiscally responsible.

With the help of the Parks & Recreation Board, the following items were identified as the most critical to improving the site. To help keep costs down, much of the labor will be performed by Public Works employees.

1. Sitework: The current soil on the site is of poor quality, as it was backfilled by contractors at the end of the Spring House intersection reconstruction. Funds will be used to purchase grass seed and have topsoil delivered to the site. The Public Works team will re-grade the site. While grading, the Public Works team will also install a water line with a manual sprinkler head, so that the site will have easy access to water.
  - a. **Budget: \$12,000**
  
2. Plantings: Mitch Kulp developed a plan for planting approximately 30 trees/plants for the site. Mitch was deliberate in the trees he selected and where he placed them - the arborvitaes provide a buffer and wind screen from the property next door; the other trees were selected to give a variety of colors, sizes, and times of year they bloom. His layout also avoids blocking the PGA sign. A rough layout of the plantings is attached to this memo. The cost for this portion covers the purchase and delivery of trees to the site; the actual planting will be done by Public Works employees.
  - a. **Budget: \$15,000**
  
3. Sidewalk Repair: The Parks & Recreation Board was particularly concerned about the condition of the sidewalk that surrounds the property. The section along Bethlehem Pike was replaced during the intersection construction, but the remainder was not. This project includes replacement of the remainder of the sidewalk, including adding

curbing and room for a grass strip, so that it matches the portion along Bethlehem Pike. A driveway apron will be created for Public Works use, on the Penllyn Pike side of the property, nearest to the PGA building.

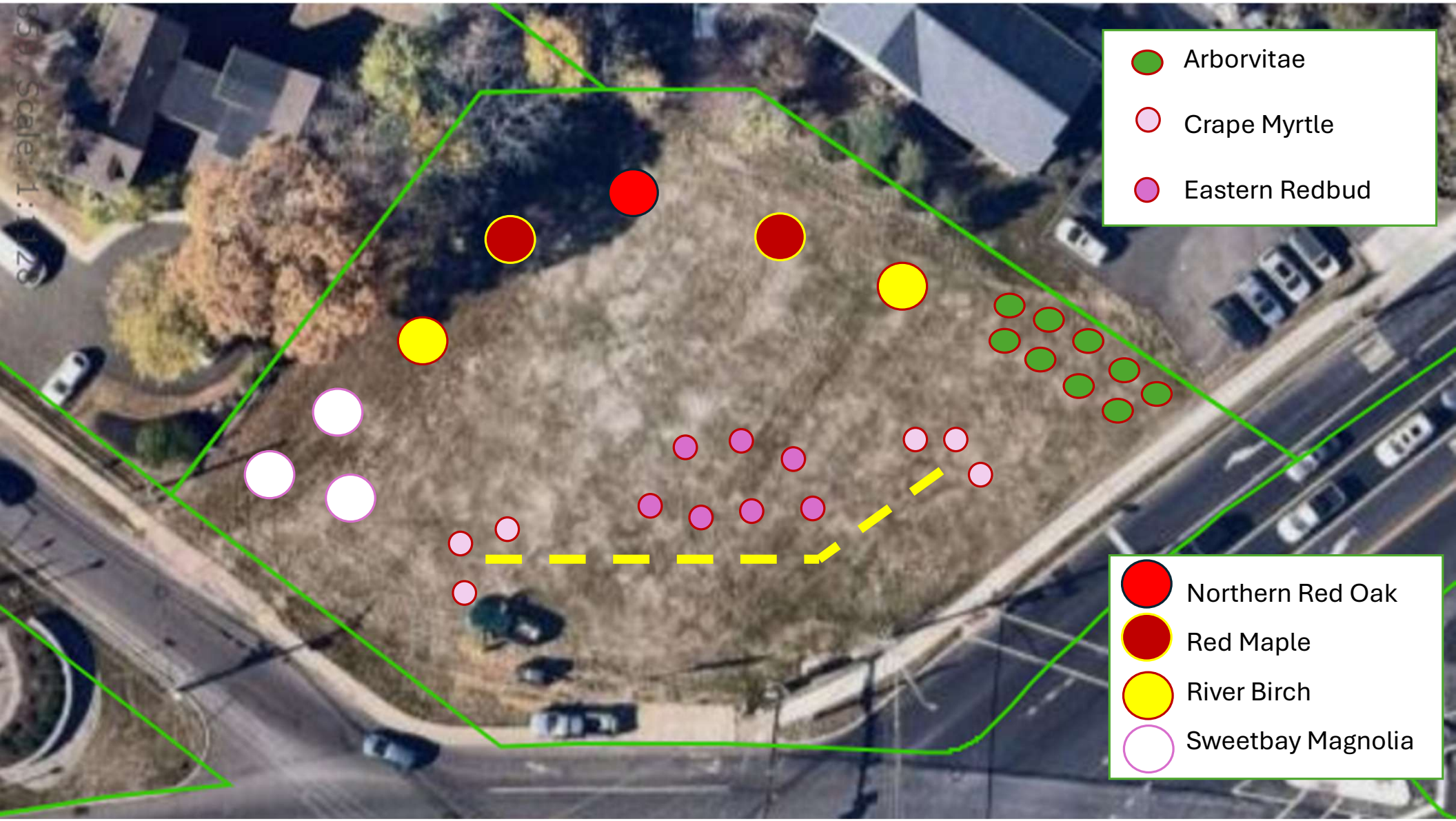
**a. Budget: \$12,500**

**Total Budget: \$39,500**

The Parks & Recreation Board discussed and supported this plan during their November 2024 meeting. Earlier estimates for work on the property had been much higher, between \$100,000 and \$150,000. Those estimates included elements that Parks & Recreation Board ultimately decided not to include in the scope, such as a digital sign, paved pathway, benches, stone wall, and sign with the Township logo. They decided that the items presented here encompass the most important elements to make the site more appealing. The plan leaves room to add features in the future, if a need is identified. The approved capital budget allocates \$50,000 in Township funding for 2025.

Township staff recommend approving this workplan for the former Texaco property.

Scale: 1:1,128



- Arborvitae
- Crape Myrtle
- Eastern Redbud

- Northern Red Oak
- Red Maple
- River Birch
- Sweetbay Magnolia





LOWER GWYNEDD TOWNSHIP  
INVOICE WARRANT REPORT

The Lower Gwynedd Township Board of Supervisors hereby approves the invoices listed on the Accounts Payable Warrant Report for checks dated 02/11/2025 per the signed Resolution. The invoices total \$1,110,374.11.

Note:

The above total includes one manual check from the Highway Fund for salt purchase of \$28,227.85.

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

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

PAID INVOICES REPORT

WARRANT: 021125

TO FISCAL 2025/01 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	168221	01/27/25	69978		104010	P	02/11/25	01414 340	LEGAL NOTICES	1,600.02
	INVOICE: 26575110									
	168244	01/10/25	70001		104010	P	02/11/25	01401 340	LEGAL NOTICES	1,748.02
	INVOICE: 2679204/2678862									
VENDOR TOTALS				.00	YTD INVOICED			4,277.37	YTD PAID	3,348.04
2967 A & A SALES ASSOCIATES, LLC	168230	01/29/25	69987		104011	P	02/11/25	01401 450	CONTRACTED SERVICES	165.35
	INVOICE: 106665									
VENDOR TOTALS				.00	YTD INVOICED			165.35	YTD PAID	165.35
3577 ADOBE SYSTEMS INCORPORATED	168290	01/10/25	70048		104012	P	02/11/25	01401 200	OFFICE SUPPLIES	96.22
	INVOICE: 2993896661									
	168291	01/10/25	70049		104012	P	02/11/25	01401 430	TECHNOLOGY	86.76
	INVOICE: 3004609952									
VENDOR TOTALS				.00	YTD INVOICED			182.98	YTD PAID	182.98
837 ALBERT M. COMLY, JR.	168261	01/10/25	70018		104013	P	02/11/25	01414 312	FIRE SAFETY INSPECTOR	600.00
	INVOICE: 020125									
VENDOR TOTALS				881.25	YTD INVOICED			3,033.75	YTD PAID	600.00
3799 ALLEN J. FEDEZKO	168305	01/10/25	70063		104014	P	02/11/25	01409 450	CONTRACTED SERVICES	1,487.50
	INVOICE: 140									
	168305	01/10/25	70063		104014	P	02/11/25	08429 450	CONTRACTED SERVICES	262.50
	INVOICE: 140									
VENDOR TOTALS				.00	YTD INVOICED			3,500.00	YTD PAID	1,750.00
70 AMBLER BOROUGH	168222	12/31/24	69979		104015	P	02/11/25	08429 220	OPERATING SUPPLIES	7,473.75
	INVOICE: 1634									
VENDOR TOTALS				.00	YTD INVOICED			7,473.75	YTD PAID	7,473.75
365 APMM	168254	01/10/25	70011		104016	P	02/11/25	01401 420	TRAINING/DUES/SUBS	185.00
	INVOICE: INV-04078-V7Z6Z6									
VENDOR TOTALS				.00	YTD INVOICED			185.00	YTD PAID	185.00
2091 ARAMSCO, INC.	168272	01/10/25	70029		104017	P	02/11/25	01409 220	SUPPLIES- ALL BLDNGS	241.43
	INVOICE: S6881303									

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WARRANT: 021125

TO FISCAL 2025/01 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		.00 YTD INVOICED						421.45 YTD PAID		241.43
4007 ARRO CONSULTING, INC.	168311	01/10/25	70069		104018	P	02/11/25	01147 000	LEGAL&ENGINEER	2,508.36
	INVOICE:	0101540								
VENDOR TOTALS		3,585.84 YTD INVOICED						6,094.20 YTD PAID		2,508.36
617 BOROUGH OF AMBLER	168227	01/03/25	69984		104019	P	02/11/25	08429 730	AMBLER CAPITAL PROJECTS	505,430.52
	INVOICE:	01222025								
	168259	01/10/25	70016		104019	P	02/11/25	08429 300	AMBLER TREATMENT OPERAT	291,126.50
	INVOICE:	012225 Q1								
VENDOR TOTALS		.00 YTD INVOICED						796,557.02 YTD PAID		796,557.02
328 CARGILL, INC.	168314	01/31/25	70072		113	M	02/07/25	35430 220	SUPPLIES	1,751.57
	INVOICE:	JANUARY INVOICES								
	168314	01/31/25	70072		113	M	02/07/25	35430 220	SUPPLIES	1,751.57
	INVOICE:	JANUARY INVOICES								
	168314	01/31/25	70072		113	M	02/07/25	35430 220	SUPPLIES	5,310.98
	INVOICE:	JANUARY INVOICES								
	168314	01/31/25	70072		113	M	02/07/25	35430 220	SUPPLIES	7,081.05
	INVOICE:	JANUARY INVOICES								
	168314	01/31/25	70072		113	M	02/07/25	35430 220	SUPPLIES	12,332.68
	INVOICE:	JANUARY INVOICES								
VENDOR TOTALS		12,478.33 YTD INVOICED						40,706.18 YTD PAID		28,227.85
3671 CHARGEPOINT, INC.	168300	01/10/25	70058		104020	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	390.00
	INVOICE:	#IN318717								
VENDOR TOTALS		.00 YTD INVOICED						390.00 YTD PAID		390.00
3614 DEJANA TRUCK & UTILITY EQUIPMENT CO., LLC	168293	01/10/25	70051		104021	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	145.60
	INVOICE:	PAP6645								
VENDOR TOTALS		.00 YTD INVOICED						145.60 YTD PAID		145.60
2402 DELAWARE VALLEY HEALTH TRUST	168273	01/10/25	70030		104022	P	02/11/25	01401 156	HEALTH INSURANCE	15,427.95
	INVOICE:	010125								
	168273	01/10/25	70030		104022	P	02/11/25	01402 156	HEALTH INSURANCE	2,883.69
	INVOICE:	010125								
	168273	01/10/25	70030		104022	P	02/11/25	01410 156	HEALTH INSURANCE	41,046.98
	INVOICE:	010125								
	168273	01/10/25	70030		104022	P	02/11/25	01414 156	HEALTH INSURANCE	3,955.00

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 010125										
168273		01/10/25	70030		104022	P	02/11/25	01430 156	HEALTH INSURANCE	18,619.10
INVOICE: 010125										
168273		01/10/25	70030		104022	P	02/11/25	05451 156	HEALTH INSURANCE	2,968.07
INVOICE: 010125										
168273		01/10/25	70030		104022	P	02/11/25	05451 156	HEALTH INSURANCE	9,499.44
INVOICE: 010125										
VENDOR TOTALS					.00 YTD INVOICED		94,400.23 YTD PAID		94,400.23	
3756	DELCO SOLUTIONS, LLC									
168303		01/10/25	70061		104023	P	02/11/25	01401 430	TECHNOLOGY	1,129.00
INVOICE: 4847										
168304		01/10/25	70062		104023	P	02/11/25	01401 430	TECHNOLOGY	195.00
INVOICE: 4854										
VENDOR TOTALS					.00 YTD INVOICED		1,519.00 YTD PAID		1,324.00	
3048	ELLIOTT AUTO SUPPLY CO., INC.									
168315		02/07/25	70073		104069	P	02/11/25	01410 262	VEHICLE MAINTENANCE	241.48
INVOICE: PA557940 12/23/25										
168315		02/07/25	70073		104069	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	597.69
INVOICE: PA557940 12/23/25										
168315		02/07/25	70073		104069	P	02/11/25	08429 262	R&M EQUIP/VEHICLES	66.16
INVOICE: PA557940 12/23/25										
VENDOR TOTALS					.00 YTD INVOICED		905.33 YTD PAID		905.33	
854	EMANUEL TIRE OF PENNSYLVANIA, INC.									
168262		01/10/25	70019		104024	P	02/11/25	01430 220	SUPPLIES PW	86.00
INVOICE: ETPA_WP9628										
168263		01/10/25	70020		104024	P	02/11/25	01430 220	SUPPLIES PW	104.00
INVOICE: ETPA_WP9655										
168264		01/10/25	70021		104024	P	02/11/25	01430 220	SUPPLIES PW	118.00
INVOICE: ETPA_WP9636										
168265		01/10/25	70022		104024	P	02/11/25	01430 220	SUPPLIES PW	130.00
INVOICE: ETPA_WP9633										
VENDOR TOTALS					.00 YTD INVOICED		438.00 YTD PAID		438.00	
2747	FEDEX									
168277		01/10/25	70034		104025	P	02/11/25	01402 310	PROFESSIONAL SERVICES	3.58
INVOICE: 9-689-06640										
VENDOR TOTALS					.00 YTD INVOICED		48.39 YTD PAID		3.58	
3175	FLOUNDERS COMMUNICATIONS									
168279		01/10/25	70036		104026	P	02/11/25	01409 320	COMMUNICATIONS	370.00
INVOICE: 366644-US20										
168280		01/10/25	70037		104026	P	02/11/25	01409 320	COMMUNICATIONS	126.50
INVOICE: 659935										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		215.42 YTD INVOICED						711.92 YTD PAID		496.50
891 FRANK JONES TROPHIES	168266	01/10/25	70023		104027	P	02/11/25	01401	187 STAFF ENGAGEMENT	72.00
	INVOICE:	18813								
VENDOR TOTALS		.00 YTD INVOICED						72.00 YTD PAID		72.00
548 GARY O'CONNOR	168256	01/10/25	70013		104028	P	02/11/25	01410	158 POST-RETIREMENT HEALTH BE	200.00
	INVOICE:	020125								
VENDOR TOTALS		200.00 YTD INVOICED						400.00 YTD PAID		200.00
1869 GENERAL CODE PUBLISHERS CORP.	168271	01/10/25	70028		104029	P	02/11/25	01401	450 CONTRACTED SERVICES	4,268.00
	INVOICE:	PG000039780								
VENDOR TOTALS		1,195.00 YTD INVOICED						5,463.00 YTD PAID		4,268.00
1191 GEORGE ALLEN PORTABLE TOILETS, INC.	168228	01/03/25	69985		104030	P	02/11/25	01430	220 SUPPLIES PW	126.00
	INVOICE:	012325								
	168228	01/03/25	69985		104030	P	02/11/25	01430	220 SUPPLIES PW	126.00
	INVOICE:	012325								
	168228	01/03/25	69985		104030	P	02/11/25	01430	220 SUPPLIES PW	126.00
	INVOICE:	012325								
	168228	01/03/25	69985		104030	P	02/11/25	01430	220 SUPPLIES PW	126.00
	INVOICE:	012325								
	168228	01/03/25	69985		104030	P	02/11/25	01430	220 SUPPLIES PW	4.00
	INVOICE:	012325								
VENDOR TOTALS		.00 YTD INVOICED						508.00 YTD PAID		508.00
3626 GEORGE DAVID FRITZ	168294	01/10/25	70052		104031	P	02/11/25	01430	262 REPAIRS VEHICLES/TOOLS/MA	732.00
	INVOICE:	1-GS26880								
	168295	01/10/25	70053		104031	P	02/11/25	01410	262 VEHICLE MAINTENANCE	153.60
	INVOICE:	1-GS26836								
VENDOR TOTALS		1,139.84 YTD INVOICED						2,025.44 YTD PAID		885.60
1619 GILMORE & ASSOCIATES	168229	12/31/24	69986		104032	P	02/11/25	01414	313 ENGINEERING	10,037.15
	INVOICE:	DECEMBER 2024								
	168229	12/31/24	69986		104032	P	02/11/25	09439	000 INFRASTRUCTURE REBUILDING	3,339.90
	INVOICE:	DECEMBER 2024								
	168229	12/31/24	69986		104032	P	02/11/25	30439	721 OLD BETHLEHEM PIKE CULVER	5,289.57
	INVOICE:	DECEMBER 2024								
	168229	12/31/24	69986		104032	P	02/11/25	30454	600 PARK IMPROVEMENTS	13,285.40

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WARRANT: 021125

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
INVOICE: DECEMBER 2024											
168229	12/31/24	69986			104032	P	02/11/25	31446 001	COMPLIANCE REQUIREMENTS	3,217.50	
INVOICE: DECEMBER 2024											
168229	12/31/24	69986			104032	P	02/11/25	31446 101	SWM PROJECTS	525.00	
INVOICE: DECEMBER 2024											
168229	12/31/24	69986			104032	P	02/11/25	31446 450	CONTRACTED SERVICES	517.50	
INVOICE: DECEMBER 2024											
168229	12/31/24	69986			104032	P	02/11/25	30439 722	PEDESTRIAN BRIDGES	440.00	
INVOICE: DECEMBER 2024											
168270	01/10/25	70027			104032	P	02/11/25	01147 000	LEGAL&ENGINEER	12,357.53	
INVOICE: DEC 24											
VENDOR TOTALS		30,977.81 YTD INVOICED				150,971.72 YTD PAID				49,009.55	
4006	GODSHALL KANE O'ROURKE ARCHITECTS, LLC				168310	01/10/25	70068	104033	P 02/11/25 30454 600	PARK IMPROVEMENTS	2,750.00
INVOICE: 4142											
VENDOR TOTALS		.00 YTD INVOICED				2,750.00 YTD PAID				2,750.00	
3613	HEALTH MATS COMPANY				168292	01/10/25	70050	104034	P 02/11/25 01409 370	R&M ALL BLDNGS	71.35
INVOICE: 28486											
VENDOR TOTALS		.00 YTD INVOICED				142.70 YTD PAID				71.35	
3975	HENRY J. THOMPSON PLUMBING & HEATING INC.				168307	01/10/25	70065	104035	P 02/11/25 01409 370	R&M ALL BLDNGS	294.00
INVOICE: 11042											
VENDOR TOTALS		.00 YTD INVOICED				294.00 YTD PAID				294.00	
1431	HOME DEPOT CREDIT SERVICES				168316	02/07/25	70074	104070	P 02/07/25 01409 370	R&M ALL BLDNGS	100.90
INVOICE: 01/31/25											
168316	02/07/25	70074			104070	P	02/07/25	01409 220	SUPPLIES- ALL BLDNGS	79.96	
INVOICE: 01/31/25											
VENDOR TOTALS		.00 YTD INVOICED				440.76 YTD PAID				180.86	
3832	JNA MATERIALS, LLC				168306	01/10/25	70064	104036	P 02/11/25 01430 370	R&M PW	232.65
INVOICE: 45834											
VENDOR TOTALS		.00 YTD INVOICED				589.05 YTD PAID				232.65	
3743	KAPLIN STEWART MELOFF REITER & STEIN, P.C.				168239	01/29/25	69996	104037	P 02/11/25 01401 314	LEGAL SERVICES	10,732.75
INVOICE: 11302024											
168239	01/29/25	69996			104037	P	02/11/25	30439 725	PUBLIC WORKS PROJECT	6,385.50	
INVOICE: 11302024											

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	168240	01/29/25	69997		104037	P	02/11/25	01401 314	LEGAL SERVICES	12,109.05
	INVOICE:	12/31/2024								
	168240	01/29/25	69997		104037	P	02/11/25	30439 725	PUBLIC WORKS PROJECT	13,255.57
	INVOICE:	12/31/2024								
	168301	01/10/25	70059		104037	P	02/11/25	01147 000	LEGAL&ENGINEER	2,821.50
	INVOICE:	NOV 2024								
	168302	01/10/25	70060		104037	P	02/11/25	01147 000	LEGAL&ENGINEER	3,407.50
	INVOICE:	DEC 2024								
	VENDOR TOTALS			.00	YTD INVOICED			48,711.87	YTD PAID	48,711.87
3358	KEYSTONE MUNICIPAL SERVICES, INC.									
	168233	01/29/25	69990		104038	P	02/11/25	01414 311	PROF SERV- UCC INSPECTING	4,967.50
	INVOICE:	38470								
	168283	01/10/25	70041		104038	P	02/11/25	01414 311	PROF SERV- UCC INSPECTING	7,012.50
	INVOICE:	38527								
	VENDOR TOTALS			.00	YTD INVOICED			24,499.50	YTD PAID	11,980.00
3216	KUHLS LAW FIRM, PLLC									
	168232	01/29/25	69989		104039	P	02/11/25	01414 314	PROF SERV- LEGAL (ZHB)	20,400.00
	INVOICE:	1805								
	VENDOR TOTALS			.00	YTD INVOICED			28,110.00	YTD PAID	20,400.00
4000	MARK MANJARDI									
	168309	01/10/25	70067		104040	P	02/11/25	01414 314	PROF SERV- LEGAL (ZHB)	385.00
	INVOICE:	013125								
	VENDOR TOTALS			.00	YTD INVOICED			705.00	YTD PAID	385.00
3646	MCDONALD UNIFORM COMPANY, INC.									
	168296	01/10/25	70054		104041	P	02/11/25	01410 238	UNIFORMS	799.10
	INVOICE:	237352								
	168297	01/10/25	70055		104041	P	02/11/25	01410 238	UNIFORMS	98.95
	INVOICE:	236646								
	168298	01/10/25	70056		104041	P	02/11/25	01410 238	UNIFORMS	222.49
	INVOICE:	240450								
	168299	01/10/25	70057		104041	P	02/11/25	01410 238	UNIFORMS	179.99
	INVOICE:	240602								
	VENDOR TOTALS			.00	YTD INVOICED			2,859.61	YTD PAID	1,300.53
1409	MICHAEL ROGGE									
	168269	01/10/25	70026		104042	P	02/11/25	01410 158	POST-RETIREMENT HEALTH BE	348.02
	INVOICE:	020125								
	VENDOR TOTALS			332.62	YTD INVOICED			680.64	YTD PAID	348.02
85	MOTOROLA SOLUTIONS, INC.									
	168250	01/10/25	70007		104043	P	02/11/25	01410 430	TECHNOLOGY	3,310.00

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 1411112458										
VENDOR TOTALS		1,800.00 YTD INVOICED						5,110.00 YTD PAID		3,310.00
140	NORTH WALES WATER AUTHORITY									
	168223	01/03/25	69980		104044	P	02/11/25	08429 450	CONTRACTED SERVICES	1,044.00
INVOICE: SALES0002606										
	168224	01/03/25	69981		104045	P	02/11/25	08429 450	CONTRACTED SERVICES	31.00
INVOICE: SALES0002615										
VENDOR TOTALS		.00 YTD INVOICED						4,330.61 YTD PAID		1,075.00
469	NYCO CORPORATION									
	168225	01/03/25	69982		104046	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	62.14
INVOICE: B2406386										
	168255	01/10/25	70012		104046	P	02/11/25	08429 262	R&M EQUIP/VEHICLES	7.74
INVOICE: B2500410										
VENDOR TOTALS		126.04 YTD INVOICED						348.42 YTD PAID		69.88
3700	PA TURNPIKE TOLL BY PLATE									
	168237	01/29/25	69994		104047	P	02/11/25	01430 220	SUPPLIES PW	5.00
INVOICE: 138734192-2										
	168238	01/29/25	69995		104047	P	02/11/25	01410 220	OPERATING SUPPLIES	5.00
INVOICE: 138285769-2										
VENDOR TOTALS		.00 YTD INVOICED						80.30 YTD PAID		10.00
665	PAUL B. MOYER & SONS									
	168260	01/10/25	70017		104048	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	61.48
INVOICE: 6032590										
VENDOR TOTALS		.00 YTD INVOICED						145.97 YTD PAID		61.48
5	PECO - PAYMENT PROCESSING									
	168204	01/04/25	69961		104049	P	02/11/25	02434 379	R/M GWYNEDD RESERVE DISTR	7.70
INVOICE: 9503468000 010725										
	168205	01/10/25	69962		104049	P	02/11/25	02434 382	R/M GWYNN OAKS DISTRICT	7.71
INVOICE: 6075873000 011025										
	168206	01/16/25	69963		104049	P	02/11/25	01430 360	UTILITIES	9.07
INVOICE: 2793920100 011625										
	168207	01/10/25	69964		104049	P	02/11/25	01430 360	UTILITIES	14.58
INVOICE: 5028407000										
	168208	01/03/25	69965		104049	P	02/11/25	05454 360	UTILITIES	15.03
INVOICE: 0548354000 010325										
	168209	01/07/25	69966		104049	P	02/11/25	05454 360	UTILITIES	18.32
INVOICE: 6865873000 010725										
	168210	01/14/25	69967		104049	P	02/11/25	08429 360	UTILITIES	24.68
INVOICE: 3372985000 011425										
	168211	01/07/25	69968		104049	P	02/11/25	08429 360	UTILITIES	26.33
INVOICE: 3161783000 010725										



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
168212		01/10/25	69969		104049	P	02/11/25	02434 381	R/M WALNUT FARMS DISTRICT	29.72
	INVOICE:	0457866000	011025							
168213		01/16/25	69970		104049	P	02/11/25	05454 360	UTILITIES	39.53
	INVOICE:	3978998000	011625							
168214		01/10/25	69971		104049	P	02/11/25	02434 378	R/M CEDAR HILL EST DISTRI	42.47
	INVOICE:	06371309000	011025							
168215		01/07/25	69972		104049	P	02/11/25	05454 360	UTILITIES	42.53
	INVOICE:	5210869000	010725							
168216		01/16/25	69973		104049	P	02/11/25	01409 360	UTILITIES	61.11
	INVOICE:	2971145000	011625							
168217		01/16/25	69974		104049	P	02/11/25	05454 360	UTILITIES	256.32
	INVOICE:	5759811222	011625							
168218		01/16/25	69975		104049	P	02/11/25	08429 360	UTILITIES	453.50
	INVOICE:	0251100100	011525							
168219		01/07/25	69976		104049	P	02/11/25	05454 360	UTILITIES	966.38
	INVOICE:	4161911222	010725							
168220		01/07/25	69977		104049	P	02/11/25	01409 360	UTILITIES	2,240.39
	INVOICE:	1665558000	010725							
168243		01/29/25	70000		104049	P	02/11/25	02434 383	R/M WISTER WOOD DISTRICT	6.89
	INVOICE:	3397391222	012925							
VENDOR TOTALS				.00	YTD INVOICED		8,313.88		YTD PAID	4,262.26
1211	PENN-HOLO SALES & SERVICE									
	168267	01/10/25	70024		104050	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	424.00
		INVOICE:	55873							
VENDOR TOTALS				.00	YTD INVOICED		424.00		YTD PAID	424.00
2855	PETROCHOICE									
	168278	01/10/25	70035		104051	P	02/11/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	225.03
		INVOICE:	51794184							
	168278	01/10/25	70035		104051	P	02/11/25	01410 262	VEHICLE MAINTENANCE	225.03
		INVOICE:	51794184							
	168278	01/10/25	70035		104051	P	02/11/25	08429 262	R&M EQUIP/VEHICLES	225.04
		INVOICE:	51794184							
VENDOR TOTALS				.00	YTD INVOICED		675.10		YTD PAID	675.10
4072	PILOT THOMAS LOGISTICS, LLC									
	168313	01/10/25	70071		104052	P	02/11/25	01410 374	FUEL/ GASOLINE/ DIESEL	1,335.34
		INVOICE:	1111765-IN							
	168313	01/10/25	70071		104052	P	02/11/25	01430 374	FUEL/ GASOLINE/ DIESEL	784.42
		INVOICE:	1111765-IN							
VENDOR TOTALS				2,850.00	YTD INVOICED		7,208.56		YTD PAID	2,119.76
4040	PITNEY BOWES INC									
	168312	01/10/25	70070		104053	P	02/11/25	01409 220	SUPPLIES- ALL BLDNGS	424.95
		INVOICE:	1026798223							

PAID INVOICES REPORT

WARRANT: 021125

TO FISCAL 2025/01 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS				.00	YTD INVOICED				424.95	YTD PAID	424.95
304	POLICE CHIEFS' ASSOCIATION										
	168252	01/10/25	70009		104054	P	02/11/25	01410 201	REGIONAL RESPONSE TEAMS	500.00	
	INVOICE:	012225									
VENDOR TOTALS				.00	YTD INVOICED				500.00	YTD PAID	500.00
3458	REMCO, INC.										
	168234	01/29/25	69991		104055	P	02/11/25	01409 370	R&M ALL BLDNGS	226.25	
	INVOICE:	783773									
	168235	01/29/25	69992		104055	P	02/11/25	01409 370	R&M ALL BLDNGS	1,380.70	
	INVOICE:	785226									
VENDOR TOTALS				.00	YTD INVOICED				12,525.37	YTD PAID	1,606.95
172	REX WILKINSON										
	168251	01/10/25	70008		104056	P	02/11/25	01410 158	POST-RETIREMENT HEALTH BE	452.45	
	INVOICE:	020125									
VENDOR TOTALS				452.45	YTD INVOICED				904.90	YTD PAID	452.45
2607	RICOH USA INC										
	168275	01/10/25	70032		104057	P	02/11/25	01430 450	CONTRACTED SERVICES	66.68	
	INVOICE:	589159489									
	168275	01/10/25	70032		104057	P	02/11/25	08429 450	CONTRACTED SERVICES	66.67	
	INVOICE:	589159489									
	168276	01/10/25	70033		104057	P	02/11/25	01414 430	TECHNOLOGY	176.57	
	INVOICE:	589147316									
VENDOR TOTALS				890.83	YTD INVOICED				1,200.75	YTD PAID	309.92
4102	RYAN M. SELL										
	168241	01/29/25	69998		104058	P	02/11/25	01410 174	EDUC. TUITION REIMBURSEME	99.00	
	INVOICE:	011525									
	168242	01/29/25	69999		104058	P	02/11/25	01410 174	EDUC. TUITION REIMBURSEME	99.00	
	INVOICE:	120724									
VENDOR TOTALS				.00	YTD INVOICED				297.00	YTD PAID	198.00
573	STANDARD INSURANCE COMPANY										
	168258	01/10/25	70015		104059	P	02/11/25	01401 153	DISABILITY & LIFE INS.	648.83	
	INVOICE:	010125									
	168258	01/10/25	70015		104059	P	02/11/25	01402 153	DISABILITY & LIFE INS.	260.97	
	INVOICE:	010125									
	168258	01/10/25	70015		104059	P	02/11/25	01409 153	DISABILITY & LIFE INS.	77.07	
	INVOICE:	010125									
	168258	01/10/25	70015		104059	P	02/11/25	01410 153	DISABILITY & LIFE INS.	3,714.98	
	INVOICE:	010125									
	168258	01/10/25	70015		104059	P	02/11/25	01414 153	DISABILITY & LIFE INS.	276.77	

PAID INVOICES REPORT

WARRANT: 021125

TO FISCAL 2025/01 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	010125								
	168258	01/10/25	70015		104059	P	02/11/25	01430 153	DISABILITY & LIFE INS.	995.61
	INVOICE:	010125								
	168258	01/10/25	70015		104059	P	02/11/25	05451 153	DISABILITY & LIFE INS.	175.62
	INVOICE:	010125								
	168258	01/10/25	70015		104059	P	02/11/25	08487 153	DISABILITY & LIFE INS.	740.01
	INVOICE:	010125								
	VENDOR TOTALS			.00	YTD INVOICED			6,889.86	YTD PAID	6,889.86
3641	TRAISSR, LLC									
	168236	01/29/25	69993		104060	P	02/11/25	01414 430	TECHNOLOGY	2,550.00
	INVOICE:	3175								
	VENDOR TOTALS			.00	YTD INVOICED			4,300.00	YTD PAID	2,550.00
3288	TUSTIN MECHANICAL SERVICES									
	168282	01/10/25	70040		104061	P	02/11/25	01409 450	CONTRACTED SERVICES	246.00
	INVOICE:	930019172								
	VENDOR TOTALS			.00	YTD INVOICED			246.00	YTD PAID	246.00
572	UPPER DUBLIN TOWNSHIP									
	168226	01/03/25	69983		104062	P	02/11/25	01401 350	INSURANCE BONDING	263.27
	INVOICE:	13563								
	VENDOR TOTALS			.00	YTD INVOICED			263.27	YTD PAID	263.27
40	VERIZON									
	168245	01/10/25	70002		104063	P	02/11/25	08429 320	COMMUNICATIONS	33.37
	INVOICE:	2156430661	0111725							
	168246	01/10/25	70003		104063	P	02/11/25	08429 320	COMMUNICATIONS	33.37
	INVOICE:	2156160540	011225							
	168247	01/10/25	70004		104063	P	02/11/25	08429 320	COMMUNICATIONS	35.91
	INVOICE:	2156282913	011225							
	168248	01/10/25	70005		104063	P	02/11/25	01409 320	COMMUNICATIONS	150.80
	INVOICE:	2155835268	011125							
	168249	01/10/25	70006		104063	P	02/11/25	01409 320	COMMUNICATIONS	326.63
	INVOICE:	2156461633	012425							
	VENDOR TOTALS			786.68	YTD INVOICED			1,435.96	YTD PAID	580.08
3202	VERIZON BUSINESS NETWORK SERVICES, INC.									
	168281	01/10/25	70038		104064	P	02/11/25	01409 320	COMMUNICATIONS	1,149.50
	INVOICE:	Z1154839								
	VENDOR TOTALS			.00	YTD INVOICED			1,149.50	YTD PAID	1,149.50
3204	VICTORY GARDEN'S, INC.									
	168231	01/29/25	69988		104065	P	02/11/25	01430 370	R&M PW	100.00
	INVOICE:	887482								

PAID INVOICES REPORT

WARRANT: 021125

TO FISCAL 2025/01 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		.00 YTD INVOICED			100.00 YTD PAID			100.00		
3565	W.B. MASON COMPANY									
	168284	01/10/25	70042		104066	P	02/11/25	01401 200	OFFICE SUPPLIES	799.80
	INVOICE: 251847819									
	168285	01/10/25	70043		104066	P	02/11/25	01401 200	OFFICE SUPPLIES	88.89
	INVOICE: 251804119									
	168286	01/10/25	70044		104066	P	02/11/25	01401 200	OFFICE SUPPLIES	145.72
	INVOICE: 251902138									
	168287	01/10/25	70045		104066	P	02/11/25	01401 200	OFFICE SUPPLIES	-2.97
	INVOICE: CM3395277									
	168288	01/10/25	70046		104066	P	02/11/25	01401 200	OFFICE SUPPLIES	169.86
	INVOICE: 251649770									
	168289	01/10/25	70047		104066	P	02/11/25	01401 200	OFFICE SUPPLIES	110.67
	INVOICE: 251772355									
VENDOR TOTALS		300.87 YTD INVOICED			1,843.48 YTD PAID			1,311.97		
2511	WEST PUBLISHING CORPORATION									
	168274	01/10/25	70031		104067	P	02/11/25	30410 705	POLICE PCCD GRANT EXP	157.50
	INVOICE: 851468253									
VENDOR TOTALS		157.50 YTD INVOICED			315.00 YTD PAID			157.50		
1364	ZEP MANUFACTURING CO.									
	168268	01/10/25	70025		104068	P	02/11/25	01430 220	SUPPLIES PW	685.73
	INVOICE: 9010766140									
VENDOR TOTALS		.00 YTD INVOICED			685.73 YTD PAID			685.73		
REPORT TOTALS										1,110,374.11

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	61	1,082,146.26
TOTAL MANUAL CHECKS	1	28,227.85

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

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

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

**MEETING HIGHLIGHTS**

Meeting Date	January 21, 2025
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• The Board will look to create sub-committees to work on the summer concerts and recreation programs.</li> <li>• The Board will be making a recommendation to the Board of Supervisors to add prohibiting golf (including driving balls) to the park rules and regulations.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• Gilmore participated in a thorough discussion with the Board regarding the trail and sidewalk map. The Board provided excellent feedback on future connections. John added this was just one part of the strategic plan to add more connections. Staff and Gilmore will compile a list to distribute to the P&amp;R Board to confirm the locations.</li> <li>• John gave an update on the Texaco lot with estimated costs for the ideas that were discussed in November. He will be compiling a letter of recommendation to the P&amp;R Board and Board of Supervisors.</li> </ul>	

Next Meeting	Tuesday, February 18, 2025
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.