

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, September 30, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/83803899998?pwd=Jb3uoAiRZYqCV16m5MKlc7VGaEXSg.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of litigation related to infrastructure and code enforcement; and matters of real estate related to parks and open space.

Recognition of Mary Trocino for her years of service to Lower Gwynedd Township upon her retirement

PUBLIC HEARING

1. Public hearing and possible decision to consider an amendment to the Penllyn Woods Park conservation easement to add 26 acres to the easement area

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 authorization to initiate process to amend F District regulations and zoning map boundaries, including advertisement of a legal notice, for Ambler Yards' proposed self-storage and apartment development
2. Consider authorization to initiate the process, including authorization to advertise a legal notice, to amend zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District for a proposed townhouse redevelopment of Spring House Nursery and surrounding properties
3. Overview about location of batting cage at Ingersoll Park and conditional use process

GENERAL BUSINESS

1. Consider EAC's request for a \$750 donation to Journeywork for pollinator gardens
2. Consider approval of text for historic marker for Gwynedd Friends Meeting
3. Review required minimum municipal obligations (MMO's) for retirement plans and consider recommendation to lower target rate of return for non-uniformed pension plan
4. Consider approval of proposal from Bowman for bridge inspections in the amount of \$31,300
5. Approval of invoice report for September 30, 2025
6. Financial report – August 2025
7. Township Engineer Report – September 2025
8. Traffic Engineer Report – September 2025
9. Approval of minutes – September 9, 2025

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	12/04/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	10/14/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	10/08/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	11/13/2025	6:00 P.M.
PARKS AND RECREATION	TUES	10/21/2025	6:00 P.M.
PLANNING COMMISSION	WED	10/15/2025	7:00 P.M.

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

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 26, 2025
Re: Conservation easement amendment



Recommended action: Motion to approve the third amendment to the Penllyn Woods conservation easement

In 1994, Lower Gwynedd purchased Penllyn Woods Park in part with grant funds from Montgomery County, as well as donations through the Wissahickon Valley Watershed Association (now known as Wissahickon Trails), with the bulk of the funding coming through Township reserves and bond proceeds.

The County grant required that no “change of use” be made to the Park unless approved by the Montgomery County Commissioners. Over the course of several months at public meetings, Township officials explained that certain areas of the Township have limited or no cell coverage, and that a cell tower in the Park, which is the only feasible location to address a portion of the gap in service, will not affect the Park’s scenic or recreational uses. Following a recommendation from the Montgomery County Open Space Board, the Montgomery County Commissioners approved the change of use on April 17, 2025 with conditions intended to achieve a net conservation benefit.

One of the conditions is that the Township and Wissahickon Trails collaborate to identify a Township-owned open space parcel that is suitable to both parties for the enhancement of its conservation value. The Township and Wissahickon Trails have identified a 26-acre parcel owned by Lower Gwynedd that is next to Penllyn Woods Park and seems appropriate to add to the Park’s existing conservation easement.



This amendment would extend the conservation protection applicable to area 1 (the natural areas) in Penllyn Woods Park to this 26-acre parcel. No other changes would be made to the conservation easement due to this amendment, and the Township would still be the easement holder and the

A legal notice of this public hearing ran in the newspaper and required notices were sent to nearby property owners.

***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:

Montgomery County Tax Parcel #39-00-04414-00-2
Lower Gwynedd Township, Montgomery County, PA

***Notice: This Amendment grants a conservation easement over the land described as
"Additional Land" in this Amendment in addition to the eased property described in the
Original Grant identified below.***

**THIRD AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT
ADDING ADDITIONAL LAND TO PROPERTY SUBJECT TO A CONSERVATION EASEMENT**

**THIS THIRD AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION
EASEMENT** is made effective this _____ day of _____, 202__ ("**Effective Date**") by **LOWER
GWYNEDD TOWNSHIP**, a Township of the second class, organized and existing under the laws of
the Commonwealth of Pennsylvania ("**Township**").

BACKGROUND

A. The Township has signed and caused to be recorded in the Office for the Recording of
Deeds in Montgomery County, Pennsylvania ("**Recorder's Office**") in Deed Book 5108, Page 6, a
Voluntary Declaration of Conservation Easement dated September 19, 1994 (the "**Original
Easement**"), a First Amendment to Voluntary Declaration of Conservation Easement dated
November 28, 2023 and recorded in the Recorder's Office in Deed Book 6347, Page 01171 (the "**First
Amendment**"), and a Second Amendment to Voluntary Declaration of Conservation Easement dated
June 24, 2025 and recorded in the Recorder's Office in Deed Book 6405, Page 02187 (the "**Second
Amendment**") (collectively, the "**Declaration**"). A copy of the Declaration is attached as **Exhibit "1"**
and is incorporated by reference.

B. The Declaration was signed and recorded as a part of the conservation of open space
known as "Penllyn Woods," consisting of seventy-seven (77) acres, designated as Montgomery
County Tax Parcel #39-00-01570-00-2, as more particularly described in the Declaration ("**Penllyn
Woods**").

C. The Township is the owner of a certain parcel of land, containing approximately
26.637 acres and is designated as Montgomery County Tax Parcel #39-00-04414-00-2, as more
particularly depicted in **Exhibit "2"** and described in **Exhibit "3"** attached hereto, made a part hereof
and incorporated by reference, being the same premises which Adele Klein, Executrix under the Will
of Philip Klein, Deceased, conveyed unto Lower Gwynedd Township by Deed dated January 30, 1967
and recorded in the Recorder's Office in Deed Book 3458, Page 75 (collectively, the "**Additional
Land**").

D. The Additional Land exhibits certain natural, environmental, and scenic characteristics, and therefore, the Township desires to prevent the use or development of the Additional Land for any purpose that would conflict with the protection of the natural habitat of wildlife or plants, the Wissahickon Creek watershed or similar ecosystems, and to further provide for the preservation of open space for the scenic enjoyment of the general public (the “**Conservation Purposes**”).

E. The Township Board of Supervisors (“**Board**”) has held a public hearing to address the amendment of the Declaration to include the Additional Land and to designate the Additional Land as a part of “Easement Area 1” as defined in the Declaration (the “**Public Hearing**”).

NOW THEREFORE, in consideration of the foregoing Background and intending to be legally bound, the Board declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township, as follows:

1. **INCORPORATION AND RATIFICATION.** The contents of the Declaration, including the First Amendment, and the Second Amendment are hereby reaffirmed, ratified, and incorporated herein by reference in its entirety.

2. **BASELINE DOCUMENTATION.** The exhibits to this Amendment, identified as **Exhibits A–E** attached hereto and incorporated by reference herein (collectively, the “**Baseline Documentation**”), reflect the legal description of the Additional Property, and existing uses, location, and conservation attributes of the Additional Property as of the Effective Date, and consist of the following:

Exhibit A:	Boundary Description and Property Reference (referenced as <u>Exhibit “2”</u> and <u>Exhibit “3”</u> herein
Exhibit B:	Conservation Attributes
Exhibit C:	Inventory of Existing Structures
Exhibit C-1:	Aerial Photo Incorporated with Exhibit C
Exhibit D:	List of Photo Descriptions and Vantage Points
Exhibit D-1:	Color Images of the Property
Exhibit D-2:	Aerial Photo of Photograph Locations described on Exhibit D
Exhibit E:	Tax Map Showing Approximate Location of Property

The Township hereby certifies that the Baseline Documentation is sufficient to establish the condition of the Additional Property as of the Effective Date.

3. **MISCELLANEOUS PROVISIONS.**

(a) This Amendment, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township and are further intended to be enforceable by such persons and entities.

(b) This Amendment shall be recorded in the Office of the Recorder of Deeds in and for the Montgomery County, Pennsylvania.

(c) Except as otherwise set forth herein, the Declaration shall remain in full force and effect and unmodified.

(d) Notwithstanding the date of this Amendment or the date upon which it is signed, this Amendment shall not be effective until thirty (30) days have elapsed from the date of the Public Hearing at which this Amendment is approved.

IN WITNESS WHEREOF, the Township has caused this Third Amendment to Declaration of Conservation Easement to be executed the day and year first above written.

ATTEST:

LOWER GWYNEDD TOWNSHIP

By: Its Board of Supervisors

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2025, before the undersigned officer, personally appeared Danielle A. Duckett, known to me or satisfactorily proven to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township for the purposes therein contained.

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

Notary Public
My Commission Expires:

EXHIBIT "1"
DECLARATION OF CONSERVATION EASEMENT AND AMENDMENTS
ATTACHED



**RECORDER OF DEEDS
MONTGOMERY COUNTY**

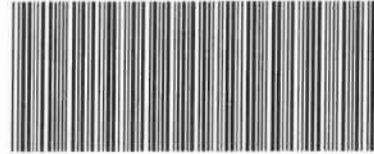
Jeanne Sorg

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

DEED BK 6405 PG 02186 to 02215

INSTRUMENT # : 2025034750

RECORDED DATE: 07/02/2025 09:47:39 AM



6421929-0023V

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 30

Document Type: Deed Miscellaneous

Document Date: 06/24/2025

Reference Info:

RETURN TO: (Simplifile)

Kaplin Stewart
910 Harvest Drive Post Office Box 3037
Blue Bell, PA 19422
(610) 941-2523

Transaction #: 7110743 - 1 Doc(s)

Document Page Count: 29

Operator Id: epilgren

PAID BY:

KAPLIN STEWART

*** PROPERTY DATA:**

Parcel ID #: 39-00-01570-00-2
Address: 401 GWYNEDD AVE

Municipality: PA
Lower Gwynedd Township
(100%)

School District: Wissahickon

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

Recording Fee: Deed Miscellaneous \$73.75
Additional Pages Fee \$50.00

Total: \$123.75

DEED BK 6405 PG 02186 to 02215

Recorded Date: 07/02/2025 09:47:39 AM

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



**Jeanne Sorg
Recorder of Deeds**

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
39-00-01570-00-2 LOWER GWYNEDD TOWNSHIP
401 GWYNEDD AVE
LOWER GWYNEDD TOWNSHIP \$15.00
B 010 L U 013 9940 06/30/2025 JM

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:

Montgomery County Tax Parcel #39-00-01570-00-2
Lower Gwynedd Township

SECOND AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT

THIS SECOND AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT is made effective this 24 day of June, 2025 by LOWER GWYNEDD TOWNSHIP, a Township of the second class, organized and existing under the laws of the Commonwealth of Pennsylvania ("Township").

BACKGROUND

A. The Township has signed and caused to be recorded in the Office for the Recording of Deeds in Montgomery County, Pennsylvania ("Recorder's Office") in Deed Book 5108, Page 6, a Voluntary Declaration of Conservation Easement dated September 19, 1994, and a First Amendment to Voluntary Declaration of Conservation Easement dated November 28, 2023 and recorded in the Recorder's Office in Deed Book 6347, Page 01171 (the "First Amendment") (collectively, the "Declaration"). A copy of the Declaration is attached as Exhibit "A" and is incorporated by reference.

B. The Declaration was signed and recorded as a part of the conservation of Pentlyn Woods, consisting of seventy-seven (77) acres, designated as Montgomery County Tax Parcel #39-00-01570-00-2, as more particularly described in the Declaration ("Pentlyn Woods").

C. The Declaration creates two zones of protection, referred to as (hereinafter referred to as "Easement Area 1" and "Easement Area 2" or collectively as the "Easement Areas"). The Township desires to amend certain terms and conditions of the Declaration relating to the Easement Areas set forth herein (the "Proposed Amendment").

D. The Township Board of Supervisors ("Board") has held a public hearing to address the Proposed Amendment, in accordance with the procedures set forth in the Declaration (the "Public Hearing").

NOW THEREFORE, in consideration of the foregoing Background and intending to be legally bound, Township declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township, as follows:

1. **INCORPORATION AND RATIFICATION.** The contents of the First Amendment are hereby reaffirmed, ratified, and incorporated herein by reference.

2. **AMENDMENT.** **Paragraph 11** of the Declaration is hereby amended to include a new subparagraph (e) as follows:

"(e) Notwithstanding any other provision of this Declaration, not less than thirty (30) days prior to the publication of any proposed amendment to the Declaration and not less than thirty (30) days prior to any public hearing to consider a proposed amendment to the Declaration, written notice shall be specifically provided to The Wissahickon Valley Watershed Association trading as Wissahickon Trails, a non-profit corporation and conservancy, with offices at 12 Morris Road, Ambler, PA 19002, or its successor organization ("**Trails**"), to such address as Trails shall provide in writing to the Township. Nothing in this paragraph shall be construed to grant Trails any rights as a "Holder" of the Easements contained in the Declaration and shall not imply that Trails has any right of approval or disapproval of any proposed amendment to the Declaration."

3. **MISCELLANEOUS PROVISIONS.**

(a) This Amendment, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township and are further intended to be enforceable by such persons and entities.

(b) This Amendment shall be recorded in the Office of the Recorder of Deeds in and for the Montgomery County, Pennsylvania.

(c) Except as otherwise set forth herein, the Declaration shall remain in full force and effect and unmodified.

(d) Notwithstanding the date of this Amendment or the date upon which it is signed, this Amendment shall not be effective until thirty (30) days have elapsed from the date of the Public Hearing at which this Amendment is approved.

IN WITNESS WHEREOF, the Township has executed this Second Amendment to Declaration of Conservation Easement the day and year first above written.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

ATTEST:


MIMI GLEASON, TOWNSHIP SECRETARY

LOWER GWYNEDD TOWNSHIP

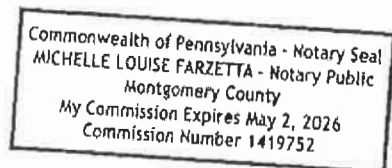
By: Its Board of Supervisors

By: 
DANIELLE A. DUCKETT, CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 24 day of June, 2025, before the undersigned officer, personally appeared Danielle A. Duckett, known to me or satisfactorily proven to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township for the purposes therein contained.

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




Notary Public
My Commission Expires:

EXHIBIT "A"
DECLARATION OF CONSERVATION EASEMENT AND FIRST AMENDMENT
ATTACHED

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:

Montgomery County Tax Parcel #39-00-01570-00-2
Lower Gwynedd Township

FIRST AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT

THIS FIRST AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT is made effective this 28 of November, 2023 by LOWER GWYNEDD TOWNSHIP, a Township of the second class, organized and existing under the laws of the Commonwealth of Pennsylvania ("Township").

BACKGROUND

A. The Township has signed and caused to be recorded in the Office for the Recording of Deeds in Montgomery County, Pennsylvania ("Recorder's Office") in Deed Book 5108, Page 6, a Voluntary Declaration of Conservation Easement dated September 19, 1994 (the "Declaration"). A copy of the Declaration is attached as Exhibit "A" and is incorporated by reference.

B. The Declaration was signed and recorded as a part of the conservation of Penllyn Woods, consisting of seventy-seven (77) acres, designated as Montgomery County Tax Parcel #39-00-01570-00-2 ("Penllyn Woods"). Penllyn Woods is depicted in Exhibit "B" attached hereto.

C. The Declaration creates two zones of protection, referred to as (hereinafter referred to as "Easement Area 1" and "Easement Area 2" or collectively as the "Easement Areas"). The Township desires to amend certain terms and conditions of the Declaration relating to Easement Area 2 as set forth herein (the "Proposed Amendment").

D. The Township Board of Supervisors ("Board") has held a public hearing to address the Proposed Amendment, in accordance with the procedures set forth in the Declaration (the "Public Hearing").

E. Many residents and businesses within the Township have testified that certain parts of the Township suffer from a serious deficiency in cell phone coverage, which results in the disruption of or inability to make personal, business, and emergency service calls. Through a technical analysis provided by Rise Up Towers, a reputable cell tower developer, Penllyn Woods is a necessary location for a cell tower and no other suitable alternative in that area of the Township has been identified (the "Proposed Tower").

F. The Proposed Tower is intended to be located within Easement Area 2, in a parking area of Penllyn Woods, in an area presently used by the Township Public Works Department for the storage of materials (the "Proposed Location"). The Proposed Location is depicted in Exhibit "B" attached hereto. The Proposed location will consist of an area of approximately two thousand five hundred (2,500 sf.) within Penllyn Woods and will not result in the intrusion into or the destruction of any trees or other natural features.

F. The Declaration prohibits the construction of the Proposed Tower and therefore, an amendment to the Declaration is required. The Board believes that given the public safety considerations, and the very modest impact on Penllyn Woods, the Proposed Amendment is both necessary and appropriate to protect the public health, safety, and welfare of the Township's residents.

NOW THEREFORE, in consideration of the foregoing Background and intending to be legally bound, Township declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township as follows:

1. **AMENDMENT.** Paragraph 9 of the Declaration is hereby amended to include a new subparagraph (c) as follows:

"(c) The construction and operation of a single cell phone tower and appurtenant equipment, in the location adjacent to the parking area and formerly used as a material storage area for the Public Works Department, together with a right of way for ingress and egress over existing roads, in or about the location depicted in Exhibit "C" attached hereto."

2. **MISCELLANEOUS PROVISIONS.**

(a) This Amendment, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township, and are further intended to be enforceable by such persons and entities.

(b) This Agreement shall be recorded in the Office of the Recorder of Deeds in and for the Montgomery County, Pennsylvania.

(c) Except as otherwise set forth herein, the Declaration shall remain in full force and effect and unmodified.

(d) Notwithstanding the date of this Amendment or the date upon which it is signed, this Amendment shall not be effective until thirty (30) days have elapsed from the date of the Public Hearing at which this Amendment is approved.

IN WITNESS WHEREOF, the Township has executed this First Amendment to Declaration of Conservation Easement the day and year first above written.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

ATTEST:


MIMI GLEASON, TOWNSHIP SECRETARY

LOWER GWYNEDD TOWNSHIP

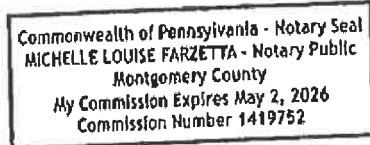
By: Its Board of Supervisors

By: 
DANIELLE A. DUCKETT, CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 28 day of November, 2023, before the undersigned officer, personally appeared Danielle A. Duckett, known to me or satisfactorily proven to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within Instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township 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: May 2, 2026

EXHIBIT "A"
DECLARATION OF CONSERVATION EASEMENT
ATTACHED

003900

RESOLUTION 94-27

VOLUNTARY DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION is made this 19th day of September, 1994 by LOWER GWYNEDD TOWNSHIP, a Township of the second class, organized and existing under the laws of the Commonwealth of Pennsylvania ("Township").

P R E A M B L E

REALTY TRANS TAX PAID
STATE
LOCAL
PER

A. In May, 1992, Township instituted a condemnation action with regard to tract of land situate in the Township containing approximately 77 acres and known generally as "Penllyn Woods". The property is Tax Parcel Number 39-00-01570-00-2 and is more particularly described by metes and bounds on Exhibit "A" attached hereto and expressly made a part hereof (hereinafter referred to as the "Property").

B. Condemnation of the Property was contested by the Condemnee. That litigation has now been settled and the Township has become the full legal owner of the Property entitled to possession.

C. Because the Property was condemned by the Township for park and recreation purposes and for the purpose of preserving substantial portions of the Property in its natural state as a continuing wild life refuge and habitat, the Township has received numerous offers of private donations of funds to assist the Township in the cost of acquiring the Property.

D. Consistent with the concerns and views expressed by many Township citizens, the Township wishes to assure private donors as well

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
39-00-01570-00-2 LOWER GWYNEDD
401 GWYNEDD AVE
LOWER GWYNEDD TWP
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085108PG0469

95 MAR 21 PM 2:21

100
200
50
21
95 MAR 21 PM 12:25

as the public at large and particularly the citizens of Lower Gwynedd Township, that significant portions of the Property will be conserved in their natural state and will remain undisturbed in perpetuity (except as may be set forth herein) so that such areas will continue as acceptable habitat for wildlife and may be used by future generations for passive recreation as well as wildlife and environmental education programs.

D E C L A R A T I O N

NOW THEREFORE, in consideration of the foregoing Background and intending to be legally bound, Township declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township, the following restrictions on the use of those portions of the Property indicated as Easement Area 1 and Easement Area 2 on Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as "Easement Area 1" or "Easement Area 2" or collectively as the "Easement Areas".)

Easement Area 1

1. Easement Area 1 may be utilized for the following purposes and only those other purposes that are clearly consistent with the goal of retaining Easement Area 1 in its natural state and as a continuing habitat for vegetation and wildlife:

- (a) The construction, improvement or maintenance of public walking, jogging, bicycle, horseback riding and environmental education trails ("The Trail Facilities").

informational or interpretative signs, and signs defining the permitted and prohibited uses within Easement Area 1.

2. No industrial, commercial or residential activity shall be conducted in Easement Area 1.

3. No earth moving, excavation or removal of rocks, minerals, gravel, sand, top soil, or other similar materials shall be conducted in Easement Area 1 except to the extent necessary for:

- (a) Any of the uses set forth in paragraph 1 above.
- (b) The application of sound forestry, and erosion control practices.

4. No cutting of lumber or removal of trees shall be permitted in the Easement Area 1 except for the following purposes:

- (a) the permitted uses set forth in paragraph 1 above;
- (b) to clear and restore forest cover that has been damaged or disturbed;
- (c) to prune and thin trees according to a good forest management practices;
- (d) to remove trees which are diseased or dangerous;

5. No depositing, dumping or abandoning of any solid or liquid waste, debris or junk shall be permitted with the Easement Area 1.

6. No construction of parking lots shall be permitted anywhere within Easement Area 1. No construction of buildings or structures shall be permitted in Easement Area 1 except those erected in connection with the permitted uses set forth in paragraph 1 above.

7. Except as provided in paragraph 1(b) above, no motorized vehicles shall be permitted in Easement Area 1 except for maintenance

and patrol vehicles of the Township or its assignee, and emergency vehicles.

Easement Area 2

8. The restrictions and reservations for Easement Area 1 set forth in paragraphs 2, 3, 4 and 5 above shall apply and be effective as to Easement Area 2 except to the same extent necessary to construct or permit any of the uses set forth in paragraph 9 below.

9. Easement Area 2 may be utilized for any and all of the purposes permitted in Easement Area 1 and additionally for the purposes of constructing:

- (a) playing fields, courts, "tot lots", pavilions, picnic areas, snack bars, comfort stations and active recreation areas of all types including back stops, fences, goals and all other structures normally associated with active recreation playing fields and parks in the municipalities of Montgomery County, Pennsylvania; and
- (b) spectator viewing areas for such playing fields.

Miscellaneous Provisions


10. This covenant, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township and are further intended to be enforceable by such persons and entities.

11. The Preamble to this Declaration shall not be amended. The balance of this Declaration may be amended only after adherence to the following procedure:

- (a) A Public Hearing shall be held before the Board of Supervisors during which it shall be the responsibility of the Township to demonstrate that the proposed amendment will not have a material, negative impact upon the topography, vegetation, wildlife and conservation purposes set forth in the preamble of this document for Easement Area 1 nor a material, negative impact upon the recreational purposes intended for Easement Area 2.
- (b) Notice of the Public Hearing at which the Supervisors will consider the proposed amendment shall be published on at least two occasions in a newspaper of general circulation with the first notice to appear no more than sixty (60) days prior to the proposed Hearing and the second advertisement to appear no less than thirty (30) days prior to the date of the proposed Hearing. Notice shall also be provided by First Class Mail to all persons or entities owning property within 500 feet of any boundary of the Property.
- (c) The Supervisors shall render a decision on the proposed amendment at a Public Meeting and if the proposed amendment is adopted, it shall not be implemented for a period of thirty (30) days after the date the decision by the Board of Supervisors is rendered.
- (d) In the alternative, a Judicial procedure, not altering the substantive provisions of this Declaration, may be established by order of Montgomery County Court of Common Pleas, Orphans' Court Division.

12. This Agreement shall be recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, located in Norristown, Pennsylvania.

IN WITNESS WHEREOF, the Township has executed this Declaration this day and year first above written.

 *Edward R. Clifford*
Edward R. Clifford,
Notary Secretary

LOWER GWYNEDD TOWNSHIP
BY: *Catherine M. Harper*
Catherine M. Harper, Chairman

COMMONWEALTH OF PENNSYLVANIA : ss
COUNTY OF MONTGOMERY

On this *19th* day of *September*, 1994, before the undersigned officer, personally appeared Catherine M. Harper known to me or satisfactorily proven to be the Chairman of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township for the purposes therein contained.

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



Donald Bochs
NOTARY

Notarial Seal
Donald G. Bochs, Notary Public
Lower Gwynedd Twp., Montgomery County
My Commission Expires May 30, 1998
Member, Pennsylvania Association of Notaries

JJG:lmg
071294

EXHIBIT "A"

THE UNIVERSITY OF CHICAGO

[illegible]

01/25/84 11:01 TX1 118 278 8783 CNTRL MONTG ASBRY

Q013

corner of lands of the Philadelphia Electric Company, aforesaid; thence along said lands, South 43 degrees, 27 minutes, 00 seconds West 150.02 feet to a concrete monument (found), a corner; thence continuing along said lands and passing over a concrete monument (found) 22.65 feet from the end of this line, South 76 degrees, 31 minutes, 00 seconds East 200.14 feet to the point and place of beginning. CONTAINING 17.4051 Acres of land, be the same, more or less.

BEING known as 401 Gwynedd Avenue.

BEING Parcel No. 39-00-01578-00-2 of the Montgomery County Commissioners Registry.

BEING, inter alia, the same premises, second described, which Provident National Bank and Charles E. Ingersoll, Executors of the estate of R. Sturgis Ingersoll, deceased, by Deed dated August 25, 1975, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4051 page 469 et seq., granted and conveyed unto Gwynedd Properties, Inc., a Pennsylvania Corporation, in fee.

06/20/64 11:58 21 215 279 5782 CHTR. MNTG. ASSRY 004

And the said Grantee does hereby covenant and agree to and with the said Grantor that it the Grantor and its successors in and through the hereinafter and prima facie created or unaltered and intended as to be, with the appropriate, hereinafter created, its successors and assigns, against the said Grantee and against all and every person and person whosoever lawfully claiming or so claim the same as any part hereof, by, from or under it, them, each, or any of them, shall and will subject to satisfaction of record specify VARIANT and further EXPEND.

In the Event that there is any thing not herein as Grantee or Grantee, the word "Grantee" or "Grantee" whether recording herein shall mean the above. The recording herein shall refer to and include the following words as the corporate grantor.

In Witness Whereof, said Grantee, has hereunto set its corporate hand and seal the day and year first above written.

Sealed and Delivered
in the presence of

CHINECO PROPERTIES, INC., a Pennsylvania
Corporation

By _____
Attest _____

Commonwealth of Pennsylvania

County of _____

On the _____ day of _____, 19____, before me

the undersigned officer, personally appeared

known to me (or satisfactorily proved to be the person) whose name
is herein written, and acknowledged that he executed the same for the
purpose therein contained, and declared the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee
is
1130 N. Bethlehem Pike
Spring House, PA 19477

11.02 071 516 270 6763

CIVIL NOTIC ABSENT

11.02 003

EXHIBIT "B"
DEPICTION OF PENLLYN WOODS
ATTACHED

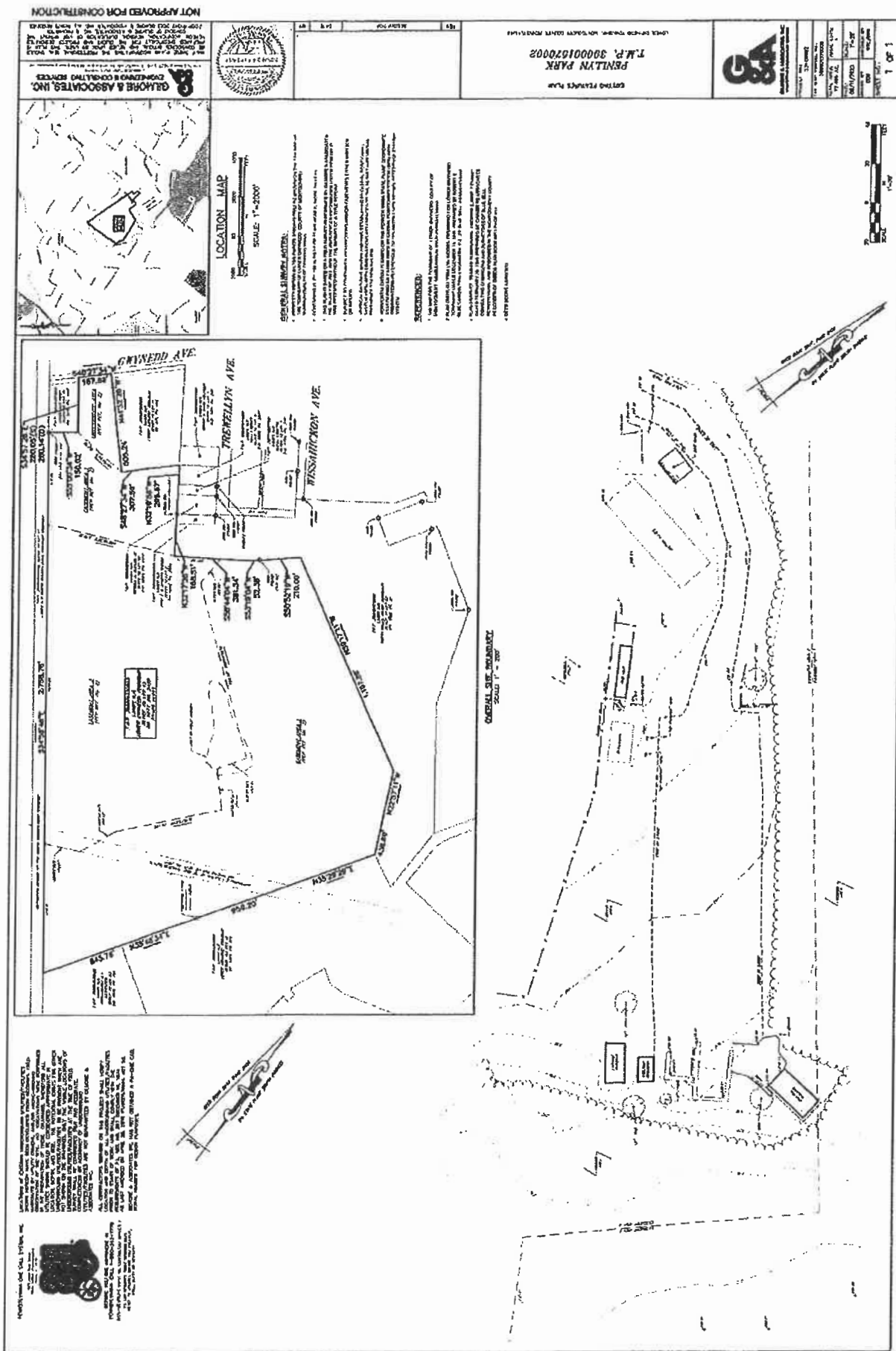


EXHIBIT "C"
PROPOSED CELL TOWER LOCATION
ATTACHED

**PENLLYN WOODS PARK TRAIL
NEW TELECOMMUNICATION COMPOUND
1227 E TWP LINE ROAD
PENLLYN, PA 19422**

4000 HIFTER ROAD, SUITE 204
MECHANICSBURG, PENNSYLVANIA 17055
PHONE (717) 572-1706
FAX (717) 574-0221

SAC : ALYSON WARD
COMET : TOM LASK
PM : ALYSON WARD
AET : JAKE WICKARD

Available at www.mhhe.com

1		
2		
3		
4		

DATE	Organization or person's
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BRANIFF INTL	BNA
BRANIFF INTL	BNA

SCALE	NOTED
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DRAWING TITLE:

TITLE SHEET

2000

LE-1

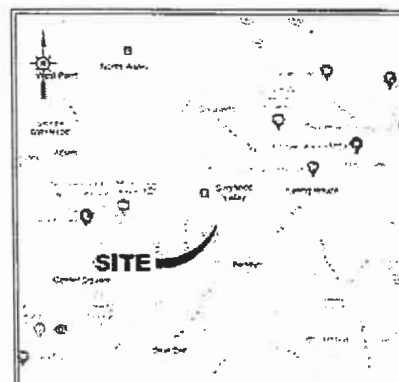
PENELOPE WOODS PARK TRAIL

1227 E TWP LINE ROAD
FENLLYN, PA 19422

SHEET NO. 4 OF 6

JACOB HANSEN, F.E.

SHEET INDEX	
DRAWING SHEET	DRAWING TITLE
1-01	TRUE SHEET
1-02	GENERAL SITE PLAN
1-03	EXISTING SITE PLAN
1-04	PROPOSED SITE PLAN
1-05	CONCRETE WORK PLAN
1-06	ELEVATION



AREA MAP

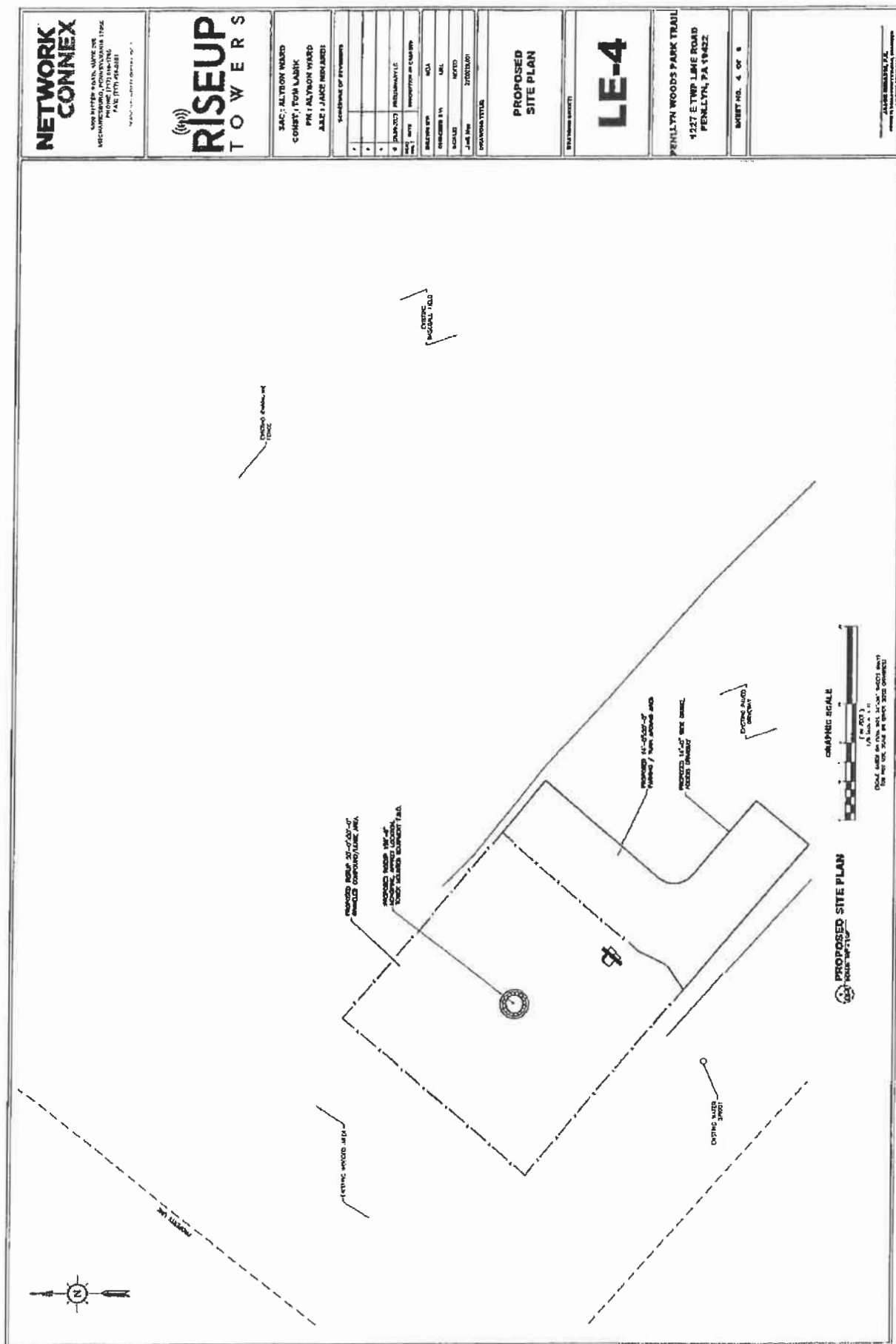
INTERLUDE 13

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THEY MEANT WITH 24 OFFT. 1/2 MILE WEST. THEN LEFT OFF TOWARD IN LINE W.
CONTINUING WITH PEELING WINDS. PLAIN W. AT THE TAPPING POINT. YARD THE 2ND EXT.
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NORMALIZED. CONTINUING THE 24 APPROX. 1/2 MILE. 24 OFFT. 24 IN LOGGING 24 OFFT.
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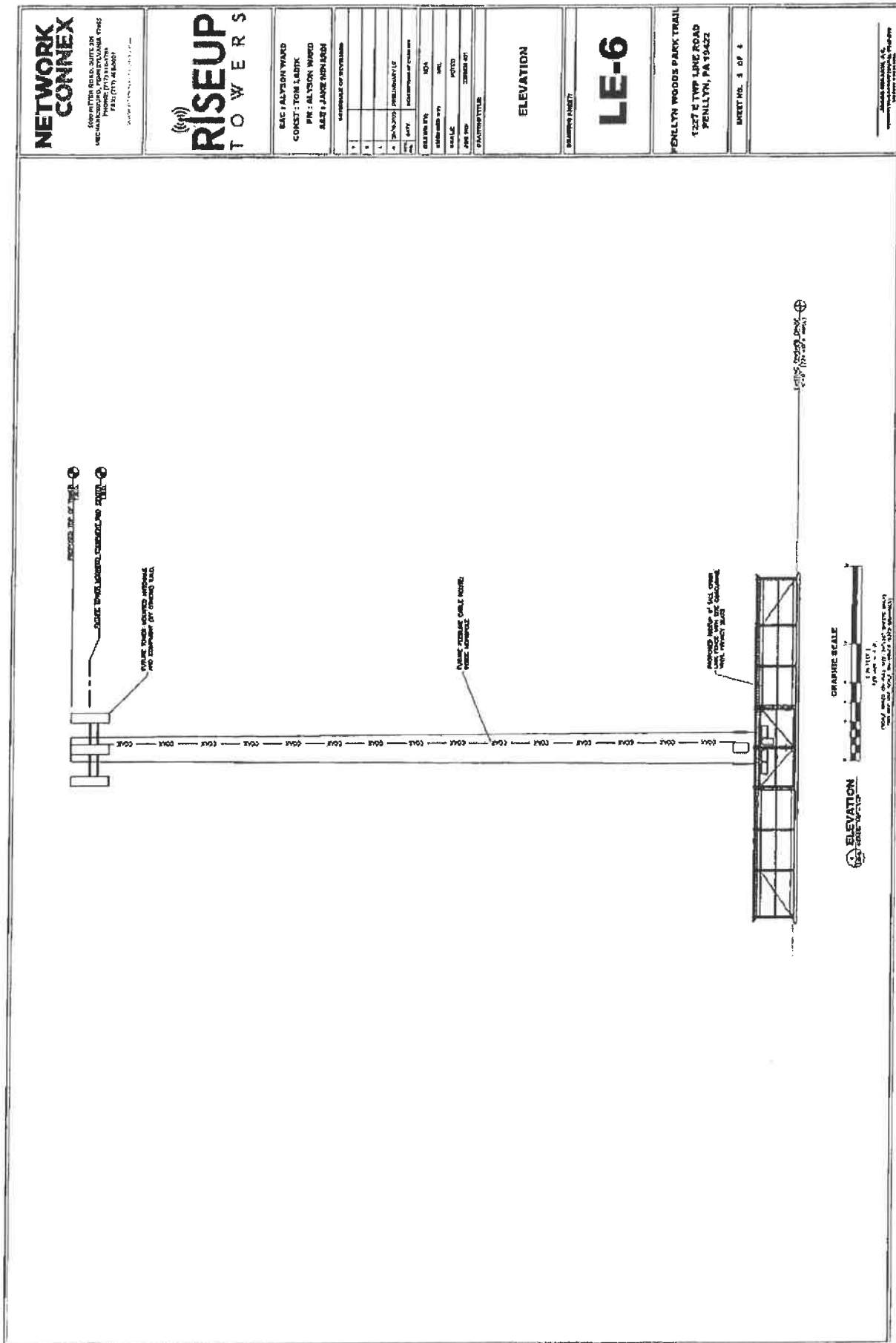
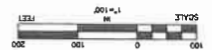
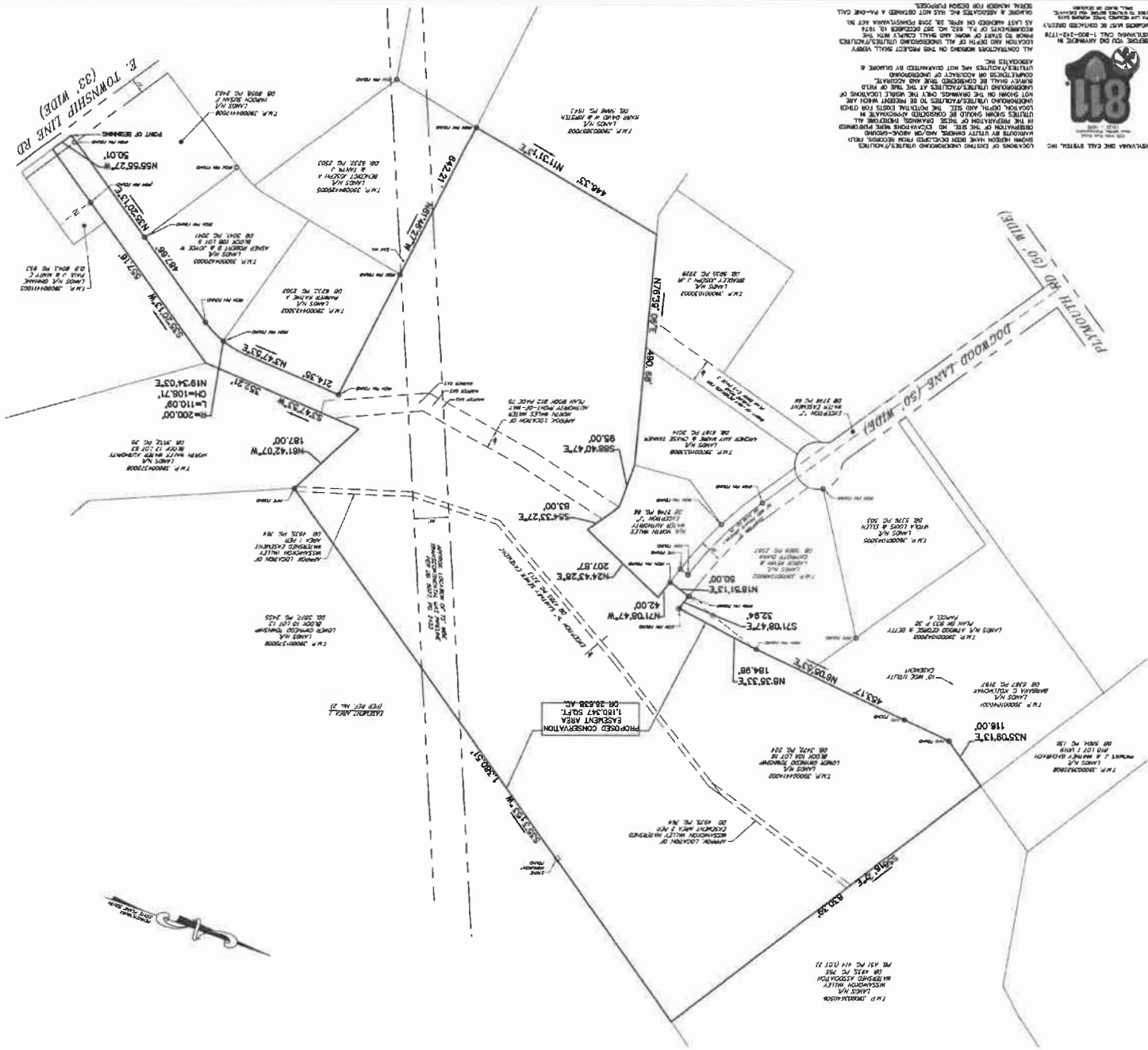


EXHIBIT "2"
EASEMENT PLAN
ATTACHED

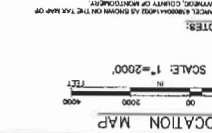


ALL CONVEYANCES OF REAL ESTATE MUST BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF MARYLAND. THE RECORDING OF THIS INSTRUMENT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INSTRUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INSTRUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INSTRUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



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10. RIGHT-OF-WAY GRANTED TO THE MONTHLY WATER AUTHORITY AS IN DEED BOOK 20000370002.

1 OF 1

SHEET NO. 1

DATE: 08/08/23

SCALE: 1"=100'

PROJECT NO. 23-0000

CONSERVATION EASEMENT PLAN

PENNY PARK

T.M.P. 39000444002

LOWER CONSERVATION TRIMMING, MAINTENANCE COUNTY, PENNSYLVANIA

REVISIONS

DATE

BY

GUILLMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

GUILLMORE & ASSOCIATES, INC. is a professional engineering firm. The firm is not responsible for the accuracy of the information contained herein. The user of this instrument shall be responsible for verifying the accuracy of the information contained herein. The user of this instrument shall be responsible for verifying the accuracy of the information contained herein.

EXHIBIT "3"
EASEMENT DESCRIPTION
ATTACHED



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

**Metes and Bounds Description
Proposed Conservation Easement
On T.M.P. 390004414002
Lower Gwynedd Township, Montgomery County, Pennsylvania**

ALL THAT CERTAIN tract of land situated in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania, as shown on sheet 1 of a plan to be recorded entitled "Conservation Easement Plan, Penllyn Park T.M.P. 390004414002" dated September 9, 2025 and prepared by Gilmore & Associates Inc., of Center Valley, Pennsylvania.

Beginning at an iron pin found on the northerly legal right-of-way line of E. Township Line Road (33' wide), on the dividing line between lands N/L Lower Gwynedd Township, T.M.P. 390004414002 and lands N/L Susan F Yaroch, T.M.P. 390004417008, and from said Point of Beginning the following courses based on The Pennsylvania State Plane Coordinate System South (PSPCS), thence;

1. Along lands N/L Susan F Yaroch, T.M.P. 390004417008, N 35°20'13" E, for a distance of 249.97 feet to an iron pin; thence;

Along lands N/L Robert B & Joyce W Asher, T.M.P. 390004420005, the following two (2) courses and distances:

2. N 35°20'13" E, for a distance of 221.10 feet to an iron pin; thence;
3. Along a tangent curve to the right, having a radius of 200.00 feet, an arc length of 110.09 feet, and whose chord bears N 19°34'03" E, for a chord distance of 108.71 feet to an iron pin, thence;
4. Along lands N/L Kathie A Parker, T.M.P. 390004423002, N 03°47'53" E, for a distance of 214.35 feet to an iron pin; thence;
5. Along lands N/L Kathie A Parker, T.M.P. 390004423002 and lands N/L Joseph A & Tanya J Benedict, T.M.P. 390004429005, N 81°46'27" W, for a distance of 642.21 feet to an iron pin; thence;
6. Along lands N/L David W & Kirsten Karr, T.M.P. 390003607008, N 11°31'13" E, for a distance of 446.33 feet to a point; thence;
7. Along lands N/L Joseph J Bradley Jr, T.M.P. 390001030002, and lands N/L Amy Marie Archer & Chase Tanner, T.M.P. 390001033008, N 76°39'06" E, for a distance of 490.68 feet to a point; thence;

Along lands N/L North Wales Water Authority, the following four (4) courses and distances:

8. S 88°40'47" E, for a distance of 95.00 feet to a point; thence;
9. S 54°33'27" E, for a distance of 83.00 feet to a point; thence;
10. N 24°43'28" E, for a distance of 207.87 feet to a point; thence;
11. N 71°08'47" W, for a distance of 42.00 feet to an iron pin; thence;
12. Through a 50' wide private driveway, N 18°51'13" E, for a distance of 50.00 feet to an iron pin; thence;

Along lands N/L Kevin Labick & Diana Capriotti, T.M.P. 390001048002, the following two (2) courses and distances:

13. S 71°08'47" E, for a distance of 32.94 feet to an iron pin; thence;
14. N 08°35'33" E, for a distance of 184.96 feet to an iron pin; thence;
15. Along lands N/L Kevin Labick & Diana Capriotti, T.M.P. 390001048002, lands N/L George & Betty Atwood, T.M.P. 390001042008, and lands N/L Barbara C Kozemchak, T.M.P. 390001040001, N 06°05'53" E, for a distance of 453.17 feet to a pipe; thence;
16. Along lands N/L Barbara C Kozemchak, T.M.P. 390001040001, N 35°09'13" E, for a distance of 116.00 feet to a point; thence;
17. Along lands N/L Wissahickon Valley Watershed Association, S 56°16'27" E, for a distance of 830.39 feet to a point; thence;
18. Along lands N/L Lower Gwynedd Township, T.M.P. 390001570002, S 35°31'53" W, for a distance of 1380.51 feet to a pipe; thence;

Along lands N/L North Wales Water Authority, T.M.P. 390004372008, the following two (2) courses and distances:

19. N 61°42'07" W, for a distance of 187.00 feet to a point; thence;
20. S 03°47'53" W, for a distance of 352.21 feet to a point; thence;
21. Along lands N/L Lower Gwynedd Township, T.M.P. 390004402005 & 390004405002, lands N/L Jonnie R Muckley, T.M.P. 390004408008, and lands N/L Paul J & Mary E Ginnane, T.M.P. 390004411005, S 35°20'13" W, for a distance of 417.06 feet to an iron pin; thence;
22. Along lands N/L Paul J & Mary E Ginnane, T.M.P. 390004411005, S 35°20'13" W, for a distance of 123.44 feet to a point; thence;

23. Along the northerly legal right-of-way line of E. Township Line Road, N 55°55'46" W, for a distance of 50.06 feet to the Point and Place of Beginning.

CONTAINING: 1,159,513.46 square feet or 26.619 acres, more or less.

Dated: 09/10/25

File No. 2306082

Prepared by: Russell T. Cross, Professional Land Surveyor

Pennsylvania License No.: SU075552

RTC / srt

EXHIBIT "A"
ATTACHED AS EXHIBITS "2" AND "3"

EXHIBIT "B"
CONSERVATION ATTRIBUTES
ATTACHED

Lower Gwynedd Township:
Parcel ID #: 390004414002

Baseline Documentation
Exhibit B: Conservation Attributes
Exhibit C: Inventory of Existing Structures

*1303 Township Line Road,
Lower Gwynedd Township
Montgomery County*



Submitted:

Prepared by
Wissahickon Valley Watershed Association (DBA Wissahickon Trails)

Acknowledgement of Condition.....	1
Baseline Fact Sheet for Conservation Easement.....	4
Introduction.....	5
Summary of Conservation Attributes.....	5
Existing Structures and Existing Improvements.....	7
Figures.....	8

Acknowledgement of Conditions

The Baseline inventory report was assembled and prepared by the Wissahickon Valley Watershed Association for the Wissahickon Valley Watershed Association and Lower Gwynedd Township. This baseline includes maps, descriptions and narratives that have been compiled for the Wissahickon Valley Watershed Association. This baseline inventory is believed to be an accurate representation of the natural and physical features of the Easement Area the time the Third Amendment to Voluntary Declaration of Conservation Easement Adding Additional Lands to Eased Property was recorded in accordance with Section F (2) of said Amendment.

Danielle A. Duckett, Chair of the Board of Supervisors
Lower Gwynedd Township
Landowner

Date

Gail Farmer, Executive Director
Wissahickon Valley Watershed Association
Baseline preparer

Date

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY

On this, the _____ day of _____ 20____, before me, a notary public, the undersigned officer Gail Farmer personally appeared who acknowledged herself to be the Executive Director of the Wissahickon Valley Watershed Association, a Pennsylvania non-profit corporation, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

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

PRINT NAME:_____

Notary Public

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY

On this, the _____ day of _____ 20____, before me, a notary public, the undersigned officer Danielle A. Duckett, chair of the Board of Supervisors for Lower Gwynedd Township personally appeared and that she as such officer, 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 hereunto set my hand and official seal.

PRINT NAME:_____

Notary Public

Baseline Fact Sheet for Conservation Easement

PROJECT: Penllyn Woods Additional Land

PROPERTY LOCATION: 1303 Township Line Road
Lower Gwynedd Township
Montgomery County, PA

TOTAL PROPERTY ACRES: 26.6 +/- acres

TAX PARCEL NUMBER: 390004414002

CONSERVATION EASEMENT

Total Easement Acres: 26.6 +/- acres

Deed Book & Page:

LANDOWNER: Lower Gwynedd Township

EASEMENT GRANTEE: Lower Gwynedd Township

PREPARER OF BASELINE: Wissahickon Valley Watershed Association

Introduction

This is a baseline to describe the current conditions of the property. This parcel is being protected via a conservation easement as a net conservation benefit to Lower Gwynedd Township's plans to allow a cell tower in Penllyn Woods. As a significant funder of Lower Gwynedd Township's acquisition of Penllyn Woods, Montgomery County has conditioned their approval of the cell tower, on the Township working with the Wissahickon Valley Watershed Association to secure a net conservation benefit as part of their plans. Field inspections were made on August 4th and August 25th to document the existing conditions. Digital photographs were taken of the property's natural features, vegetation, ecologically sensitive areas, and existing site improvements for the baseline report, which is a permanent part of Wissahickon Valley Watershed Association's permanent file for this project.

Natural features within the conservation area are described in greater detail following the summary of conservation attributes below. Maps are added at the end of the document. Information was obtained from the site visit and from several published sources. The purpose of this Baseline Documentation report is to provide an accurate description of the easement area at the time the easement was recorded and aid in the monitoring and enforcement of the conservation restrictions. The Baseline identifies the key resources that the easement intends to protect and describes the goals and objectives of the conservation restrictions. In the event that conditions change, or circumstances require the interpretation of the conservation restrictions to determine the appropriate uses of the land or the property's improvements, the Baseline will provide guidance regarding the conservation goals that the easement was created to protect.

Summary Conservation Attributes

The 2008 Montgomery County Natural Areas Inventory (NAI) Update recommends protection of the County's remaining forested lands. Protection of this parcel will protect the diversity of plants that provide habitat for wildlife in a region that has experienced major fragmentation and loss of open space due to aggressive development. A summary of the conservation attributes of the easement areas follows.

Geology

The property is in southeastern Montgomery County within the Piedmont Physiographic Province, Gettysburg-Newark Lowland Section. Bedrock formation took place during the Triassic Period, between 200 and 250 million years ago.

The site is underlain entirely by the Stockton Formation, described as a light-gray to light brown and yellowish medium-to-coarse grained sandstone, with reddish to purplish-brown siltstone and mudstone, and interbedded shale and argillite.

Soils

According to soil data from the USDA Web Soil Survey, there are 6 soil types present on the property, as listed in the table below and represented in Figure 2. The highest percentages are those associated with floodplains (Bowmansville-Knauers silt loams at 36.6%) and drainageways (Doylestown silt loam at 26.2%).

Table 1. Soil Types and Percentage of Parcel

Montgomery County, Pennsylvania (PA091)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AbA	Abbottstown silt loam, 0 to 3 percent slopes	1.1	4.0%
Bo	Bowmansville-Knauers silt loams	9.8	36.6%
CrB	Croton silt loam, occasionally ponded, 3 to 8 percent slopes	3.3	12.3%
DsA	Doylestown silt loam, 0 to 3 percent slopes	7.0	26.2%
ReB	Readington silt loam, 3 to 8 percent slopes	3.8	14.2%
RhB	Reaville silt loam, 3 to 8 percent slopes	0.1	0.5%
W	Water	1.6	6.2%
Totals for Area of Interest		26.7	100.0%

Topography

The property is largely flat with some gentle slopes toward the Wissahickon Creek (Figure 1.); overall, it slopes towards the south or west edge of the property, towards the Wissahickon Creek.

Water Resources

The Wissahickon Creek lies within the boundaries of this site and consists of 6.2% of the total land cover. This includes the main stem of the creek and connected flood channels.

The creek is nearly completely shaded. There is also a small tributary that connects to the Wissahickon mainstem. This tributary begins at Crossways Preserve, winds through several private parcels, and enters the Wissahickon inside the boundaries of this property.

Vegetation and Wildlife

The property consists of seasonally wet woods dominated by American elm (*Ulmus americana*), white ash (*Fraxinus americana*), pin oak (*Quercus palustris*), black walnut (*Juglans nigra*), shagbark hickory (*Carya ovata*), bitternut hickory (*C. cordiformis*), red maple (*Acer rubrum*), silver maple (*A. saccharinum*), blackgum (*Nyssa sylvatica*), and sycamore (*Platanus occidentalis*). Spicebush (*Lindera benzoin*) is common in the shrub layer along with non-native invasives such as multiflora rose (*Rosa multiflora*), obtuse-leaved privet (*Ligustrum obtusifolium*), burning-bush (*Euonymus alatus*), and wineberry (*Rubus phoenicolasius*). Native herbaceous species include riverbank wild-rye (*Elymus riparius*), fowl mannagrass (*Glyceria striata*), false nettle (*Boehmeria cylindrica*), soft rush (*Juncus effusus*), several sedges (*Carex typhina*, *C. crinita*), jack-in-the-pulpit (*Arisaema triphyllum*), sensitive fern (*Onoclea sensibilis*), New York fern (*Thelypteris noveboracensis*), and lady fern (*Athyrium filix-femina*). Several low, wet spots along the trail/right-of-way support populations of wetland species. This woodland creates a fairly significant habitat for birds and other species.

This area provides important functions, - intercepting and slowing stormwater runoff as it passes over the property and moves toward the Wissahickon Creek, filtering ground and surface waters, stabilizing soils, improving air quality through sequestration of carbon and nitrogen as well as oxygen production, and supporting wildlife with natural areas for shelter, breeding, foraging, and migratory fueling, from birds to small mammals and reptiles.

It should also be noted that the property is connected to Wissahickon Trails' property towards the northern edge of the parcel and is within half a mile of other holdings protected either by conservation easement or fee ownership (Figure 3.).

Scenic Views and Public Use

The property has a number of trails, including the Green Ribbon Trail, Horseyways Trail Association Trails, and other community trails. It provides public recreation and connections to several areas of public open space.

Boundary markers

There was no easement monuments located on site at time of visit.

Existing Structures and Existing Improvements

Within the area, there are utility easements, a sewer line right-of-way and gas line right-of-way. Both these areas are mowed, at least yearly, sometimes more. A few areas are maintained as turf grass. See map for location and images.

Figures

Figure 1. Topography

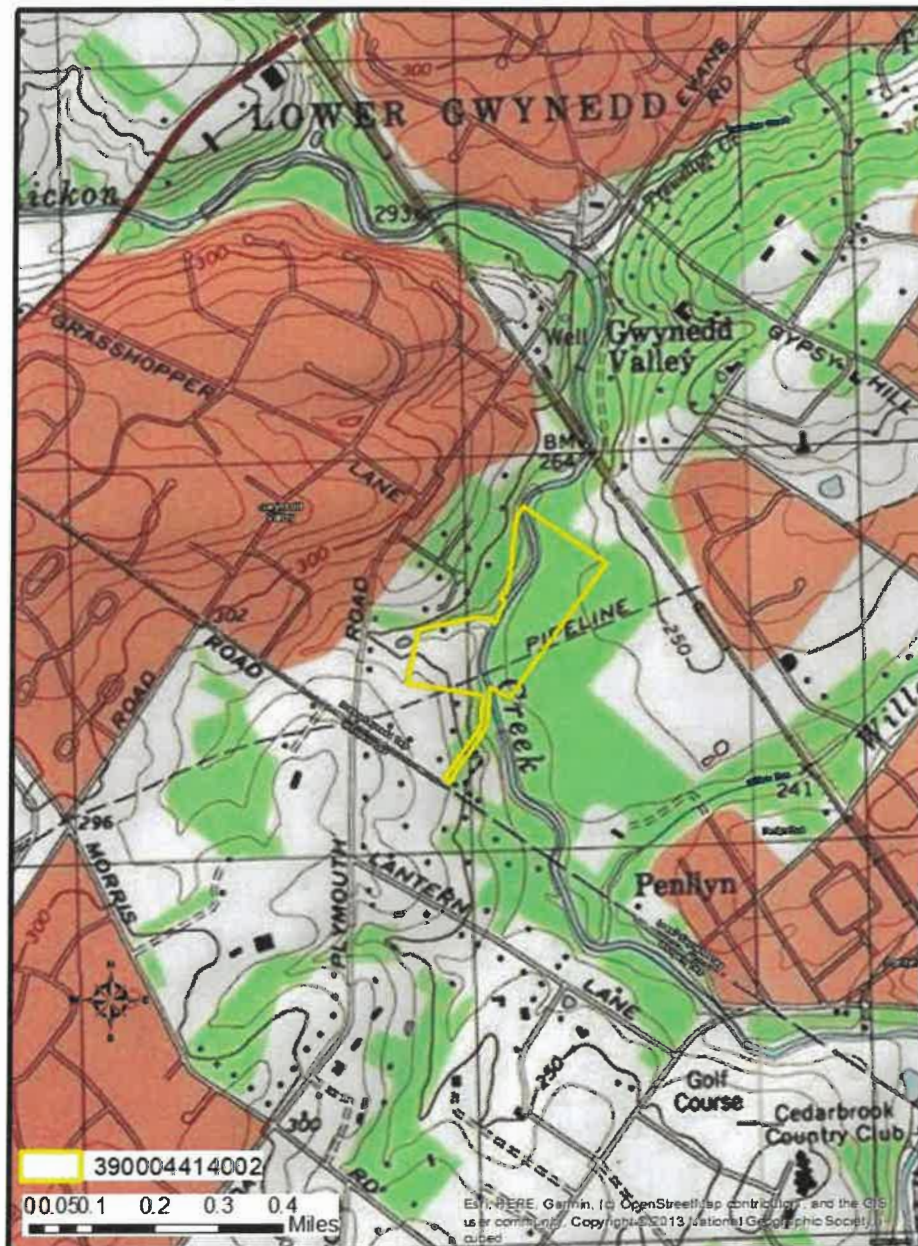


Figure 2. Soils



Figure 3. Surrounding protected lands & waterways

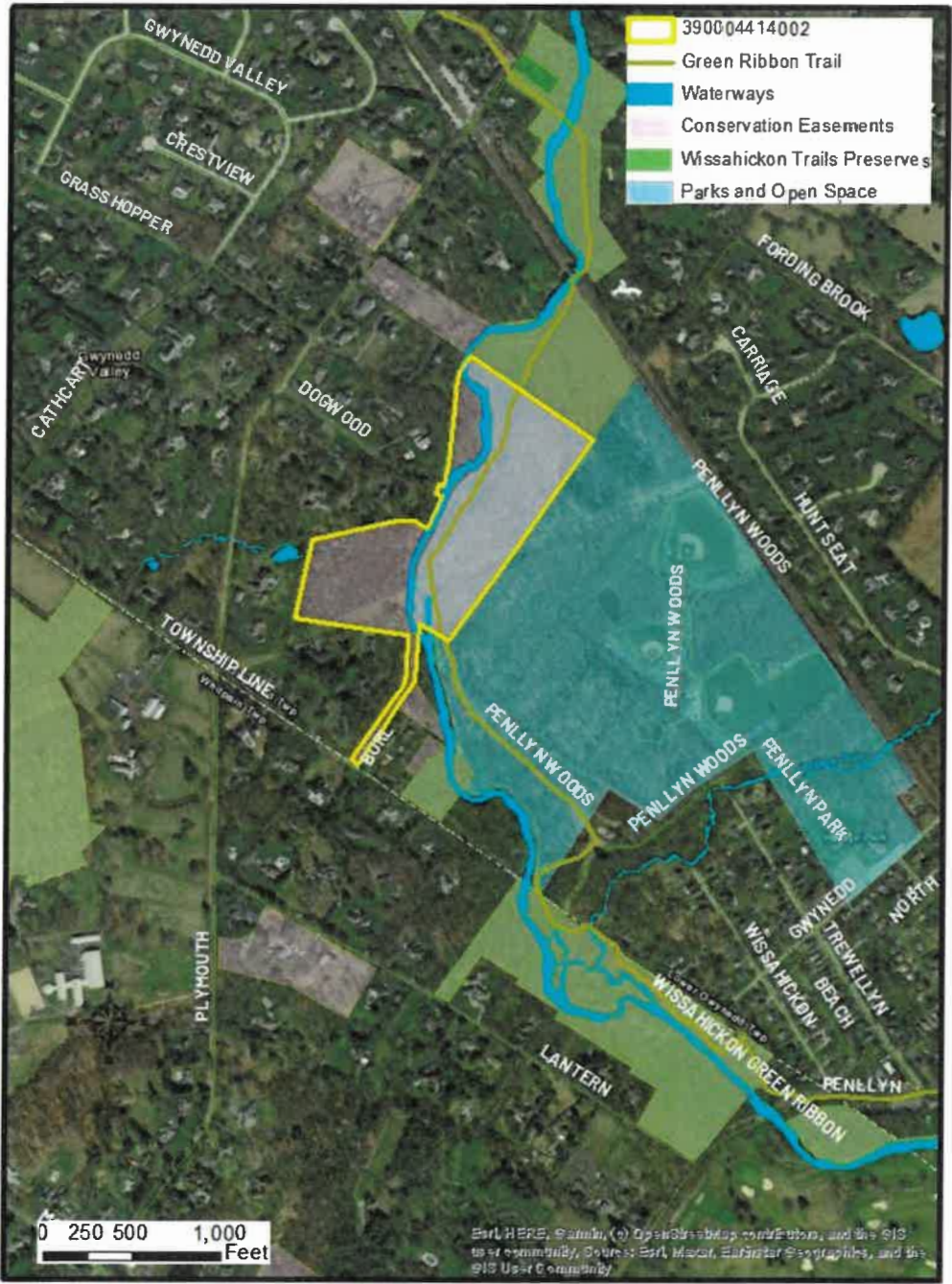


EXHIBIT "C"
INVENTORY OF EXISTING STRUCTURES
ATTACHED

EXHIBIT "C-1"
AERIAL PHOTO INCORPORATED WITH EXHIBIT "C"

EXHIBIT "D"
LIST OF PHOTO DESCRIPTIONS AND VANTAGE POINTS
ATTACHED

Observation Map

The data displayed on this map was collected via the Landscape mobile app. Boundaries are approximate and may not reflect surveyed positions.



- Record Boundary
- Site Visit Points
- Site Visit Lines

EXHIBIT "D-1"
COLOR IMAGES OF THE PROPERTY
ATTACHED

Photos



Photopoint 01: Gasline ROW
Location: 40.17762, -75.25621, Facing: West



Photopoint 01: Gasline ROW 2
Location: 40.17762, -75.25621, Facing: South



Photopoint 01:
Location: 40.17762, -75.25621, Facing: North-Northwest



Photopoint 02: Sewer Line
Location: 40.17723, -75.2575, Facing: East



Photopoint 02: Sewer Line 2
Location: 40.17723, -75.2575, Facing: South-Southeast



Photopoint 03:
Location: 40.17787, -75.25779, Facing: Northeast



Photopoint 04:
Location: 40.17788, -75.25813, Facing: North-Northeast



Photopoint 08:
Location: 40.17638, -75.25783, Facing: South



Photopoint 08:
Location: 40.17638, -75.25783, Facing: East-Southeast



Photopoint 08:
Location: 40.17638, -75.25783, Facing: North-Northwest



Photopoint 10:
Location: 40.17699, -75.25943, Facing: Northwest



Photopoint 11:
Location: 40.17823, -75.25916, Facing: East-Southeast



Photopoint 11:
Location: 40.17823, -75.25916, Facing: West-Northwest



Photopoint 12:
Location: 40.17824, -75.25761, Facing: West-Southwest



Photopoint 13:
Location: 40.17839, -75.257, Facing: Southeast



Photopoint 13:
Location: 40.17839, -75.257, Facing: East-Northeast



Photopoint 14:
Location: 40.17948, -75.2568, Facing: South-Southwest



Photopoint 14:
Location: 40.17948, -75.2568, Facing: North



Photopoint 15:
Location: 40.1795, -75.25471, Facing: North-Northwest

EXHIBIT "D-2"
AERIAL PHOTO OF PHOTOGRAPH LOCATIONS DESCRIBED ON EXHIBIT "D"

EXHIBIT "E"
TAX MAP SHOWING APPROXIMATE LOCATION OF PROPERTY
ATTACHED





MEMORANDUM

ATTN: Board of Supervisors

DATE: August 22, 2025

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

SUBJ: Proposed Ordinance Amendments

Ambler Yards is proposing improvements to their site that include the addition of a self-storage facility and an apartment building. On behalf of her clients, Christian Pionzio, Esq., applied for a zoning map and text amendment (attached) to facilitate these improvements. Specifically, the proposed amendments include the following:

- Definition of self-storage facility-Revised to include feedback from August 26th about hazardous materials
- Addition of accessory uses/structures as a permitted use
- Addition of self-storage facility and apartment house to permitted uses as part of a mixed-use campus subject to conditional use approval
- Expanded exterior storage to include additional vehicle types
- Adds outdoor dining to the additional uses permitted
- Sets dimensional requirements for apartment houses
- Modifies outdoor land use
- Provides parking requirements for self-storage

Recommended Motion: It is recommended that the BOS authorize staff to initiate the formal process to amend the F District regulations and zoning map boundaries, including advertisement of a legal notice, for the Ambler Yards proposed self-storage and apartment development.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO ADD A NEW DEFINITION FOR “SELF-STORAGE FACILITY;” TO PERMIT APARTMENT HOUSES, SELF-STORAGE FACILITIES AND PARKING FOR SAME, ACCESSORY USES AND STRUCTURES, AND OUTDOOR DINING WITHIN A MULTI-USE CAMPUS IN THE “F” INDUSTRIAL DISTRICT; TO AMEND OUTDOOR STORAGE AND TO ESTABLISH AND/OR REVISE LOT AREA, LOT WIDTH, YARD SETBACKS, LOT COVERAGE, OFF-STREET PARKING, LOADING AND DRIVEWAY REQUIREMENTS FOR APARTMENT HOUSE USES IN THE “F” INDUSTRIAL DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Supervisors**”) has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, for the adoption of this Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Supervisors have determined that it is in the best interests of the Township that the text of the Lower Gwynedd Zoning Code (the “**Zoning Code**”) be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, to wit:

SECTION 1. AMENDMENT. Title Six of the Code, entitled “Zoning,” is hereby amended as follows:

- (1) The following definition of “Self-Storage Facility” is hereby added as Section 1250.04(58.1) :

“Self-Storage Facility” means a building consisting of individual, compartmentalized, self-contained units that are leased or owned for the storage of business and household goods or contractor’s supplies. Agreements to use the facility shall include language that prohibits the storage or use of any hazardous or toxic materials or any inherently dangerous or flammable substances.

- (2) Section 1287.02 is hereby replaced in its entirety with the following:

1287.02. Permitted uses.

In an “F” Industrial District, a building or combination of buildings may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other:

- (a) Manufacturing.*
- (b) Storage or warehousing.*
- (c) Industrial uses.*
- (d) Municipal uses.*
- (e) Administrative offices and research facilities.*
- (f) Any use similar to those set forth in Subsections (a) to (e) hereof; when authorized as a special exception by the Zoning Hearing Board.*
- (g) Any other legitimate use not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Supervisors and after the imposition of conditions designed to eliminate (to the extent reasonably possible) adverse effects upon neighboring properties and the general public health, safety and welfare.*
- (h) Any accessory use or accessory building or structure that is subordinate to the uses set forth in Subsections (a) to (g) hereof.*
- (i) Mixed-Use Campus*

- (1) *On a property already partially improved with existing buildings, a development consisting of the following uses, for single and multiple occupancy of property and buildings, shall be permitted when authorized by conditional use.*
- A. *Office (administrative, professional and/or medical).*
 - B. *Warehouse, research facility (laboratory), industrial/manufacturing.*
 - C. *Self-storage facility.*
 - D. *Apartment houses.*
 - E. *Exterior storage of buses, recreational vehicles, campers, boats, trailers, and similar vehicles and conveyances, and excluding any sales, rentals, repairs, bodywork or painting thereof and also excluding tractor trailers. Areas used for such exterior storage shall not exceed 10% of the total tract area.*
 - F. *The following commercial, retail, and personal service uses when accessory to permitted uses and/or supporting the immediately surrounding community: restaurant, food service, bakery, indoor recreation establishment, fitness center, craft breweries/distilleries and/or wineries with retail, wholesale and/or on-site consumption of beer, wine and alcohol sales and food service. Outdoor dining, service, and consumption are permitted, however, these areas shall be counted when considering parking requirements.*
 - G. *Special events which shall include, but not be limited to, a farmer's market, food trucks, craft fair, car show, movie night, and beer garden or festival and shall be permitted only Thursdays through Sundays. All special events shall conform to the yard requirements of Section 1287.04, shall be located solely in an area designated on the approved Master Plan, shall not be located or conducted on more than 30% of the tract, shall be provided adequate parking and shall be subject to written permission of the Township Manager.*

H. *Any accessory use or accessory building or structure that is subordinate to the uses set forth in Subsections (A) to (G) hereof.*

(2) *Master Plan. For all mixed-use campuses, a master plan shall be submitted as part of the required conditional use application, which adequately depicts where each of the above category of uses and parking shall occur on the property. Material changes to the Master Plan involving more than 15% of the total building area or tract area shall require an amended conditional use approval from the Board of Supervisors. Review and approval of the conditional use shall include the approval of the dimensional criteria and parking as shown on the Master Plan.*

(3) Section 1287.03 is hereby amended to add the following Subsection (c):

(c) *Lot area and width for apartment houses. Notwithstanding any other provision hereof, the minimum lot area and minimum lot width for an apartment house in an "F" Industrial District shall be as follows:*

(1) *Minimum Lot Area. For an apartment house, a lot area of not less than 1 acre shall be provided.*

(2) *Minimum Lot Width: For an apartment house, a lot width of not less than 200 feet shall be provided.*

(4) Section 1287.04 is hereby amended to add the following Subsection (f):

(f) *Yard requirements for apartment houses. Notwithstanding any other provision hereof, the yard requirements for an apartment house in an "F" Industrial District shall be as follows:*

(1) *Front Yard. For an apartment house, there shall be a front yard on each lot which shall not be less than 30 feet.*

(2) *Side Yards. For an apartment house, there shall be a side yard on each lot which shall not be less than 5 feet.*

(3) *Rear Yards. For an apartment house, there shall be a rear yard on each lot which shall not be less than 30 feet.*

- (5) Section 1287.05 is hereby amended to add the following Subsection (c):
- (c) *Lot coverage requirements for apartment houses. Notwithstanding any other provision hereof, the lot coverage requirements for an apartment house in an “F” Industrial District shall be as follows:*
- (1) *Building coverage: The total building coverage shall not exceed 35%.*
- (2) *Impervious coverage: The total impervious coverage shall not exceed 75%.*
- (6) Subsection 1287.07(b) is hereby replaced in its entirety with the following:
- (b) *Setbacks.*
- (1) *For an apartment house in an “F” Industrial District, no setback shall be required for parking, loading areas or driveways where such parking, loading areas or driveways are adjacent to another lot located within the “F” Industrial District.*
- (2) *For all other uses, no parking, loading or driveway area shall be located closer than 25 feet to any side or rear property line, nor closer than 50 feet to any front property line, except as required for normal ingress and egress.*
- (3) *In the case of any side or rear line being adjacent to a single-family residential district, no parking loading or driveway area shall be located closer than 50 feet to such property line, except as required for normal ingress and egress.*
- (4) *No railroad loading area shall be closer than 18 feet to any property line.*
- (7) Subsection 1287.08(e) is hereby replaced in its entirety with the following:
- (e) *Outdoor Land Use. The outdoor storage of materials and trash shall be designed and maintained to be completely screened from view by a landscape buffer, and such uses shall conform to all building setbacks.*

(8) Subsection 1287.08 is hereby amended to add the following Subsection (i):

(i) *Notwithstanding any provision of Section 1294.01, or any other provision of this Chapter, the driveway for an apartment house use may take access directly from another lot within the “F” Industrial District, provided that such lot is developed with a Multi-Use Campus, and provided that appropriate easements are obtained to ensure access to and from a street or way.*

(9) Subsection 1294.01(b) is hereby amended to add the following Subsection (17):

(17) *Self-storage facility. one parking spaces for each 10,000 square feet of gross floor area.*

SECTION 2. REZONING. The following parcels are hereby rezoned to be entirely located within the Township’s F-Industrial Zoning District:

- (1) 39-00-03934-00-5
- (2) 39-00-03931-00-8
- (3) 39-00-03928-00-2
- (4) 39-00-03925-00-5
- (5) 39-00-03922-00-8
- (6) 39-00-01429-00-8
- (7) 39-00-01426-00-2
- (8) 39-00-01423-00-5

Township’s Zoning Map is hereby amended to reflect the rezoning of the aforesaid parcels. The Township Engineer is hereby directed to revise the Zoning Map to reflect this amendment.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors
this _____ day of _____, 2025.

ATTEST:

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

Mimi Gleason
Township Manager

By:

Danielle A. Duckett
Chairperson



MEMORANDUM

ATTN: Board of Supervisors

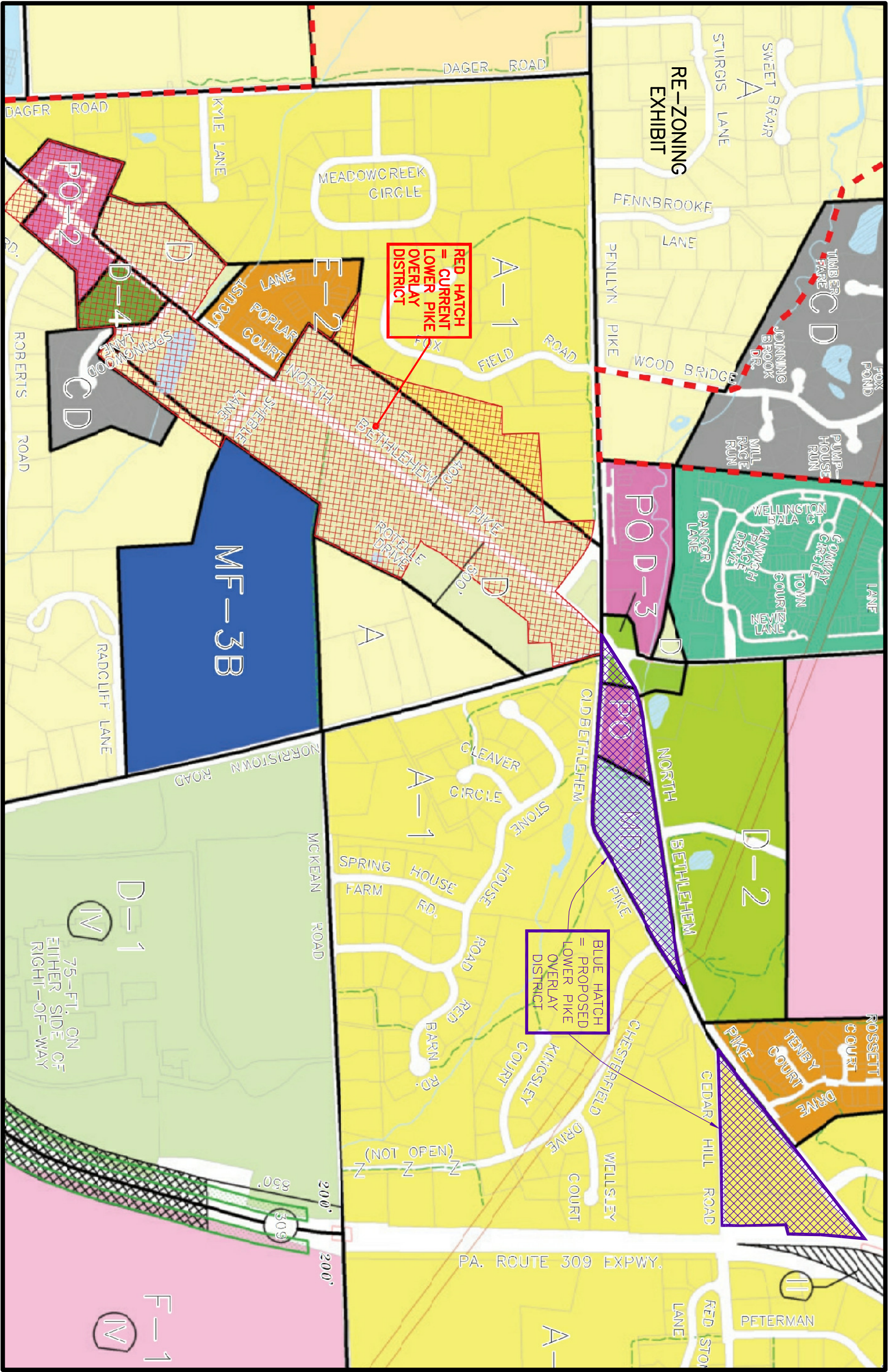
DATE: September 26, 2025

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

SUBJ: Gwynedd Point Map & Text Amendment

Pete Penna presented a potential residential redevelopment of the Spring House Nursery and surrounding properties that make up the triangle located between Cedar Hill Road and Bethlehem Pike to the BOS in July and again in September. The combined properties total approximately 9.5 acres, and the proposal is to redevelop the parcels into a residential townhouse community. Mr. Penna has submitted an application for a zoning ordinance map and text amendment for consideration by the BOS. The map amendment request is to extend the existing Lower Pike Overlay (LPO) district along one side of Bethlehem Pike from the Spring House Intersection to Route 309 as depicted on the attached map. In addition, he is proposing an amendment to the text of the LPO related to overflow parking, also attached.

Recommended Motion: It is recommended that the BOS authorize staff to initiate the process, including authorization to advertise a legal notice, to amend the zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District for a proposed townhouse redevelopment of Spring House Nursery and surrounding properties.



Proposed Text Amendment

Chapter 1271.01 Lower Pike Overlay District

The following text amendment would be proposed which will be added to Section 1271.08 as subsection (e).

“(e) For proposed residential uses, overflow parking at the ratio of one space for each proposed unit shall be supplied. However, the Applicant, upon a demonstration that such overflow parking is not immediately needed, may place a portion of the overflow parking in reserve, to be constructed at a later date.

(f) Parking in a garage shall not be calculated to satisfy the parking requirements of this Section. Permissible parking spaces, for purposes of this Ordinance, shall be all weather parking spaces, paved in accordance with Subdivision Regulations.”

GENERAL NOTES:

1. APPLICANT:
PFP PROPERTY MANAGEMENT, LLC
470 AMBLER ROAD
FORT WASHINGTON, PA 19034

2. PROPERTY INFORMATION/OWNER:

TAX BLOCK 18 UNIT 68
PARCEL NUMBER 39-00-00277-00-8
OWNER: FRANK PILEGGI TRUST
1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 94,119 SF (2.1607 ACRES)

TAX BLOCK 18 UNIT 72
PARCEL NUMBER 39-00-00280-00-5
OWNER: ANDREW PILEGGI
1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 80,310 SF (1.8437 ACRES)

TAX BLOCK 18 UNIT 21
PARCEL NUMBER 39-00-00655-00-8
OWNER: CHARLES & MARIA SANDS
1201 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1201 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 76,786 SF (1.7628 ACRES)

TAX BLOCK 18 UNIT 78
PARCEL NUMBER 39-00-00658-00-5
OWNER: KENNETH G. & KAREN L. WHITE
1209 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1209 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 30,171 SF (0.6926 ACRES)

TAX BLOCK 18 UNIT 79
PARCEL NUMBER 39-00-00661-00-2
OWNER: TARA BEVIVING &
SEAN M. FITZ-PATRICK
1213 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1213 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 49,826 SF (1.1393 ACRES)

TAX BLOCK 18 UNIT 66
PARCEL NUMBER 39-00-00664-00-8
OWNER: FRANK PILEGGI
1217 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1217 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 71,551 SF (1.6426 ACRES)

TOTAL TRACT AREA = 402,563 SF (9.2416 ACRES)
TRACT AREA TO EXIST. RIGHT-OF-WAY = 392,642 SF (9.0138 ACRES)

3. BOUNDARY TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN AUGUST 2025.

TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN AUGUST 2025.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:

A-1 RESIDENTIAL DISTRICT
(NOT APPLICABLE, SEE BELOW)

CATEGORY	REQUIRED
LOT AREA (MIN)	35,000 SF*
LOT WIDTH (MIN)	175 FT
BUILDING HEIGHT (MAX)	45 FT/2-1/2 STRY
FRONT YARD (MIN)	65 FT
SIDE YARD (MIN-BOTH)	45 FT
REAR YARD (MIN)	65 FT
DISTRICT YARD (MIN)	60 FT
(ADJ. TO RESIDENTIAL ZONE)	
BUILDING COVERAGE (MAX)	20 %*
IMP. COVERAGE (MAX)	25 %

* IF BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE

LOWER PIKE OVERLAY DISTRICT

CATEGORY	REQUIRED
LOT AREA, NON-RESIDENTIAL (MIN)	2 ACRES
LOT AREA W/ RESIDENTIAL (MIN)	3 ACRES
LOT WIDTH (MIN)	150 FT
RES. DENSITY (MAX)	6 DU/ACRE
BUILDING HEIGHT (MAX)	40 FT/3 STRY
FRONT YARD (MIN)	20 FT
SIDE YARD (MIN)	10 FT
REAR YARD (MIN)	20 FT
DISTRICT YARD (MIN)	30 FT
(ADJ. TO RESIDENTIAL ZONE)	
IMP. COVERAGE (MAX)	75 %

6. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL NO. 42091002786, PREPARED FOR MONTGOMERY COUNTY PA, DATE EFFECTIVE MARCH 2, 2016.

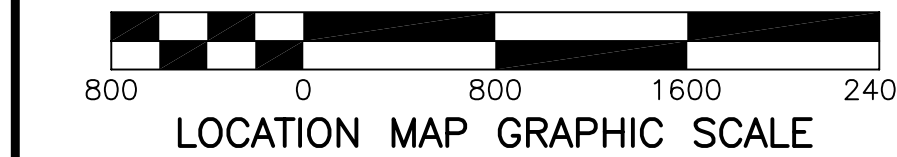
7. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 19, SEPTEMBER 5, 2024. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:

CFA - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES
RHA - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
UuB - UDORTHENTS, SHALE AND SANDSTONE, 8 TO 25 PERCENT SLOPES
UuB - URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES

8. RIGHT-OF-WAYS ALONG BETHLEHEM PIKE AND CEDAR HILL ROAD UP TO THE ULTIMATE RIGHT-OF-WAY LINE ARE HEREBY OFFERED TO THE AGENCY HAVING JURISDICTION.



LOCATION MAP/SCALE: 1"=800'



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, before me the subscriber, a notary public of the Commonwealth of Pennsylvania residing in _____, personally appeared Peter F. Penna, of _____, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My Commission Expires _____

I hereby certify that _____, is the registered owner of the land herein subdivided or developed and that we do hereby adopt this plan.

(Title)

Approved by the Board of Supervisors of the Township of Lower Gwynedd this _____ day of _____.

President

Secretary

Approved by the Lower Gwynedd Township Engineer on the _____ day of _____.

Engineer

Approved by the Lower Gwynedd Township Planning Commission on the _____ day of _____.

Chairman

Recorder

Recorded this _____ day of _____ in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. _____, Page _____.

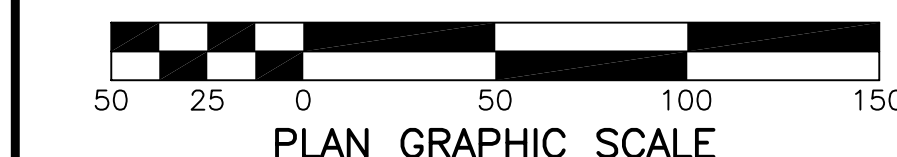
PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that in my best professional this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents.

I further certify that in my best professional this plan meets the requirements of all applicable ordinances affecting this subdivision plan, including the amended Zoning Ordinance of Ambler Borough, in which this subdivision, is located.

(Registered Professional Engineer)

PE-039251-E
(Registration Number)



LAND DEVELOPMENT SKETCH PLAN

PREPARED FOR

1208-1224 NORTH BETHLEHEM PIKE

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 68
Hatboro, Pennsylvania 19040

Township

County

Section

Sheet Number

1 of 1

1208-1224 NORTH BETHLEHEM PIKE

8-27-25

1"=50'

Project Number

Date

By

H2922

8-27-25

DR/ER

DESCRIPTION

FILE NUMBER

BASE.DWG

EMS/NTR

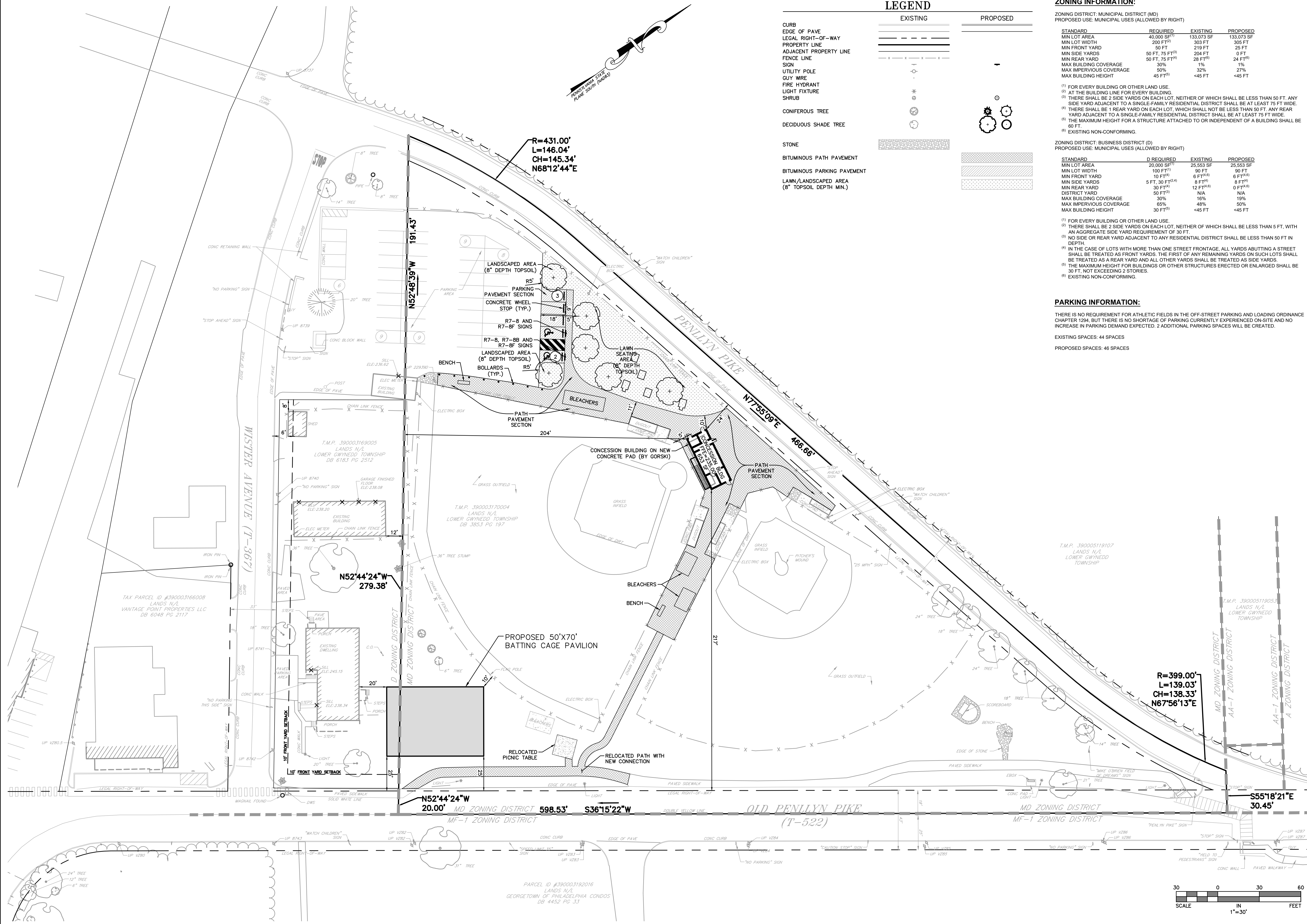
DRAFT COPY



MEMORANDUM

ATTN: Board of Supervisors
DATE: September 26, 2025
FROM: Jim Hersh, Township Engineer Gilmore & Assoc.
SUBJ: Batting Cages at Ingersoll Ball Park

The Little League, with use of their own funds, are proposing a batting cage pavilion to be constructed at Ingersoll Park 10 feet off of the outfield fence and orientated to be along Old Penllyn Pike. The batting cage structure will be 25' off of the right of way where 50' is prescribed by ordinance. However, the zoning ordinance states that by Conditional Use the Board of Supervisors are permitted to modify the requirements of the ordinance for a municipal use. This is a similar process to what was recently conducted for the installation of new score boards at Ingersoll Park.



ZONING INFORMATION:

ZONING DISTRICT: MUNICIPAL DISTRICT (MD)
PROPOSED USE: MUNICIPAL USES (ALLOWED BY RIGHT)

STANDARD	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	40,000 SF ⁽¹⁾	133,073 SF	133,073 SF
MIN LOT WIDTH	200 FT ⁽²⁾	303 FT	303 FT
MIN FRONT YARD	50 FT	219 FT	25 FT
MIN SIDE YARDS	50 FT, 75 FT ^(1a)	204 FT	0 FT
MIN REAR YARD	50 FT, 75 FT ^(1a)	23 FT ^(1a)	24 FT ^(1a)
MAX BUILDING COVERAGE	30%	1%	1%
MAX IMPERVIOUS COVERAGE	50%	32%	27%
MAX BUILDING HEIGHT	45 FT ^(1b)	<45 FT	<45 FT

(1) FOR EVERY BUILDING OR OTHER LAND USE.

(2) AT THE BUILDING LINE FOR EVERY BUILDING.

(1a) THERE SHALL BE 2 SIDE YARDS ON EACH LOT, NEITHER OF WHICH SHALL BE LESS THAN 50 FT. ANY SIDE YARD ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL BE AT LEAST 75 FT. WIDE.

(1b) THERE SHALL BE 1 REAR YARD ON EACH LOT, WHICH SHALL NOT BE LESS THAN 50 FT. ANY REAR YARD ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL BE AT LEAST 75 FT. WIDE.

(1c) THE MAXIMUM HEIGHT FOR A STRUCTURE ATTACHED TO OR INDEPENDENT OF A BUILDING SHALL BE 80 FT.

(1d) EXISTING NON-CONFORMING.

ZONING DISTRICT: BUSINESS DISTRICT (D)
PROPOSED USE: MUNICIPAL USES (ALLOWED BY RIGHT)

STANDARD	D REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	20,000 SF ⁽¹⁾	25,553 SF	25,553 SF
MIN LOT WIDTH	100 FT ⁽²⁾	90 FT	90 FT
MIN FRONT YARD	10 FT ⁽³⁾	6 FT ⁽⁴⁾	6 FT ⁽⁴⁾
MIN SIDE YARDS	5 FT, 30 FT ^(2a)	8 FT ⁽⁴⁾	8 FT ⁽⁴⁾
MIN REAR YARD	30 FT ^(1a)	12 FT ^(1a)	6 FT ^(1a)
EXISTING YARD	50 FT ^(1b)	N/A	N/A
MAX BUILDING COVERAGE	30%	16%	19%
MAX IMPERVIOUS COVERAGE	65%	48%	50%
MAX BUILDING HEIGHT	30 FT ^(1c)	<45 FT	<45 FT

(1) FOR EVERY BUILDING OR OTHER LAND USE.

(2) THERE SHALL BE 2 SIDE YARDS ON EACH LOT, NEITHER OF WHICH SHALL BE LESS THAN 5 FT. WITH AN EXISTING SIDE YARD REQUIREMENT OF 30 FT.

(2a) NO SIDE OR REAR YARD ADJACENT TO ANY RESIDENTIAL DISTRICT SHALL BE LESS THAN 50 FT IN DEPTH.

(1a) THE CASE OF LOTS WITH MORE THAN ONE STREET FRONTAGE, ALL YARDS ABUTTING A STREET SHALL BE TREATED AS FRONT YARDS. THE FIRST OF ANY REMAINING YARDS ON SUCH LOTS SHALL BE TREATED AS A REAR YARD AND ALL OTHER YARDS SHALL BE TREATED AS SIDE YARDS.

(1b) THE MAXIMUM HEIGHT FOR BUILDINGS OR OTHER STRUCTURES ERRECTED OR ENLARGED SHALL BE 30 FT NOT EXCEEDING 2 STORIES.


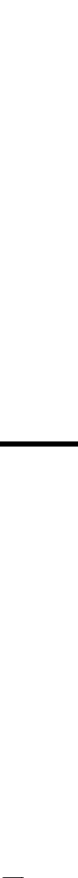

(1c) EXISTING NON-CONFORMING.

PARKING INFORMATION:

THERE IS NO REQUIREMENT FOR ATHLETIC FIELDS IN THE OFF-STREET PARKING AND LOADING ORDINANCE CHAPTER 1294, BUT THERE IS NO SHORTAGE OF PARKING CURRENTLY EXPERIENCED ON-SITE AND NO INCREASE IN PARKING DEMAND EXPECTED. 2 ADDITIONAL PARKING SPACES WILL BE CREATED.

EXISTING SPACES: 44 SPACES

PROPOSED SPACES: 46 SPACES

 GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES <small>401 PAYMOUTH ROAD, SUITE 100, PAYMOUTH MEETING, PA 19460 • (610) 469-4649 • www.gilmore-assoc.com</small>				
	<p>ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESCRIBED HEREON. NO GUARANTEE OR WARRANTY OF ANY KIND IS MADE WITHOUT THE HEREOF. CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.</p> <p>© COPYRIGHT 2025 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED</p>			
	REV.	DESCRIPTION	DATE	BY
<div style="text-align: center;">  <h2>SITE IMPROVEMENTS PLAN</h2> <h1>INGERSOLL PARK IMPROVEMENTS</h1> <p>LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA</p> </div>		<div style="text-align: center;"> <h2>CONDITIONAL USE PLAN</h2> </div>		
<div style="text-align: center;">  <p>GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES</p> </div>				
PROJECT No.: 2400663				
OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646-5302				
MUNICIPAL FILE No.: N/A				
TAX MAP PARCEL No.: 39--00--03170--00-4		TOTAL LOTS: 1		
DATE: 9/17/2025		SCALE: 1"=30'		
DRAWN BY: BMS		CHECKED BY: JWH		
SHEET NO.: 1 OF 1				

Memo

To: Board of Supervisors
Mimi Gleason, Township Manager

From: Sandi Feight, Recreation Director

Date: September 11, 2025

Re: EAC Request for Expenses

Recommended Motion: To authorize \$750 donation to Journeywork to be used for the first ten Lower Gwynedd residents who sign up for the Pollinator Palooza.

Paige Menton with Journeywork reached out inquiring if the Township would consider once again sponsoring pollinator gardens for the first 10 Lower Gwynedd Residents who sign up.

The cost is \$75 per garden. In the fall, homeowners prep an area of their yard for a garden (sheet mulching). The following spring, volunteers will come back and plant native pollinators. Registration begins in September. This program has been successful in helping residents in the greater community gain a better understanding about native plants, pollinators and how to select plants. The Township made the same donation last year.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 26, 2025
Re: Gwynedd Friends Meeting Historic Marker



Recommended action: Motion to approve the text for the Gwynedd Friends Meeting historic marker

The Historic Advisory Committee (HAC) has reviewed and recommended the text for the historic marker for Gwynedd Friends Meeting:

Gwynedd Friends Meeting was founded in 1699 by Welsh Quakers (Religious Society of Friends) on Lenni-Lenape land.

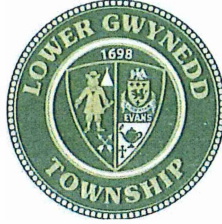
A log meetinghouse was built in 1700, the current meetinghouse dates to 1823, and the 1857 schoolhouse is still in use.

Gwynedd Friends Meeting welcomed William Penn in 1701, and Daniel Boone's parents were married here in 1720.

The burial ground contains several unmarked graves, some from the Revolutionary War. It honors especially the unknown and disenfranchised.

It is also the resting place of Mary Ambler, heroine of a tragic train accident, for whom Ambler, PA, was named.

Centuries after its founding, Gwynedd Friends Meeting remains vibrant and strong.



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

www.lowergwynedd.org

Date: September 12, 2025
To: Mimi Gleason, Township Manager
From: Melinda Haldeman CPA, Finance Director *ML*
Re: 2026 MMO's and Non-Uniform Pension Rate of Return Comparison

Recommended action: Motion to reduce the rate-of-return assumption for the Non-Uniformed Defined Benefit pension from 6.5% to 6.25%.

At the August 13, 2025, Pension Advisory Meeting, David Reid from CBIZ discussed lowering the pension rate of return assumption from 6.5% to 6.25% for the non-uniformed defined benefit pension plan. The Pension Advisors, Jim Morrison, Brian Siegel, and Steve Smith discussed that since this plan has no more incoming participants a lower, more stable rate of return of 6.25% makes sense. All three advisors recommended lowering the internal rate of return to 6.25%.

The rate of return assumption is defined as the targeted investment return assets will earn until benefits are due. The MMO, or minimum municipal obligation, is the minimum annual amount a municipality must contribute to an employee pension plan. When lowering the rate of return assumption, your current MMO will increase to cover the shortfall of earning less in the market. This is a short-term increase. In the long run, the MMO will stabilize because the investment strategy does not have to be as aggressive.

Attached are the 2026 MMO's for our three pension plans, (police, non-uniform, and non-uniform defined contribution) as computed by our actuary CBIZ Business & Insurance Services, Inc. The Non-Uniform Pension plan includes a comparison of the current rate-of-return 6.5% and the Pension Advisor's recommended rate-of-return 6.25%

The 2026 MMO amounts are:

Police Pension Plan:	6.5%	\$538,689	\$538,689
Non-Uniform Pension Plan:	6.25%	\$16,666	6.5% \$0.00
Defined Contribution Plan:	6.5%	<u>\$65,106</u>	<u>\$65,106</u>
Total:		\$620,461	\$603,795

These amounts must be included in our 2026 Budget.

The actuary has also estimated our 2026 State Pension Aid to be \$383,784 which will be budgeted as Intergovernmental Revenue in our 2026 Budget .

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



September 2, 2025

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

Re: Lower Gwynedd Township Pension Plans – 2026 Minimum Municipal Obligation (MMO)

Dear Melinda:

We have completed and are enclosing the year 2026 budget information with respect to the Township's Pension Plans. As shown on the attached exhibits, the Township should budget the following contributions for 2026:

Plan	MMO
Police Pension Plan	\$538,689
Employees Pension Plan	16,666 (or \$0 if interest rate is 6.50%)
Defined Contribution Plan	<u>65,106</u>
Total	\$620,461

The Township should therefore budget a transfer of \$620,461 from the General Fund to the Township's pension funds. The Township may also budget the estimated General Municipal Pension System State Aid of \$383,784 as Intergovernmental Revenue. This is based on the 2024 unit value of \$6,291.5553 and 61 units (19 police officers, 6 non-uniformed defined benefit plan employees, and 17 non-uniformed defined contribution plan employees).

Therefore, the estimated net contribution to be paid from the Township's General Fund in 2026 is \$236,677 (assuming the unit value for 2026 is \$6,291.5553).

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

Sincerely,

A handwritten signature in black ink that reads "Kevin Stanton".

Kevin Stanton, EA, ASA, MAAA\
Senior Actuarial Consultant

Enclosures

CBIZ Benefits & Insurance Services, Inc.
1845 Walnut St., 10th Floor
Philadelphia, PA, 19103

Phone: 215-825-4038
cbiz.com/retirement

Exhibit 1

POLICE PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

2026 Minimum Municipal Obligation

1. 2025 Projected W-2 Payroll	\$ 2,822,011
2. Total Normal Cost Percentage	21.41%
3. Total Normal Cost = (1) x (2)	\$ 604,193
4. Total Administrative Expense	0
5. Total Amortization Requirement	75,597
6. Total Financial Requirement = (3) + (4) + (5)	\$ 679,790
7. Total Estimated Member Contributions = (1) x 5.00%	141,101
8. Funding Adjustment	0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$ 538,689

Signature of Chief Administrative Officer

Date Certified to Governing Body

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

2026 Minimum Municipal Obligation (Based on 6.25% Interest Rate - Recommended)

1. 2025 Projected W-2 Payroll	\$ 476,348
2. Total Normal Cost Percentage	13.60%
3. Total Normal Cost = (1) x (2)	\$ 64,783
4. Total Administrative Expense	0
5. Total Amortization Requirement	0
6. Total Financial Requirement = (3) + (4) + (5)	\$ 64,783
7. Total Estimated Member Contributions	0
8. Funding Adjustment	48,117
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$ 16,666

Signature of Chief Administrative Officer

Date Certified to Governing Body

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

**2026 Minimum Municipal Obligation (Based on 6.50% Interest Rate
- not recommended)**

1. 2025 Projected W-2 Payroll	\$	476,348
2. Total Normal Cost Percentage		12.82%
3. Total Normal Cost = (1) x (2)	\$	61,068
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	61,068
7. Total Estimated Member Contributions		0
8. Funding Adjustment		65,693
9. Minimum Municipal Obligation = (6) - (7) - (8), not less than zero	\$	0

Signature of Chief Administrative Officer

Date Certified to Governing Body

Exhibit 3

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

2026 Minimum Municipal Obligation

1. 2025 Projected W-2 Payroll	\$ 1,627,651
2. Total Normal Cost Percentage	4.00%
3. Total Normal Cost = (1) x (2)	\$ 65,106
4. Total Administrative Expense	0
5. Total Amortization Requirement	0
6. Total Financial Requirement = (3) + (4) + (5)	\$ 65,106
7. Total Estimated Member Contributions	0
8. Funding Adjustment	0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$ 65,106

Signature of Chief Administrative Officer

Date Certified to Governing Body



WORK AUTHORIZATION FORM

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

Project Name: Bridge Inspection Services Date: September 24, 2025

Client Information:

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

Bowman is pleased to provide this proposal for bridge inspection services for the following twelve (12) structures;

- Woodbridge Road over Willow Run
- Brights Lane over Trib. to Wissahickon Creek
- Peterman Lane over Unnamed Stream
- Fairland Drive over Unnamed Stream
- Sloan Way over Trewellyn Creek
- Stonebridge Road over Trewellyn Creek
- Township Line Road over Willow Run
- Trewellyn Avenue over Willow Run
- Dager Road over Tributary to Wissahickon Creek (large pipe)
- McKean Road (2 culverts) near Wooded Pond Drive
- Meetinghouse Road (west of East Lamplighter Lane) over Unnamed Stream

Bowman will perform an NBIS inspection of the existing structures, prepare an inspection report for each structure, and provide recommendations to the township with regards to maintenance and rehabilitation needs.

The specific tasks to be completed as part of this proposal are as follows:

- Task 1 – Field Inspection
- Task 2 – Inspection Reports

Task 1 – Field Inspection

Bowman will completely inspect all accessible bridge elements. Members will be cleaned as needed to assess their condition. Field notes will be taken manually and will be included within the inspection report. These notes will be sufficient to outline the bridge's condition and to justify all condition and appraisal ratings. All areas of section loss will be precisely located and described. If current conditions warrant, a rating for load capacity will be recommended. Load rating calculations are not included as part of this proposal. We will prepare sketches when warranted and obtain photographic documentation for all areas of advanced deterioration. If video equipment is required, a supplement will be provided to the township for review and approval.

All substructure units will be inspected visually or by probing for condition and scour. A plan view sketch of the bridge and stream will be provided to denote channel changes, scour, deposition etc. A waterway opening sketch will be provided/updated to denote the bottom of the stream, superstructure, and substructure units.

All maintenance needs will be identified and included in the inspection report.

Task 2 – Inspection Reports

Bowman will provide a separate inspection report prepared for each of the twelve (12) structures included in this proposal to the township for their records. The inspection reports will include the following items:

- Location Map
- General Description of Structure
- Condition Summary
- Recommendations
- Photographs
- Bridge Sketches
- Field Inspection Forms

This task includes 2 meetings with the township to discuss inspection findings and maintenance recommendations.

Expenses: Reimbursable and out-of-pocket expenses including ATR rental, reproduction, overnight mail packages, plotting, graphics, personal automobile usage, tolls and other incidental expenses will be provided and billed separately from Task 1 and 2 on a time and materials basis according to our approved *Lower Gwynedd Township Hourly Rate Schedule* for the approved *Bowman Lower Gwynedd Township Standard Form of Agreement* in effect at the time the services are provided.

Meetings: Preparation and attendance for public meetings will be invoiced separately on a time-and-materials basis according to the approved *Lower Gwynedd Township Hourly Rate Schedule and Terms and Conditions* in effect at the time these services are provided. If any adjustments to the above scope-of-services are required, we will prepare an Extra Work Authorization, as requested by the Township. Any additional services will be billed according to the approved *Lower Gwynedd Township Hourly Rate Schedule* in effect at the time the services are provided.

If you should have any questions, or require further information, please feel free to contact me at 610-594-9995 or cseaman@bowman.com or Chad Dixon.

Fee:	Task 1 - \$5,800.00 (Lump Sum)
	Task 2 - \$25,500.00 (Lump Sum)
	Total: \$31,300.00

Prepared By: Christopher Seaman, P.E., C.B.S.I.
Regional Service Leader – Bridge September 24, 2025

In consideration of this contract and the extension of credits, the signature does hereby unconditionally guarantee the payment of all fees and expenses arriving out of said contract. The individual signing this Proposal acknowledges that he or she has received and read Bowman Consulting Group Ltd.'s ("Bowman") *Terms and Conditions* included in the annual *Lower Gwynedd Township Municipal Standard Form of Agreement* and agrees on behalf of the Client, to be bound by them.

Work Authorized By:

Client Name: Lower Gwynedd Township **Title:** _____

Signature: _____ **Date:** _____

ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025

DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
18	21ST CENTURY MEDIA NE	0000		INV	09/30/2025	2752791		169804	71577	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01414 340		GEN GOVT-PLGL NTCES			1,524.99				
							1,524.99			
18	21ST CENTURY MEDIA NE	0000		INV	09/30/2025	2752468		169805	71578	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 340		GEN GOVT-ELGL NTC			1,136.51				
							1,136.51			
						CHECK TOTAL	2,661.50			
3655	ADVANCED ELECTRONIC D	0000		INV	09/30/2025	8279632		169879	71652	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 30410 700		GEN GOVT-PPOLICE EQ			5,215.83				
							5,215.83			
						CHECK TOTAL	5,215.83			
4166	AL MORETTI	0000		INV	09/30/2025	2025 FALL FEST RFND		169902	71675	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05367 410		CULTURE-REFALL FEST			25.00				
							25.00			
						CHECK TOTAL	25.00			
3883	AMAZON CAPITAL SERVIC	0000		INV	09/30/2025	1MGV-TXPY-LY3T		169890	71663	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 222		GEN GOVT-PDET OP SUP			63.59				
	2 01430 220		PUB WORKS-SUPPLIES			19.99				
	3 01401 420		GEN GOVT-ETRNG/DS/SB			779.00				
	4 01410 220		GEN GOVT-POP SUPPLIE			348.86				
							1,211.44			
						CHECK TOTAL	1,211.44			
2091	ARAMSCO, INC.	0000		INV	09/30/2025	S7267484.001		169844	71617	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 220		GEN GOVT-BSUPPLIES			91.62				
							91.62			
2091	ARAMSCO, INC.	0000		INV	09/30/2025	S7268635.001		169845	71618	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 220		GEN GOVT-BSUPPLIES			568.82				

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
2091	ARAMSCO, INC.	0000		INV	09/30/2025	S7267484.002	568.82	169846	71619	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 220		GEN GOVT-BSUPPLIES			45.81				
						CHECK TOTAL	45.81			
							706.25			
4007	ARRO CONSULTING, INC.	0000		INV	09/30/2025	083125		169912	71685	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01414 313		GEN GOVT-PENGNRNG			776.00				
	2 01147 000		ACCOUNTS REGAL&ENGI			5,202.50				
						CHECK TOTAL	5,978.50			
							5,978.50			
4171	ATIYA MAIDEN	0000		INV	09/30/2025	2025 FALL FEST RFND		169907	71680	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05367 410		CULTURE-REFALL FEST			25.00				
						CHECK TOTAL	25.00			
							25.00			
3435	AVANTI UNLIMITED, INC	0000		INV	09/30/2025	4349		169868	71641	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 262		GEN GOVT-PVEH MNT			2,349.35				
						CHECK TOTAL	2,349.35			
							2,349.35			
4170	ANDREW BARNELL / KATH	0000		INV	09/30/2025	083025		169906	71679	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01301 100		REAL ESTAT CRT R/E TX			9.36				
						CHECK TOTAL	9.36			
							9.36			
500	BERGEY'S, INC.	0000		INV	09/30/2025	083125		169826	71599	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 262		PUBLIC WORKRM VEHCLCS			529.09				
	2 01430 262		PUB WORKS-RPRS TOOLS			363.00				
							892.09			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
500	BERGEY'S, INC.	0000		INV	09/30/2025	083125 - 19182		169827	71600	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 262			PUBLIC WORKRM VEHCL		178.45				
	2 01410 262			GEN GOVT-PVEH MNT		63.61				
	3 01430 262			PUB WORKS-RPRS TOOLS		284.06				
	4 08429 262			PUBLIC WORKRM VEHCL		970.61				
							1,496.73			
						CHECK TOTAL	2,388.82			
617	BOROUGH OF AMBLER	0000		INV	09/30/2025	2025 Q2 CAPITAL PROJ		169830	71603	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 730			PUBLIC WORKAMBLR CAP		9,665.04				
							9,665.04			
						CHECK TOTAL	9,665.04			
449	CBIZ BENEFITS & INSUR	0000		INV	09/30/2025	10165268 011924		169824	71597	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01402 310			GEN GOVT-FPROFES SRV		1,600.60				
							1,600.60			
449	CBIZ BENEFITS & INSUR	0000		INV	09/30/2025	10165267 011924		169825	71598	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 311			GEN GOVT-PPROF. SERV		2,236.60				
							2,236.60			
						CHECK TOTAL	3,837.20			
4145	CDHB VENTURES LLC	0000		INV	09/30/2025	083025		169900	71673	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01301 100			REAL ESTAT CRT R/E TX		92.50				
							92.50			
						CHECK TOTAL	92.50			
3824	CHAPMAN CHEVROLET, LL	0000		INV	09/30/2025	527308 / 9108793		169888	71661	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 30410 700			GEN GOVT-PPOLICE EQ		58,942.00				
							58,942.00			
						CHECK TOTAL	58,942.00			

ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025

DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100			PLGIT 1318265 (OLD 131805)								
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
836	CLIFTONLARSONALLEN LL		0000		INV	09/30/2025	L251568630		169833	71606	
	ACCOUNT DETAIL						LINE AMOUNT				
	1	01402 310			GEN GOVT-FPROFES SRV		2,100.00				
	2	08402 310			GEN GOVT-FFINANCIAL		1,400.00				
								3,500.00			
							CHECK TOTAL	3,500.00			
129	DAVID H LIGHTKEP, INC		0000		INV	09/30/2025	599552		169812	71585	
	ACCOUNT DETAIL						LINE AMOUNT				
	1	01430 262			PUB WORKS-RPRS TOOLS		21.96				
								21.96			
129	DAVID H LIGHTKEP, INC		0000		INV	09/30/2025	599551		169813	71586	
	ACCOUNT DETAIL						LINE AMOUNT				
	1	01430 220			PUB WORKS-SUPPLIES		982.50				
								982.50			
							CHECK TOTAL	1,004.46			
2880	DELAWARE VALLEY MUNIC		0000		INV	09/30/2025	DISAB25-LGWYNTE		169857	71630	
	ACCOUNT DETAIL						LINE AMOUNT				
	1	01410 450			GEN GOVT-PCONTRAC SV		2,405.10				
								2,405.10			
							CHECK TOTAL	2,405.10			
2402	DELAWARE VALLEY HEALT		0000		INV	09/30/2025	29903		169847	71620	
	ACCOUNT DETAIL						LINE AMOUNT				
	1	01401 156			GEN GOVT-EHEALTH INS		15,430.42				
	2	01402 156			GEN GOVT-FHEALTH INS		7,223.21				
	3	01409 156			GEN GOVT-BHEALTH INS		2,169.53				
	4	01410 156			GEN GOVT-PHEALTH INS		38,274.78				
	5	01414 156			GEN GOVT-PHEALTH INS		1,786.10				
	6	01430 156			PUB WORKS-HEALTH INS		16,452.55				
	7	05451 156			CULTURE-RHEALTH INS		2,968.54				
	8	08487 156			EMPLOYEE BHEALTH INS		10,224.13				
								94,529.26			
							CHECK TOTAL	94,529.26			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100			PLGIT 1318265 (OLD 131805)								
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
3756	DELCO SOLUTIONS, LLC		0000		INV	09/30/2025	5156		169886	71659	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01401 430			GEN GOVT-ETECH			195.00				
								195.00			
3756	DELCO SOLUTIONS, LLC		0000		INV	09/30/2025	5205		169887	71660	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01401 430			GEN GOVT-ETECH			195.00				
								195.00			
							CHECK TOTAL	390.00			
3718	DOG BITES HOT DOGS, L		0000		INV	09/30/2025	2025 FALL FEST RFND		169881	71654	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 05453 141			RECREATIONFALL FEST			15.00				
								15.00			
							CHECK TOTAL	15.00			
3569	DUNLAP & ASSOCIATES,		0000		INV	09/30/2025	122907		169873	71646	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 03489 900			OTHER EXPECNTRB N.PE			5,000.00				
								5,000.00			
							CHECK TOTAL	5,000.00			
3483	ECKERT SEAMANS CHERIN		0000		INV	09/30/2025	1891644		169870	71643	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01401 314			GEN GOVT-ELEGAL			2,015.00				
								2,015.00			
							CHECK TOTAL	2,015.00			
3526	ENVIRONMENTAL SYSTEMS		0000		INV	09/30/2025	QN 26294725		169871	71644	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01401 430			GEN GOVT-ETECH			684.00				
								684.00			
							CHECK TOTAL	684.00			
66	FLETCHER MOTORS, INC.		0000		INV	09/30/2025	091025		169808	71581	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01430 262			PUB WORKS-RPRS TOOLS			150.00				
								150.00			

Report generated: 09/26/2025 18:29:36
User: Melinda Haldeman
Program ID: (4312mhaldeman)

apwarnt

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025

DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)				INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE					
						CHECK TOTAL	150.00			
67	GENUINE PARTS COMPANY	0000		INV	09/30/2025	083125		169809	71582	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 370			PUBLIC WORK&M SEWER			177.64			
	2 01430 220			PUB WORKS-SUPPLIES			140.37			
						CHECK TOTAL	318.01			
							318.01			
1191	GEORGE ALLEN PORTABLE	0000		INV	09/30/2025	I241643		169835	71608	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 450			PUB WORKS-CONTRACT S			166.00			
							166.00			
1191	GEORGE ALLEN PORTABLE	0000		INV	09/30/2025	I241644		169836	71609	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 450			PUB WORKS-CONTRACT S			332.00			
							332.00			
1191	GEORGE ALLEN PORTABLE	0000		INV	09/30/2025	I241645		169837	71610	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 450			PUB WORKS-CONTRACT S			166.00			
							166.00			
1191	GEORGE ALLEN PORTABLE	0000		INV	09/30/2025	I241646		169838	71611	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 450			PUB WORKS-CONTRACT S			166.00			
							166.00			
1191	GEORGE ALLEN PORTABLE	0000		INV	09/30/2025	I233562		169839	71612	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05453 141			RECREATIONFALL FEST			900.00			
						CHECK TOTAL	900.00			
							1,730.00			
297	GILL QUARRIES, INC.	0000		INV	09/30/2025	1101970		169819	71592	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 220			PUB WORKS-SUPPLIES			480.00			
							480.00			
297	GILL QUARRIES, INC.	0000		INV	09/30/2025	1102147		169820	71593	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 220			PUB WORKS-SUPPLIES			125.00			

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 Program ID: (4312mhaldeman)

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Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100			PLGIT 1318265 (OLD 131805)						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
						125.00			
					CHECK TOTAL	605.00			
1619	GILMORE & ASSOCIATES	0000	INV	09/30/2025	083125		169910	71683	
	ACCOUNT DETAIL				LINE AMOUNT				
	1 01414 313		GEN GOVT-PENGNRNG		20,251.42				
	2 09439 000		CONSTRUCTINFRASTRUC		10,042.33				
	3 30439 000		CONSTRUCTINFRSTRC R		4,363.88				
	4 30439 721		CONSTRUCTBTH PK CUL		3,330.00				
	5 30439 725		CONSTRUCTPW PROJ		2,291.25				
	6 30454 600		PARKS PARK IMPRO		1,535.12				
	7 31446 001		STORMWATERPOMP REQ		1,255.00				
	8 31446 101		STORMWATERBWM PROJ		4,762.40				
	9 31446 450		STORMWATERPONT SERV		1,427.90				
	10 01147 000		ACCOUNTS RLEGAL&ENGI		27,775.24				
						77,034.54			
1619	GILMORE & ASSOCIATES	0000	INV	09/30/2025	073125		169911	71684	
	ACCOUNT DETAIL				LINE AMOUNT				
	1 01414 313		GEN GOVT-PENGNRNG		5,986.67				
	2 09439 000		CONSTRUCTINFRASTRUC		1,737.50				
	3 30439 300		CONSTRUCTPROF.SERV.		2,785.00				
	4 30439 721		CONSTRUCTBTH PK CUL		3,688.23				
	5 30439 725		CONSTRUCTPW PROJ		5,638.75				
	6 30454 600		PARKS PARK IMPRO		5,957.62				
	7 31446 001		STORMWATERPOMP REQ		1,039.40				
	8 31446 450		STORMWATERPONT SERV		233.75				
	9 01147 000		ACCOUNTS RLEGAL&ENGI		21,855.36				
						48,922.28			
					CHECK TOTAL	125,956.82			
26	GLASGOW, INC	0000	INV	09/30/2025	283280		169806	71579	
	ACCOUNT DETAIL				LINE AMOUNT				
	1 01430 371		PUB WORKS-STMWTR RM		350.82				
						350.82			
26	GLASGOW, INC	0000	INV	09/30/2025	284340		169807	71580	
	ACCOUNT DETAIL				LINE AMOUNT				
	1 01430 370		PUB WORKS-R&M PW		72.56				
						72.56			

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ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025

DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100			PLGIT 1318265 (OLD 131805)								
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
							CHECK TOTAL	423.38			
1954	GROFF TRACTOR & EQUIP		0000		INV	09/30/2025	SWO243353-1		169842	71615	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01430 262			PUB WORKS-RPRS TOOLS			1,864.19				
								1,864.19			
							CHECK TOTAL	1,864.19			
3613	HEALTH MATS COMPANY		0000		INV	09/30/2025	41183		169874	71647	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01409 450			GEN GOVT-BCONT.SERV.			71.35				
								71.35			
							CHECK TOTAL	71.35			
380	HEIDELBERG MATERIALS		0000		INV	09/30/2025	4709910		169821	71594	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01430 370			PUB WORKS-R&M PW			564.14				
								564.14			
380	HEIDELBERG MATERIALS		0000		INV	09/30/2025	4728781		169822	71595	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01430 370			PUB WORKS-R&M PW			2,580.73				
								2,580.73			
380	HEIDELBERG MATERIALS		0000		INV	09/30/2025	4732977		169823	71596	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01430 370			PUB WORKS-R&M PW			1,092.24				
								1,092.24			
							CHECK TOTAL	4,237.11			
3219	HOT FROG PRINT MEDIA,		0000		INV	09/30/2025	22004		169863	71636	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01401 450			GEN GOVT-ECONT.SERV.			1,651.16				
								1,651.16			
							CHECK TOTAL	1,651.16			
4167	IMAGES TO DATA INC		0000		INV	09/30/2025	25-7983		169903	71676	
	ACCOUNT DETAIL						LINE AMOUNT				
	1 01401 187			GEN GOVT-ESTAFF ENG			1,415.99				
								1,415.99			

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ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100				PLGIT 1318265 (OLD 131805)						
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
						CHECK TOTAL	1,415.99			
3689	J I BRADLEY	0000		INV	09/30/2025	149548		169880	71653	
ACCOUNT DETAIL						LINE AMOUNT				
1	01401 187		GEN GOVT-ESTAFF ENG			187.99				
						CHECK TOTAL	187.99			
3832	JNA MATERIALS, LLC	0000		INV	09/30/2025	46595		169889	71662	
ACCOUNT DETAIL						LINE AMOUNT				
1	01430 220		PUB WORKS-SUPPLIES			372.04				
						CHECK TOTAL	372.04			
3323	JOSEPH P. GROARKE	0000		INV	09/30/2025	082925		169864	71637	
ACCOUNT DETAIL						LINE AMOUNT				
1	01414 311		GEN GOVT-PPRF S-UCC			925.00				
						CHECK TOTAL	925.00			
3323	JOSEPH P. GROARKE	0000		INV	09/30/2025	091625		169865	71638	
ACCOUNT DETAIL						LINE AMOUNT				
1	01414 311		GEN GOVT-PPRF S-UCC			962.00				
						CHECK TOTAL	962.00			
						CHECK TOTAL	1,887.00			
3743	KAPLIN STEWART MELOFF	0000		INV	09/30/2025	081425		169913	71686	
ACCOUNT DETAIL						LINE AMOUNT				
1	01401 314		GEN GOVT-ELEGAL			18,397.55				
2	01414 313		GEN GOVT-PENGNRNG			187.50				
3	01414 314		GEN GOVT-PPRF SRV LG			314.50				
4	01147 000		ACCOUNTS RLEGAL&ENGI			1,830.75				
5	08147 000		L&E RECEIV L&E RECEIV			187.50				
6	30439 725		CONSTRUCTPW PROJ			962.00				
						CHECK TOTAL	21,879.80			
						CHECK TOTAL	21,879.80			
3358	KEYSTONE MUNICIPAL SE	0000		INV	09/30/2025	39518		169866	71639	
ACCOUNT DETAIL						LINE AMOUNT				
1	01414 311		GEN GOVT-PPRF S-UCC			7,875.00				

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ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK	
						7,875.00				
					CHECK TOTAL	7,875.00				
4000 MARK MANJARDI	0000		INV	09/30/2025	091525		169895	71668		
ACCOUNT DETAIL					LINE AMOUNT					
1 01414 314			GEN GOVT-PPRF SRV LG		970.00					
						970.00				
					CHECK TOTAL	970.00				
3873 MARTELLI COMPANIES, L	0000		INV	09/30/2025	386		169891	71664		
ACCOUNT DETAIL					LINE AMOUNT					
1 01430 262			PUB WORKS-RPRS TOOLS		3,430.00					
						3,430.00				
					CHECK TOTAL	3,430.00				
3646 MCDONALD UNIFORM COMP	0000		INV	09/30/2025	249641		169875	71648		
ACCOUNT DETAIL					LINE AMOUNT					
1 01410 238			GEN GOVT-PUNIFORMS		125.98					
						125.98				
3646 MCDONALD UNIFORM COMP	0000		INV	09/30/2025	249642		169876	71649		
ACCOUNT DETAIL					LINE AMOUNT					
1 01410 238			GEN GOVT-PUNIFORMS		141.48					
						141.48				
3646 MCDONALD UNIFORM COMP	0000		INV	09/30/2025	250105		169877	71650		
ACCOUNT DETAIL					LINE AMOUNT					
1 01410 238			GEN GOVT-PUNIFORMS		26.99					
						26.99				
3646 MCDONALD UNIFORM COMP	0000		INV	09/30/2025	249681-01		169878	71651		
ACCOUNT DETAIL					LINE AMOUNT					
1 01410 238			GEN GOVT-PUNIFORMS		195.50					
						195.50				
					CHECK TOTAL	489.95				
4168 MEICHELE N FEINBERG	0000		INV	09/30/2025	083025		169904	71677		
ACCOUNT DETAIL					LINE AMOUNT					
1 01301 100			REAL ESTAT CRT R/E TX		82.08					
						82.08				
					CHECK TOTAL	82.08				

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Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100				PLGIT 1318265 (OLD 131805)							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK	
4169	MICHAEL MICHINI	0000		INV	09/30/2025	083025		169905	71678		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 01301 100			REAL ESTAT CRT R/E TX		86.03					
							86.03				
						CHECK TOTAL	86.03				
4165	MIKEALA SOUDER	0000		INV	09/30/2025	2025 FALL FEST RFND		169901	71674		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 05367 410			CULTURE-REFALL FEST		25.00					
							25.00				
						CHECK TOTAL	25.00				
85	MOTOROLA SOLUTIONS, I	0000		INV	09/30/2025	8281752180 11/2023		169810	71583		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 01410 238			GEN GOVT-PUNIFORMS		3,591.00					
							3,591.00				
85	MOTOROLA SOLUTIONS, I	0000		INV	09/30/2025	1411201312		169811	71584		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 01410 430			GEN GOVT-PTECHNLGY		3,960.00					
							3,960.00				
						CHECK TOTAL	7,551.00				
4141	MSI SERVICES, INC.	0000		INV	09/30/2025	AGR434019		169899	71672		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 01401 430			GEN GOVT-ETECH		3,750.00					
							3,750.00				
						CHECK TOTAL	3,750.00				
140	NORTH WALES WATER AUT	0000		INV	09/30/2025	SALES00002912		169814	71587		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 08429 450			PUBLIC WORKCNTRCT SRV		1,500.00					
							1,500.00				
140	NORTH WALES WATER AUT	0000		INV	09/30/2025	0425546 091125		169816	71589		
	ACCOUNT DETAIL					LINE AMOUNT					
	1 08429 360			PUBLIC WORKUTILITIES		20.63					
							20.63				

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
140	NORTH WALES WATER AUT	0000		INV	09/30/2025	04267317 091125		169817	71590	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 360			PUBLIC WORK/UTILITIES		20.63				
						CHECK TOTAL	20.63			
							1,541.26			
140	NORTH WALES WATER AUT	0000		INV	09/30/2025	03628639 091125		169815	71588	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 360			PUBLIC WORK/UTILITIES		20.63				
						CHECK TOTAL	20.63			
							20.63			
665	PAUL B. MOYER & SONS	0000		INV	09/30/2025	21404		169831	71604	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 262			PUB WORKS-RPRS TOOLS		29.99				
							29.99			
665	PAUL B. MOYER & SONS	0000		INV	09/30/2025	22556		169832	71605	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 262			PUB WORKS-RPRS TOOLS		22.69				
						CHECK TOTAL	22.69			
							52.68			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	4325804000 090525		169765	71538	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05454 360		PARKS	UTILITIES		54.77				
							54.77			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	3161783000 090825		169766	71539	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 360			PUBLIC WORK/UTILITIES		48.74				
							48.74			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	9503468000 090525		169767	71540	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 02434 379			PUBLIC WORK/M G.RESE		8.53				
							8.53			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	0548354000 090525		169768	71541	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05454 360		PARKS	UTILITIES		16.51				
							16.51			

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ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025

DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100				PLGIT 1318265 (OLD 131805)								
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	8946494000 090525		169769	71542	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 05454 360				PARKS	UTILITIES		59.92	59.92			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	3270531222 090525		169770	71543	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 05454 360				PARKS	UTILITIES		28.34	28.34			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	7019523333 090525		169771	71544	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 01409 360				GEN GOVT-BUTILITIES			78.58	78.58			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	5166383000 090825		169772	71545	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 08429 360				PUBLIC WORKS UTILITIES			974.96	974.96			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	1665558000 090825		169773	71546	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 01409 360				GEN GOVT-BUTILITIES			2,723.13	2,723.13			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	2793920100 091825		169774	71547	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 01430 360				PUB WORKS UTILITIES			9.56	9.56			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	2971145000 091825		169775	71548	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 01409 360				GEN GOVT-BUTILITIES			57.50	57.50			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	5759811222 091825		169776	71549	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 05454 360				PARKS	UTILITIES		348.19	348.19			
5	PECO - PAYMENT PROCES			0000		INV	09/30/2025	0251100100 091725		169777	71550	
	ACCOUNT DETAIL							LINE AMOUNT				
	1 08429 360				PUBLIC WORKS UTILITIES			229.63	229.63			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

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WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	0671309000 091025		169778	71551	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 02434 378			PUBLIC WORKS/M CEDAR		42.71				
							42.71			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	5028407000 091025		169779	71552	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 360			PUB WORKS-UTILITIES		253.16				
							253.16			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	6075873000 091025		169780	71553	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 02434 382			PUBLIC WORKS/M GWYNN		8.51				
							8.51			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	0457866000 091025		169781	71554	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 02434 381			PUBLIC WORKS/M WALNUT		30.04				
							30.04			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	3372985000 091625		169782	71555	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 360			PUBLIC WORKS-UTILITIES		40.50				
							40.50			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	7712968000 090425		169783	71556	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 02434 380			PUBLIC WORKS/M G.CRES		30.15				
							30.15			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	6865873000 090825		169784	71557	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05454 360		PARKS	UTILITIES		64.65				
							64.65			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	5210869000 090825		169785	71558	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05454 360		PARKS	UTILITIES		60.01				
							60.01			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	4161911222 090825		169786	71559	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05454 360		PARKS	UTILITIES		401.06				
							401.06			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

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WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	3397391222 082925 LINE AMOUNT		169793	71566	
	1 02434 383		PUBLIC WORKWISTER WOO			6.93				
							6.93			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	8230313000 090225 LINE AMOUNT		169795	71568	
	1 01430 360		PUB WORKS-UTILITIES			28.04				
							28.04			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	5486784000 090225 LINE AMOUNT		169796	71569	
	1 02434 373		PUBLIC WORKR/M TRE ES			55.07				
							55.07			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	4934981222 090225 LINE AMOUNT		169797	71570	
	1 02434 375		PUBLIC WORKR/M FOX RE			37.78				
							37.78			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	3840077000 090225 LINE AMOUNT		169798	71571	
	1 02434 376		PUBLIC WORKR/M POLO C			32.90				
							32.90			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	3931524000 090225 LINE AMOUNT		169799	71572	
	1 01430 360		PUB WORKS-UTILITIES			183.79				
							183.79			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	2658111222 090225 LINE AMOUNT		169800	71573	
	1 02434 374		PUBLIC WORKR/M WD POD			8.54				
							8.54			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	9909383000 090225 LINE AMOUNT		169801	71574	
	1 02434 377		PUBLIC WORKR/M BETHLE			178.58				
							178.58			
5	PECO - PAYMENT PROCES ACCOUNT DETAIL	0000		INV	09/30/2025	6692667000 090325 LINE AMOUNT		169802	71575	
	1 01430 360		PUB WORKS-UTILITIES			363.47				
							363.47			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	8666762000 090225		169803	71576	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 05454 360		PARKS	UTILITIES		32.32				
						CHECK TOTAL	32.32			
							6,496.57			
5	PECO - PAYMENT PROCES	0000		INV	09/30/2025	8029443000 090225		169794	71567	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 360		PUB WORKS-UTILITIES			236.61				
						CHECK TOTAL	236.61			
							236.61			
2855	PETROCHOICE	0000		INV	09/30/2025	51992692		169855	71628	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 262		GEN GOVT-PVEH MNT			501.40				
						CHECK TOTAL	501.40			
							501.40			
2919	PFM ASSET MANAGEMENT	0000		INV	09/30/2025	14915869		169861	71634	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01402 310		GEN GOVT-FPROFES SRV			1,118.13				
	2 01410 311		GEN GOVT-PPROF. SERV			3,658.06				
						CHECK TOTAL	4,776.19			
							4,776.19			
3411	POWERDMS, INC.	0000		INV	09/30/2025	INV-140589		169867	71640	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 420		GEN GOVT-PTRNG/DS/SB			4,955.63				
						CHECK TOTAL	4,955.63			
							4,955.63			
4030	PXC, INC.	0000		INV	09/30/2025	11443057		169898	71671	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01402 310		GEN GOVT-FPROFES SRV			250.25				
						CHECK TOTAL	250.25			
							250.25			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
3458	REMCO, INC.	0000		INV	09/30/2025	877396		169869	71642	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 370			GEN GOVT-BR&M		943.49				
						CHECK TOTAL	943.49			
							943.49			
2607	RICOH USA INC	0000		INV	09/30/2025	591968815		169853	71626	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 430			GEN GOVT-ETECH		582.12				
						CHECK TOTAL	582.12			
							582.12			
2644	RICOH USA, INC.	0000		INV	09/30/2025	5071937186		169854	71627	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 430			GEN GOVT-ETECH		27.10				
						CHECK TOTAL	27.10			
							27.10			
1129	SAFETY-KLEEN SYSTEMS,	0000		INV	09/30/2025	97923461		169834	71607	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 220			PUB WORKS-SUPPLIES		263.48				
						CHECK TOTAL	263.48			
							263.48			
2856	SEALMASTER	0000		INV	09/30/2025	INV2102023		169856	71629	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 220			PUB WORKS-SUPPLIES		105.00				
						CHECK TOTAL	105.00			
							105.00			
226	SHERWIN-WILLIAMS COMP	0000		INV	10/05/2025	1314-6		169818	71591	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01430 220			PUB WORKS-SUPPLIES		2.54				
						CHECK TOTAL	2.54			
							2.54			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
1519	SPECIALIZED ELEVATOR	0000		INV	09/30/2025	421307		169840	71613	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 450			GEN GOVT-BCONT.SERV.		111.78				
							111.78			
						CHECK TOTAL	111.78			
573	STANDARD INSURANCE CO	0000		INV	09/30/2025	SEPTEMBER 1 2025		169828	71601	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 153			GEN GOVT-ELIFE INSUR		648.83				
	2 01402 153			GEN GOVT-FLIFE INS		260.97				
	3 01409 153			GEN GOVT-BLIFE INSUR		77.07				
	4 01410 153			GEN GOVT-PLIFE INS.		3,619.15				
	5 01414 153			GEN GOVT-PLIFE INS.		221.03				
	6 01430 153			PUB WORKS-LIFE INS.		1,010.10				
	7 05451 153			CULTURE-RELIFE INSUR		179.74				
	8 08487 153			EMPLOYEE BLIFE INSUR		724.88				
							6,741.77			
573	STANDARD INSURANCE CO	0000		INV	09/30/2025	OCTOBER 1 2025		169829	71602	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 153			GEN GOVT-ELIFE INSUR		648.83				
	2 01402 153			GEN GOVT-FLIFE INS		528.77				
	3 01409 153			GEN GOVT-BLIFE INSUR		77.07				
	4 01410 153			GEN GOVT-PLIFE INS.		3,619.15				
	5 01414 153			GEN GOVT-PLIFE INS.		217.61				
	6 01430 153			PUB WORKS-LIFE INS.		1,010.97				
	7 05451 153			CULTURE-RELIFE INSUR		179.74				
	8 08487 153			EMPLOYEE BLIFE INSUR		813.30				
							7,095.44			
						CHECK TOTAL	13,837.21			
3733	STAPLES	0000		INV	09/30/2025	6041117575		169882	71655	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 200			GEN GOVT-EOFFC SUPL		190.10				
							190.10			
3733	STAPLES	0000		INV	09/30/2025	6038955617		169883	71656	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 200			GEN GOVT-EOFFC SUPL		53.78				
							53.78			

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
3733	STAPLES	0000		INV	09/30/2025	6041117577		169884	71657	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 220			GEN GOVT-BSUPPLIES		38.89				
	2 01401 200			GEN GOVT-EOFFC SUPL		22.53				
							61.42			
3733	STAPLES	0000		INV	09/30/2025	6040427173		169885	71658	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 200			GEN GOVT-EOFFC SUPL		13.19				
							13.19			
						CHECK TOTAL	318.49			
3960	THE CHAMBER OF COMMER	0000		INV	09/30/2025	563912		169894	71667	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 420			GEN GOVT-ETRNG/DS/SB		415.00				
							415.00			
						CHECK TOTAL	415.00			
3916	THE PHILADELPHIA INQU	0000		INV	09/30/2025	090925		169892	71665	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 420			GEN GOVT-ETRNG/DS/SB		147.74				
							147.74			
						CHECK TOTAL	147.74			
2441	TUSTIN GROUP, LLC	0000		INV	09/30/2025	930021887		169850	71623	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 450			GEN GOVT-BCONT.SERV.		253.00				
							253.00			
2441	TUSTIN GROUP, LLC	0000		INV	09/30/2025	990040761		169851	71624	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01409 450			GEN GOVT-BCONT.SERV.		50.00				
							50.00			
						CHECK TOTAL	303.00			
1546	TYLER TECHNOLOGIES IN	0000		INV	09/30/2025	045-534087		169841	71614	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01402 430			GEN GOVT-FTECH		15,176.70				
							15,176.70			
						CHECK TOTAL	15,176.70			

Report generated: 09/26/2025 18:29:36
User: Melinda Haldeman
Program ID: (4312mhaldeman)

apwarnt

Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
2906	US BANK	0000		INV	09/30/2025	14913731		169858	71631	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01402 310			GEN GOVT-FPROFES SRV		170.97				
							170.97			
2906	US BANK	0000		INV	09/30/2025	14913631		169859	71632	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 311			GEN GOVT-PPROF. SERV		111.63				
							111.63			
2906	US BANK	0000		INV	09/30/2025	14913209		169860	71633	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 311			GEN GOVT-PPROF. SERV		491.20				
							491.20			
						CHECK TOTAL	773.80			
40	VERIZON	0000		INV	09/30/2025	2155428925 090725		169787	71560	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 320			PUBLIC WORKCOMMUNICAT		42.23				
							42.23			
40	VERIZON	0000		INV	09/30/2025	2156282913 091225		169788	71561	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 320			PUBLIC WORKCOMMUNICAT		34.16				
							34.16			
40	VERIZON	0000		INV	09/30/2025	2155428927 090725		169789	71562	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 320			PUBLIC WORKCOMMUNICAT		50.52				
							50.52			
40	VERIZON	0000		INV	09/30/2025	2156160540 091225		169790	71563	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 320			PUBLIC WORKCOMMUNICAT		33.32				
							33.32			
40	VERIZON	0000		INV	09/30/2025	2156282630 091025		169791	71564	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01401 320			GEN GOVT-ECOMMUNICAT		334.68				
							334.68			
40	VERIZON	0000		INV	09/30/2025	2152831193 090725		169792	71565	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 08429 320			PUBLIC WORKCOMMUNICAT		42.23				

Report generated: 09/26/2025 18:29:36
User: Melinda Haldeman
Program ID: (4312mhaldeman)

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Lower Gwynedd Township



ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK	
						42.23				
					CHECK TOTAL	537.14				
3202	VERIZON BUSINESS NETW	0000	INV	09/30/2025	Z1668263		169862	71635		
	ACCOUNT DETAIL				LINE AMOUNT					
	1 01409 320		GEN GOVT-BCOMNCATNS		1,000.94					
						1,000.94				
					CHECK TOTAL	1,000.94				
3092	VERIZON WIRELESS	0000	INV	09/30/2025	6122469576		169909	71682		
	ACCOUNT DETAIL				LINE AMOUNT					
	1 01401 320		GEN GOVT-ECOMMUNICAT		266.97					
	2 01410 320		GEN GOVT-PCOMMUNICAT		881.09					
	3 01430 320		PUB WORKS-COMMUNICAT		112.56					
	4 05451 320		CULTURE-RECOMMUNICAT		66.92					
	5 08429 320		PUBLIC WORKCOMMUNICAT		312.61					
						1,640.15				
					CHECK TOTAL	1,640.15				
3932	VIQ SOLUTIONS, INC.	0000	INV	09/30/2025	VIQU8516		169893	71666		
	ACCOUNT DETAIL				LINE AMOUNT					
	1 01410 222		GEN GOVT-PDET OP SUP		108.45					
						108.45				
					CHECK TOTAL	108.45				
3565	W.B. MASON COMPANY	0000	INV	09/30/2025	256590753		169872	71645		
	ACCOUNT DETAIL				LINE AMOUNT					
	1 01430 220		PUB WORKS-SUPPLIES		260.39					
						260.39				
					CHECK TOTAL	260.39				
4029	WEAVER COMPANIES, INC	0000	INV	09/30/2025	190681		169896	71669		
	ACCOUNT DETAIL				LINE AMOUNT					
	1 30409 721		GEN GOVT-BIMPROVEMEN		7,950.00					
						7,950.00				

Lower Gwynedd Township



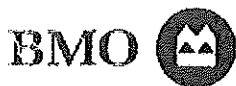
ACCOUNTS PAYABLE WARRANT REPORT

Detail Invoice List

WARRANT: 093025 09/30/2025
DUE DATE: 09/30/2025

CASH ACCOUNT: 01100 100		PLGIT 1318265 (OLD 131805)								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	DOCUMENT	VOUCHER	CHECK
4029	WEAVER COMPANIES, INC	0000		INV	09/30/2025	190806		169897	71670	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 09429 740			PUBLIC WORKCAPITAL PU		17,587.50				
	2 30409 721			GEN GOVT-BIMPROVEMEN		52,762.50				
							70,350.00			
						CHECK TOTAL	78,300.00			
2511	WEST PUBLISHING CORPO	0000		INV	09/30/2025	852493649		169852	71625	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 222			GEN GOVT-PDET OP SUP		157.50				
							157.50			
						CHECK TOTAL	157.50			
2433	WITMER PUBLIC SAFETY	0000		INV	09/30/2025	INV742886		169848	71621	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 30410 700			GEN GOVT-PPOLICE EQ		7,808.95				
							7,808.95			
2433	WITMER PUBLIC SAFETY	0000		INV	09/30/2025	INV746598		169849	71622	
	ACCOUNT DETAIL					LINE AMOUNT				
	1 01410 220			GEN GOVT-POP SUPPLIE		292.50				
							292.50			
						CHECK TOTAL	8,101.45			
147	INVOICES					531,604.20	531,604.20			
						WARRANT TOTAL				
						CASH ACCOUNT BALANCE				

3044


 WIRE ~~\$\$\$~~ 519
 08/05/25

Statement

Account Name:	BILLING ACCOUNT 030522	Card Number:	xxxx-xxxx-xxxx-0522
Company Name:	LOWER GWYNEDD TOWNSHIP	Account Limit:	\$ 250,000.00
Employee ID:	772190000032397	Available Credit:	\$ 244,736.12
Statement Date (MM/DD/YYYY):	07/27/2025	Currency:	U.S. DOLLAR
Payment Due Date (MM/DD/YYYY):	08/23/2025		

Statement Summary:

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

DATE RECD 8/20/25 DATE APP
 ACCT NO.
 DEPT APPROVAL AUTH

Previous Balance:	\$ 8,332.83
Payments:	\$ -8,332.83
Adjustments:	\$ 0.00
Net Purchases:	\$ 5,263.88
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	\$ 5,263.88

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522					
07/04	07/04 600048253	AUTOMATIC PYMT RECEIVED	\$ -8,332.83	\$ 0.00	\$ -8,332.83

TOTAL CREDITS	xxxx-xxxx-xxxx-0522	\$ -8,332.83
TOTAL DEBITS	xxxx-xxxx-xxxx-0522	\$ 0.00

Card Number xxxx-xxxx-xxxx-7362 ADMIN, CORP

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
07/02	07/03 599953117	USPS.COM STAMP FLMNT S 800-7826724 MO <i>stamps/postage</i>	\$ 451.75 040104	\$ 0.00 01,401.200	\$ 451.75 ✓
07/08	07/09 600825535	PAY PAYCHEX INC 866-603-5402 NY <i>old Paychex svc fees</i>	\$ 1,156.50 001756	\$ 92.52 (e) 01,402.310	\$ 1,249.02 ✓
07/08	07/10 600948572	IL GIARDINO PIZZA CAFE SPRING HOUSE PA <i>Food - BOS mtg</i>	\$ 30.14 069637	\$ 1.81 (e) 01,401.187	\$ 31.95 ✓
07/10	07/11 601142656	PAY PAYCHEX INC 866-603-5402 NY <i>old Paychex Sales Tax credit</i>	\$ -119.56 054783	\$ -9.56 (e) 01,402.310	\$ -129.12 ✓
07/21	07/22 602847799	21CM PA2 NEWSPAPERS CI WEST CHESTER PA <i>Reporter Subscription</i>	\$ 18.00 092375	\$ 0.00 01,401.420	\$ 18.00 ✓
07/22	07/24 603171826	TONY RONIS SPRING HOU SPRING HOUSE IA <i>Food - BOS mtg</i>	\$ 126.08 019038	\$ 7.56 (e) 01,401.187	\$ 133.64 ✓

TOTAL CREDITS	xxxx-xxxx-xxxx-7362	\$ -129.12
TOTAL DEBITS	xxxx-xxxx-xxxx-7362	\$ 1,884.36

Card Number xxxx-xxxx-xxxx-2252 KENNY, PAUL D

07/03 07/04 FBI LEEDA INC MALVERN PA
600120770\$ 734.41 \$ 60.59
051501 01,410.420TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00
TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 795.00

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

07/02	07/03	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50 ✓
	599953137	deed recording	083850	01,414.313	
07/02	07/03	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50 ✓
	599953121	recording of deed	063163	01,414.314	
07/02	07/03	INDEED US125-03375266 AUSTIN TX	\$ 502.53	\$ 30.16	\$ 532.69 ✓
	599953119	Job Posting	033572	01,401.340	
07/02	07/03	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28 ✓
	599953141	recording of deed	040248	01,414.313	
07/02	07/03	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28 ✓
	599953140	recording of deed	019664	01,414.314	
07/02	07/03	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50 ✓
	599953138	recording of deed	061409	01,414.314	
07/02	07/03	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28 ✓
	599953139	recording of deed	056995	01,414.314	
07/02	07/03	INDEED US125-03473403 AUSTIN TX	\$ 14.80	\$ 0.89	\$ 15.69 ✓
	599953118	Job Posting	044099	01,401.340	
07/02	07/03	MONTGOMERY CTY RECORDER NORRISTOWN PA	\$ 10.50	\$ 0.00	\$ 10.50 ✓
	599953120	deed recording	059538	01,414.314	
07/02	07/03	MONTGOMERY CTY REC OF KNOXVILLE TN	\$ 0.28	\$ 0.00	\$ 0.28 ✓
	599953156		061105	01,414.314	
07/12	07/14	CANVA 04575-41240772 KENT DE	\$ 113.21	\$ 6.79 (e)	\$ 120.00 ✓
	601576097	Canva annual sub.	023953	01,400.420	
07/21	07/22	EIG CONSTANTCONTACT.C WALTHAM MA	\$ 99.00	\$ 0.00	\$ 99.00 ✓
	602847800	Constant Contact	075446	01,401.450	

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00
TOTAL DEBITS xxxx-xxxx-xxxx-6926 \$ 810.50

Card Number xxxx-xxxx-xxxx-3803 ZOLLERS, FRED

06/27	06/30	GIANT 6510 SPRING HOUSE PA	\$ 14.88	\$ 0.88 (e)	\$ 15.56 ✓
	599435564	Food for crew	043897	01,430.220	
06/27	06/30	GIANT 6510 SPRING HOUSE PA	\$ 123.31	\$ 1.86	\$ 125.17 ✓
	599435563	Food	033806	01,430.220	
07/02	07/03	VERONA PIZZA MAPLE GLE MAPLE GLEN PA	\$ 156.28	\$ 9.38 (e)	\$ 165.66 ✓
	599953157	Meals-foreworks crew	043763	01,430.220	
07/07	07/08	RVT NORTH MONTCO LANSDALE PA	\$ 1,132.08	\$ 67.92 (e)	\$ 1,200.00 ✓
	600627005	HVAC course - Ant	063726	01,430.440 → 420	
07/15	07/16	GIANT 6510 SPRING HOUSE PA	\$ 13.92	\$ 0.83 (e)	\$ 14.75 ✓
	601886671	Food	018717	01,430.220	
07/22	07/23	G & R MECHANICAL HATFIELD PA	\$ 349.06	\$ 20.94 (e)	\$ 370.00 ✓
	603043724	Refrig repair	039805	01,404.370	
07/22	07/23	GIANT 6510 SPRING HOUSE PA	\$ 11.32	\$ 0.68 (e)	\$ 12.00 ✓
	603043723	Food for crew	033154	01,401.200	

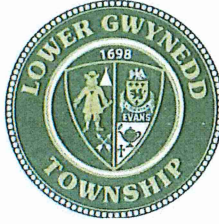
TOTAL CREDITS xxx-xxxx-xxxx-3803

\$ 0.00

TOTAL DEBITS xxx-xxxx-xxxx-3803

\$ 1,903.14

VDR NUM	NAME	ADDR1	CITY	ST	ZIP
4142	SJ FUEL SOUTH COMPANY, INC.	208 WHITE HORSE PIKE	BARRINGTON	NJ	08007
4143	DEBBIE RAYSIK	305 LINCOLN DRIVE	AMBLER	PA	19002
4144	AJR ENVIRONMENTAL, INC.	P.O. BOX 233	FAIRVIEW VILLAGE	PA	19409-0233
4145	CDHB VENTURES LLC	212 PLYMOUTH ROAD	DEVON	PA	19333
4146	HORSEWAYS INC.	230 PENLLYN PIKE	BLUE BELL	PA	19422
4147	U.S. MUNICIPAL SUPPLY, LLC	461 GLENNIE CIRCLE	KING OF PRUSSIA	PA	19406
4148	ZORO TOOLS, INC.	P.O. BOX 5233	JANESVILLE	WI	53547-5233
4149	WILLOW TREE AND LANDSCAPE SERVICES	411 S. WARMINSTER ROAD	HATBORO	PA	19040
4150	MONTGOMERY BAR ASSOCIATION	100 WEST AIRY STREET	NORRISTOWN	PA	19404-0268
4151	DAVID KATZ	2231 REBECCA DRIVE	HATFIELD	PA	19440
4152	EXPRESS DRAINS LLC	405 CAMARS DRIVE	WARMINSTER	PA	18974
4153	SNAP ON TOOLS	PO BOX 116	WARMINSTER	PA	18974
4154	THE PENSION SERVICE, INC	127 WASHINGTON AVE	NORTH HAVEN	CT	06473
4156	CONTRACTORS HAULING SERVICE INC	PO BOX 217	SOUTHAMPTON	PA	18966
4157	JDM MATERIALS CO	PO BOX 217	SOUTHAMPTON	PA	18966
4158	DEBRA BEVAN	76 KAYREK ROAD	BOYERTOWN	PA	19512
4159	KONA ICE KING OF PRUSSIA PA	106 SUMMIT DRIVE	PHOENIXVILLE	PA	19460
4160	JAMES A EVANGELISTS PHOTOGRAPHY	2032 RIDGEWOOD DRIVE	COATESVILLE	PA	19320
4161	MEGAN RYAN	805 N. BETHLEHEM PIKE	LOWER GWYNEDD	PA	19477
4162	CITY OF BETHLEHEM PD				
4163	SPECTRACON INC	122 E BUTLER AVE	AMBLER	PA	19002
4164	PRECISION WATCHES INC	1612 N BETHLEM PIKE	LOWER GWYNEDD	PA	19002
4165	MIKEALA SOUDER	2000 HAYWARD AVE	PENNSBURG	PA	18073
4166	AL MORETTI	14 KING ST	DOWNINGTON	PA	19335
4167	IMAGES TO DATA INC	212 DECATUR ST	DOYLESTOWN	PA	18901
4168	MEICHELE N FEINBERG	1437 W LAMPLIGHTER LN	NORTH WALES	PA	19454
4169	MICHAEL MICHINI	1433 SOUTHWIND WAY	DRESHER	PA	19025
4170	ANDREW BARNELL / KATHERINE RUDOLPH	8115 PERSHING AVE	ST LOUIS	MO	63105
4171	ATIYA MAIDEN	1650 LIMEKILN PK	DRESHER	PA	19025



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

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Finance Memorandum

Date: September 12, 2025

To: Mimi Gleason, Township Manager

From: Melinda Haldeman, CPA Finance Director

MH

RE: August 31, 2025, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of August 31, 2025
- ❖ Fund Balances as of August 31, 2025
- ❖ Summary of Cash and Investments as of August 31, 2025
- ❖ YTD Budget Report with Prior Years Actuals through August 31, 2025

Items to Note:

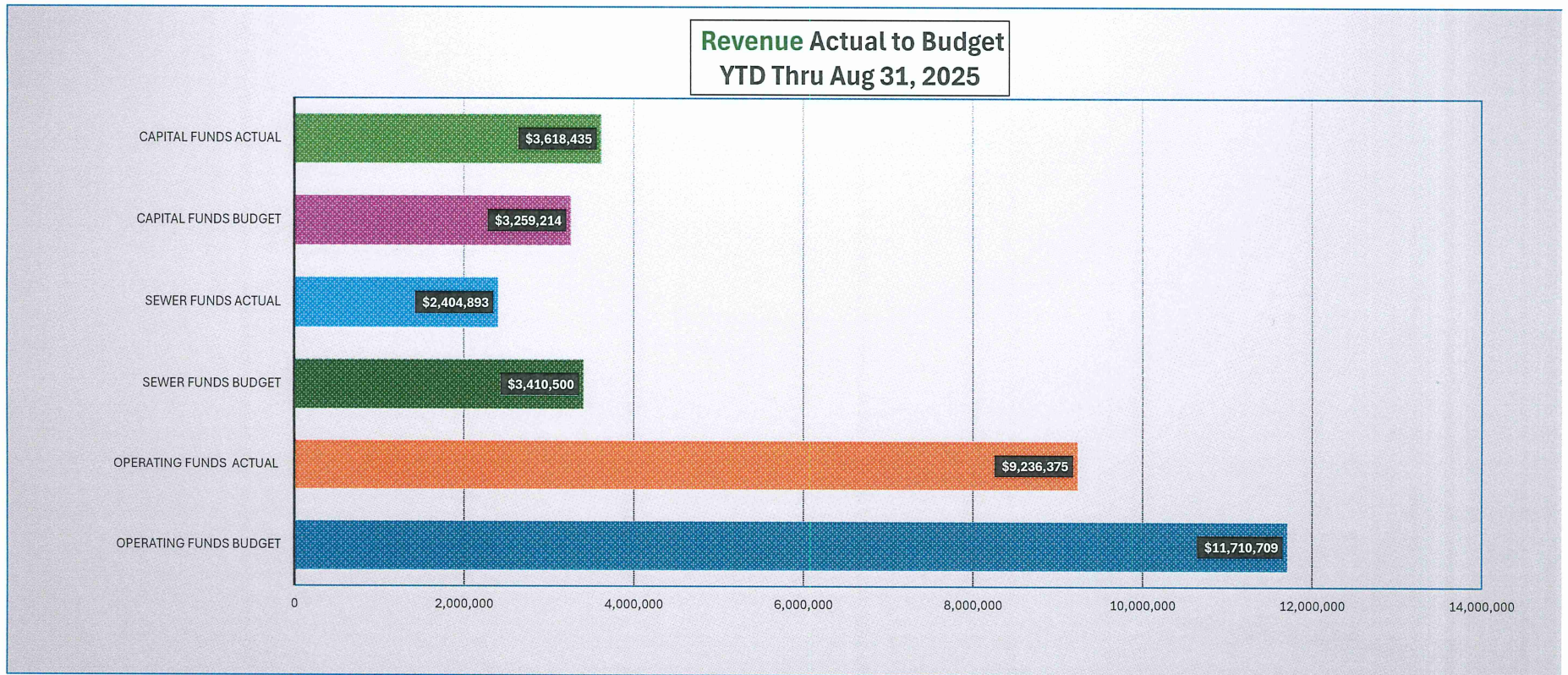
- ❖ All cash account reconciliations are current through August 31, 2025
- ❖ The 2024 Audit was Finalized with no journal entries needed. The attached Fund Balance Report shows the Beginning 01/01/2025 Fund Balances which are the 12/31/2024 ending balances. The 12/31/2024 Fund Balances meet the minimum requirement for operating reserves as set by the Fund Balance Policy.
- ❖ Business Privilege Tax collections are over the budgeted amount of \$440,000.00 for 2025. Actual collections through August 31, 2025, total \$677,882. Of this total amount, \$454,105 collected through August is for the current year 2025, and the balance of \$223,776 is for previous years. The other Act 511 taxes are within budget as of August 31, 2025.

REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS



66.6% through the year as of August 2025

Capital Funds Revenue:

Capital Revenue is 111.02% of Budget. Unbudgeted transfer of 2.4M from Open Space to Capital Fund. PW Land Purchase

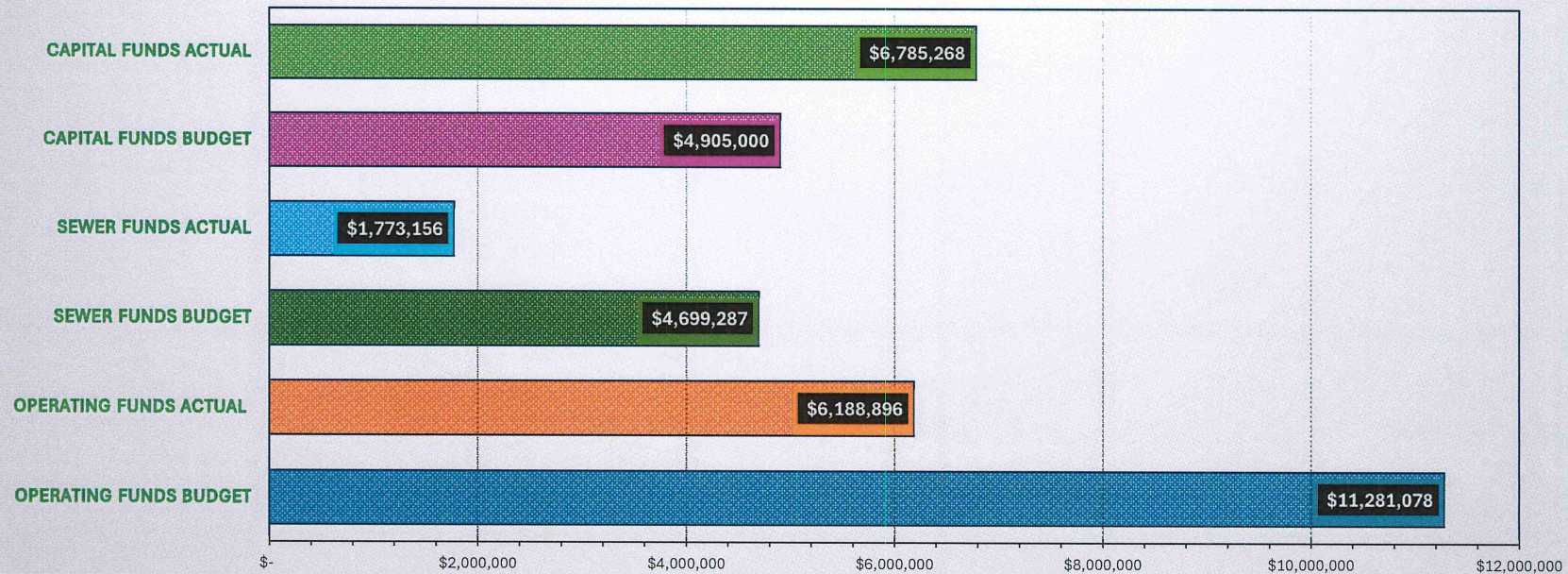
Sewer Funds Revenue:

Sewer Revenue is 70.51% of Budget. 1st and 2nd quarter Billings received. On target.

Operating Funds Revenue:

Operating Revenue is 78.87% of Budget. On target. Real Estate Taxes 97.6% collected. BPT collected 237k over annual budget

Expenses Actual to Budget YTD Thru August 31, 2025



66.6% through the year as of Aug 2025

Capital Funds Expenses:

Expenses are 138.33 % of Budget. Unbudgeted 3.3M land purchase PW Bldng

Sewer Funds Expenses:

Expenses 37.7% of Budget. Ambler Capital Projects is only 13% of budget

Operating Funds Expenses:

Expenses 54.86% of Budget. Code/Fire Official . Pension MMO's made in Fall. Transfers to Capital Funds

FUND BALANCE
AND
SUMMARY OF CASH AND INVESTMENTS

Lower Gwynedd Township
Fund and Cash Balances as of August 31, 2025

FUND #	FUND	FUND BALANCE @ 01/01/2025 FINAL	(INCREASE)DECREASE THRU 08/31/2025	FUND BALANCE @ 08/31/2025
01	GENERAL	-7,869,055.87	-2,704,526.93	-10,573,582.80
02	STREET LIGHT	-38,387.08	-6,533.44	-44,920.52
03	FIRE PROTECTION	-174,128.45	-219,858.34	-393,986.79
04	FIRE HYDRANT	-45,166.37	-10,493.12	-55,659.49
05	RECREATION	73,456.99	-106,067.27	-32,610.28
	GENERAL OPERATING FUNDS SURPLUS	-8,053,280.78	-3,047,479.10	-11,100,759.88
08	SEWER OP	-5,500,055.65	-585,003.31	-6,085,058.96
09	SEWER CAPITAL	-4,503,969.89	-46,734.27	-4,550,704.16
	SEWER FUNDS SURPLUS	-10,004,025.54	-631,737.58	-10,635,763.12
16	ACQ OPEN SPACE	-2,372,249.57	2,350,348.19	-21,901.38
30	CAPITAL RESERVE	-11,983,414.61	1,066,420.66	-10,916,993.95
31	STORMWATER MNGMNT	-733,430.74	106,600.66	-626,830.08
33	TRAFFIC IMPACT	-1,762,165.10	-41,459.66	-1,803,624.76
35	HIGHWAY AID	-465,446.90	-315,076.63	-780,523.53
	CAPITAL FUNDS	-17,316,706.92	3,166,833.22	-14,149,873.70
YTD ALL FUNDS:			-512,383.46	

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
8/31/2025

8/31/2025		
FUND #		Cash Balance
01	GENERAL	9,052,165.23
02	STREET LIGHT	44,946.54
03	FIRE PROTECTION	512,319.47
04	FIRE HYDRANT	52,545.28
05	RECREATION	36,517.43
	GENERAL OPERATING FUNDS CASH	\$ 9,698,493.95
08	SEWER OP	3,583,260.04
09	SEWER CAPITAL	4,550,132.56
	SEWER FUNDS CASH	\$ 8,133,392.60
16	ACQ OPEN SPACE	21,901.38
30	CAPITAL RESERVE	11,063,564.93
31	STORMWATER MNGMNT	710,432.58
33	TRAFFIC IMPACT	1,803,624.76
35	HIGHWAY AID	780,523.53
	CAPITAL FUNDS CASH	\$ 14,380,047.18
Total Cash		\$ 32,211,933.73

<u>Banking Institution</u>	<u>8/31/2025 Cash Balance</u>
PLIGIT	27,980,535.97
TRUIST	317,329.75
CITADEL	3,914,108.01
	\$ 32,211,973.73

<u>Reserves per Fund Balance Policy</u>	<u>Reserves Per Policy 2025</u>	<u>8/31/2025 Cash Balance</u>
General Fund Reserves	2,641,989.00	9,052,165.23
Sewer Fund Reserves	1,029,175.00	3,583,260.04
Sewer Capital Reserves	1,000,000.00	4,550,132.56

YTD BUDGET REPORT WITH ACTUALS
2022/2023/2024/2025

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUG 2022/2023/2024/2025
FOR PERIOD 08 OF 2025

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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	ANNUAL
01	GENERAL FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	CY REV
		2022	2023	2024	2025	BUDGET
REVENUE						
301	REAL ESTATE TAXES	-1,039,784.17	-1,058,349.20	-1,062,747.60	-1,212,194.40	-1,241,815.00
310	LOCAL TAX ACT 511	-5,873,621.21	-5,698,068.54	-5,620,131.40	-6,262,068.56	-7,470,000.00
321	BUSINESS LICENSES & PRMTS	-204,600.87	-201,497.45	-193,194.39	-184,687.68	-237,000.00
331	FINES	-4,431.58	-7,259.98	-8,971.85	-22,073.51	-10,500.00
341	INTEREST EARNINGS	-26,157.30	-184,751.01	-261,936.24	-227,378.60	-375,000.00
342	RENTS & ROYALTIES	-157,767.51	-161,880.05	-164,515.36	-170,936.66	-290,633.00
351	FEDERAL GRANTS	-15,996.18	.00	.00	.00	.00
355	STATE SHARED REV & ENTLMT	.00	-200.00	-1,200.00	-600.00	-524,829.00
358	LOCAL GOVT ENTITLEMENT	.00	.00	-17,705.38	-20,500.96	-15,000.00
361	PERMITS/DEVELOPMENT	-397,209.42	-421,188.91	-371,455.30	-323,419.71	-587,000.00
362	PUBLIC SAFETY	-163,156.18	-88,843.98	-178,745.49	-100,429.58	-198,675.00
363	HGHWYS & STS	-3,900.00	-3,990.00	-4,080.00	-4,170.00	-4,170.00
380	MISCELLANEOUS REVENUE	-47,536.00	-1,151.96	-1,217.36	-11,688.08	-10,000.00
387	DIVIDENDS/MISC REV	.00	.00	.00	.00	-30,000.00
392	INTERFUND OPERATING TRANS	-4,164.00	-332.07	.00	-13,067.00	-13,067.00
EXPENSES						
400	GEN GOVT-LEGISLATIVE BODY	16,000.00	.00	.00	.00	.00
401	EXECUTIVE	542,140.30	494,835.38	666,215.28	854,162.41	1,267,347.60
402	FINANCIAL ADMIN	160,464.41	274,656.97	185,870.94	201,586.64	422,781.67
403	TAX COLLECTION	85,553.08	81,502.55	82,760.55	83,731.93	111,793.00
409	BUILDNGS & PLANT	179,440.74	159,832.15	164,324.84	165,977.16	320,170.75
410	POLICE	2,330,745.64	2,588,779.07	2,666,577.88	2,745,737.56	4,632,769.22
411	FIRE	.00	.00	.00	.00	137,086.00
412	AMBULANCE	.00	30,000.00	.00	30,000.00	30,000.00
413	GEN GOVT-CODE ENFORCEMENT	12,045.00	4,672.00	.00	.00	.00
414	PLANING & ZONING	355,180.57	372,357.93	415,232.42	432,768.49	799,519.31
429	PW-WASTEWTR COLL	1,341.40	.00	.00	.00	.00
430	PW-HIGHWAY RDS STS	494,529.39	515,691.39	459,000.08	868,985.15	1,354,307.71
461	OPEN SPACE CONSERVATION	3,815.87	8,698.71	.00	.00	.00
487	EMPLOYEE BENEFITS	296,108.72	12,069.52	32,653.44	22,395.47	548,838.00
491	REFUND PRIOR YEAR REVENUES	-248.66	.00	.00	.00	.00
492	INTERFUND OPERATING TRANS	2,490,000.00	620,375.00	1,217,814.04	443,343.00	943,343.00
	TOTAL GENERAL FUND	-971,207.96	-2,664,042.48	-1,995,450.90	-2,704,526.93	-439,732.74
	TOTAL REVENUES	-7,938,324.42	-7,827,513.15	-7,885,900.37	-8,553,214.74	-11,007,689.00
	TOTAL EXPENSES	6,967,116.46	5,163,470.67	5,890,449.47	5,848,687.81	10,567,956.26
	TOTAL 01 GENERAL FUND	-971,207.96	-2,664,042.48	-1,995,450.90	-2,704,526.93	-439,732.74

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-16,493.93	-24,869.99	-16,301.24	-9,070.84	-14,000.00
341 INTEREST EARNINGS	-114.52	-801.22	-1,074.05	-1,172.69	-1,620.00
434 PW -STREET LGHTNG	9,553.34	6,922.15	4,918.06	3,710.09	9,970.00
TOTAL STREET LIGHT FUND	-7,055.11	-18,749.06	-12,457.23	-6,533.44	-5,650.00
TOTAL REVENUES	-16,608.45	-25,671.21	-17,375.29	-10,243.53	-15,620.00
TOTAL EXPENSES	9,553.34	6,922.15	4,918.06	3,710.09	9,970.00
TOTAL 02 STREET LIGHT FUND	-7,055.11	-18,749.06	-12,457.23	-6,533.44	-5,650.00

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Lower Gwynedd Township
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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	-195,190.33	-194,028.63	-200,372.96	-200,867.37	-203,000.00
341 INTEREST EARNINGS	-491.42	-4,190.45	-2,293.93	-7,518.21	-3,500.00
392 INTERFUND OPERATING TRANS	-165,000.00	.00	.00	-165,000.00	-165,000.00
480 MISC EXPENDITURES	.00	.00	139,486.33	153,527.24	206,500.00
489 OTHER MISC EXP	15,550.00	131,600.00	.00	.00	165,000.00
TOTAL FIRE PROTECTION FUND	-345,131.75	-66,619.08	-63,180.56	-219,858.34	.00
TOTAL REVENUES	-360,681.75	-198,219.08	-202,666.89	-373,385.58	-371,500.00
TOTAL EXPENSES	15,550.00	131,600.00	139,486.33	153,527.24	371,500.00
TOTAL 03 FIRE PROTECTION FUND	-345,131.75	-66,619.08	-63,180.56	-219,858.34	.00

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ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-40,240.40	-39,596.06	-36,885.36	-41,274.33	-39,200.00
341 INTEREST EARNINGS	-329.43	-2,079.27	-2,171.04	-1,172.66	-3,000.00
411 FIRE	24,526.07	28,923.37	31,953.87	31,953.87	62,000.00
TOTAL FIRE HYDRANT FUND	-16,043.76	-12,751.96	-7,102.53	-10,493.12	19,800.00
TOTAL REVENUES	-40,569.83	-41,675.33	-39,056.40	-42,446.99	-42,200.00
TOTAL EXPENSES	24,526.07	28,923.37	31,953.87	31,953.87	62,000.00
TOTAL 04 FIRE HYDRANT FUND	-16,043.76	-12,751.96	-7,102.53	-10,493.12	19,800.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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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	-390,817.68	-391,812.75	-395,611.13	-233,958.15	-242,200.00
341 INTEREST EARNINGS	-986.51	-7,232.60	-280.59	-1,600.94	-2,500.00
358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	.00	-1,000.00
361 PERMITS/DEVELOPMENT	-6,152.50	.00	-16,252.00	.00	.00
367 RECREATION	-15,545.00	-37,565.00	-23,491.00	-21,525.00	-28,000.00
387 DIVIDENDS/MISC REV	-85.93	-25.00	.00	.00	.00
437 PW REPR TOOL&MAC	7,294.24	6,759.48	7,229.37	.00	3,500.00
451 CULTURE-RECREATION	131,135.80	155,135.09	141,010.60	127,558.56	210,275.22
452 PARTICIPANT RECREATION	.00	7,030.41	.00	.00	.00
453 RECREATION EVENTS	7,465.92	6,980.31	9,620.61	7,316.97	30,000.00
454 PARKS	200,928.47	248,236.39	160,262.17	12,553.49	15,000.00
486 INSURANCE	3,166.77	10,588.99	23,668.83	.00	.00
487 EMPLOYEE BENEFITS	9,745.34	11,316.94	12,845.31	3,587.80	10,877.00
TOTAL RECREATION FUND	-53,851.08	9,412.26	-80,997.83	-106,067.27	-4,047.78
TOTAL REVENUES	-413,587.62	-436,635.35	-435,634.72	-257,084.09	-273,700.00
TOTAL EXPENSES	359,736.54	446,047.61	354,636.89	151,016.82	269,652.22
TOTAL 05 RECREATION FUND	-53,851.08	9,412.26	-80,997.83	-106,067.27	-4,047.78

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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	-7,956.10	-47,294.05	-11,129.30	-59,350.88	-18,000.00
361 PERMITS/DEVELOPMENT	-186.66	-50.00	.00	.00	.00
364 SANITATION	-1,926,636.01	-1,957,728.88	-2,105,879.01	-2,179,882.49	-2,921,500.00
383 SPECIAL ASSESSMENTS	.00	-900.00	.00	-22,868.00	-1,000.00
401 EXECUTIVE	5,252.59	-2,293.26	155.05	185.00	1,500.00
402 FINANCIAL ADMIN	7,715.10	15,398.92	17,079.68	9,135.82	20,000.00
408 ENGINEERING	3,841.06	.00	.00	-2,432.50	5,000.00
409 BUILDNGS & PLANT	62,350.00	63,600.00	63,600.00	67,500.00	135,000.00
429 PW-WASTEWTR COLL	1,036,745.25	1,140,331.82	1,438,850.21	1,365,757.07	2,235,213.00
486 INSURANCE	15,098.13	15,400.64	39,239.46	45,536.27	63,620.51
487 EMPLOYEE BENEFITS	68,754.96	70,686.33	60,603.85	85,569.40	168,684.27
492 INTERFUND OPERATING TRANS	604,164.00	.00	100,000.00	105,847.00	105,847.00
TOTAL SEWER FUND	-130,857.68	-702,848.48	-397,480.06	-585,003.31	-205,635.22
TOTAL REVENUES	-1,934,778.77	-2,005,972.93	-2,117,008.31	-2,262,101.37	-2,940,500.00
TOTAL EXPENSES	1,803,921.09	1,303,124.45	1,719,528.25	1,677,098.06	2,734,864.78
TOTAL 08 SEWER FUND	-130,857.68	-702,848.48	-397,480.06	-585,003.31	-205,635.22

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YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 09	SEWER CAPITAL RESERVE	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341	INTEREST EARNINGS	-19,477.48	-125,888.75	-162,581.27	-133,500.82	-230,000.00
354	ST. CAPITAL & OP. GRANTS	.00	.00	.00	-9,291.00	-240,000.00
392	INTERFUND OPERATING TRANS	-600,000.00	.00	-100,000.00	.00	.00
409	BUILDNGS & PLANT	9,149.75	.00	18,174.80	6,220.00	53,000.00
429	PW-WASTEWTR COLL	28,131.99	3,120.00	38,599.74	3,737.60	6,000.00
439	CONSTRUCTION & REBUILDING	66,098.67	28,538.41	53,694.93	86,099.95	200,000.00
	TOTAL SEWER CAPITAL RESERVE	-516,097.07	-94,230.34	-152,111.80	-46,734.27	-211,000.00
	TOTAL REVENUES	-619,477.48	-125,888.75	-262,581.27	-142,791.82	-470,000.00
	TOTAL EXPENSES	103,380.41	31,658.41	110,469.47	96,057.55	259,000.00
	TOTAL 09 SEWER CAPITAL RESERVE	-516,097.07	-94,230.34	-152,111.80	-46,734.27	-211,000.00

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Lower Gwynedd Township
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ACCOUNTS FOR: 16 ACQUISITION OF OPEN SPAC	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-10,163.90	-72,690.29	-82,720.76	-49,651.81	-115,000.00
342 RENTS & ROYALTIES	-6,500.00	.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	-700,000.00	.00	.00	.00	.00
454 PARKS	25.00	3,200.00	.00	.00	.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	2,400,000.00	.00
TOTAL ACQUISITION OF OPEN SPAC	-716,638.90	-69,490.29	-82,720.76	2,350,348.19	-115,000.00
TOTAL REVENUES	-716,663.90	-72,690.29	-82,720.76	-49,651.81	-115,000.00
TOTAL EXPENSES	25.00	3,200.00	.00	2,400,000.00	.00
TOTAL 16 ACQUISITION OF OPEN SPAC	-716,638.90	-69,490.29	-82,720.76	2,350,348.19	-115,000.00

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ACCOUNTS FOR: 30	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
CAPITAL RESERVE FUND					
341 INTEREST EARNINGS	-27,045.16	-151,274.62	-288,215.25	-347,941.98	-350,000.00
351 FEDERAL GRANTS	.00	-250,000.00	-310,980.00	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	-867,819.77	-472.50	-1,251,000.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-90,000.00
392 INTERFUND OPERATING TRANS	-725,000.00	-600,000.00	-1,217,814.04	-2,771,123.00	-500,000.00
401 EXECUTIVE	.00	.00	332,898.80	.00	.00
407 DATA PROCESSING	5,926.78	6,426.00	17,069.68	.00	.00
409 BUILDNGS & PLANT	37,411.54	19,244.29	31,237.48	75,462.00	236,000.00
410 POLICE	11,224.68	12,787.80	133,614.10	53,666.44	189,000.00
411 FIRE	300,000.00	.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	.00	3,120.00	113,306.73	21,017.43	231,000.00
439 CONSTRUCTION & REBUILDING	46,485.92	40,408.33	332,434.14	3,485,995.68	2,031,000.00
454 PARKS	103,992.08	71,220.82	99,242.92	184,514.93	926,000.00
471 DEBT PRINCIPAL	.00	.00	.00	235,000.00	.00
472 DEBT INTEREST	.00	.00	.00	130,301.66	.00
TOTAL CAPITAL RESERVE FUND	-247,004.16	-848,067.38	-1,625,025.21	1,066,420.66	1,422,000.00
TOTAL REVENUES	-752,045.16	-1,001,274.62	-2,684,829.06	-3,119,537.48	-2,191,000.00
TOTAL EXPENSES	505,041.00	153,207.24	1,059,803.85	4,185,958.14	3,613,000.00
TOTAL 30 CAPITAL RESERVE FUND	-247,004.16	-848,067.38	-1,625,025.21	1,066,420.66	1,422,000.00

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ACCOUNTS FOR: 31	STORMWATER MANAGEMENT	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341	INTEREST EARNINGS	-1,731.69	-10,952.66	-29,230.18	-21,473.33	-38,000.00
354	ST. CAPITAL & OP. GRANTS	.00	.00	-64,497.00	.00	-345,000.00
387	DIVIDENDS/MISC REV	-85,769.50	-55,495.00	-34,727.50	.00	-50,000.00
446	STORMWATER MANAGEMENT	57,357.53	33,690.84	95,987.83	128,073.99	872,000.00
	TOTAL STORMWATER MANAGEMENT	-30,143.66	-32,756.82	-32,466.85	106,600.66	439,000.00
	TOTAL REVENUES	-87,501.19	-66,447.66	-128,454.68	-21,473.33	-433,000.00
	TOTAL EXPENSES	57,357.53	33,690.84	95,987.83	128,073.99	872,000.00
	TOTAL 31 STORMWATER MANAGEMENT	-30,143.66	-32,756.82	-32,466.85	106,600.66	439,000.00

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ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
33 TRAFFIC IMPACT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341 INTEREST EARNINGS	-6,203.77	-52,446.88	-66,454.75	-41,459.66	-84,000.00
354 ST. CAPITAL & OP. GRANTS	2,417.50	.00	-1,004,454.28	.00	.00
361 PERMITS/DEVELOPMENT	-79,975.00	.00	.00	.00	-50,000.00
392 INTERFUND OPERATING TRANS	-900,000.00	.00	.00	.00	.00
402 FINANCIAL ADMIN	492.50	24,388.74	.00	.00	.00
433 PW -TRAFFIC	46,616.02	199,846.51	1,398,468.12	.00	.00
439 CONSTRUCTION & REBUILDING	.00	10,201.18	.00	.00	.00
TOTAL TRAFFIC IMPACT FUND	-936,652.75	181,989.55	327,559.09	-41,459.66	-134,000.00
TOTAL REVENUES	-983,761.27	-52,446.88	-1,070,909.03	-41,459.66	-134,000.00
TOTAL EXPENSES	47,108.52	234,436.43	1,398,468.12	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND	-936,652.75	181,989.55	327,559.09	-41,459.66	-134,000.00

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ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
35 HIGHWAY AID FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341 INTEREST EARNINGS	-3,267.83	-18,683.13	-18,235.69	-18,986.69	-18,000.00
355 STATE SHARED REV & ENTLMT	-359,978.98	-368,867.51	-368,213.97	-367,325.97	-368,214.00
392 INTERFUND OPERATING TRANS	.00	-20,375.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	37,144.48	6,527.77	27,200.56	71,236.03	20,000.00
439 CONSTRUCTION & REBUILDING	.00	.00	301,661.25	.00	400,000.00
TOTAL HIGHWAY AID FUND	-326,102.33	-401,397.87	-57,587.85	-315,076.63	33,786.00
TOTAL REVENUES	-363,246.81	-407,925.64	-386,449.66	-386,312.66	-386,214.00
TOTAL EXPENSES	37,144.48	6,527.77	328,861.81	71,236.03	420,000.00
TOTAL 35 HIGHWAY AID FUND	-326,102.33	-401,397.87	-57,587.85	-315,076.63	33,786.00
GRAND TOTAL	-4,296,786.21	-4,719,219.88	-4,179,022.49	-512,383.46	799,520.26



PROJECT	WORK PERFORMED LAST PERIOD (July 22 nd to September 30 th)	WORK TO BE PERFORMED THIS PERIOD (September 30 th to October 28 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none">• Prepare final report for permit term from March 2020 to March 2025 for submission to DEP.	<ul style="list-style-type: none">• Monitor permit status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none">• Respond to resident drainage complaints.• Work with staff on suggested Zoning Ordinance revisions for future consideration.• Open House for potential Spring House Nursery redevelopment project.• Submit DEP permit for Marion Driveway project.• Paper street research & coordination.	<ul style="list-style-type: none">• Bid work for Marion Culvert project once DEP permit is obtained.
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none">• Coordination with contractor regarding anticipated start date for bridge replacement.	<ul style="list-style-type: none">• Anticipate bridge construction beginning in the Fall.• Alert Township as soon as bridge closure date is known so that they may communicate to residents.
4. Road Repaving Program	<ul style="list-style-type: none">• Coordination w/ Jansen regarding change order amount for McKean Road crossing.• Construction observation of concrete program.• Coordination w/ paving contractor re: start time for milling & paving work.	<ul style="list-style-type: none">• Construction observation & administration for milling & paving contract, which will be completed this Fall.

PROJECT	WORK PERFORMED LAST PERIOD (July 22 nd to September 30 th)	WORK TO BE PERFORMED THIS PERIOD (September 30 th to October 28 th)
5. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> • Coordination with Township and Gorski on contracts and construction schedule. • Site visit meeting with Little League and Public Works to discuss location for Batting Cage Pavillion. • Project kickoff site meeting w/ Gorski, Electric, Plumbing, and Site Work contractors. • Coordination w/ Little League re: conditional use application for Batting Cage Pavillion. • Begin final design for Penllyn Station Trail. 	<ul style="list-style-type: none"> • Ingersoll Park construction project to begin week of September 29th. • Coordination w/ Little League & Township on Batting Cage Pavillion. • Construction administration for Ingersoll Park project. • Continue final design for Penllyn Station Trail.
PRIVATE DEVELOPMENT PROJECTS		
1. Saint Charles Seminary	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Close project out and recommend final CO once they provide notice of termination for NPDES permit.
2. Hunt Seat Drive	<ul style="list-style-type: none"> • Escrow release coordination. • Pavement restoration completed at Hunt Seat / Gypsy Hill intersection. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
3. Goddard School	<ul style="list-style-type: none"> • Construction observation related to Medical Building. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
4. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> • Issue Temporary Certificate of Occupancy. • Ribbon cutting event held on September 24th. 	<ul style="list-style-type: none"> • Monitor project status and perform work as necessary.
5. SHIP Building 14 Parking & Substation Land Development	<ul style="list-style-type: none"> • Construction complete at Building 14 & substation project. 	<ul style="list-style-type: none"> • Project is complete. Remove from report next month.
6. 776 Johns Lane (Hughes Subdivision)	<ul style="list-style-type: none"> • Construction observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
7. ACTS (Gwynedd Estates)	<ul style="list-style-type: none"> • Staff meeting re: Homiller house and requirements to keep and/or renovate. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
8. 1348 Sumneytown Pike (Whitefield Subdivision)	<ul style="list-style-type: none"> • Special Exception application to the Zoning Hearing Board has been withdrawn. 	<ul style="list-style-type: none"> • No active applications on this property. Remove from report next month.

PROJECT	WORK PERFORMED LAST PERIOD (July 22 nd to September 30 th)	WORK TO BE PERFORMED THIS PERIOD (September 30 th to October 28 th)
9. Ducklings Daycare	<ul style="list-style-type: none"> Land Development application has been withdrawn. 	<ul style="list-style-type: none"> No active applications on this property. Remove from report next month.

**LOWER GWYNEDD TOWNSHIP
PROJECT STATUS REPORT
September 2025**

SPRING HOUSE INTERSECTION PROJECT – PHASE 2

- Bowman continues to monitor rainfall and spread of flow at intersection. Contractor to investigate swapping manhole lid with a slotted manhole lid to reduce spread of flow.
- Bowman continued coordination with Montgomery County during August and September regarding pavement issues. Montgomery County is still reviewing contractor's response as to responsibility. Bowman will continue to follow up with County.
- Continuing final coordination for vegetation replacement for Beadle property to be provided by Township. The sight distance lines have been staked out on the Beadle property.

WELSH ROAD TRAFFIC SIGNAL UPGRADES

- Traffic signal upgrades for the intersections with Evans Road and Darden Drive/Gwynedd Crossing.
- Township awarded GLG grant of \$324,640 with 20% local match requirement of \$81,160.
- 2nd PennDOT submission 3/27/2025. Received PennDOT review comments 5/14/2025.
- Signal Permit plans have been approved by PennDOT.
- Draft traffic signal easement exhibits and legal descriptions for Evans Road intersection were developed and submitted to Township on 8/27/2025.

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

- Township awarded DCED LSA grant of \$451,312 with local match of \$112,828.
- Estimated schedule for design/permitting/bidding minimum of 12 – 14 months, heavily dependent on PennDOT and Montgomery County review times.
- Meeting with Church representatives on 4/16/2025 to discuss project scope.
- Topographic survey completed in April 2025; traffic signal design started in May 2025.
- First submission to Montgomery County and PennDOT on 6/18/2025.
- PennDOT review was completed on 9/2/2025. Bowman evaluating County and PennDOT comments for HOP and Traffic Signal Permit Plan design revisions.

BETHLEHEM PIKE AND PENLLYN PIKE

- Replace two (2) traffic signal poles based on recent traffic signal maintenance inspection report.
- Bid posted on PennBid on 9/12/2025 and will be opened on 10/10/2025 for award at 10/28/2025 BOS meeting.
- Tentative Construction in Spring/Summer 2026.

BETHLEHEM PIKE AND TENNIS AVENUE

- Replace three (3) traffic signal poles, signal heads, pedestrian push buttons, and vehicle detection systems.
- PennDOT ARLE grant application submitted 6/27/2025. Grant awards anticipated late 2025/early 2026.

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

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

MEETING HIGHLIGHTS

Meeting Date	September 10, 2025
Decisions/Recommendations <ul style="list-style-type: none"> The EAC will be making a recommendation to the BoS to sponsor \$750 to Journeywork for 10 Lower Gwynedd Residents to receive pollinator gardens. 	
Major Discussion Items <ul style="list-style-type: none"> Tree Give Away: Registration is going well. Going Green Award: Maureen will be reaching out to applicants to set up interviews. RF100, the EAC will be looking at making recommendations to the BOS for township building practices, to encourage or require builders to follow sustainable/environmentally friendly construction practices, including for the new public works garage. 	

Next Meeting	Wednesday, October 8, 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.

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 rd Tuesday of the Month, 6:00 p.m.
Supervisor Liaison(s)	Janine Martin
Staff Liaison	Sandi Feight-Hicks
Minute Taker	Sandi Feight-Hicks

MEETING HIGHLIGHTS	
Meeting Date	September 16, 2025
Decisions/Recommendations	
Major Discussion Items <ul style="list-style-type: none"> • Wrap of the 2025 Summer Concerts • Planning for the 2026 concerts; larger bands, LG Bus. Assoc potential sponsors, food trucks alcohol vendors, face painters. • Potential Spring Event with Wissahickon Trails. 	

Next Meeting	Tuesday, October 21, 2025
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