

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, December 9, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/81603606658?pwd=o1CEBv0oRD0L3aRtlXG90jfu2sweh.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 real estate related to easements and road rights-of-way, potential litigation related to code enforcement, and matters of personnel.

Congratulations to Lower Gwynedd Township volunteer and resident, Dick Target, for receiving a 2025 National Philanthropy Day Award from the Greater Philadelphia Chapter of the Association of Fundraising Professionals in the category of Outstanding Individual Philanthropist.

Congratulations to Foulkeways for receiving Montgomery County's 2025 Charles J. Tornetta Planning Advocate Award for [sustainability planning, environmental stewardship, and community engagement](#), encompassing projects and practices embedded throughout the property's 130 acres and into the residents' daily lives.

PRESENTATION BY POLICE DEPARTMENT: overview of e-bike laws and safety and ideas for Police Department community outreach education

PUBLIC COMMENTS

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

BUILDING AND ZONING

1. Public hearing to consider, and potentially approve, Ordinance # 552, an amendment to F District regulations in the zoning ordinance and zoning map boundaries as requested for Ambler Yards' proposed self-storage and apartment development
2. Public hearing to consider Ordinance #553, an amendment to zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District as requested for a proposed townhouse redevelopment of Spring House Nursery and surrounding properties

GENERAL BUSINESS

1. Consider approval of the 2026 Final Budget

2. Resolution 2025-19 setting the real estate tax rate and streetlight assessments for 2026 (no increase in rate)
3. Resolution 2025-20 ratifying supplemental appropriations
4. Resolution 2025-21 authorizing the transfer of general fund surplus into capital reserve
5. Resolution 2025-22 approving a new debt management policy
6. Resolution 2025-23 approving a new post-issuance compliance policy for tax-exempt bonds
7. Consider approval of a contract with Alloy5 in the amount of \$617,300 for architectural services and MEP and structural engineering services for design of a new Public Works garage
8. Consider authorization to issue an RFP for site civil engineering services for design and permitting of a new Public Works garage
9. Approval of invoice report for December 9, 2025
10. Approval of minutes – November 18, 2025

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects – **Penllyn Pike & Trewellyn Ave traffic signal improvement**

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	03/05/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	01/05/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	01/14/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	01/08/2026	6:00 P.M.
PARKS AND RECREATION	TUES	01/20/2026	6:00 P.M.
PLANNING COMMISSION	WED	01/21/2026	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: December 4, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Ambler Yards Map & Text Amendment-Ord. 552 *Jamie P Worman*

Recommended Action: Motion to approve Ordinance 552. The ordinance amendment has been thoroughly reviewed, discussed and recommended for approval by the PC.

Matt Sigel of Ambler Yards and his attorney Mr. Celso Leite will be present at the BOS meeting on December 9th, 2025, for a public hearing. The applicants presented a proposal for future improvements to their site that includes the addition of a self-storage facility on the main site and an apartment building on the residential corner piece adjacent to the overall campus. On behalf of her clients, Christian Pionzio, Esq., applied for a zoning map and text amendment (attached) to facilitate these improvements.

The applicant presented the proposed plan to the BOS at their meetings in August and again in September, and prior to that, had held a series of community meetings at their site for the surrounding residents. The Lower Gwynedd Township Planning Commission (PC) and the Montgomery County Planning Commission have conducted reviews of the proposed ordinance. The PC recommended approval to the BOS at their meeting on October 15th and again (after a minor revision to the ordinance related to shared parking required the ordinance to go back through the review process) on November 19th, 2025. Should the BOS approve Ordinance 553, Mr. Sigel, is required to go through the separate processes of conditional use, which includes the submission and approval of an updated master plan, and land development. The attached documents are for your review and will be the subject of the scheduled hearing on December 9th, 2025. Changes to the existing text of the F-Industrial District are necessary for the applicant to pursue a future land development. The map amendment is proposed to make the entire tract a single zoning classification.

BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 552

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 MIXED-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 AMEND THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PARCELS FROM THE C-RESIDENTIAL DISTRICT TO 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**") and the Lower Gwynedd Zoning Map (the "**Zoning Map**") 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(a) is hereby replaced in its entirety with the following:
 - (a) *Parking and Loading. In an "F" Industrial District, all-weather parking and loading facilities shall be provided in accordance with Chapter 1294. Notwithstanding any provisions in Chapter 1294 to the contrary, the following provisions shall apply for a property developed as a Mixed-Use Campus pursuant to Section 1287.02 (i):*
 - (1) *Where a property is developed with a Mixed-Use Campus use, the parking required in Chapter 1294 may be reduced by 10%.*

- (2) *Where adjacent properties are developed with a Mixed-Use Campus, the required parking and/or driveway access can be accomplished on an adjacent contiguous property provided that appropriate easements are obtained to ensure access to and from said parking and/or street or way, which easements shall be in form and substance satisfactory to the Township Solicitor and Township Engineer.*

(7) 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.*

(8) 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.*

(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

The 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.

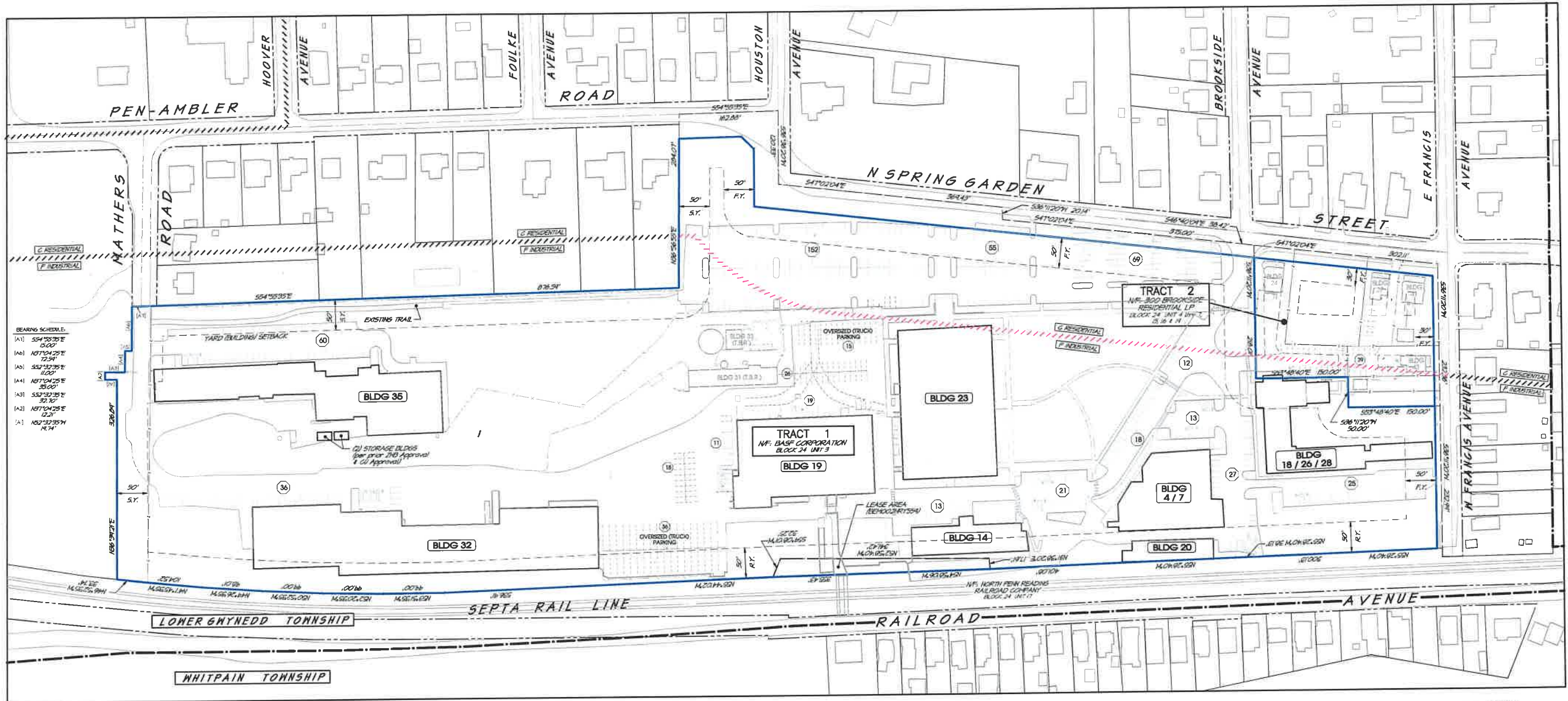
ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors this ____ day of December, 2025.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON



GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

- A field and aerial survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a 1/4" scale map and was prepared from documents of record. This property may be subject to existing rights of others that may be shown in a title report. Bearings were taken at 1/4" scale from the State Plane Coordinate Bearing Book. This survey was prepared during the month of January 2021.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. The position datum is referenced per note 4 below. The framework for this project is a sanitary sewer at the intersection of N Spring Garden Street and E Francis Avenue having a rim elevation of 22.48'. This survey was prepared during the month of January 2021.
- This plan was prepared using the following references:
 - tax maps and deeds of record as obtained from the Recorder of Deeds online resources
 - Existing Soil classifications and mapping has been obtained from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PASDA data is based on a State Plane (State) NAD83 horizontal, NAVD83 vertical datum.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated February 17, 2020, October 25, 2024.
- Master Plan (Record Sheet 1 & 2 of 2) made for 300 Brookside Commercial, LLC, prepared by R. J. Shoverly & Associates, Inc. dated June 15, 2016, 4011 revised October 19, 2017, and recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 14 - 16.
- Plan of Subdivision for the Conveyance of 100 Acres from the Capital Corporation to Ambler Township (Lower Gwynedd Township, prepared by K&S Engineers, Inc. dated November 6, 1988, still revised April 12, 2001 and recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-50, Page 84.
- Record Plan (Preliminary Final) made for Vernon O'Rourke, prepared by Paulski Lord Surveying, dated May 2, 2002, still revised August 21, 2003, and being recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 10.
- Subdivision map made for Henry G. Miller, prepared by Charles E. Shoverly, Inc. dated June 25, 1989, last revised October 25, 1999, and being recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-59, Page 110.
- Certain Plan of Lots sold by Thomas F. Gilie, CE, for Alan Vainias and George W. Fontenot and being recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-63, Page 50.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Hazard Zone "A" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on Community Flood Hazard Map No. 100-00-0000, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
- All persons doing on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) day notice prior to any digging (does not include state holidays or weekends). 2018 Act 11 of 19 12 www.paworkforce.com.
- Existing subsurface utility information is shown on these plans as shown on field locations obtained by means of site survey operations. The information provided is representative of all subsurface conditions only at locations and depths where data information was obtained. There is no intended or implied agreement that subsurface utility conditions exist between indicated and not. Accordingly, utility information shown above is for information purposes only. It is incumbent upon the contractor to verify subsurface utility conditions prior to excavation.
- Legal rights-of-way with are per deed information. Ultimate rights-of-way which were derived from maps are shown on the plan. The line and the Ultimate Rights-of-way are offered in perpetuity for encroachment to the agency having jurisdiction over said right-of-way at time of dedication.
- Subject property is located in C Residential District and F Industrial District as noted on the official Zoning Map for this municipality.

(EX) TRACT AREA SCHEDULE:

TRACT 1:				
Gross Area:	1,080,204.96	Sq. Ft.	24,7981	Acres
Legal RW Area:	12,742.43	Sq. Ft.	0.2925	Acres
Ultimate RW Area:	23,738.05	Sq. Ft.	0.5450	Acres
Lease Area:	6,227.54	Sq. Ft.	0.1438	Acres
NET Area:	1,051,949.02	Sq. Ft.	24.1494	Acres

(EX) SITE IMPERVIOUS:

TRACT 1:				
Buildings:	208,900	Sq. Ft.	19.9	%
Concrete (walks/pav):	65,755	Sq. Ft.		
Asphalt Paving:	298,320	Sq. Ft.		
SITE TOTAL:	672,975	Sq. Ft.	64.0	%

(EX) SITE IMPERVIOUS:

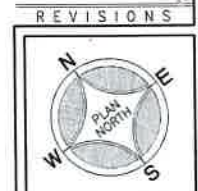
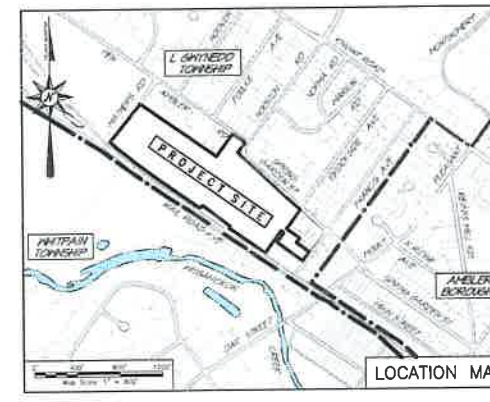
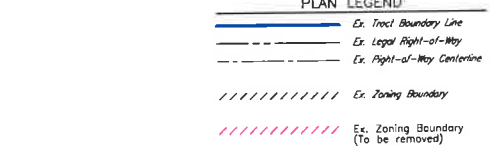
TRACT 2:				
Buildings:	6,210	Sq. Ft.	10.4	%
Concrete (walks/pav):	1,550	Sq. Ft.		
Asphalt Paving:	15,515	Sq. Ft.		
SITE TOTAL:	23,275	Sq. Ft.	39.7	%

(EX) PARKING SCHEDULE:

TRACT 1:				
PROVIDED SPACES:	574	Spaces		
	51	Truck Spaces		

TRACT 2:				
PROVIDED SPACES:	39	Spaces		

TOTAL PROVIDED SPACES:	613	Spaces		
	51	Truck Spaces		



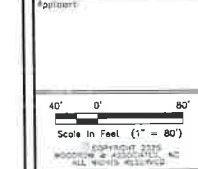
REVISIONS

NO.	DATE	DESCRIPTION
1	06/11/2025	Initial Issue

PROJECT SERIAL NUMBER FOR DESIGN:

TRACT 1:	
N/F: BASF CORPORATION:	
324 U3 TO 38-00-0393-00-3	
Gross Area 24,7981 Ac	

TRACT 2:	
N/F: 300 BROOKSIDE RESIDENTIAL LP:	
324 U4 TO 38-00-0393-00-8	
324 U5 TO 38-00-0393-00-9	
324 U6 TO 38-00-0393-00-10	
324 U7 TO 38-00-0393-00-11	
324 U8 TO 38-00-0393-00-12	
324 U9 TO 38-00-0393-00-13	
Gross Area 1,5509 Ac	



OVERALL CAMPUS EXISTING CONDITIONS AMBLER YARDS SITE

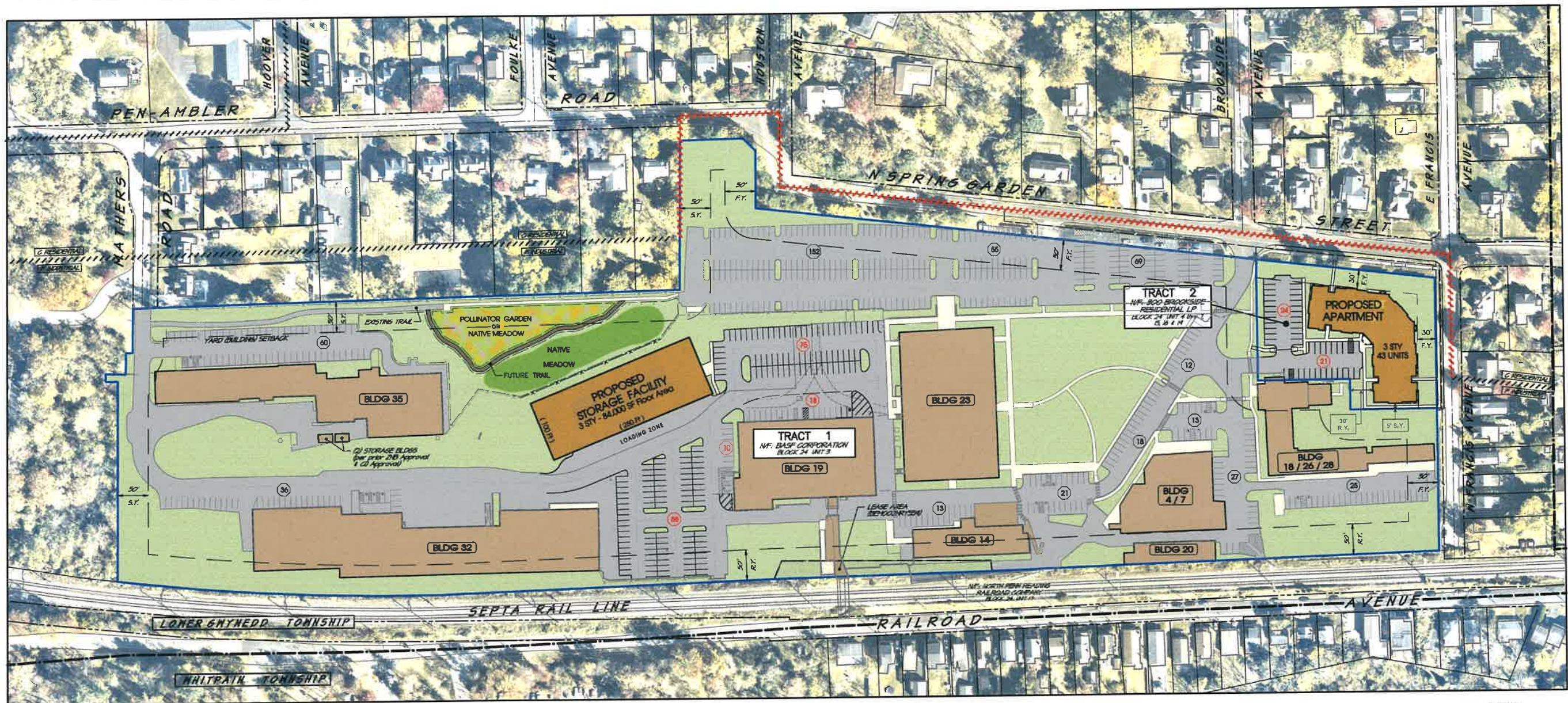
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

1128 North Bethlehem Pike, Suite 300, Lehigh, PA 18022
Phone: (717) 547-5448 Fax: (717) 547-5449

18-0903 D

JUNE 11, 2025

1 of 1



GENERAL PLAN NOTES

- EXISTING FEATURES AND SURVEY NOTES:**
- A meter and boundary survey was performed by Woodrow & Associates, Inc. The survey was performed within the limits of the Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a 2022 Date, 22 May 2022, and a bearing station from the Pennsylvania State Plane Coordinate System. This survey was prepared during the month of January 2022.
 - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. The elevation datum is referenced per note 4 below. The benchmark for this project is a sanitary manhole at the intersection of N Spring Garden Street and W Francis Avenue having a rim elevation of 224.46. This survey was prepared during the month of January 2022.
 - This plan was prepared utilizing the following references:
 - For maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.scisys.nps.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PASDA data is based on PA State Plane (North) NAD83 vertical datum.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated February 17, 2020, October 24, 2024.
 - Water Plan (Record Sheet 1 & 2 of 2) made for 300 Brooks Commons, LLC, prepared by R. L. Shover & Associates, Inc., dated June 15, 2016, last revised October 10, 2017, and recorded in the Office for Recorder of Deeds in Norristown, PA as RW 48, Page 14 = 18.
 - Plan of Subdivision for the Conveyance of Open Space from the Foglia Corporation to Ambler Township and Lower Gwynedd Township, prepared by C&S Engineers, Inc., dated November 6, 1993, last revised April 10, 2001, and recorded in the Office for Recorder of Deeds in Norristown, PA as RW 48, Page 64.
 - Record Plan (Preliminary/Title) made for Roman O'Sullivan, prepared by Pabst Land Surveying, dated May 2, 2002, last revised August 31, 2002, and being recorded in the Office for Recorder of Deeds in Norristown, PA as RW 48, Page 69.
 - Subdivision Plan made for Henry Collins, prepared by Charles E. Shover & Associates, Inc., dated June 25, 1993, last revised October 15, 1999, and being recorded in the Office for Recorder of Deeds in Norristown, PA as RW 48, Page 110.
 - Certain Plan of Lots laid out by Thomas F. Gill, CE for Alan Mathias and George W. Pankenfield and being recorded in the Office for Recorder of Deeds in Norristown, PA as RW 48, Page 110.
 - There has been no field investigation performed to verify any evidence of any wetlands, waters of the US, or Commonwealth or Alluvial soils at the time of the site survey.
 - This site is located within Flood Plain Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42291-0-028 U, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
 - All persons dealing on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Call 811 or 800 for more information.
 - Existing subsurface utility information illustrated on these plans was based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility conditions exist between explored locations. Accordingly, utility information should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Legal Right-of-Way with are per deed information. Ultimate Right-of-Way with were derived from the original plat. The area between the project site line and the Ultimate Right-of-Way by are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at all time of dedication.
 - Subject property is located in C Residential District and F Industrial District as noted on the official Zoning Map for this municipality.

ZONING and SITE DATA SCHEDULE

F INDUSTRIAL DISTRICT (As amended by Ord. No. 11-2025)				
Item	Section	Requirement	TRACT 1 - PROVIDED	TRACT 2 - PROVIDED
Permitted Use	1287.02	(1) Apartment Houses (2) Mixed-Use Campus	(1) Mixed-Use Campus	(1) Apartment Houses
(Min) Lot Area	1287.03(a) 1287.03(c)	8 Acres 1 Acre	24,149 Acres 200 FL	1,3706 Acres 200 FL
(Min) Lot Width	1287.03(b)	200 FL	349 FL (N Spring Garden St) 234 FL (W Francis Ave)	293 FL (N Spring Garden St) 216 FL (W Francis Ave)
(Min) Front Yard	1287.04(a) 1287.04(f)	50 FL 30 FL	155 FL (N Spring Garden St) 5 FL (W Francis Ave)	30 FL (N Spring Garden St) 30 FL (W Francis Ave)
(Min) Side Yard	1287.04(b) 1287.04(g)	50 FL 5 FL	47 FL (Mather's Rd)	8.8 FL
(Min) Rear Yard	1287.04(c) 1287.04(h)	50 FL 30 FL	-0.75 FL (Bldg 20)	37.3 FL
(Max) Bldg Coverage	1287.05(a)	50 %	22.0 %	23.9 %
(Max) Lot Impervious	1287.05(b) 1287.05(c)	75 % 75 %	53.8 %	60.5 %
(Max) Bldg Height	1287.06	45 FL	<45 FL	43± FL
Parking Setback	1287.07(b)	25 FL to S.Y./R.Y. 50 FL to F.Y.	VARIES - SEE PLAN	VARIES - SEE PLAN

- (1) New proposed Use
- (2) By CONDITIONAL USE, (Section changed from (h) to (i)) includes the following Campus Uses:
- Office (Administration, professional and/or medical)
 - Warehouses: research facility (laboratory), industrial/manufacturing
 - Self-storage facility
 - Exterior storage, limited to vehicles other than automobiles or light trucks, and excluding any vehicle sales, rentals, repairs, bodywork or painting. Areas used for exterior storage shall not exceed 10% of the total lot area.
 - The following commercial, retail, and personal service uses when necessary to permitted uses and/or supporting the immediately surrounding community: restaurant, food service, grocery, indoor recreation establishment, fitness center, craft breweries/cideries and/or wineries with retail, wholesale and/or on-site consumption of beer, wine and alcohol sales and food service.
 - Special events which shall include, but not be limited to, a farmer's market, local music, craft fair, fall show, movie night, and beer garden or festival and shall be permitted only Thursday through Sunday. 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 20% of the lot, shall be provided adequate parking and shall be subject to written permission of the Township Manager.
- (3) All the building line shall be provided for every dwelling or other building.
- (4) 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 FL to such property line, except as required for normal ingress and egress.
- (5) Impervious Area Includes Existing & Proposed areas. Coverage percentage based on Tract area net Public RW area.
- = PROPOSED CODE AMENDMENT

TRACT AREA SCHEDULE:

TRACT 1:			
Gross Area:	1,080,204.96 Sq. Ft.	24,7981 Acres	
Legal RW Area:	1,274,243 Sq. Ft.	0.2925 Acres	
Ultimate RW Area:	23,739.05 Sq. Ft.	0.5450 Acres	
Lease Area:	8,224.54 Sq. Ft.	0.1888 Acres	
NET Area:	1,051,949.02 Sq. Ft.	24,1494 Acres	

TRACT 2:			
Gross Area:	67,555.43 Sq. Ft.	1,5509 Acres	
Legal RW Area:	0.00 Sq. Ft.	0.0000 Acres	
Ultimate RW Area:	7,850.36 Sq. Ft.	0.1802 Acres	
NET Area:	59,705.07 Sq. Ft.	1,3706 Acres	

PROPOSED SITE IMPERVIOUS: (4)

TRACT 1:			
Buildings:	230,560 Sq. Ft.	/ 22.0 %	
Concrete (walks/pads):	48,539 Sq. Ft.		
Asphalt Paving:	391,315 Sq. Ft.		
SITE TOTAL:	670,414 Sq. Ft.	/ 63.8 %	

TRACT 2:			
Buildings:	17,948 Sq. Ft.	/ 29.9 %	
Concrete (walks/pads):	3,050 Sq. Ft.		
Asphalt Paving:	15,211 Sq. Ft.		
SITE TOTAL:	36,210 Sq. Ft.	/ 60.5 %	

PARKING SCHEDULE:

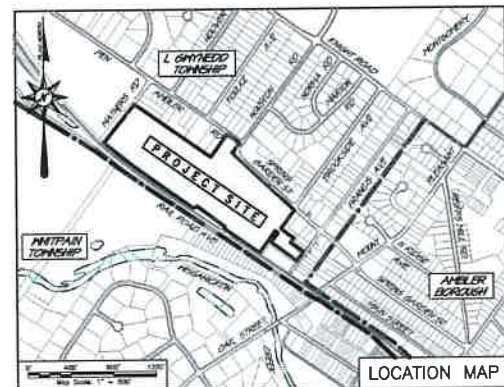
TRACT 1:			
Parking Space Count:	REQUIRED: 556 Spaces	PROVIDED: 592 Spaces	

TRACT 2:			
Parking Space Count:	77 Spaces	45 Spaces	
Parking Space Total:	643 Spaces	737 Spaces	

* Required parking per 2012/2011 utilizing 10% reduction per 1234.02

PLAN LEGEND

- Ex. Tract Boundary Line
- Ex. Legal Right-of-Way
- Ex. Right-of-Way Centerline
- Ex. Zoning Boundary
- Pr. Zoning Boundary



REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 011

Parcel Information:
TRACT 1:
N/F: BASF CORPORATION:
824 U3 TP 33-02-0324-00-5
Gross Area 24,7981 Ac.
TRACT 2:
N/F: BASF CORPORATION:
824 U4 TP 33-02-0324-00-5
824 U5 TP 33-02-0324-00-5
824 U6 TP 33-02-0324-00-5
824 U7 TP 33-02-0324-00-5
824 U8 TP 33-02-0324-00-5
824 U9 TP 33-02-0324-00-5
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Building	Square Feet*	Retail	Restaurant	Office	Lab	Warehouse	Unusable Basement	Tunnels/ Penthouse	Retail	Office	Restaurant	Lab	Warehouse Self Storage	Total
4	24,828	0	0	18,231	0	0	6,597	0	0	73	0	0	0	73
14	18,889	0	0	7,077	0	9,092	0	2,720	0	28	0	0	9	37
18	36,860	0	0	26,384	0	0	10,476	0	0	106	0	0	0	106
19	22,604	6,746	0	0	0	15,858	0	0	34	0	0	0	16	50
20	3,245	2,495	750	0	0	0	0	0	12	0	30	0	0	42
23	37,903	0	0	24,875	8,000	0	0	5,028	0	100	0	8	0	108
31 - Demo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	54,955	0	0	0	0	54,455	0	500	0	0	0	0	54	54
33 - Demo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	37,680	0	0	12,464	12,464	12,753	0	0	0	50	0	12	13	75
48	84,000	0	0	0	0	84,000	0	0	0	0	0	0	84	84
Total	320,964	9,242	750	89,031	20,464	176,157	17,073	8,248	46	356	30	20	176	629

Parking Code 1294.01*

	Units
Apartment (a) - two spaces per multifamily dwelling	43
Retail (b.6.B) - one space per 200 sf of sales area	5
Office (b.10) - one space for 250 sf of space - excludes hallways, lavs, shafts, elevators, stairs & utility rooms	4
Restaurant (b.11) - two spaces per 50 sf of floor space devoted to patron use	40
Laboratory (b.12) - one space per employee, but not less than one per 1,000 sf of floor area	1
Warehouse/Self Storage (b.13) - one space per 1,000 sf of floor area	1

Total

Tract 1	Tract 2
	86
46	
356	
30	
20	
176	
629	86

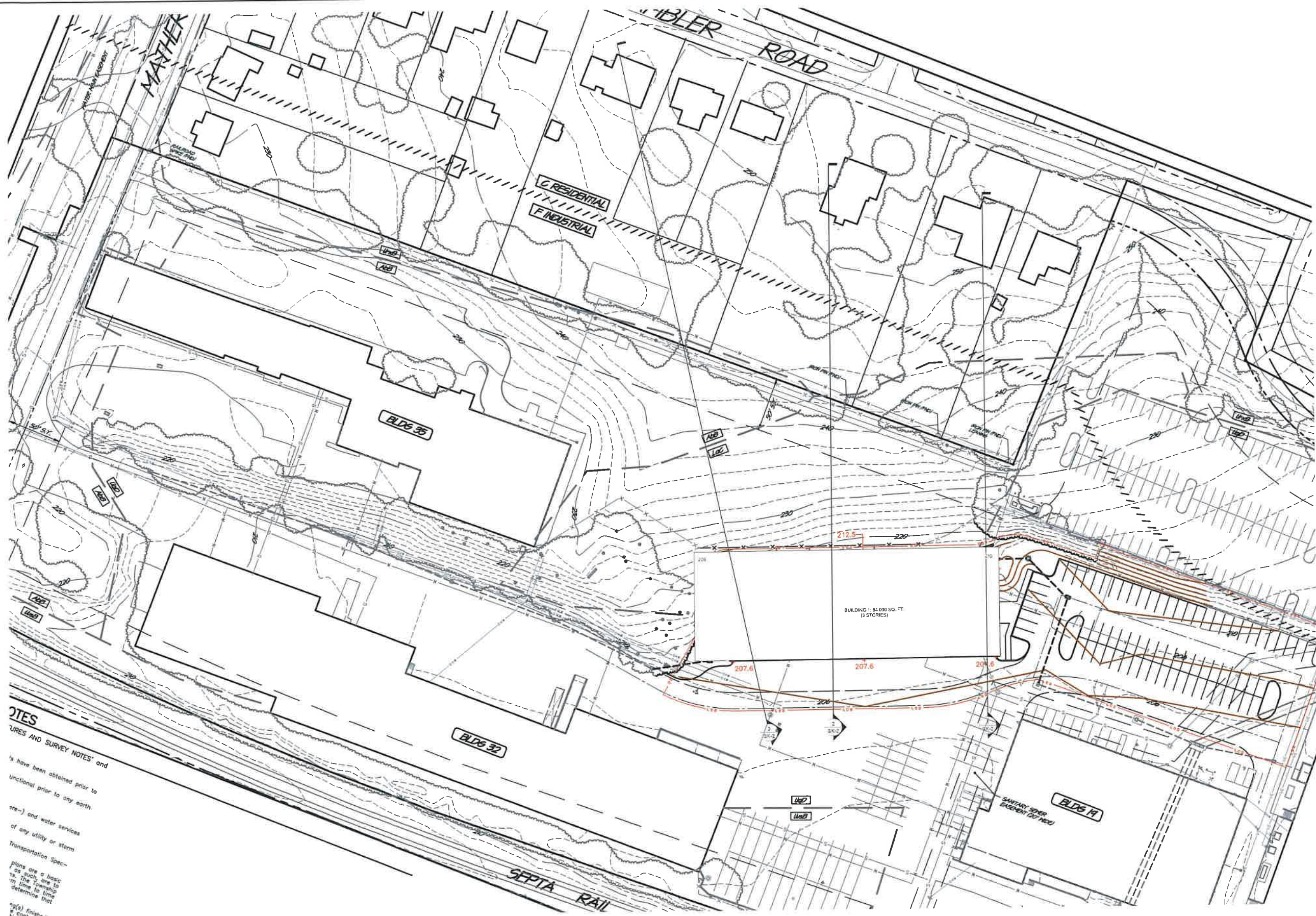
Parking Code 1294.02

Total parking can be reduced by 10% if 5 or more establishments are combined

	<u>10%</u>	<u>10%</u>
Total parking required	566	77
Parking Provided	692	45
Excess/Short Parking	126	-32
Parking Provided to 300 Brookside Residential	32	
Net Excess Parking	94	

*As defined per Code 1294





NOTES

1. ALL UTILITIES AND SURVEY NOTES* and

2. ALL UTILITIES HAVE BEEN OBTAINED PRIOR TO

3. CONSTRUCTION PRIOR TO ANY EARTH

4. WORK AND WATER SERVICES

5. OF ANY UTILITY OR STORM

6. TRANSPORTATION SPEC-

7. PLANS ARE A BASIC

8. AS EACH, AND TO

9. THE FIRM'S

10. TIME TO TIME

11. DETERMINE THAT

12. NO(S) KNOWN

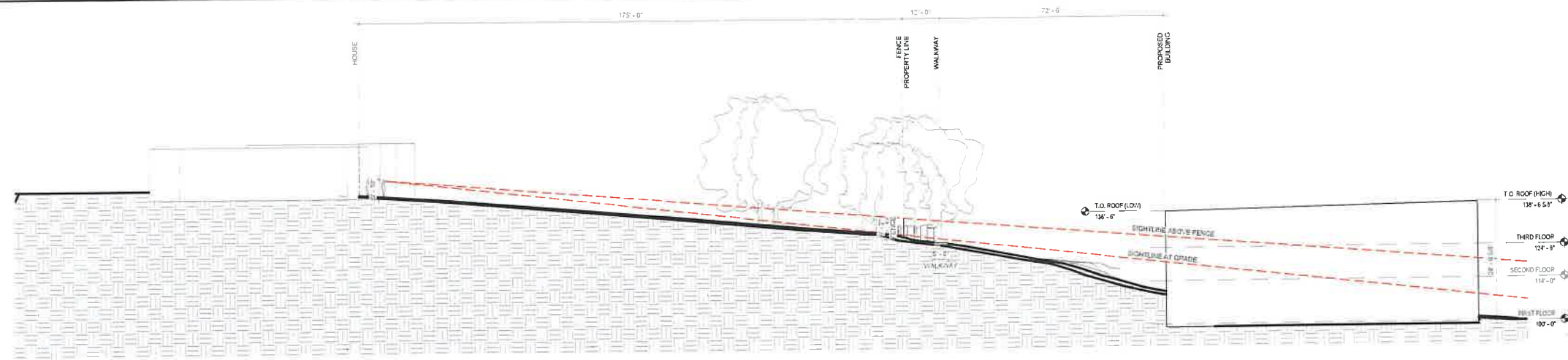
13. CONT.

SITE PLAN

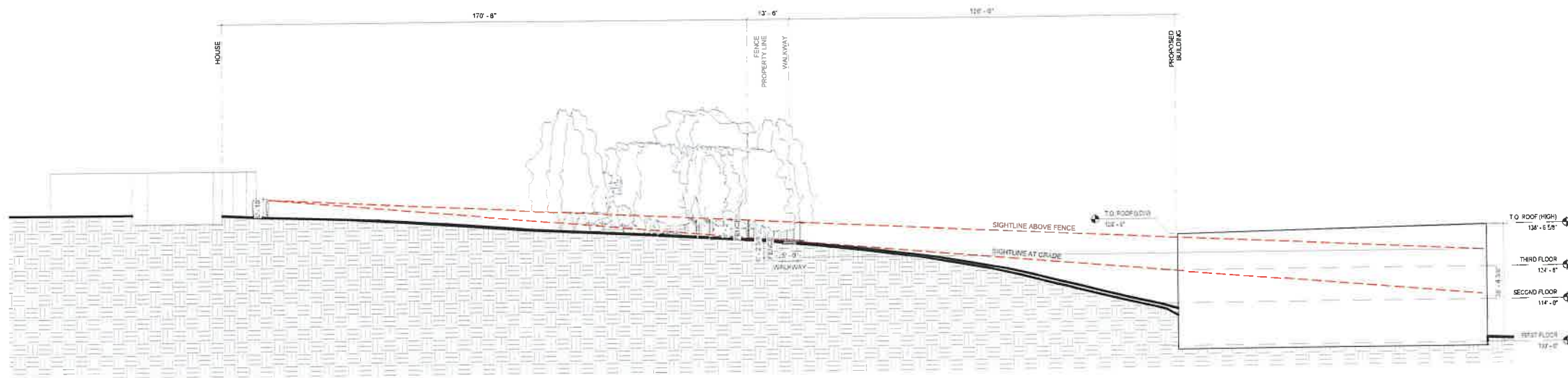
SCALE: 1/2" = 1'-0"

SK-1- SITE PLAN

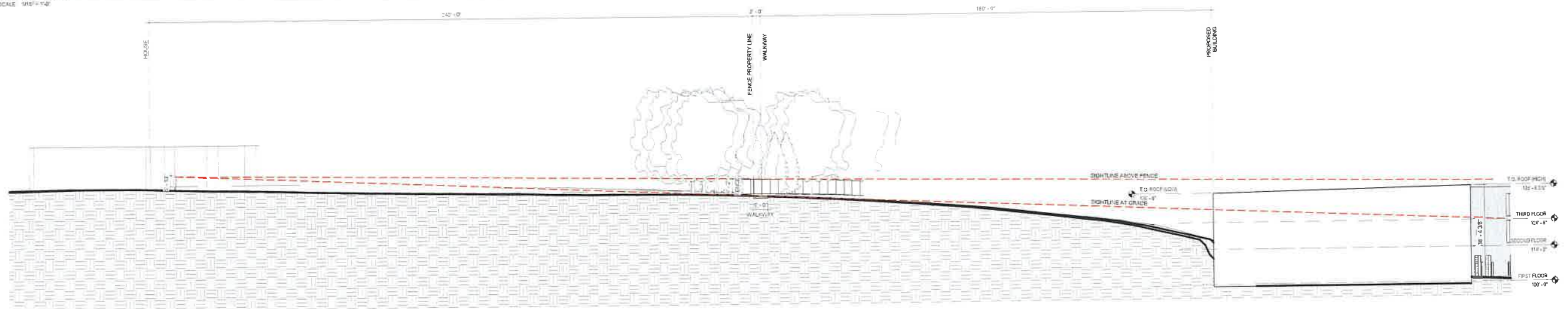
1 SITE SECTION @ 508 Pen-Ambler Road
SCALE: 1/8" = 1'-0"

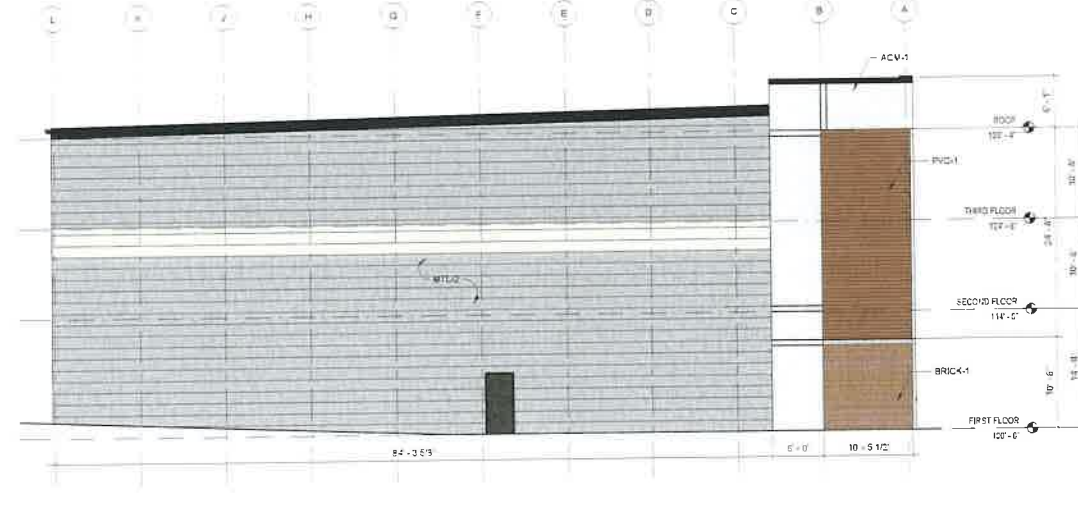
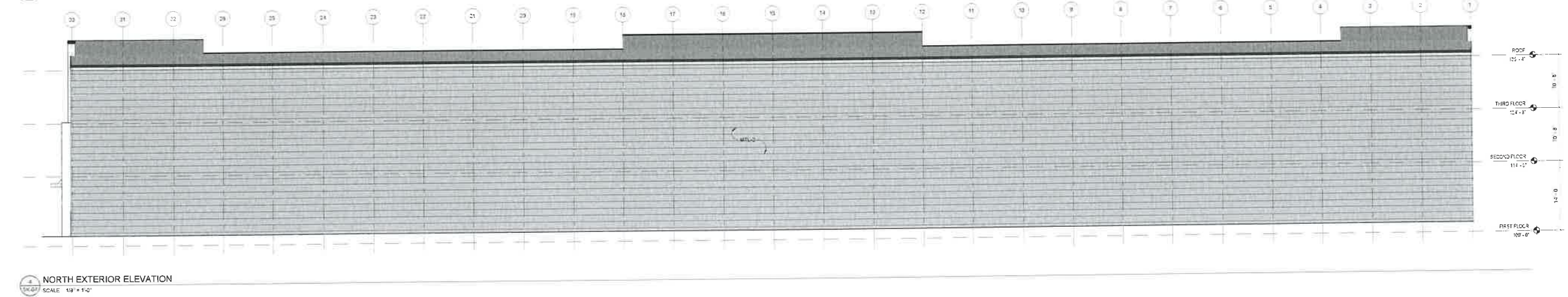


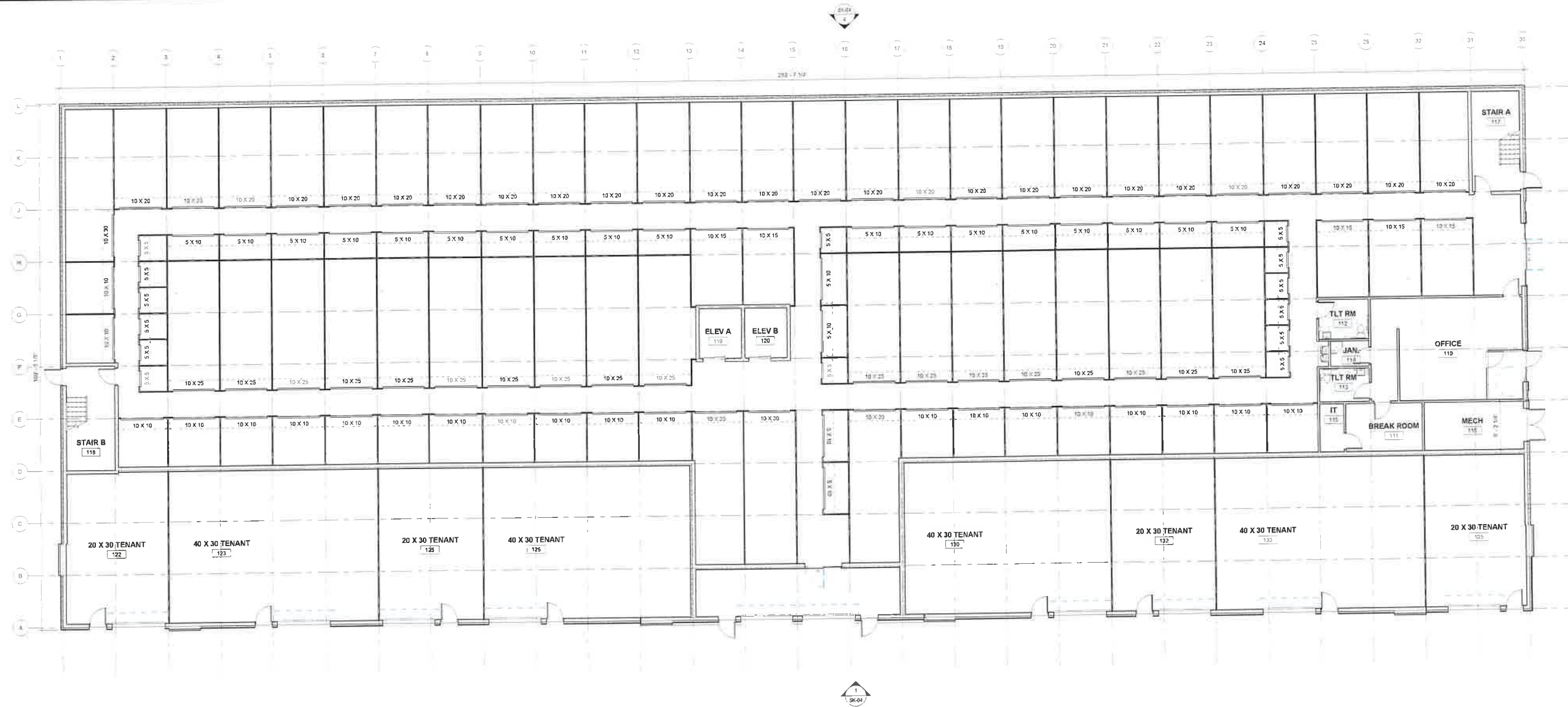
2 SITE SECTION @ 510 Pen-Ambler Road
SCALE: 1/8" = 1'-0"



3 SITE SECTION @ 516 Pen-Ambler Road
SCALE: 1/8" = 1'-0"

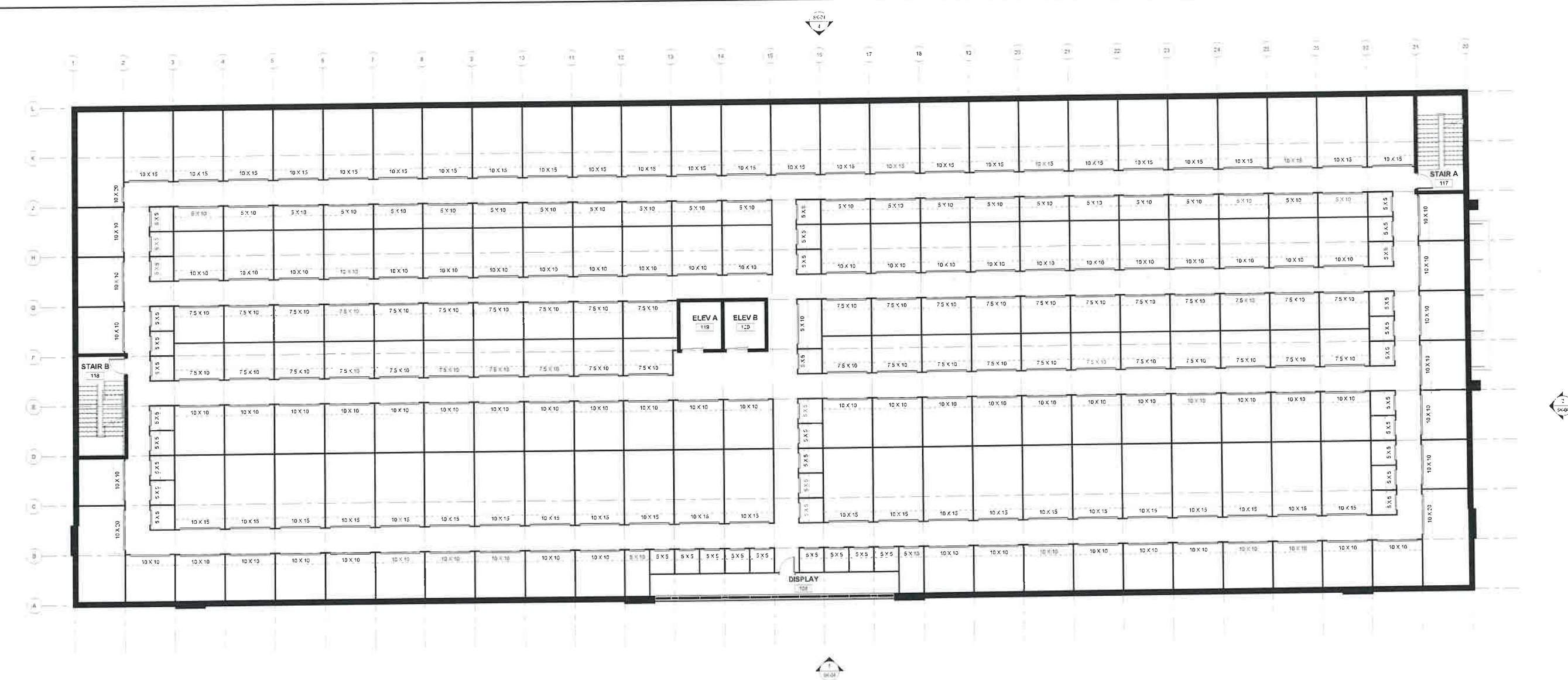




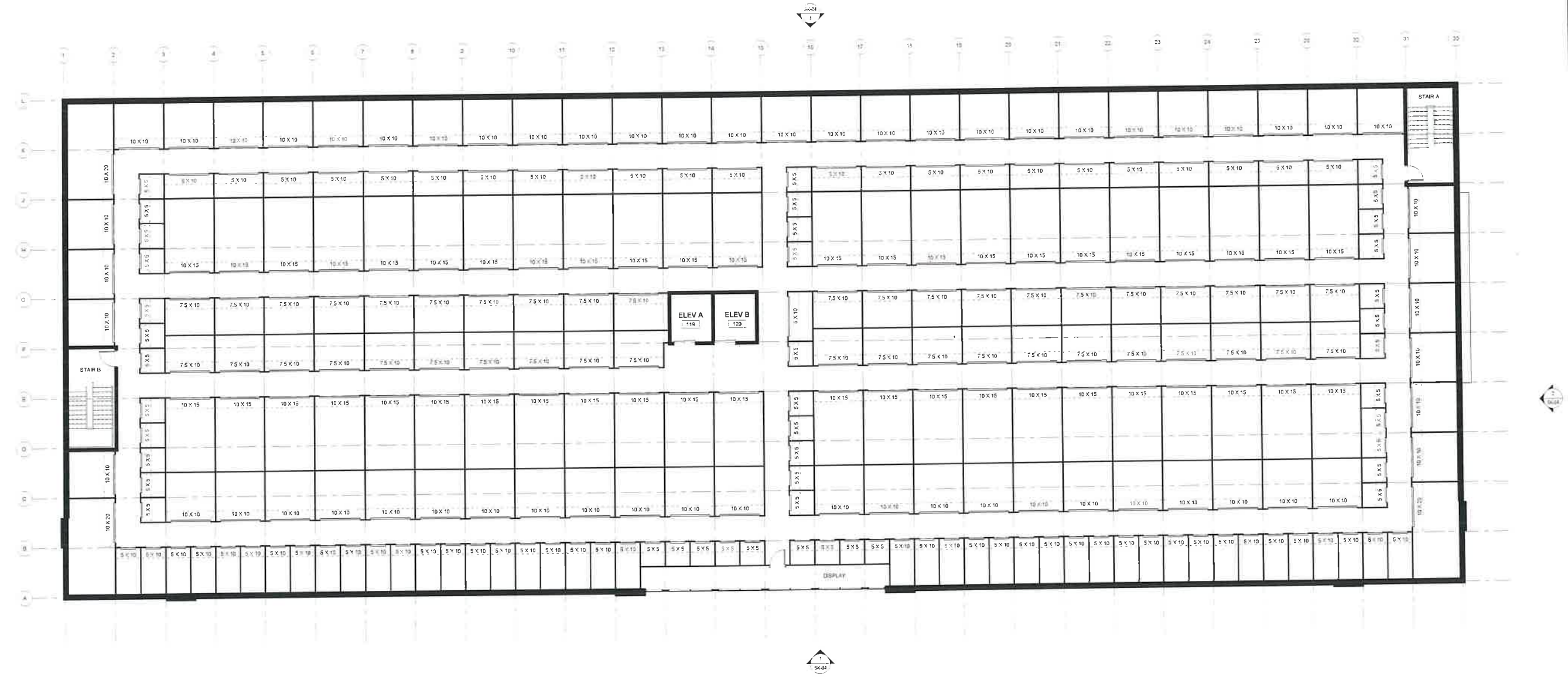


1
04-21
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SAAarchitects UNIT COUNT MATRIX						
PROJECT No.	23-080			Location	Clark's Self Storage	DATE
Client/Owner	Anders, PA					12-Jan-25
FLOOR	1	2	3	SUBTOTAL UNIT COUNT	SF/UNIT	SF TOTAL
UNIT SIZE						
5 x 5	14	40	43	97	25	2,425
5 x 10	22	24	40	86	50	4,300
10 x 7.5	0	43	47	84	75	6,300
10 x 10	21	70	34	125	120	15,000
10 x 15	5	49	44	98	150	14,700
10 x 20	26	3	3	32	240	7,680
10 x 25	18	0	0	18	250	4,500
10 x 30	4	0	0	4	300	1,200
DRIVE-UP						
20 x 30	4			4	600	2,400
40 x 30	4			4	1,200	4,800
SUBTOTAL UNIT	114	230	229	573		64,325
TOTAL RENTABLE SQUARE FEET						64,325
TOTAL RENTABLE SQUARE FEET						
PERCENTAGE OF RENTABLE SF						
AVERAGE UNIT SIZE (SF)						
78.6%						
125.6						



1 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



1 THIRD FLOOR PLAN
SK-03 SCALE 1/8" = 1'-0"

06/13/2025

PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF HEARING AND INTENT TO ADOPT ORDINANCE
LOWER GWYNEDD TOWNSHIP

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, will hold a public hearing on Tuesday, December 9, 2025, at 7:00 PM, to consider the following proposed Ordinance titled:

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 MIXED-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 AMEND THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PARCELS FROM THE C-RESIDENTIAL DISTRICT TO THE F-INDUSTRIAL DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

The Ordinance contains provisions that create a new definition for “self-storage facility”, permit apartment houses and self-storage facilities by conditional use, parking for same, accessory uses and structures, and outdoor dining within a multi-use campus in the “F” Industrial District. It also amends outdoor storage and establishes and/or revises lot area, lot width, yard setbacks, lot coverage, off-street parking, loading and driveway requirements for apartment house uses in the “F” Industrial District and amends the Lower Gwynedd Township zoning map by changing the zoning classification of parcels 39-00-03934-00-5, 39-00-03931-00-8, 39-00-03928-00-2, 39-00-03925-00-5, 39-00-03922-00-8, 39-00-01429-00-8, 39-00-01426-00-2 and 39-00-01423-00-5 from the C-Residential District to the F-Industrial District. It repeals all inconsistent ordinances or parts thereof, provides a severability clause and an effective date.

The Board of Supervisors will consider adopting the ordinance immediately following the hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/81603606658?pwd=o1CEBv0oRD0L3aRtIXGb9Qjfu2sweh.1>

Meeting ID: 816 0360 6658

Passcode: 516209

Call In #: 1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter at 307 Derstine Avenue, Lansdale, PA. The proposed ordinance, together with the zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302 and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the hearing and the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township

Publish: Two times in The Reporter, Tuesday, November 25th and Tuesday, December 2nd, 2025


Proof of Publication Required

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

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

STATE OF PENNSYLVANIA,


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

LOWER GWYNEDD TOWNSHIP**Published in the following edition(s):**

The Reporter, The Reporter Digital
11/25/25, 12/02/25

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Sworn to the subscribed before me this 12/2/25



Notary Public, State of Pennsylvania
Acting in County of Montgomery

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Meeting ID: 816 0360 6658

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Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township
LAN: Nov. 25, Dec. 2. a-1

Advertisement Information**Client Id:** 881248**Ad Id:** 2775658**PO:** 12/9/25 Mtg. Ambler **Sales Person:** 063308

NORTH PENN RAILROAD COMPANY
1717 ARCH ST STE 3210
PHILADELPHIA PA 19103

SHUBERT DONALD K & BAUER DONNA
422 FOULKE AVE
AMBLER PA 19002

MCLEER ROBERT G SR & KAREN M
418 FOULKE AVE
AMBLER PA 19002

AMBLER BOROUGH & LOWER GWYNEDD
TWP
122 E BUTLER AVE
AMBLER PA 19002

COOK HEATHER N
400 HOOVER AVE
AMBLER PA 19002

FITZMAURICE KEVIN & LAMB TAMARA
421 HOUSTON RD
AMBLER PA 19002

500 RAILROAD AVE ASSOCIATES LLC
416 STUART LN
AMBLER PA 19002

DAVIS MATTHEW ALLEN & JANESEA
415 FOULKE AVE
AMBLER PA 19002

FITZMAURICE KEVIN & LAMB TAMARA
421 HOUSTON RD
AMBLER PA 19002

LOWER GWYNEDD TOWNSHIP
PO BOX 625
SPRING HOUSE PA 19477

DAVIS MATTHEW ALLEN & JANESEA
415 FOULKE AVE
AMBLER PA 19002

SHUMYLO IRYNA
522 PEN AMBLER RD
AMBLER PA 19002

XU MICHELLE A & SIMON S
441 BRIGHTS LN
BLUE BELL PA 19422

DIJOSEPH KRISTA L
639 PEN AMBLER RD
AMBLER PA 19002

MILEY ROBERT W
416 FOULKE AVE
AMBLER PA 19002

GRACE BAPTIST CHURCH
701 PEN AMBLER RD
AMBLER PA 19002

MOYNAHAN ANDREW J & JILL B
420 FOULKE AVE
AMBLER PA 19002

SIATKOWSKI ADAM & MISKA KAYLIN
348 MATHERS RD
AMBLER PA 19002

CAMPBELL DANIEL J & SHERYL L
705 PEN AMBLER RD
AMBLER PA 19002

ABDUR-RAQIB IBRAHIM & CLAUDIA
356 MATHERS RD
AMBLER PA 19002

VOLOSIN RYAN & WEILER AMANDA
633 PEN AMBLER RD
AMBLER PA 19002

HENKELS VICTOR L & JOANNE F
419 FOULKE AVE
AMBLER PA 19002

LEITCH THOMAS HARRY & CATHERINE A
413 FOULKE AVE
AMBLER PA 19002

LANGE JOHN R
417 FOULKE AVE
AMBLER PA 19002

JASON VINCENT & KIMBERLY A
410 HOOVER AVE
AMBLER PA 19002

WEISER TIMOTHY M & EMILY E ARNHOLT
635 PEN AMBLER RD
AMBLER PA 19002

BENSON JOHN
520 PEN AMBLER RD
AMBLER PA 19002

LANGE JOHN R & LINDA L SCOTT-LANGE
417 FOULKE AVE
AMBLER PA 19002

KEPICH ANDREW J & ANNA MARIE
524 PEN AMBLER RD
AMBLER PA 19002

COURDUFF BRENDAN
518 PEN AMBLER RD
AMBLER PA 19002

COURDUFF BRENDAN
518 PEN AMBLER RD
AMBLER PA 19002

FINK BRIAN J & NUNEVILLER JULIE
415 HOUSTON RD
AMBLER PA 19002

MCGARVEY NANCY B & WILLIAM C
510 PEN AMBLER RD
AMBLER PA 19002

LANGE KENNETH W & MARY JO
414 FOULKE AVE
AMBLER PA 19002

DOWNEY JOHN J III
421 MARION AVE
AMBLER PA 19002

TAFT THOMAS P
131 N MAIN ST APT 64
CHALFONT PA 18914

KEEN JASON
344 MATHERS RD
AMBLER PA 19002

BELOUNAR TOUFIK & AHLAM
514 PEN AMBLER RD
AMBLER PA 19002

BONINO JOSEPH M JR
420 MARION AVE
AMBLER PA 19002

RODRIGUEZ YENNY MARCELA ALDANA &
629 PEN AMBLER RD
AMBLER PA 19002

STEVENS RICHARD C & HOLLY H
413 HOUSTON RD
AMBLER PA 19002

CHIODO ANTHONY & VIRGINIA
414 HOUSTON RD
AMBLER PA 19002

VANDERGRIFT EDWARD R & MARY
PATRICIA S
417 HOUSTON RD
AMBLER PA 19002

SIMON SHARONE & SCICLUNA LAUREN E
509 PEN AMBLER RD
AMBLER PA 19002

BAYLESS DIANA
501 PEN AMBLER RD
AMBLER PA 19002

LOWE KENNETH ANDRE JR
401 FOULKE AVE
AMBLER PA 19002

PRATT EDWARD C & DIANE C
507 PEN AMBLER RD
AMBLER PA 19002

HARTZELL ANDREW P & MARLENE P
508 PEN AMBLER RD
AMBLER PA 19002

KEARNS SEAN
636 PEN AMBLER RD
AMBLER PA 19002

JUNKER LOUIS M & JOANNE K
628 PEN AMBLER RD
AMBLER PA 19002

KASENCHAR WILLIAM M
422 MARION AVE
AMBLER PA 19002

BASF CORPORATION
300 BROOKSIDE AVE
AMBLER PA 19002

FLEM DANIEL R &
423 MARION AVE
AMBLER PA 19002

WELSH JOHN P
8 MEADE RD
AMBLER PA 19002

RABII BARBARA R
422 HOUSTON RD
AMBLER PA 19002

RYAN THOMAS A & STACY J
416 HOUSTON RD
AMBLER PA 19002

EBNER TIMOTHY JOHN II & CANDACE LEIGH
506 PEN AMBLER RD
AMBLER PA 19002

THOMPSON CODY
412 FOULKE AVE
AMBLER PA 19002

PETERS SUSAN M
505 PEN AMBLER RD
AMBLER PA 19002

CLERKIN PATRICK J & DIANE V
424 MARION AVE
AMBLER PA 19002

STEWART CHARLES BENJAMIN & TRISHA
426 MARION AVE
AMBLER PA 19002

MURRAY WILLIAM R & ESTHER R CO
TRUSTEES
413 BROOKSIDE AVE
LOWER GWYNEDD PA 19002

ECKARDT PAMELA
412 BROOKSIDE AVE
AMBLER PA 19002

THOMPSON MARY W
P O BOX 581
AMBLER PA 19002

PAGANO CATHLEEN C
411 BROOKSIDE AVE
AMBLER PA 19002

RYAN RICHARD E
426 BROOKSIDE AVE
LOWER GWYNEDD PA 19002

THOMPSON W BRUCE
PO BOX 581
AMBLER PA 19002

ADAMS ROBERT G JR & SAMANTHA C
418 BROOKSIDE AVE
AMBLER PA 19002

TEST ABIGAIL
413 FRANCIS AVE
AMBLER PA 19002

AHMED ISSAM N & BRANSON CHRISTINA L
430 MARION AVE
AMBLER PA 19002

SAKYIAMA JOSEPH A
517 N SPRING GARDEN ST
LOWER GWYNEDD PA 19002

BROOKS PAUL & JENNIFER A
410 BROOKSIDE AVE
AMBLER PA 19002

NORTH PENN READING RAILROAD
COMPANY
1717 ARCH ST
PHILADELPHIA PA 19103

FEKRAT ROSHANAK & JAFARI MEHRAN
5926 W 45TH CT
WICHITA KS 67205

PALMER CAROLYN & JEFFREY
411 FRANCIS AVE
AMBLER PA 19002

WAXLER CATHERINE MARGUERITE
428 MARION AVE
AMBLER PA 19002

SILBIGER SANDRA B
416 BROOKSIDE AVE
AMBLER PA 19002

SMITH JAMES R III & KOERNER KAROLINA
A
421 SPRING GARDEN ST
AMBLER PA 19002

MOULD JOHN & GEIGER MARGARET &
431 BROOKSIDE AVE
AMBLER PA 19002

MICENEC MELISSA A BRIZZELL
407 BROOKSIDE AVE
AMBLER PA 19002

HOOPER TIMOTHY & MANGINI VANESSA
414 FRANCIS AVE
AMBLER PA 19002

DUFF MARIAH
515 SPRING GARDEN ST
LOWER GWYNEDD PA 19002

MCCORMACK MICHAEL P
414 BROOKSIDE AVE
AMBLER PA 19002

NORTH TANEHA R & BOATWRIGHT ERIC
407 FRANCIS AVE
AMBLER PA 19002

HALDEMAN KENNETH C & JUDY A
513 SPRING GARDEN ST
AMBLER PA 19002

JOHNSON DANIEL W
419 FRANCIS AVE
AMBLER PA 19002

MCCLINTOCK ANDREW D & NOLL CHELSEA
L
427 SPRING GARDEN ST
AMBLER PA 19002

BEST CYNTHIA N & ZELLER JOAN M
420 BROOKSIDE AVE
AMBLER PA 19002

LINDSAY SUZANNE M
509 SPRING GARDEN ST
AMBLER PA 19002

SMITH ROBERT E & MICHELLE A
423 SPRING GARDEN ST
AMBLER PA 19002

MIKSCH JON SCOTT & JEAN B
410 FRANCIS AVE
AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
300 BROOKSIDE AVE
AMBLER PA 19002

HENRICK TIMOTHY J
308 FRANCIS AVE
AMBLER PA 19002

PICCONI MARC A
419 SPRING GARDEN ST
AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
300 BROOKSIDE AVE
AMBLER PA 19002

TRUJIC TANYA & THOMPSON ANDREW
304 FRANCIS AVE
AMBLER PA 19002-3405

STANTON MELISA DAWN
406 FRANCIS AVE
AMBLER PA 19002

WILLIAMS CALVIN E JR & SARAH C
410 SPRING GARDEN ST
AMBLER PA 19002

TRUEHEART WILLIE T & THELMA W
300 FRANCIS AVE
AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
300 BROOKSIDE AVE
AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
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AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
300 BROOKSIDE AVE
AMBLER PA 19002

MILBRAND KYLE D & MARTINEZ ELIZABETH
M
406 SPRING GARDEN ST
AMBLER PA 19002

THOMPSON DANIEL E & DENISE A
404 FRANCIS AVE
AMBLER PA 19002

MCGRATH PAMELA M & IFFT DESIREE
324 FRANCIS AVE
AMBLER PA 19002

FRANK ANDREW M
411 N SPRING GARDEN ST
AMBLER PA 19002

SINGH VINTI & ARUN
320 W FRANCIS AVE
AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
300 BROOKSIDE AVE
AMBLER PA 19002

BURRELL DEBRA & HOLMES JOHN H
316 W FRANCIS AVE
AMBLER PA 19002

300 BROOKSIDE RESIDENTIAL LP
300 BROOKSIDE AVE
AMBLER PA 19002

FORTUNE MICHAEL LYNN
312 FRANCIS AVE
AMBLER PA 19002



Lower Gwynedd Township

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

Spring House, PA 19477

(215)646-5302- phone

(215)646-3357-fax

www.lowergwynedd.org

**Rezone/Zoning Ordinance & Map Amendment
Request for Public Hearing to the
Board of Supervisors**

1. Date: 6/26/2025

2. Classification of Request (check all that apply):

☐ Rezone Request- Individual Parcel

☒ Text Amendment

☒ Map Amendment

☐ Extension or Application of existing overlay

☐ Overlay Proposal

3. Applicant:

Name: 300 Brookside Residential, LP and AY Commercial, LP

Mailing Address: 300 Brookside Avenue

Ambler, PA 19002

Phone Number: (484) 571-5630

Email Address: msigel@station-partners.com

State owner of legal title, if other than Applicant: _____

Tax Parcel No. (list parcel numbers for all subject properties): 39-00-03934-00-5; 39-00-03931-00-8;

39-00-03928-00-2; 39-00-03925-00-5;

39-00-03922-00-8; 39-00-01429-00-8;

39-00-01426-00-2 and 39-00-01423-00-5.

4. Applicant's Attorney:

Name: Christen G. Pionzio, Esquire

Mailing Address: 1684 South Broad Street, Suite 230, P.O. Box 1479

Lansdale, PA 19446

Phone Number: 215-661-0400

Email Address: cpionzio@hrmml.com

5. Property:

Location: See attached.
Present Zoning Classification: See attached.
Tax Parcel No. (list parcel numbers for all subject properties): See attached.

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

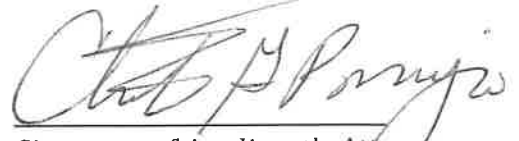
6. State each section of the zoning ordinance involved in this application:

See attached.

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

☒ Yes ☐ No If yes, date and specifics: Lower Gwynedd Twp. Ordinance No. 505 - Mixed Use - 7/26/2016

8. Does this Application involve a proposed subdivision? ☐ Yes ☒ No
If yes, has a subdivision plan been filed with the Township? ☐ Yes ☐ No


Signature of Applicant's Attorney
Christen G. Pionzio, Esquire

Ownership/Parcel Information

Applicant: 300 Brookside Residential, LP and AY Commercial, LP

**Rezone/Zoning Ordinance & Text Amendment
Request for Public Hearing**

39-00-03934-00-5

300 Brookside Ave.

Owner: BASF Corporation (Applicant is a Tenant with Permission)

39-00-03931-00-8

432 Spring Garden St.

Owner: 300 Brookside Residential LP

39-00-03928-00-2

424 Spring Garden St.

Owner: 300 Brookside Residential LP

39-00-03925-00-5

420 Spring Garden St.

Owner: 300 Brookside Residential LP

39-00-03922-00-8

416 Spring Garden St.

Owner: 300 Brookside Residential LP

39-00-01429-00-8

329 Francis Ave.

Owner: 300 Brookside Residential LP

39-00-01426-00-2

325 Francis Ave.

Owner: 300 Brookside Residential LP

39-00-01423-00-5

321 Francis Ave.

Owner: 300 Brookside Residential LP

Attachment to Rezone/Zoning Ordinance & Map Amendment
Re: 300 Brookside Residential, LP and AY Commercial, LP
Lower Gwynedd Township

This ordinance accomplishes a number of things. First, it moves the F Industrial District line to encompass all of the Ambler Yards property and the residential corner. In addition, it permits a self-storage facility on the Ambler Yards campus and a 43 unit apartment building on the corner property with bulk criteria for it.

Public Notice of Map Amendment must be sent to the affected properties

Ambler Yards: The parcels below are subject to the proposed map amendment. Due to the same address, one notice is being sent to cover the below locations subject to the rezone.

(1) 39-00-03934-00-5: BASF Corporation: 300 Brookside Ave, Ambler PA 19002 (300 Brookside Ave)

(2) 39-00-03931-00-8: 300 Brookside Ave Residential LP: 300 Brookside Ave, Ambler PA 19002 (432 Spring Garden St)

(3) 39-00-03928-00-2: 300 Brookside Ave Residential LP: 300 Brookside Ave, Ambler PA 19002 (424 Spring Garden St)

(4) 39-00-03925-00-5: Larum Real Estate Consulting LLC: 300 Brookside Ave, Ambler PA 19002 (420 Spring Garden St)

(5) 39-00-03922-00-8: Larum Real Estate Consulting LLC: 300 Brookside Ave, Ambler PA 19002 (416 Spring Garden St)

(6) 39-00-01429-00-8: 300 Brookside Ave Residential LP: 300 Brookside Ave, Ambler PA 19002 (329 Francis Ave)

(7) 39-00-01426-00-2: 300 Brookside Ave Residential LP: 300 Brookside Ave, Ambler PA 19002 (325 Francis Ave)

(8) 39-00-01423-00-5: 300 Brookside Ave Residential LP: 300 Brookside Ave, Ambler PA 19002 (321 Francis Ave)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 14, 2025

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

Re: MCPC #25-0217-002
Plan Name: Revised Ambler Yards Zoning Map Amendment
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning ordinance and map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 7, 2025. We forward this letter as a report of our review.

BACKGROUND

Lower Gwynedd Township has submitted a zoning ordinance amendment. The proposed ordinance amendment would add a self-storage facility and an apartment house as permitted uses to the F-Industrial District. Self-storage facilities and apartment houses would be permitted as part of a Mixed-Use Campus by conditional use (§1287.02). The amendment would add a definition of self-storage facility (§1250.04(58.1)), add parking requirements for self-storage facilities (§1294.01(b)(17)), and permit outdoor dining in the F-Industrial District. Dimensional standards for apartment houses would be added (§§ 1278.03-0.5, 1278.07). In addition, the proposed amendment would replace §1287.07(a), which regulates off-street parking and loading for the F-Industrial District, to add provisions for parking reduction (§1287.07(a)(1)) and added shared parking provisions (§1287.07(a)(2)).

The proposal includes a zoning map amendment to change the zoning classification of eight parcels from C-Residential to F-Industrial District. The map amendment would therefore allow the development of a mixed-use campus in a portion of the area along Pen Ambler Road.

We reviewed a previously submitted proposal for a zoning ordinance and map amendment impacting the F-Industrial District in a letter dated October 15, 2025.



COMPREHENSIVE PLAN COMPLIANCE

The proposed zoning ordinance and map amendments are generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area located in the "Community Mixed Use" future land use area. Community Mixed Use areas consist of various uses that serve community and neighborhood shopping needs, offices, local institutions, and medium-to-high density residential. Developments should share driveways, have interconnected parking lots, be designed for walking, be compatible with abutting residential areas, and have extensive buffering between residential and higher intensity uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed zoning ordinance and map amendments. However, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to adoption. Our comments are as follows:

REVIEW COMMENTS

OFF-STREET PARKING AND LOADING AMENDMENTS

We are generally supportive of the proposed amendments to include provisions for parking reductions for Mixed-Use Campus developments (§1287.02(a)(1)). In addition, we are generally supportive of the standards for cross-access easements that would better facilitate shared parking (§1287.02(a)(2)). These provisions would promote more efficient use of parking facilities for a site that would have different uses and parking needs.

COMMENTS FROM PREVIOUS REVIEW LETTER

We wish to reiterate the following comments from our previous review letter that we feel are important in creating a more successful mixed-use campus development within the F-Industrial District.

- A. Additional Standards for Apartment Houses. The proposed amendment would permit apartment houses within a mixed-use campus. The amendment includes dimensional requirements that apply specifically to apartment houses. With the addition of the apartment house use, we recommend the inclusion of additional requirements to better support potential future residents in a mixed-use campus, such as standards for gathering space, pedestrian connections, and additional landscaping.
- B. Screening of Exterior Storage and Outdoor Land Use. We recommend considering additional standards to ensure that any exterior storage areas are screened to the greatest extent possible from residential uses, including the apartment houses (per SALDO §1230.49). The proposed amendment would permit the exterior storage of "buses, recreational vehicles, campers, boats, trailers, and similar vehicles," which we understand may be needed to support self-storage facilities. However, we encourage the consideration of how a self-storage facility, and any related exterior storage, would impact residential uses within the mixed-use campus.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposed zoning ordinance and map amendments, but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in the F-Industrial District.

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

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

Sincerely,



Claire Warner, Principal Community Planner I

Claire.Warner@montgomerycountypa.gov – 610-278-3755

- c: Mimi Gleason, Township Manager
Craig Melograno, Chair, Township Planning Commission
Neil Stein, Esq., Township Solicitor
Richard Dixon, Twp. Traffic Engineer



MEMORANDUM

ATTN: Planning Commission

DATE: November 7, 2025

FROM: Jamie P. Worman, Assistant Township Manager

Jamie P Worman

SUBJ: Proposed Ordinance Amendment Ambler Yards-Revised

At the October PC meeting, the PC recommended approval of the proposed Zoning text & map amendment application of Ambler Yards. Ambler Yards is proposing future improvements to their site that include the addition of a self-storage facility and an apartment building. Following the PC meeting the attorney representing Ambler Yards revised the ordinance in conjunction with Township Staff and the Township Solicitor to include language regarding shared parking, a few minor grammatical revisions, and the renumbering of sections. Specifically, the proposed changes related to parking can be found in the attached document on page 5 item 6 (a) & (2).

The attached document is for your review and will be scheduled for discussion at the November 19th PC meeting. Changes to the existing text of the F-Industrial District are necessary for the applicant to pursue a future land development.

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of November 19, 2025**

Present: Craig Melograno, Chairman
Maureen Nunn
Danielle Porreca
Michael Mrozinski
Craig Adams
Rusty Beardsley

Patty Furber, B&Z Administrator
Jim Hersh, Gilmore & Associates

Absent: Rich Valiga, Vice-Chair

Call to Order:

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

Approval of Minutes: October 15, 2025

A motion was made by Ms. Porreca and seconded by Mr. Adams to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of October 15, 2025. The motion carried unanimously.

Revised Zoning Map/Text Amendment:

Ambler Yards

Present for the revised application was Mr. Celso Lucas Leite, Jr. from HRMM&L and Ambler Yards Managing Partner, Mr. Matt Sigel.

Mr. Leite informed the PC regarding a revision the applicant requested under subsection 1287.02(i)(2) to add the following "an adjacent contiguous property provided that appropriate easements are obtained to ensure access to and from said parking and/or street or way, which easements shall be in form and substance satisfactory to the Township Solicitor and Township Engineer". Mr. Leite stated that Ms. Pionzio realized shortly after the October P.C. meeting that verbiage regarding the easement for cross parking needed to be added. She worked with the Township Solicitor regarding the revision. Mr. Melograno stated that the reason for this revision is because the two separate parcels cannot be merged and must be kept separated, was that correct? Mr. Sigel stated that that was correct that they currently have a 99-year lease that will not permit them to transfer the properties into one parcel and the reason for adding verbiage pertaining to cross easements.

The P.C. recommends approval of the revised Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.

Lower Gwynedd Township:

Proposed Zoning Ordinance Amendment 554

Ms. Jamie Worman, Director of Building & Zoning, was present to update the PC regarding the summary of changes to the draft ordinance. Ms. Worman explained to the PC about the revisions to the ordinance including some clean up items. She stated that Montgomery County Planning Commission's letter dated November 7, 2025, had recommendations and some of those would be incorporated. Ms. Worman stated that their recommendations regarding sports courts and junk will be addressed through a revision of the proposed ordinance. Specifically, the Solicitor will define the term "junk" and will revise section 1298.03 (3) "Private Sports Courts" to require a mandatory setback of 25' feet from all side and rear property lines. Ms. Worman stated that sports courts have been a big concern this year to the neighboring properties, so a Zoning Hearing Board application for a special exception will be required. She stated that by requiring a special exception, a notification will be sent to the neighboring properties, and conditions will be put on record. Mr. Melograno wanted to know about existing courts, if they would apply under the new ordinance. Mr. Hersh stated that if there was no increase in the footprint, they would not apply, only new courts.

The P.C. recommended adding the definition of "junk" to the revised ordinance. The board requested to review the ordinance once it has been revised.

The motion passed with a 6-0 vote.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 P.M.

Respectfully submitted,
Patty Furber, Secretary

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of October 15, 2025**

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

Patty Furber, B&Z Administrator
Jim Hersh, Gilmore & Associates
Chad Dixson, Bowman

Absent: Rusty Beardsley

Call to Order:

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

Approval of Minutes: August 20, 2025

A motion was made by Mr. Mrozinski and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of August 20, 2025. The motion carried unanimously.

Mr. Melograno started with a tribute to the recent passing of former Township Supervisor, Ms. Kathy Hunsicker. Mr. Melograno stated that Ms. Hunsicker was a big element of the township and did a lot for the community. He stated that she was a big part of helping him and some of the other board members become part of the planning commission. She will be missed.

Subdivision:

**1512 & 1524 Cedar Hill Rd.
Tisman Group, LLC.**

#25-07 SUBD

Present for the applicant was Ms. Susan Rice, P.E. with STA Engineering. Ms. Rice informed the board that there are two properties with existing homes that will be demolished and subdivided into four lots. She stated this was previously part of an approved subdivision where they were combining three lots on Cedar Hill Road and then subdividing those lots into seven new lots. However, that plan was abandoned, and her client purchased two of those lots.

Mr. Melograno wanted Ms. Rice to start with the open space and the trails. Ms. Rice stated that the open space came up in the Gilmore & Associates and Montgomery County Planning Commission's review letters. She stated that the prior plan reflected the open space behind the lots, and both review letters suggested that the open space be moved to the front. She stated that it would be a strip of ground, adjacent to the ultimate right of way and if the open space is moved to the front, that would have to be 50' foot wide

instead of 45' foot. Ms. Rice stated that if they were to move the open space to the front, then the front yard setback would be right up against the ultimate right away. Ms. Rice stated that basins are currently in the open space and are quite complicated because of new NPDES permit requirements. She stated that they have two components, an underground component which consists of a stone seepage bed and an aboveground component that's part of the MRC aspect of the basin.

Mr. Melograno wanted to know if moving the trail into the open space would get it more open and if we're getting something out of it. Mr. Hersh stated that this would be a deed restriction, since the township wouldn't want ownership of it. He stated that it's an interesting ordinance that you don't get any benefit from dedicating open space, but you need to dedicate it to do a by-right subdivision. Mr. Hersh stated that we like to try to get the open space adjacent to other open spaces to create a bigger area, but there's no way to have that happen here. He stated that when people have open space in the rear of their properties, they end up installing sheds and fences. He stated that the open space would be maintained by each property owner.

Ms. Rice stated that they are requesting a waiver to install a trail instead of sidewalks. Mr. Melograno wanted to know about the curbing request. Ms. Rice stated that the prior plan did not have any curbing and there was a note in Gilmore's letter that stated that part of the street was curbed. She stated that the reason they are not installing curbing is because the property is lower than the road. If they install curbs, they will have to install drainage structures throughout the property. Mr. Hersh didn't have any objections to their waiver request and felt that Ms. Rice made a good point about the drainage. He stated that there's never going to be curbing on both sides of the road unless the township decides to pay for that, so he had no problem with their curb waiver. Mr. Hersh stated that notes need to be added to the plans regarding the homeowners being responsible for that portion of open space along their frontage.

Mr. Valiga wanted to know about the street trees. She stated that the trees would be six feet from the trail. Mr. Valiga wanted to know if the utilities are shown on the plan. Ms. Rice stated that some of the trees will have to be shifted to install some of the utilities. Mr. Valiga wanted to know if these street trees are counted as replacement trees. Ms. Rice stated no, they are just street trees, that the past surveyor did an assessment of the trees. She stated that they went back out, and it was determined that most of the existing trees on the property were dead, dying and diseased. She stated that the final count of replacement trees is calculated to be 274 caliper inches. She stated if they did three-inch trees that would be around 93 replacement trees. She stated that the street tree requirement is a two-inch caliper, and if they upsized to a 3-inch caliper, they could use that difference in caliber inches to count towards replacement trees. She stated the ordinance has a subdivision and land development ordinance (SALDO) that states one tree per 30 lineal feet of basin perimeter, but in the stormwater ordinance, it's one tree and five shrubs for every 2,500 cubic feet of storage. She stated she wasn't sure what to go by, so they planted extra trees around the basins based on the SALDO ordinance. Mr. Hersh stated that he thought the intention of the stormwater ordinance when it was passed was that the planting requirements for SALDO would be repealed, but they would look it over and choose one. Ms. Rice stated that there's about 28 replacement trees but that's still up in the air since they just received that data today. She stated the ordinance requires the canopy trees to be two-inch caliper, and they are proposing to bump that up to three-and-a-half-inch caliber to account for the required replacement calibers. Mr. Valiga wanted to know if the dead, dying, and diseased trees were not part of the caliper calculations. Ms. Rice stated that was correct. She stated that the total trees were 64, 19 were in fair condition, and 45 were in very poor condition, either dead, diseased or dying. Mr. Hersh stated that they have an arborist on staff who will go onsite to observe the trees to make sure they agree with their assessment.

Mr. Melograno wanted to know if anyone in the audience had questions. Mr. Harold Jones, who resides at 1517 Cedar Hill Road, wanted to know if they were intending to demolish the existing homes? Ms. Rice

stated that yes, those homes would be demolished. Mr. Jones stated that there is concern about runoff to McKean Rd. and how that was a big issue with the last development since the drainage drains from Cedar Hill to the back of the properties. Ms. Rice stated that there are two inlets in the back with some storm piping that takes it down the road and down into a basin. She stated that if you look at this lot, it has a certain stormwater management facility, with two components to it, underground and aboveground, so those should handle all the stormwater runoff from the new development. She stated that they are required to submit a report to the Montgomery County Conservation District to get an NPDES permit which goes through a very vigorous review. Mr. Melograno wanted to know if they made any changes to their stormwater design and the fact that nothing exists currently means that anything that's done will be better than the way it is right now. Ms. Rice stated that an example of what's happening now is that the aboveground is spilling over into the underground and then the underground is taken on that water that goes into the existing inlets. Ms. Nunn stated that the residents on Wooded Pond were all very concerned too since there is a huge drop there.

Mr. Valiga wanted to know how they are going to comply with the emergency spillway flow elevation which is listed in Gilmore's review letter (page 5 (3)). Mr. Hersh stated that they could make the berm higher. Mr. Valiga wanted to know about the waiver from the 18-inch minimum pipe diameter and wanted to know what the proposed pipe sizes are. Ms. Rice stated that the pipes would be 12 and 15 inches and that they're very complicated systems. She stated that they must use multiple different sizes of pipes to control the water that's coming in. She stated that they will be individually maintained by the homeowners. Mr. Valiga wanted to know how the homeowners are going to maintain a pipe that's underground that could potentially be a problem. Ms. Rice stated that there is not a lot of maintenance with those pipes. Mr. Hersh stated that all the basins have underdrains with perforated 4" pipes with clean outs designed at the junctions with catch basins. Mr. Hersh stated that all homeowners will receive disclosure statements with a stormwater management manual attached and a maintenance schedule. Ms. Rice stated that a sheet of notes regarding maintenance requirements is recorded with the stormwater agreement. Mr. Melograno stated that he finds it hard to believe that a homeowner is going to shovel a paved trail, and does it make sense for the trail not to be paved and have it as gravel instead. Ms. Jamie Worman, Assistant Township Manager, was in the audience and stated from a township perspective; public works are going to want that trail paved. Ms. Rice wanted to know if a trail was really needed. Ms. Worman stated that we can see if there is a preference for either gravel or paved. Mr. Melograno stated that he wishes that it was the township that was responsible for the trails. He wanted to know if the trail numbering signage was going to be installed in case someone gets injured, they know where they are. Mr. Adams stated that there are signs posted that the trails are not maintained during the winter months.

Another audience member questioned the permit to use a smaller diameter pipe on the stormwater management systems. He wanted to know if it was true that the smaller pipe size increases the pressure on the system, and if using larger pipes would help reduce the pressure in a 100-year storm scenario. Ms. Rice stated that the smaller pipe is inside the system, and that's what controls how much water leaves the system; that's why it's smaller. She stated the bigger the pipe, the more water leaves the system. The audience member asked if there would be an open basin and an underground structure as well? Ms. Rice stated that it was correct.

Mr. Melograno asked Mr. Dixon if there were any issues in their review letter that need to be addressed. Mr. Dixon stated that they have just minor plan details with no real issues.

Preliminary/final approval to the Board of Supervisors based on the recommendations below:

1. The P.C. recommends that the open space be deed restricted, not dedicated, and 50' feet.

2. The applicant is to comply with the tree replacement requirements in both ordinances and Gilmore's acceptance of the arborist findings.
3. The P.C. supports:
 - a. the curb and pipe waiver, and the concurrent submission waiver for preliminary/final land development
 - b. an asphalt trail but are not opposed to gravel trails
 - c. not requiring driveway aprons
 - d. moving the open space to the front of the properties
4. The applicant will comply with the remaining comments in both Gilmore and Bowman's review letters.

The motion passed with a 6-0 vote.



Zoning Map/Text Amendment:

Ambler Yards

Present for the application was Ms. Christen Pionzio from HRMM&L, Ambler Yards Managing Partner, Mr. Matt Sigel, Mr. Robert Jordan from Woodrow & Associates, Mr. Steve Kline from Regan Cross Kline Architects and Mr. Shawn Rebeck from SAA Architects.

Ms. Pionzio stated that Mr. Sigel and his partner have been through multiple iterations of the proposed plan since 2019. She stated that they have turned this property around; it was contaminated, desolate, and they have completely revitalized it. She stated they had conversations and meetings with the neighbors, and architectural plans were provided back in 2019. She stated that there were three neighbor meetings about tearing down those buildings and doing an apartment building. She stated that they listened to the neighbors, revised the architectural plans numerous times, and submitted a Zoning Hearing Board application which was opposed by the supervisors, so they pulled the plug. She stated six years later they met with the neighbors again, and their biggest issues were traffic, the aesthetics of the building, and how it was situated with people coming out to the street. She stated there was an area where the buses were stored, but they went away, and they weren't sure what to put in that spot. She stated instead of another industrial building, they thought of a self-storage building which has practically no traffic and would appease the neighbors. She stated last year they filed an application to the Zoning Hearing Board, because they felt it was a permitted use within the "F" Industrial District which permits storage and warehouse. She stated that when they went to the Zoning Hearing Board, the township disagreed, so their application was denied. She stated that they have appealed that decision and that is now pending. She stated that they reached out to the township proposing to try and resolve this to get rid of the litigation and revisit this residential piece. She stated that Mr. Sigel and his partner started again to have communications with the neighbors; they hired another architectural firm and started again with those meetings. She stated that they had numerous meetings with the neighbors, received their input, and finally got to a point where they came to an agreement.

She stated that they drafted the ordinance, submitted it in normal course, and met with staff. She stated that this is the only property zoned "F" within the township, which gives them a little freedom to customize what we're doing here. She stated they have a master plan and a conditional use, so there are a lot of people looking this over and a lot of things that they must go through. She stated that the township wanted the apartments and the self-storage in the mixed-use category with a definition for self-storage. She stated no storing of hazardous materials would be added to the definition, per the supervisors' request. She stated that they went to the supervisors twice after a couple meetings with staff, and this is the ordinance in front

of you tonight. Ms. Pionzio stated that the neighbors requested a larger setback for the apartment building and they didn't want any exits or entrances along the street frontages. She stated that they wanted all the activity from the center of the building. She stated that the only doors on the exterior are emergency exit doors, so there's no pedestrian activity along the exterior, no balconies on the exterior, no rooftop decks, and they even asked to eliminate a bench. Mr. Melograno wanted to know how this is going to be memorialized. She stated that the best time to address this is when they come back for a conditional use hearing. You can list the conditions for the storage facility and buildings, so what you see is what you get. She stated that they worked very hard with the neighbors, so they are not going to mess this up.

Ms. Pionzio stated they are proposing 43 apartment units with a mixture of 9 two bedrooms, 18 one bedrooms and 16 one bedrooms with a den that will be located on the corner of Spring Garden and Francis Ave. She stated that they can accomplish 45 parking spaces since there's offices in those existing four buildings. She stated they do have some parking, but that will go away and will be replaced with 45 spaces. She stated that there will be a cross access easement that will enable them to use the Ambler Yards parking lot. She stated if that area is overparked, there's plenty of parking since they are above the requirements. She stated there are some parking spots that are never used, even though it's not the most convenient parking, but it keeps people from parking on the streets and going into the neighborhoods. She stated that the storage facility will be three stories and 84,000 square feet. Mr. Sigel stated there will be a 24-hour security system with cameras and key fobs for access. He stated they would sign a long-term management agreement with a brand name. The self-storage building will have contractor access, so they will pull up to the front with their trucks, while everyone else can use a dolly or a cart to go inside building.

Ms. Pionzio stated trails already exist from when Amber Yards changed some things around. She stated that they currently have a grant application for a pollinator garden. She stated if they don't receive the grant, it'll just be more of a nature area with an extension of the existing trail system. Mr. Sigel stated that the other thing that was added to the ordinance was storage of boats, since there's a demand for that as well. Ms. Pionzio stated that the building will be close to the railroad tracks, not visible and there's space between two buildings. Mr. Melograno wanted to know if there were any restrictions on the location of the building. Ms. Pionzio stated, no there is no restrictions, but the location is something that could be addressed during the conditional use hearing and would be added to their master plan. Mr. Melograno wanted to know if the sidewalk would continue. Ms. Pionzio stated that there were mixed feelings about the sidewalks. Mr. Sigel stated that the only thing the neighbors requested was the continuation of the black aluminum fence.

Ms. Pionzio stated when they first approached this concept, this was part of the live work play atmosphere that they were trying to achieve. She stated that the lot size, everything in the ordinance allows this building to fit where you see it. Mr. Melograno stated some of the parking required for this was on the other side of the entry driveway and was that still like that. Ms. Pionzio stated yes, there will be 43 units and 45 spaces. Mr. Klein stated that one space per bedroom is the requirement, there are 52 bedrooms and 10 spaces available across the street. Mr. Melograno wanted to know if there would be any shared parking for the other uses. Mr. Sigel stated they have around 150 spaces available with 96 access spaces.

Mr. Melograno wanted to know if there would be any further construction in the future or if this was it. Ms. Pionzio stated that she didn't know if they are ever going to ask to build something again. Mr. Sigel didn't know the answer to that and stated if they intend on doing something else, they would amend their master plan. Mr. Melograno stated that someday some of these buildings will become functionally obsolete and the possibility of those being replaced with something else. Ms. Pionzio stated that it's an absolute possibility that could happen. She stated that they are permitted office, admin, warehouse research, industrial manufacturing, storage, commercial and retail restaurants as uses. Mr. Sigel stated that they can't

do anymore residential on the site and that's one of the reasons that building looks vacant because that is the only location they are permitted to do residential.

Mr. Melograno wanted to know how they are going to handle the storage of R.V.'s. Mr. Sigel stated that the access spaces they have now is where the middle school used to park 73 of their school buses. Mr. Melograno wanted to know if they had a circulation plan for EMS and some of the larger vehicles to access the site. Ms. Pionzio stated that they will submit access plans during their conditional use and land development applications.

Ms. Pionzio stated that the residential building there is cross access easement over to the Ambler Yards track. Mr. Valiga wanted to know about the parking area near the building. Ms. Sigel stated it's their hope that when the residents go to work in the morning, the office employees will park there and when they leave for the day those spaces will be available. Ms. Pionzio stated there is a requirement for parking. Mr. Valiga wanted to know what if someone had an SUV or a recreational vehicle how are they going to designate that area for parking. Ms. Pionzio stated that they don't have to have outdoor storage for vehicles, that they can designate spaces, but the bottom line is they must have all the parking to meet the requirements. Mr. Sigel stated that they have enough room for outdoor storage parking of RV's. Mr. Valiga wanted to know if someone wanted to park a tractor-trailer truck, would they be able to accommodate those too. Mr. Sigel stated that tractor-trailers already park onsite. He stated that the neighbors are okay with it since it's a better scenario then when 73 school buses were coming and going.

Mr. Valiga wanted to know about any additional setbacks. Ms. Pionzio stated that all the setbacks are the same for the "F" district, except for the residential. Ms. Pionzio stated that the proposed front yard will be moved 10' feet back further than the existing houses. Mr. Sigel stated that it will be 10' feet off Spring Garden and 50' off Francis Ave. Ms. Pionzio stated that the existing house is now 20 feet from the street and this will be 30 feet.

Mr. Melograno brought up the Montgomery County Planning Commission review letter regarding their concern for a setback, specifically for self-storage and how do we address that concern. He wanted to know if we should pick a setback number for the self-storage. Ms. Pionzio stated when they come in for conditional use, they will include that in with their land development and master plans. Mr. Hersh stated that he thought they used the cross sections to represent what the impact would be and wanted to wait until the conditional use to nail this down. He stated he didn't think the footprint would be changing much, that the building is not going to get any bigger than what's currently proposed. Mr. Melograno stated that everything else can be addressed during their conditional use.

The P.C. recommends approval of the Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.



Zoning Map/Text Amendment:
Gwynedd Point

Present was the applicant, Mr. Pete Penna and his attorney, Mr. David Shafkowitz from

Shafkowitz Law. Mr. Penna stated that he is proposing a zoning map and text amendment to extend the Lower Pike Overlay District from the Spring House Intersection, where it currently stops, to Cedar Hill including the six properties within the triangular piece at Cedar Hill Road and Bethlehem Pike. He stated that his most recent development at Fairland Village is also located within the Lower Pike Overlay with 23 townhouses and a commercial center. He is proposing to develop the 6 properties at Cedar Hill and Bethlehem Pike into a 52-unit townhouse community. He stated that he is here to answer any questions regarding his application.

Mr. Melograno stated that the township has an internal building and zoning meeting and during that meeting it was clarified that the number of parking spaces, not including the garage, need to be at three. Mr. Melograno wanted to make sure that Mr. Penna agreed with that, and he stated yes. Mr. Melograno stated that the idea is for future developments to make sure that there is sufficient parking within these developments.

Mr. Penna stated that he recently had a community open house and keeping green space was a big issue with neighbors. He stated the proposed site is on nine and half acres, they scattered parking around the development, to include more green space. He stated the impervious coverage on this site is already existing at 31% and they are proposing about 45%. Mr. Penna stated there were only two changes that they are proposing... extending the existing overlay district from Bethlehem Pike to include his parcels and then the parking went from one and a half in the driveway and one offsite to three total. He stated however it gets done, every house will basically have five parking spaces, including the garages. He stated that most developments do not have anywhere near this balance and there's plenty of room for it, so it just works. He stated that they are not proposing any type of commercial building which was discussed earlier. He stated that at the open house, the commercial aspect of the development was brought up and was quickly squashed by the residents, so this will be strictly residential. He stated that they would be back with a conditional use application where any conditions can be imposed. He stated at that point he would have elevations and architectural plans available for his development.

Mr. Cary Levinson and his wife, Linda, who reside at 1204 Cedar Hill Rd., were in the audience. Mr. Levinson felt that it was his understanding that in the comprehensive plan, which is currently under consideration, the proposed property, at the triangle, was intended to be low-density. Mr. Levinson felt that if this parcel was included in the overlay ordinance, it's not going to be considered low density, but higher and felt that this was inconsistent from the previous thinking of the township. He stated density affects all kinds of things and that the traffic on Cedar Hill Road has become increasingly significant. He stated that adding the proposed 52 units will have a very significant impact. He stated that he didn't have any formal studies, that he takes walks between his house and the trails and the traffic is becoming very significant. He stated that he was hoping to have some consideration about modifying the plan slightly since it seems to have a little too much flexibility in the statute. He stated that the second thing is that if there could be some consideration regarding the appearance of the proposed townhomes, which would require them to be more consistent with the existing homes, text could be added dictating things like the size of the stone or brick so that it would mimic the existing exteriors. He wanted to know if the PC would consider making these changes to the ordinance to make it more consistent with the community. Mr. Melograno stated that one of the requirements in the ordinance is the applicant is required to submit architectural plans to the township. He stated that we will impose what

you see is what you get, so when Mr. Penna comes in with his architectural plans, there will be the condition that he's going to build exactly what he's showing us. He stated that Mr. Levinson will have an opportunity to express his concerns as it relates to architectural features during Mr. Penna's conditional use and land development. He also informed Mr. Levinson that the Board of Supervisors are the ones who make the ultimate decisions, that the PC is just a recommending body. Mr. Levinson stated that the recommendation given to him about density would be to propose four units, rather than six. Mr. Penna stated there's a lot to go into this engineered plan that can easily lead to modifications and eliminations of density.

Mr. Levinson questioned if the extension of the overlay would create a situation of spot zoning. Mr. Shafkowitz stated that one of the things listed in the Montgomery County Planning Commission's review letter stated that this proposal was consistent with the county's comprehensive plan, they call it a "suburban residential area", and they believe what's being proposed is consistent with the surrounding area. He stated that the development across the street is also a townhouse community, not too dissimilar to this 52-unit proposal. He stated that for this parcel, six units per acre plus a commercial component would be permitted. He stated that it would be more like 58 homes plus commercial, also referenced in the county letter, is eight units per acre. He stated that this plan currently shows five units per acre at almost 10 acres, so they are not asking for maximum density with this.

Mr. Penna stated that there is a sewer easement that goes through the lower end of the property that they will be going over, so there's a lot of things that are going to happen. Mr. Penna stated that there also is a nonconforming commercial use that's currently on this property that they're trying to eliminate. Mr. Melograno stated that Ms. Claire Warner from Montgomery County did a presentation regarding the future land use map and the purpose of her presentation was to get feedback from the steering committee. Ms. Worman stated that parcel was identified as medium density. Mr. Melograno stated that he is part of the steering committee and that this plan is consistent with the new comprehensive plan that is currently under review.

Mr. Melograno wanted to discuss traffic. Mr. Dixon stated that we can put restrictions on right turn in/out. He stated that if this application moves forward and once, they get into the conditional use and land development phases, there will be detailed traffic studies done. This is their best guess right now where the access points may be located on Bethlehem Pike and Cedar Hill Road. He stated the process will start with a scoping study and they will be required to get PennDOT permits for their access to Bethlehem Pike. He stated that we will work with PennDOT during that review process where the accesses should be, how they should be configured and how they need to mitigate their impact both on Cedar Hill Road and Bethlehem Pike. He stated that the Cedar Hill Road access will be taken into consideration, where it's located, and how it will be configured under different scenarios during the traffic study to determine how their access points should be configured. He stated that most of the traffic for the development is going to use Bethlehem Pike to get in and out. He stated that the developer agreed to look at how to potentially realign Cedar Hill Road with Bethlehem Pike to improve the angle where it intersects Bethlehem Pike. Mr. Levinson wanted to know if Cedar Hill would be widened or moved. Mr. Dixon stated that they would look at the alignment and whether any turn lanes need to be added at that intersection during land development.

The P.C. recommends approval of this Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.

--

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Patty Furber, Secretary



MEMORANDUM

ATTN: Board of Supervisors

DATE: December 4, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Gwynedd Point Map & Text Amendment-Ord. 553

Recommended Action: It is recommended that the BOS take the testimony under consideration and wait until a conditional use application has been filed by the applicant and reviewed by Township consultants in order to have a better understanding of how the property at Cedar Hill Road and Bethlehem Pike will be redeveloped under the proposed overlay extension.

Mr. Pete Penna and his attorney Mr. Dave Shafkowitz will be present at the BOS meeting on December 9th, 2025, for a public hearing. 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 with associated stormwater management facilities, green space, pedestrian improvements, and a small realignment of the geometry of the intersection at Cedar Hill Road and Bethlehem Pike. 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. This includes the gas station parcel, office buildings adjacent to the Township Building, and the Township property, which have a current base zoning of D3- Special Business District, PO- Professional Office District, and MD-Municipal District respectively. The parcels contained within the triangular piece have a base zoning of A-1 Residential. In addition, he is proposing an amendment to the text of the LPO related to overflow parking, also attached.

The Lower Gwynedd Township Planning Commission (PC) and the Montgomery County Planning Commission have reviewed the proposed ordinance. The PC recommended approval to the BOS at their meeting on October 15th, 2025. Should the BOS approve Ordinance 552, Mr. Penna is still required to complete the separate processes of conditional use and land development.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 553

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE “LOWER PIKE OVERLAY DISTRICT” BOUNDARIES AND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE “LOWER PIKE OVERLAY” 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) 1271.08

(a) Residential Use. For each dwelling unit in the Lower Pike Overlay District, a total of 3 all-weather paved parking spaces, exclusive of garage space, shall be provided, one of which shall be available for use as overflow parking in designated lots by

anyone living in or visiting the community. However, the Applicant, upon 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 in accordance with 1294.07.

SECTION 2. REZONING. The Lower Pike Overlay District is hereby extended over the following parcels:

- (1) 390000265002
- (2) 390000268008
- (3) 390003097005
- (4) 390000271005
- (5) 390000655008
- (6) 390000277008
- (7) 390000280005
- (8) 390000664008
- (9) 390000661002
- (10) 390000658005
- (11) 390003100002

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.

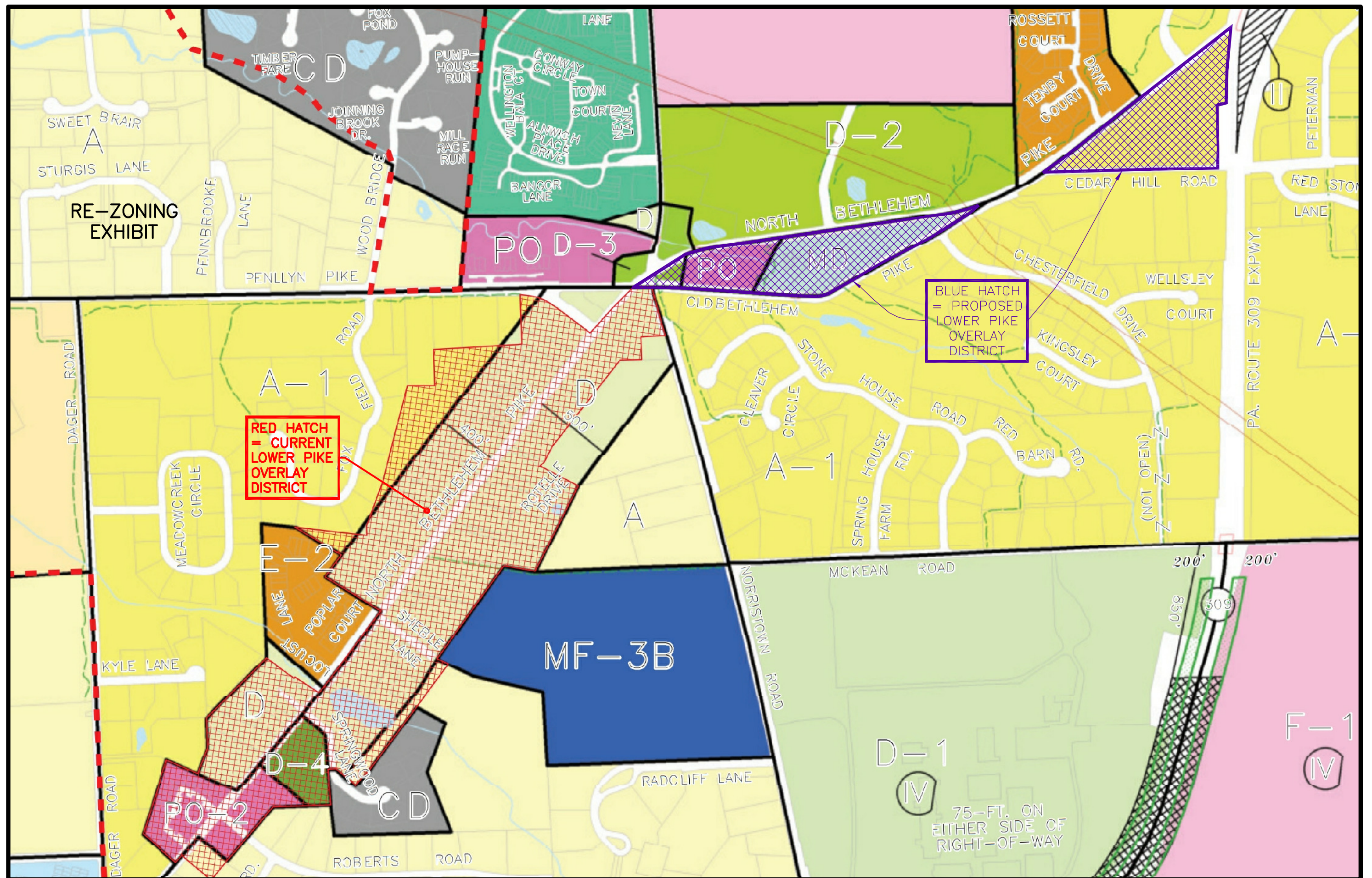
ATTEST:

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

Mimi Gleason
Township Manager

By:

Danielle A. Duckett
Chairperson



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 BEVIVINO &
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.

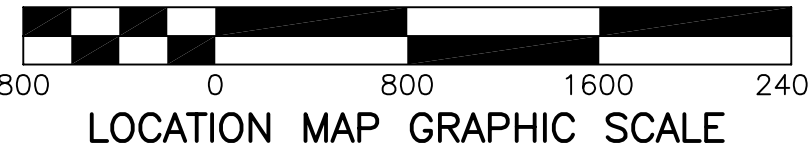
7. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 19, SEPTEMBER 5, 2024. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:

CFA - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES
RHA - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
LUd - LOOTHENTS, 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 _____.

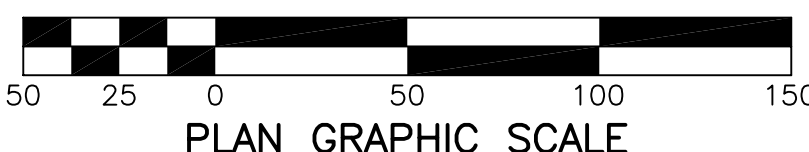
PROFESSIONAL ENGINEER'S CERTIFICATION

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)



Township	County	Project Number	Date	By
L. GWYNEDD	MONTGOMERY	H2922		Drafter/Engineer
				EMS/NTR

DRAFT COPY

LAND DEVELOPMENT SKETCH PLAN
PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE
Scale: 1"=50'
Sheet Number: 1 of 1
ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hathboro, Pennsylvania 19040
Phone: (215)442-9280
Fax: (215)442-9288

PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF INTENT TO ADOPT ORDINANCE
LOWER GWYNEDD TOWNSHIP

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, December 9, 2025, at 7:00 PM, will conduct a public hearing to consider the adoption of the following proposed Ordinance, which is summarized below:

AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THAT (I) AMENDS THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE “LOWER PIKE OVERLAY DISTRICT” BOUNDARIES TO TAX MAP PARCELS (1) 39-00-00265-00-2 (1100 N. BETHLEHEM PIKE); (2) 39-00-00268-00-8 (1104 N. BETHLEHEM PIKE); (3) 39-00-03097-00-5 (1108 N. BETHLEHEM PIKE); (4) 39-00-00271-00-5 (1130 N. BETHLEHEM PIKE); (5) 39-00-00655-00-8 (1201 CEDAR HILL ROAD); (6) 39-00-00277-00-8 (1208 N. BETHLEHEM PIKE); (7) 39-00-00280-00-5 (1224 N. BETHLEHEM PIKE); (8) 39-00-00664-00-8 (1217 CEDAR HILL ROAD); (9) 39-00-00661-00-2 (1213 CEDAR HILL ROAD); (10) 39-00-00658-00-5 (1209 CEDAR HILL ROAD); AND (11) 39-00-00655-00-8 (1201 CEDAR HILL ROAD); (II) AMENDS THE LOWER GWYNEDD TOWNSHIP ZONING CODE BY INCLUDING OVERFLOW PARKING REQUIREMENTS RELATED TO TOWNHOUSE DEVELOPMENTS AND CLARIFYING THE CALCULATION OF REQUIRED PARKING IN THE “LOWER PIKE OVERLAY DISTRICT”; AND (III) REPEALS ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDES A SEVERABILITY CLAUSE; AND SPECIFIES AN EFFECTIVE DATE.

This Ordinance contains provisions that (i) amend the Lower Gwynedd Township Zoning Map by extending the “Lower Pike Overlay District” boundaries to tax map parcels (1) 39-00-00265-00-2 (1100 N. Bethlehem Pike); (2) 39-00-00268-00-8 (1104 N. Bethlehem Pike); (3) 39-00-03097-00-5 (1108 N. Bethlehem Pike); (4) 39-00-00271-00-5 (1130 N. Bethlehem Pike); (5) 39-00-00655-00-8 (1201 Cedar Hill Road); (6) 39-00-00277-00-8 (1208 N. Bethlehem Pike); (7) 39-00-00280-00-5 (1224 N. Bethlehem Pike); (8) 39-00-00664-00-8 (1217 Cedar Hill Road); (9) 39-00-00661-00-2 (1213 Cedar Hill Road); (10) 39-00-00658-00-5 (1209 Cedar hill road); and (11) 39-00-00655-00-8 (1201 cedar hill road); (ii) amend the Lower Gwynedd Township Zoning Code to include overflow parking requirements related to townhouse developments and which clarify the calculation of required parking in the “Lower Pike Overlay District”; (iii) repeal all inconsistent ordinances or parts thereof; and provide a severability clause and an effective date.

The Board of Supervisors will consider adopting the proposed ordinance at the meeting that will follow the public hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform, as follows:

<https://us02web.zoom.us/j/81603606658?pwd=o1CEBv0oRD0L3aRtIXGb90jfu2sweh.1>

Meeting ID: 816 0360 6658

Passcode: 516209

Call In #:1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter, 307 Derstine Avenue, Lansdale, PA. The proposed ordinance, together with the Township zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the public hearing and the meeting, to offer any public comment, prior to the Board of Supervisors taking official action on the adoption of the proposed ordinance.

Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township

Publish: Two Times in The Reporter- Tuesday, November 25th and Tuesday, December 2nd, 2025

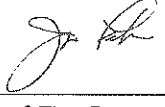
Proof of Publication Required

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

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

STATE OF PENNSYLVANIA,

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

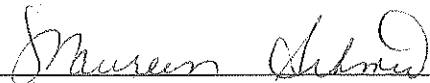
LOWER GWYNEDD TOWNSHIP

Published in the following edition(s):

The Reporter, The Reporter Digital
11/25/25, 12/02/25

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Sworn to the subscribed before me this 12/2/25



Notary Public, State of Pennsylvania
Acting in County of Montgomery

Advertisement Information

Client Id: 881248 **Ad Id:** 2775652 **PO:** 12/9/25 Brd Supv Mtg **Sales Person:** 063308

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<https://us02web.zoom.us/j/81603606658?pwd=01CEBv0oRD0L3aRtXG90Jfuz5weh.1>

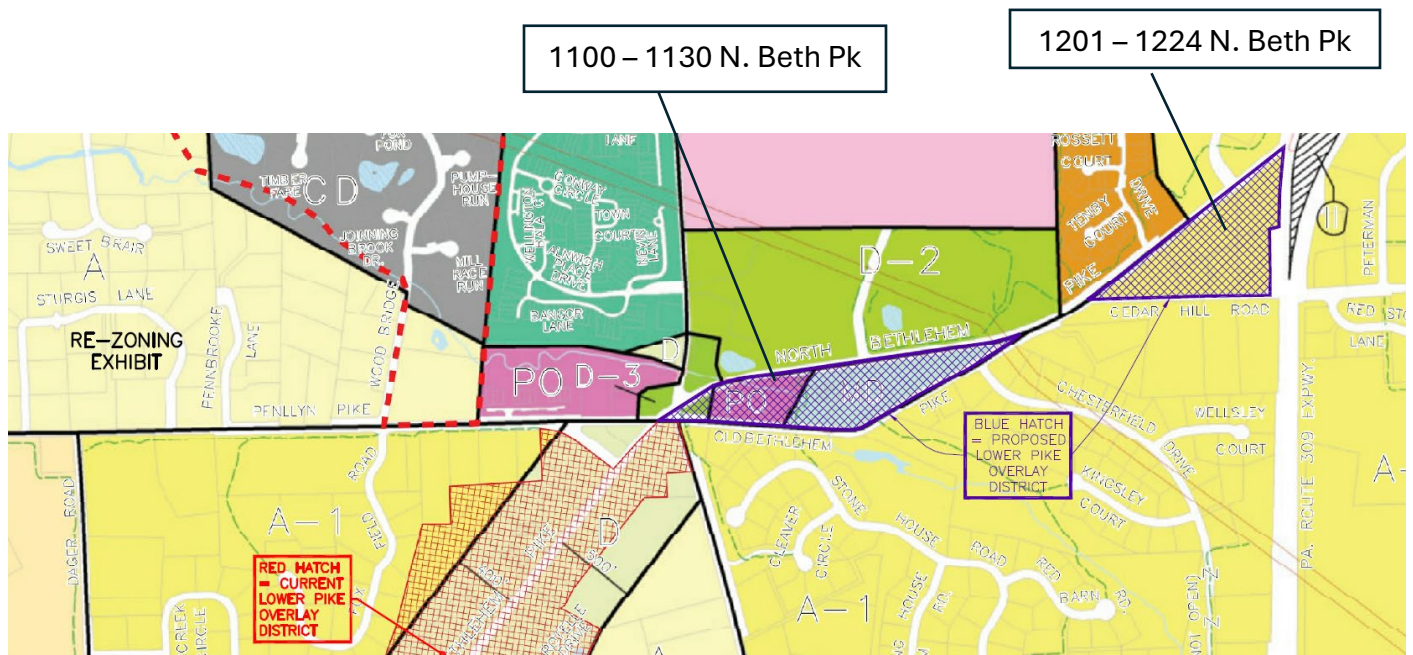
Meeting ID: 816 0360 6658 Passcode: 516209

Call In #: 1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter, 307 Derstine Avenue, Lansdale, PA. The proposed ordinance, together with the Township zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00 AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the public hearing and the meeting, to offer any public comment, prior to the Board of Supervisors taking official action on the adoption of the proposed ordinance.

Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township
LAN: Nov. 25, Dec. 2. a-1

Address	Parcel #	Public Notice 10/17/2025	Ordinance 10/1/2025
1100 N. Bethlehem Pike	390000265002		X
1104 N. Bethlehem Pike	390000268008		X
1108 N. Bethlehem Pike	390003097005		X
1120 N. Bethlehem Pike	390003100002		X
1130 N. Bethlehem Pike	390000271005		X
1201 N. Bethlehem Pike	390000655008	X	X
1208 N. Bethlehem Pike	390000277008	X	X
1209 N. Bethlehem Pike	390000658005	X	X
1213 N. Bethlehem Pike	390000661002	X	X
1217 N. Bethlehem Pike	390000664008	X	X
1224 N. Bethlehem Pike	390000280005	X	X



HEARING NOTIFCATION LIST-Additional Labels

1134 N Bethlehem Pike

Ambler, PA 19002

1138 N Bethlehem Pike

Lower Gwynedd, PA 19002

1142 N Bethlehem Pike

Lower Gwynedd, PA 19002

1200 Cedar Hill Road

Ambler, PA 19002

1204 Cedar Hill Road

P.O. Box 118

Spring House, PA 19477

1212 Cedar Hill Road

Ambler, PA 19002

1216 Cedar Hill Road

Ambler, PA 19002

1605 CEDAR HILL RD AMBLER PA 19002

1601 CEDAR HILL RD AMBLER PA 19002

1604 CEDAR HILL RD LOWER GWYNEDD PA
19002

1521 CEDAR HILL RD	AMBLER PA 19002
1519 CEDAR HILL RD	AMBLER PA 19002
1517 CEDAR HILL RD	AMBLER PA 19002
1513 CEDAR HILL RD	AMBLER PA 19002
1509 CEDAR HILL RD	AMBLER PA 19002
	LOWER GWYNEDD PA
1501 CEDAR HILL RD	19002
1405 CEDAR HILL RD	AMBLER PA 19002
	LOWER GWYNEDD PA
1409 CEDAR HILL RD	19002
1401 CEDAR HILL RD	AMBLER PA 19002
1300 CEDAR HILL RD	AMBLER PA 19002
	LOWER GWYNEDD PA
1309 CEDAR HILL RD	19002
1298 CEDAR HILL RD	AMBLER PA 19002
1299 CEDAR HILL RD	AMBLER PA 19002
1301 CEDAR HILL RD	AMBLER PA 19002
1216 CEDAR HILL RD	AMBLER PA 19002

Current Resident
1260 Tenby Ct
Ambler, PA 19002

Current Resident
1270 Tenby Ct
Ambler, PA 19002

Current Resident
1145 Stone House Rd
Ambler, PA 19002

Current Resident
910 Redstone Ln
Lower Gwynedd, PA 19002

Current Resident
920 Redstone Ln
Ambler, PA 19002

Current Resident
930 Redstone Ln
Lower Gwynedd, PA 19002

Current Resident
940 Redstone Ln
Lower Gwynedd, PA 19002

Current Resident
1100 Fairland Dr
Ambler, PA 19002

Current Resident
1110 Fairland Dr
Ambler, PA 19002

Current Resident
1120 Fairland Dr
Ambler, PA 19002

Current Resident
1210 Forten Ct
Ambler, PA 19002

Current Resident
1200 Forten Ct
Ambler, PA 19002

Current Resident
1015 Peterman Lane
Lower Gwynedd, PA 19002

Current Resident
1299 Cedar Hill Rd
Ambler, PA 19002

Current Resident
1301 Cedar Hill Rd
Ambler, PA 19002

Current Resident
1309 Cedar Hill
Lower Gwynedd, PA 19002

Current Resident
1200 Tenby Ct
Ambler, PA 19002

Current Resident
1210 Tenby Ct
Ambler, PA 19002

Current Resident
1220 Tenby Ct
Ambler, PA 19002

Current Resident
1230 Tenby Ct
Ambler, PA 19002

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1240 Tenby Ct
Ambler, PA 19002

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1250 Tenby Ct
Ambler, PA 19002

Current Resident
1201 Tenby Ct
Ambler, PA 19002

Current Resident
1211 Tenby Ct
Ambler, PA 19002

Current Resident
1221 Tenby Ct
Ambler, PA 19002

Current Resident
1231 Tenby Ct
Ambler, PA 19002

Current Resident
1241 Tenby Ct
Ambler, PA 19002

Current Resident
1251 Tenby Ct
Ambler, PA 19002

Current Resident
1261 Tenby Ct
Ambler, PA 19002

Current Resident
1271 Tenby Ct
Ambler, PA 19002

Current Resident
900 Chesterfield Dr
Ambler, PA 19002

Current Resident
902 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
904 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
901 Chesterfield Dr
Ambler, PA 19002

Current Resident
903 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
905 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
1128 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Current Resident
1124 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Current Resident
1122 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Current Resident
1108 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Ann Marie Doll
547 Canterbury Rd
Norristown, PA 19403

Current Resident
1135 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1130 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1120 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1110 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1125 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1115 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1105 Stone House Rd
Lower Gwynedd, PA 19002

Spring House Tavern
1032 N Bethlehem Pike
Ambler, PA 19002

Penn Florida Realty
725 Conshohocken State Rd
Bala Cynwyd, PA 19004

BT-VIII Spring House Plaza
200 Dryden Rd, Ste. 200
Dresher, PA 19025

Couzzins LLC
P.O. Box 554
Gwynedd Valley, PA 19437

PGA
1009 Penllyn Pike
Lower Gwynedd, PA 19002

HEARING NOTIFCATION LIST-Additional Labels

1134 N Bethlehem Pike

Ambler, PA 19002

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Lower Gwynedd, PA 19002

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1299 CEDAR HILL RD	AMBLER PA 19002
1301 CEDAR HILL RD	AMBLER PA 19002
1216 CEDAR HILL RD	AMBLER PA 19002

From: [Michelle Farzetta](#)
To: [Jamie Worman](#)
Subject: Fw: Public Notice for Amendment to Zoning Map
Date: Monday, November 3, 2025 4:14:27 PM
Attachments: [penna.pdf](#)
[image.png](#)

Please see below. This is the notice sent to HOA Representatives. This is who I sent them to.



Michelle Farzetta

Bcc: steveeissler@live.com; washabaugh1@mac.com; Maggie <maggiefillinger@comcast.net>

Michelle Farzetta
Office Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477
215-646-5302 ex. 301

From: Michelle Farzetta <mfarzetta@lowergwynedd.org>
Sent: Monday, November 3, 2025 10:17 AM
Subject: Public Notice for Amendment to Zoning Map

Hello HOA Representatives,

Attached is a Public Notice regarding a Public Hearing for the proposed project at Cedar Hill Road and N. Bethlehem Pike. Please notify those in your community as you feel necessary.

Please let me know if you have any questions.

Regards,

Michelle Farzetta
Office Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477
215-646-5302 ex. 301



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

Received
SEP 16 2025
Lower Gwynedd TWP

**Rezone/Zoning Ordinance & Map Amendment
Request for Public Hearing to the
Board of Supervisors**

1. Date: 9/15/25

2. Classification of Request (check all that apply):

- ☐ Rezone Request- Individual Parcel
☒ Text Amendment
☒ Map Amendment
☒ Extension or Application of existing overlay
☐ Overlay Proposal

3. Applicant:

Name: DFP Property Management, LLC

Mailing Address: 545 N. Bethlehem Pike, Suite 201,
Lower Gwynedd, PA 19002

Phone Number: 267 250 9794

Email Address: pete.ja@dfpproperties.com

State owner of legal title, if other than Applicant: Ken and Karen White;

Tara Bevin and Leah Fitz. Patrick; Frank Pileggi; Andrew

Tax Parcel No. (list parcel numbers for all subject properties):

39-00-00658-00-5; 39-00-00661-00-2;

39-00-00664-00-8; 39-00-00277-00-8;

39-00-00280-00-5; and

39-00-00655-00-8

4. Applicant's Attorney:

Name: Dan O Shaflovitz

Mailing Address: 350 S Main Street, Suite 308
Doylestown PA 18901

Phone Number: 267 422 3340

Email Address: dms@shaflovitzlaw.com

Pileggi
and
Frank
Pileggi
Trust;
Charles
and
Marla
Scaps

5. Property:

1201, 1213
Location: 1209 and 1217 Cedar Hill Road; 1208 and 1224 N. Bethlehem Pike
Present Zoning Classification: A-1

Tax Parcel No. (list parcel numbers for all subject properties): 39-00-00658-00-5;
39-00-00661-00-2; 39-00-00664-00-8; 39-00-00277-00-8
39-00-00280-00-5

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

Applicant proposes to add the Lower Pike Overlay District to the subject properties to redevelop same into a 52 Unit Townhome Subdivision

6. State each section of the zoning ordinance involved in this application:
Chapter 1258 A-1 Residential Zoning District; and
Chapter 1271 Lower Pike Overlay District Section
1271.01 et seq.

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

☐ Yes ☒ No If yes, date and specifics: _____

8. Does this Application involve a proposed subdivision? ☒ Yes ☐ No
If yes, has a subdivision plan been filed with the Township? ☐ Yes ☒ No


Signature of Applicant

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 15, 2025

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

Re: MCPC #25-0216-001
Plan Name: Gwynedd Point Map Text Amendment
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning map and ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, PRP Property Management LLC, is proposing a zoning map and ordinance amendment with the intent to construct a townhouse development in the future. The proposed zoning map amendment would extend the LPO-Lower Pike Overlay District to encompass parcels north of Norristown Road along the eastern side of Bethlehem Pike that are currently in the D Business, PO Professional Office, MD Municipal, and A-1-Residential Districts.

The zoning text amendment would revise the parking requirements for residential uses in the Lower Pike Overlay District to require three parking spaces per dwelling unit, exclusive of garage space, one of which shall be available for overflow parking. The proposed amendment includes provisions for overflow parking to be in reserve for construction if needed in the future, and that must be in accordance with the requirements of Section 1294.07.

A conceptual plan for a 55-unit townhouse development was provided with the submission for the proposed zoning ordinance and map amendments.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area located in the "Suburban Residential Area" future land use area where single-family attached homes are a primary use. Denser and more compact development should occur in Suburban Residential Areas that are next to centers with significant non-residential development. New development should match the character found in the immediate neighborhood. Trees, steep slopes, wetlands, and other sensitive land should



be preserved. Appropriate landscaping, buffers, and street trees should be provided by all developments. Recreation facilities and central open space should be provided.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed zoning ordinance and map amendments; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to adoption. Our comments are as follows:

REVIEW COMMENTS

ZONING MAP AMENDMENT

The LPO-Lower Pike Overlay District currently covers the area of Bethlehem Pike that is south of the Sumneytown Pike/Norristown Road intersection in an area characterized by a mix of offices, services, commercial shopping centers, and residential that has grown around the corridor for many years. The character of the roadway and land uses is different from the that of North Bethlehem Pike.

We generally support the potential for medium-density residential in this location, such as is illustrated in the concept plan. However, we suggest that the township consider the intent of the LPO District when reviewing the proposed zoning map amendment.

- A. District Intent. The LPO District allows townhouse residential, office, retail, and some commercial uses, and allows a mix of uses on the same property. Based on the uses and density permitted in this district, it is our interpretation that the LPO District is intended to encourage the revitalization of Bethlehem Pike through mixed-use development.

In addition to the Bethlehem Pike corridor, the proposed map amendment would impact future development along Cedar Hill Road. We recommend that the township consider the intent of the LPO District and whether the LPO District best fits the development goals for this area of the township.

- B. Maximum Density. Due to the density that is permitted, the LPO District appears to be the logical district for a medium-density residential development. The LPO Districts permits a maximum density of six dwelling units per acre. Besides the MF-1 Multifamily District that permits a density of up to eight dwelling units per acre (§ 1272.08), the LPO District permits the highest density residential development within the township.

CONCEPTUAL SITE PLAN

The proposed amendment submission includes a conceptual sketch plan of potential development that would be possible in the area between North Bethlehem Pike and Cedar Hill Road, provided the zoning map and text amendment are adopted. Based on the conceptual plan provided, we wish to provide recommendations related to the site design that should be considered when reviewing the zoning map amendment and potential future land development. In addition, we suggest that additional standards, such as the ones listed below, could be addressed in a more comprehensive review of the LPO District.

- A. Building Orientation. The property is located at the corner of North Bethlehem Pike and Cedar Hill Road and as a corner (per § 1298.08), all yards abutting streets would be treated as front yards with the required setback of 20 feet (§ 1271.05). In other areas of the LPO District, we would suggest that the buildings be

oriented towards the street to enhance the streetscape of a mixed-use corridor. However, this section of North Bethlehem Pike and Cedar Hill Road are more residential or open in character. We recommend considering the orientation of the townhouses, and how the front or rear facades of the townhouses would interact with the street.

1. *Driveways*. Based on the concept plan, it appears that the front entrances of the townhouses would be facing the internal street network. Driveways for each of the units would also be accessed from that internal road network, creating a residential street lined with driveways and parked cars, and with little space for sidewalks or street trees. We recommend considering the townhouse design and orientation to allow for street trees and a better pedestrian environment.
- B. Common Open Space. We recommend that the applicant create a common open space or playground in one of the undeveloped portions of the site, such as along Cedar Hill Road or at the center of the development, that could be accessed by walkways.
- C. Pedestrian Connections. The concept plan shows sidewalks along North Bethlehem Pike and Cedar Hill Road, which we commend. We recommend the applicant consider the internal pedestrian network as well, to allow people to walk safely to the sidewalk or to other areas within the development.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in the LPO-Lower Pike Overlay District.

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

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

Sincerely,



Claire Warner, Principal Community Planner I

Claire.Warner@montgomerycountypa.gov – 610-278-3755

- c: PFP Property Management, LLC, Applicant - peterjr@pfpproperties.com
David Shafkowitz, Applicant's Representative - DMS@SHAFKOWITZLAW.COM
Mimi Gleason, Township Manager
Craig Melograno, Chair, Planning Commission
Neil Stein, Esq., Township Solicitor
Richard Dixon, Twp. Traffic Engineer

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



MEMORANDUM

ATTN: Planning Commission
DATE: October 1, 2025 (**Revised**)
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Gwynedd Point Map & Text Amendment

Following our internal Building & Zoning Subcommittee meeting on October 6, 2025, Township Staff has revised the proposed text amendment for the Lower Pike Overlay District (LPO) as it relates to parking. The revised ordinance is attached and is the version that should be reviewed by the PC. This version replaces the ordinance that was circulated on October 1st. This is the ordinance that will be discussed at the PC meeting on October 15, 2025.

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.

Please review the attached documents. This item will be before the PC for discussion at your meeting scheduled for October 15th, 2025. In order to develop under the LPO, Mr. Penna will be required to go through both a conditional use process and land development. He will be back before the PC in the future to satisfy those requirements. At the current time, the proposed text amendment to the existing ordinance and the proposed map amendment are before the PC. Please let me know if you have any questions.

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of October 15, 2025**

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

Patty Furber, B&Z Administrator
Jim Hersh, Gilmore & Associates
Chad Dixson, Bowman

Absent: Rusty Beardsley

Call to Order:

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

Approval of Minutes: August 20, 2025

A motion was made by Mr. Mrozinski and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of August 20, 2025. The motion carried unanimously.

Mr. Melograno started with a tribute to the recent passing of former Township Supervisor, Ms. Kathy Hunsicker. Mr. Melograno stated that Ms. Hunsicker was a big element of the township and did a lot for the community. He stated that she was a big part of helping him and some of the other board members become part of the planning commission. She will be missed.

Subdivision:

**1512 & 1524 Cedar Hill Rd.
Tisman Group, LLC.**

#25-07 SUBD

Present for the applicant was Ms. Susan Rice, P.E. with STA Engineering. Ms. Rice informed the board that there are two properties with existing homes that will be demolished and subdivided into four lots. She stated this was previously part of an approved subdivision where they were combining three lots on Cedar Hill Road and then subdividing those lots into seven new lots. However, that plan was abandoned, and her client purchased two of those lots.

Mr. Melograno wanted Ms. Rice to start with the open space and the trails. Ms. Rice stated that the open space came up in the Gilmore & Associates and Montgomery County Planning Commission's review letters. She stated that the prior plan reflected the open space behind the lots, and both review letters suggested that the open space be moved to the front. She stated that it would be a strip of ground, adjacent to the ultimate right of way and if the open space is moved to the front, that would have to be 50' foot wide

instead of 45' foot. Ms. Rice stated that if they were to move the open space to the front, then the front yard setback would be right up against the ultimate right away. Ms. Rice stated that basins are currently in the open space and are quite complicated because of new NPDES permit requirements. She stated that they have two components, an underground component which consists of a stone seepage bed and an aboveground component that's part of the MRC aspect of the basin.

Mr. Melograno wanted to know if moving the trail into the open space would get it more open and if we're getting something out of it. Mr. Hersh stated that this would be a deed restriction, since the township wouldn't want ownership of it. He stated that it's an interesting ordinance that you don't get any benefit from dedicating open space, but you need to dedicate it to do a by-right subdivision. Mr. Hersh stated that we like to try to get the open space adjacent to other open spaces to create a bigger area, but there's no way to have that happen here. He stated that when people have open space in the rear of their properties, they end up installing sheds and fences. He stated that the open space would be maintained by each property owner.

Ms. Rice stated that they are requesting a waiver to install a trail instead of sidewalks. Mr. Melograno wanted to know about the curbing request. Ms. Rice stated that the prior plan did not have any curbing and there was a note in Gilmore's letter that stated that part of the street was curbed. She stated that the reason they are not installing curbing is because the property is lower than the road. If they install curbs, they will have to install drainage structures throughout the property. Mr. Hersh didn't have any objections to their waiver request and felt that Ms. Rice made a good point about the drainage. He stated that there's never going to be curbing on both sides of the road unless the township decides to pay for that, so he had no problem with their curb waiver. Mr. Hersh stated that notes need to be added to the plans regarding the homeowners being responsible for that portion of open space along their frontage.

Mr. Valiga wanted to know about the street trees. She stated that the trees would be six feet from the trail. Mr. Valiga wanted to know if the utilities are shown on the plan. Ms. Rice stated that some of the trees will have to be shifted to install some of the utilities. Mr. Valiga wanted to know if these street trees are counted as replacement trees. Ms. Rice stated no, they are just street trees, that the past surveyor did an assessment of the trees. She stated that they went back out, and it was determined that most of the existing trees on the property were dead, dying and diseased. She stated that the final count of replacement trees is calculated to be 274 caliper inches. She stated if they did three-inch trees that would be around 93 replacement trees. She stated that the street tree requirement is a two-inch caliper, and if they upsized to a 3-inch caliper, they could use that difference in caliper inches to count towards replacement trees. She stated the ordinance has a subdivision and land development ordinance (SALDO) that states one tree per 30 lineal feet of basin perimeter, but in the stormwater ordinance, it's one tree and five shrubs for every 2,500 cubic feet of storage. She stated she wasn't sure what to go by, so they planted extra trees around the basins based on the SALDO ordinance. Mr. Hersh stated that he thought the intention of the stormwater ordinance when it was passed was that the planting requirements for SALDO would be repealed, but they would look it over and choose one. Ms. Rice stated that there's about 28 replacement trees but that's still up in the air since they just received that data today. She stated the ordinance requires the canopy trees to be two-inch caliper, and they are proposing to bump that up to three-and-a-half-inch caliper to account for the required replacement calibers. Mr. Valiga wanted to know if the dead, dying, and diseased trees were not part of the caliper calculations. Ms. Rice stated that was correct. She stated that the total trees were 64, 19 were in fair condition, and 45 were in very poor condition, either dead, diseased or dying. Mr. Hersh stated that they have an arborist on staff who will go onsite to observe the trees to make sure they agree with their assessment.

Mr. Melograno wanted to know if anyone in the audience had questions. Mr. Harold Jones, who resides at 1517 Cedar Hill Road, wanted to know if they were intending to demolish the existing homes? Ms. Rice

stated that yes, those homes would be demolished. Mr. Jones stated that there is concern about runoff to McKean Rd. and how that was a big issue with the last development since the drainage drains from Cedar Hill to the back of the properties. Ms. Rice stated that there are two inlets in the back with some storm piping that takes it down the road and down into a basin. She stated that if you look at this lot, it has a certain stormwater management facility, with two components to it, underground and aboveground, so those should handle all the stormwater runoff from the new development. She stated that they are required to submit a report to the Montgomery County Conservation District to get an NPDES permit which goes through a very vigorous review. Mr. Melograno wanted to know if they made any changes to their stormwater design and the fact that nothing exists currently means that anything that's done will be better than the way it is right now. Ms. Rice stated that an example of what's happening now is that the aboveground is spilling over into the underground and then the underground is taken on that water that goes into the existing inlets. Ms. Nunn stated that the residents on Wooded Pond were all very concerned too since there is a huge drop there.

Mr. Valiga wanted to know how they are going to comply with the emergency spillway flow elevation which is listed in Gilmore's review letter (page 5 (3)). Mr. Hersh stated that they could make the berm higher. Mr. Valiga wanted to know about the waiver from the 18-inch minimum pipe diameter and wanted to know what the proposed pipe sizes are. Ms. Rice stated that the pipes would be 12 and 15 inches and that they're very complicated systems. She stated that they must use multiple different sizes of pipes to control the water that's coming in. She stated that they will be individually maintained by the homeowners. Mr. Valiga wanted to know how the homeowners are going to maintain a pipe that's underground that could potentially be a problem. Ms. Rice stated that there is not a lot of maintenance with those pipes. Mr. Hersh stated that all the basins have underdrains with perforated 4" pipes with clean outs designed at the junctions with catch basins. Mr. Hersh stated that all homeowners will receive disclosure statements with a stormwater management manual attached and a maintenance schedule. Ms. Rice stated that a sheet of notes regarding maintenance requirements is recorded with the stormwater agreement. Mr. Melograno stated that he finds it hard to believe that a homeowner is going to shovel a paved trail, and does it make sense for the trail not to be paved and have it as gravel instead. Ms. Jamie Worman, Assistant Township Manager, was in the audience and stated from a township perspective; public works are going to want that trail paved. Ms. Rice wanted to know if a trail was really needed. Ms. Worman stated that we can see if there is a preference for either gravel or paved. Mr. Melograno stated that he wishes that it was the township that was responsible for the trails. He wanted to know if the trail numbering signage was going to be installed in case someone gets injured, they know where they are. Mr. Adams stated that there are signs posted that the trails are not maintained during the winter months.

Another audience member questioned the permit to use a smaller diameter pipe on the stormwater management systems. He wanted to know if it was true that the smaller pipe size increases the pressure on the system, and if using larger pipes would help reduce the pressure in a 100-year storm scenario. Ms. Rice stated that the smaller pipe is inside the system, and that's what controls how much water leaves the system; that's why it's smaller. She stated the bigger the pipe, the more water leaves the system. The audience member asked if there would be an open basin and an underground structure as well? Ms. Rice stated that it was correct.

Mr. Melograno asked Mr. Dixon if there were any issues in their review letter that need to be addressed. Mr. Dixon stated that they have just minor plan details with no real issues.

Preliminary/final approval to the Board of Supervisors based on the recommendations below:

1. The P.C. recommends that the open space be deed restricted, not dedicated, and 50' feet.

2. The applicant is to comply with the tree replacement requirements in both ordinances and Gilmore's acceptance of the arborist findings.
3. The P.C. supports:
 - a. the curb and pipe waiver, and the concurrent submission waiver for preliminary/final land development
 - b. an asphalt trail but are not opposed to gravel trails
 - c. not requiring driveway aprons
 - d. moving the open space to the front of the properties
4. The applicant will comply with the remaining comments in both Gilmore and Bowman's review letters.

The motion passed with a 6-0 vote.



Zoning Map/Text Amendment:

Ambler Yards

Present for the application was Ms. Christen Pionzio from HRMM&L, Ambler Yards Managing Partner, Mr. Matt Sigel, Mr. Robert Jordan from Woodrow & Associates, Mr. Steve Kline from Regan Cross Kline Architects and Mr. Shawn Rebeck from SAA Architects.

Ms. Pionzio stated that Mr. Sigel and his partner have been through multiple iterations of the proposed plan since 2019. She stated that they have turned this property around; it was contaminated, desolate, and they have completely revitalized it. She stated they had conversations and meetings with the neighbors, and architectural plans were provided back in 2019. She stated that there were three neighbor meetings about tearing down those buildings and doing an apartment building. She stated that they listened to the neighbors, revised the architectural plans numerous times, and submitted a Zoning Hearing Board application which was opposed by the supervisors, so they pulled the plug. She stated six years later they met with the neighbors again, and their biggest issues were traffic, the aesthetics of the building, and how it was situated with people coming out to the street. She stated there was an area where the buses were stored, but they went away, and they weren't sure what to put in that spot. She stated instead of another industrial building, they thought of a self-storage building which has practically no traffic and would appease the neighbors. She stated last year they filed an application to the Zoning Hearing Board, because they felt it was a permitted use within the "F" Industrial District which permits storage and warehouse. She stated that when they went to the Zoning Hearing Board, the township disagreed, so their application was denied. She stated that they have appealed that decision and that is now pending. She stated that they reached out to the township proposing to try and resolve this to get rid of the litigation and revisit this residential piece. She stated that Mr. Sigel and his partner started again to have communications with the neighbors; they hired another architectural firm and started again with those meetings. She stated that they had numerous meetings with the neighbors, received their input, and finally got to a point where they came to an agreement.

She stated that they drafted the ordinance, submitted it in normal course, and met with staff. She stated that this is the only property zoned "F" within the township, which gives them a little freedom to customize what we're doing here. She stated they have a master plan and a conditional use, so there are a lot of people looking this over and a lot of things that they must go through. She stated that the township wanted the apartments and the self-storage in the mixed-use category with a definition for self-storage. She stated no storing of hazardous materials would be added to the definition, per the supervisors' request. She stated that they went to the supervisors twice after a couple meetings with staff, and this is the ordinance in front

of you tonight. Ms. Pionzio stated that the neighbors requested a larger setback for the apartment building and they didn't want any exits or entrances along the street frontages. She stated that they wanted all the activity from the center of the building. She stated that the only doors on the exterior are emergency exit doors, so there's no pedestrian activity along the exterior, no balconies on the exterior, no rooftop decks, and they even asked to eliminate a bench. Mr. Melograno wanted to know how this is going to be memorialized. She stated that the best time to address this is when they come back for a conditional use hearing. You can list the conditions for the storage facility and buildings, so what you see is what you get. She stated that they worked very hard with the neighbors, so they are not going to mess this up.

Ms. Pionzio stated they are proposing 43 apartment units with a mixture of 9 two bedrooms, 18 one bedrooms and 16 one bedrooms with a den that will be located on the corner of Spring Garden and Francis Ave. She stated that they can accomplish 45 parking spaces since there's offices in those existing four buildings. She stated they do have some parking, but that will go away and will be replaced with 45 spaces. She stated that there will be a cross access easement that will enable them to use the Ambler Yards parking lot. She stated if that area is overparked, there's plenty of parking since they are above the requirements. She stated there are some parking spots that are never used, even though it's not the most convenient parking, but it keeps people from parking on the streets and going into the neighborhoods. She stated that the storage facility will be three stories and 84,000 square feet. Mr. Sigel stated there will be a 24-hour security system with cameras and key fobs for access. He stated they would sign a long-term management agreement with a brand name. The self-storage building will have contractor access, so they will pull up to the front with their trucks, while everyone else can use a dolly or a cart to go inside building.

Ms. Pionzio stated trails already exist from when Amber Yards changed some things around. She stated that they currently have a grant application for a pollinator garden. She stated if they don't receive the grant, it'll just be more of a nature area with an extension of the existing trail system. Mr. Sigel stated that the other thing that was added to the ordinance was storage of boats, since there's a demand for that as well. Ms. Pionzio stated that the building will be close to the railroad tracks, not visible and there's space between two buildings. Mr. Melograno wanted to know if there were any restrictions on the location of the building. Ms. Pionzio stated, no there is no restrictions, but the location is something that could be addressed during the conditional use hearing and would be added to their master plan. Mr. Melograno wanted to know if the sidewalk would continue. Ms. Pionzio stated that there were mixed feelings about the sidewalks. Mr. Sigel stated that the only thing the neighbors requested was the continuation of the black aluminum fence.

Ms. Pionzio stated when they first approached this concept, this was part of the live work play atmosphere that they were trying to achieve. She stated that the lot size, everything in the ordinance allows this building to fit where you see it. Mr. Melograno stated some of the parking required for this was on the other side of the entry driveway and was that still like that. Ms. Pionzio stated yes, there will be 43 units and 45 spaces. Mr. Klein stated that one space per bedroom is the requirement, there are 52 bedrooms and 10 spaces available across the street. Mr. Melograno wanted to know if there would be any shared parking for the other uses. Mr. Sigel stated they have around 150 spaces available with 96 access spaces.

Mr. Melograno wanted to know if there would be any further construction in the future or if this was it. Ms. Pionzio stated that she didn't know if they are ever going to ask to build something again. Mr. Sigel didn't know the answer to that and stated if they intend on doing something else, they would amend their master plan. Mr. Melograno stated that someday some of these buildings will become functionally obsolete and the possibility of those being replaced with something else. Ms. Pionzio stated that it's an absolute possibility that could happen. She stated that they are permitted office, admin, warehouse research, industrial manufacturing, storage, commercial and retail restaurants as uses. Mr. Sigel stated that they can't

do anymore residential on the site and that's one of the reasons that building looks vacant because that is the only location they are permitted to do residential.

Mr. Melograno wanted to know how they are going to handle the storage of R.V.'s. Mr. Sigel stated that the access spaces they have now is where the middle school used to park 73 of their school buses. Mr. Melograno wanted to know if they had a circulation plan for EMS and some of the larger vehicles to access the site. Ms. Pionzio stated that they will submit access plans during their conditional use and land development applications.

Ms. Pionzio stated that the residential building there is cross access easement over to the Ambler Yards track. Mr. Valiga wanted to know about the parking area near the building. Ms. Sigel stated it's their hope that when the residents go to work in the morning, the office employees will park there and when they leave for the day those spaces will be available. Ms. Pionzio stated there is a requirement for parking. Mr. Valiga wanted to know what if someone had an SUV or a recreational vehicle how are they going to designate that area for parking. Ms. Pionzio stated that they don't have to have outdoor storage for vehicles, that they can designate spaces, but the bottom line is they must have all the parking to meet the requirements. Mr. Sigel stated that they have enough room for outdoor storage parking of RV's. Mr. Valiga wanted to know if someone wanted to park a tractor-trailer truck, would they be able to accommodate those too. Mr. Sigel stated that tractor-trailers already park onsite. He stated that the neighbors are okay with it since it's a better scenario then when 73 school buses were coming and going.

Mr. Valiga wanted to know about any additional setbacks. Ms. Pionzio stated that all the setbacks are the same for the "F" district, except for the residential. Ms. Pionzio stated that the proposed front yard will be moved 10' feet back further than the existing houses. Mr. Sigel stated that it will be 10' feet off Spring Garden and 50' off Francis Ave. Ms. Pionzio stated that the existing house is now 20 feet from the street and this will be 30 feet.

Mr. Melograno brought up the Montgomery County Planning Commission review letter regarding their concern for a setback, specifically for self-storage and how do we address that concern. He wanted to know if we should pick a setback number for the self-storage. Ms. Pionzio stated when they come in for conditional use, they will include that in with their land development and master plans. Mr. Hersh stated that he thought they used the cross sections to represent what the impact would be and wanted to wait until the conditional use to nail this down. He stated he didn't think the footprint would be changing much, that the building is not going to get any bigger than what's currently proposed. Mr. Melograno stated that everything else can be addressed during their conditional use.

The P.C. recommends approval of the Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.



Zoning Map/Text Amendment:
Gwynedd Point

Present was the applicant, Mr. Pete Penna and his attorney, Mr. David Shafkowitz from

Shafkowitz Law. Mr. Penna stated that he is proposing a zoning map and text amendment to extend the Lower Pike Overlay District from the Spring House Intersection, where it currently stops, to Cedar Hill including the six properties within the triangular piece at Cedar Hill Road and Bethlehem Pike. He stated that his most recent development at Fairland Village is also located within the Lower Pike Overlay with 23 townhouses and a commercial center. He is proposing to develop the 6 properties at Cedar Hill and Bethlehem Pike into a 52-unit townhouse community. He stated that he is here to answer any questions regarding his application.

Mr. Melograno stated that the township has an internal building and zoning meeting and during that meeting it was clarified that the number of parking spaces, not including the garage, need to be at three. Mr. Melograno wanted to make sure that Mr. Penna agreed with that, and he stated yes. Mr. Melograno stated that the idea is for future developments to make sure that there is sufficient parking within these developments.

Mr. Penna stated that he recently had a community open house and keeping green space was a big issue with neighbors. He stated the proposed site is on nine and half acres, they scattered parking around the development, to include more green space. He stated the impervious coverage on this site is already existing at 31% and they are proposing about 45%. Mr. Penna stated there were only two changes that they are proposing... extending the existing overlay district from Bethlehem Pike to include his parcels and then the parking went from one and a half in the driveway and one offsite to three total. He stated however it gets done, every house will basically have five parking spaces, including the garages. He stated that most developments do not have anywhere near this balance and there's plenty of room for it, so it just works. He stated that they are not proposing any type of commercial building which was discussed earlier. He stated that at the open house, the commercial aspect of the development was brought up and was quickly squashed by the residents, so this will be strictly residential. He stated that they would be back with a conditional use application where any conditions can be imposed. He stated at that point he would have elevations and architectural plans available for his development.

Mr. Cary Levinson and his wife, Linda, who reside at 1204 Cedar Hill Rd., were in the audience. Mr. Levinson felt that it was his understanding that in the comprehensive plan, which is currently under consideration, the proposed property, at the triangle, was intended to be low-density. Mr. Levinson felt that if this parcel was included in the overlay ordinance, it's not going to be considered low density, but higher and felt that this was inconsistent from the previous thinking of the township. He stated density affects all kinds of things and that the traffic on Cedar Hill Road has become increasingly significant. He stated that adding the proposed 52 units will have a very significant impact. He stated that he didn't have any formal studies, that he takes walks between his house and the trails and the traffic is becoming very significant. He stated that he was hoping to have some consideration about modifying the plan slightly since it seems to have a little too much flexibility in the statute. He stated that the second thing is that if there could be some consideration regarding the appearance of the proposed townhomes, which would require them to be more consistent with the existing homes, text could be added dictating things like the size of the stone or brick so that it would mimic the existing exteriors. He wanted to know if the PC would consider making these changes to the ordinance to make it more consistent with the community. Mr. Melograno stated that one of the requirements in the ordinance is the applicant is required to submit architectural plans to the township. He stated that we will impose what

you see is what you get, so when Mr. Penna comes in with his architectural plans, there will be the condition that he's going to build exactly what he's showing us. He stated that Mr. Levinson will have an opportunity to express his concerns as it relates to architectural features during Mr. Penna's conditional use and land development. He also informed Mr. Levinson that the Board of Supervisors are the ones who make the ultimate decisions, that the PC is just a recommending body. Mr. Levinson stated that the recommendation given to him about density would be to propose four units, rather than six. Mr. Penna stated there's a lot to go into this engineered plan that can easily lead to modifications and eliminations of density.

Mr. Levinson questioned if the extension of the overlay would create a situation of spot zoning. Mr. Shafkowitz stated that one of the things listed in the Montgomery County Planning Commission's review letter stated that this proposal was consistent with the county's comprehensive plan, they call it a "suburban residential area", and they believe what's being proposed is consistent with the surrounding area. He stated that the development across the street is also a townhouse community, not too dissimilar to this 52-unit proposal. He stated that for this parcel, six units per acre plus a commercial component would be permitted. He stated that it would be more like 58 homes plus commercial, also referenced in the county letter, is eight units per acre. He stated that this plan currently shows five units per acre at almost 10 acres, so they are not asking for maximum density with this.

Mr. Penna stated that there is a sewer easement that goes through the lower end of the property that they will be going over, so there's a lot of things that are going to happen. Mr. Penna stated that there also is a nonconforming commercial use that's currently on this property that they're trying to eliminate. Mr. Melograno stated that Ms. Claire Warner from Montgomery County did a presentation regarding the future land use map and the purpose of her presentation was to get feedback from the steering committee. Ms. Worman stated that parcel was identified as medium density. Mr. Melograno stated that he is part of the steering committee and that this plan is consistent with the new comprehensive plan that is currently under review.

Mr. Melograno wanted to discuss traffic. Mr. Dixon stated that we can put restrictions on right turn in/out. He stated that if this application moves forward and once, they get into the conditional use and land development phases, there will be detailed traffic studies done. This is their best guess right now where the access points may be located on Bethlehem Pike and Cedar Hill Road. He stated the process will start with a scoping study and they will be required to get PennDOT permits for their access to Bethlehem Pike. He stated that we will work with PennDOT during that review process where the accesses should be, how they should be configured and how they need to mitigate their impact both on Cedar Hill Road and Bethlehem Pike. He stated that the Cedar Hill Road access will be taken into consideration, where it's located, and how it will be configured under different scenarios during the traffic study to determine how their access points should be configured. He stated that most of the traffic for the development is going to use Bethlehem Pike to get in and out. He stated that the developer agreed to look at how to potentially realign Cedar Hill Road with Bethlehem Pike to improve the angle where it intersects Bethlehem Pike. Mr. Levinson wanted to know if Cedar Hill would be widened or moved. Mr. Dixon stated that they would look at the alignment and whether any turn lanes need to be added at that intersection during land development.

The P.C. recommends approval of this Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Patty Furber, Secretary

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: December 9, 2025
Re: Adoption of 2026 Budget



Recommended Motion: To adopt the 2026 Final Budget

The Board reviewed the proposed 2025 budget and authorized advertisement of the preliminary budget at the meeting on November 18th. No comments from the public were received during the review period. The [draft budget remains on the Township's website](#). After Board approval, the final budget will replace the draft on the website.

The 2026 budget does not include an increase in the real estate tax millage or the sewer rate. There is a reallocation of the specific levies within the real estate tax millage to align with changes made to simplify the budget document - the recreation levy will be merged into the general purposes levy. Funding for park maintenance and recreation programs remains consistent from 2025 to 2026 but now those expenses are included in the Public Works Department and the Recreation Department, respectively, in the general fund budget. This change makes presentation, budgeting, and expense tracking easier.

The millage rate is set by resolution and is a separate agenda item at the Board's December 9th meeting. That resolution has more details about the reallocation.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: December 2, 2025
Re: Adoption of 2026 Tax Rate Resolution



Recommended Motion: To approve Resolution #2025-19 establishing the Township's real estate tax millage for 2026

The overall Township real estate tax millage rate to be paid by owners of taxable properties is unchanged for 2026. The rate has not changed since 2011.

The 2026 allocation of the specific levies within the overall rate, however, shifts the 2025 millage for recreation to general purposes, and therefore from the recreation fund (that is being phased out) to the general fund. Funding for park maintenance and recreation programs remains consistent from 2025 to 2026 but now those expenses are included in the Public Works Department and the Recreation Department, respectively, in the general fund budget.

Tax Rate for	2025 Rate	2026 Rate
General Purposes	0.877 mills	1.047 mills
Fire Protection	0.146 mills	0.146 mills
Fire Hydrants	0.030 mills	0.030 mills
Recreation	0.170 mills	
Total	1.223 mills	1.223 mills

There is no change to any of the streetlight assessments in the tax rate resolution.

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

RESOLUTION 2025-19

PROPERTY TAX RATES AND STREETLIGHT ASSESSMENTS FOR 2026

BE IT RESOLVED by the Lower Gwynedd Township Board of Supervisors that:

1. **REAL PROPERTY TAX.** Pursuant to Section 3205 of the PA Second Class Township Code, a tax shall be levied on all real property within Lower Gwynedd Township subject to taxation for fiscal year 2026, as follows:

Tax Rate for	Mills on each Dollar of Assessed Valuation	Cents on each \$100 of Assessed Valuation
General Purposes	1.047 mills	\$0.1047 (10.47 cents)
Fire Protection	0.146 mills	\$0.0146 (1.46 cents)
Fire Hydrants	0.030 mills	\$0.0030 (0.30 cents)
Total	1.223 mills	\$0.1223 (12.23 cents)

2. **STREETLIGHTS.** Pursuant to Section 2002 and 2003 of the PA Second Class Township Code, the following rates are assessed on those properties subject to assessment for streetlight purposes:

- a. On each benefited property within the street lighting district:

District	Rate per Benefited Property
Foxfield Reserve	\$39.72
Estates at Cedar Hill	\$23.05
Gwynn Oaks	\$14.72
Gwynn Crest	\$43.13
Polo Club	\$23.20
Trewellyn Estates	\$17.96
Walnut Farm Road	\$68.32
Warren Road	\$18.10
Wister Woods	\$33.76
Wooded Pond	\$11.05

- b. On each foot of property that fronts on the street for properties within 250 feet of a streetlight:

District	Rate per Front Foot	
	Improved	Unimproved
Bethlehem Pike	\$0.31 (31 cents)	\$0.03 (3 cents)

Approved at the public meeting of the Lower Gwynedd Township Board of Supervisors of Lower Gwynedd Township held on December 9, 2025.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

**MIMI GLEASON
TOWNSHIP MANAGER**

**DANIELLE A. DUCKETT
CHAIRPERSON**

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: December 3, 2025
Re: Supplemental Appropriations



Recommended Motion: Approve Resolution 2025-20 Supplemental Appropriations for the 2025 Budget

On May 27, 2025, the Board of Supervisors authorized payment of the estimated just compensation for the property acquisition at 1201 Sumneytown Pike (now 101 Moore Drive). This resolution ratifies the budget amendment and fund transfers associated with that payment by adding \$3.3 million to the 2025 budget for the land acquisition for the Public Works Project along with the transfer of \$2.4 million from the Open Space Fund to the Capital Reserve Fund for this purchase.

These steps agree with the prior decision to use reserves and not proceeds from the \$5M bond issuance to pay for the land. The \$5M bond issuance is not subject to arbitrage and therefore there is no limit on the interest being earned. The reserves used to pay for the land purchase will be reimbursed from the next bond issuance which will be subject to arbitrage.

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

RESOLUTION # 2025-20

SUPPLEMENTAL APPROPRIATIONS

WHEREAS, Section 3202(e) of the Pennsylvania Second Class Township Code allows the Board of Supervisors by resolution to make supplemental appropriations for any purpose from any funds on hand or estimated to be received within the fiscal year and not otherwise appropriated, including the proceeds of any borrowing authorized by law; and

WHEREAS, the Township acquired land for the proposed Public Works Facility paid initially out of capital reserves, to be reimbursed by future bond proceeds; and

WHEREAS, these expenses were approved at a public meeting of the Board of Supervisors; and

WHEREAS, the Township desires to update the budget accordingly to allow for consistent analysis and comparisons in the financial statements for the year.

NOW, THEREFORE, BE IT RESOLVED by the Lower Gwynedd Township Board of Supervisors that the Finance Director is authorized and directed to make the following budget amendments confirming the proper accounts for these expenses:

- Add the amount of \$3,300,000 to Account #30-439-725 (Public Works Project) in the Capital Reserve Fund for land acquisition; and
- Add the amount of \$2,400,000 to Account #30-392-016 (Transfer In) in the Capital Reserve Fund and corresponding Account# 16-492-030 (Transfer Out) in the Open Space Fund for the Public Works Project land acquisition.

RESOLVED AND ENACTED this 9th day of December, 2025.

Attest: _____
Mimi Gleason
Secretary

By: _____
Danielle Duckett, Chair
Board of Supervisors

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: December 9, 2025
Re: Resolution 2025-21 transferring general fund surplus



Recommended Motion: To Approve Resolution 2025-21 authorizing a transfer of general fund surplus to the capital reserve fund

The General Fund, based on the 2025 projection and further review through November, is anticipated to have a surplus greater than budgeted. This additional surplus was generated primarily from collecting prior years' Business Privilege Tax totaling approximately \$250,000 in 2025. I am requesting the transfer of \$250,000 from the General Fund to the Capital Reserve Fund by the end of the year.

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

RESOLUTION # 2025-21

FUND BALANCE TRANSFER

WHEREAS, Section 3202(F) of the Pennsylvania Second Class Township Code allows the Board of Supervisors by resolution to permit transfers of unencumbered moneys from the General Fund into other funds; and

WHEREAS, the Finance Director anticipates a General Fund surplus by the end of the year, after all budgeted transfers are made, of \$695,000; and

WHEREAS, the surplus could be transferred to the Capital Reserve Fund for future capital infrastructure, park, or building projects.

NOW, THEREFORE, BE IT RESOLVED by the Lower Gwynedd Township Board of Supervisors that the Finance Director is authorized and directed to make the following fund balance transfer by December 31, 2025:

- \$250,000 from the General Fund to the Capital Reserve Fund.

RESOLVED AND ENACTED this 9th day of December 2025.

Attest: _____
Mimi Gleason
Secretary

By: _____
Danielle Duckett, Chair
Board of Supervisors

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: December 2, 2025
Re: Proposed Debt Management Policy



Recommended Motion: To approve Resolution 2025-22 adopting a new debt management policy

Township staff has been working to develop recommended financial policies for the Township. With input and guidance from the Township's bond counsel (Obermeyer) and financial advisor (PFM), the next policy for the Board's consideration provides guidelines for evaluating the appropriate need, purpose, and timing of Township debt issuances and for implementing procedures that support prudent financial planning and compliance with state laws and all other legal requirements.

The proposed Debt Management Policy follows the attached Resolution.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**BOARD OF SUPERVISORS
RESOLUTION NO. 2025-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP ADOPTING A
“DEBT MANAGEMENT POLICY”**

WHEREAS, Section 1509 of the Pennsylvania Second-Class Township Code authorizes the Board of Supervisors of Lower Gwynedd Township (“**Township**”) to incur debt in furtherance of Township purposes, in accordance with the Pennsylvania Local Government Unit Debt Act (“**Debt Act**”), 53 Pa.C.S. § 8001 et seq.; and

WHEREAS, the Township Board of Supervisors (“**Board of Supervisors**”) finds that the establishment of a formal debt management policy will promote long-term financial stability, provide a consistent framework for evaluating capital financing options, protect the Township’s credit rating, and ensure compliance with applicable state and federal laws; and

WHEREAS, the Board of Supervisors has determined that the best interests of the Township are served by the adoption of the debt management policy, attached hereto as **Exhibit “A”** and incorporated herein by reference (“**Debt Management Policy**”).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. The Board of Supervisors hereby adopts the Debt Management Policy, which shall guide Township financial planning, debt evaluation, capital project funding, and compliance with the Debt Act and all other applicable legal requirements.

2. The Township staff is authorized and directed to implement, maintain, and periodically review the Debt Management Policy, and to recommend updates as necessary to reflect changes in law, regulation, or Township financial circumstances.

RESOLVED AND ADOPTED this 9th day of December, 2025, by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

EXHIBIT "A"
DEBT MANAGEMENT POLICY
ATTACHED

LOWER GWYNEDD TOWNSHIP

DEBT MANAGEMENT POLICY

Adopted by the Board of Supervisors via Resolution 2025-22

I. Scope

Debt can be a useful tool to assist Lower Gwynedd Township in providing the community with the public infrastructure and facilities it needs. Section 1509 of the PA Second-Class Township Code authorizes the Board of Supervisors to incur debt. The PA Local Government Unit Debt Act (“Debt Act”) sets a statutory limit on the amount of debt the Township can borrow and sets forth the procedure the Township must follow to issue debt. This Debt Management Policy provides guidelines for evaluating the appropriate need, purpose, and timing of Township debt issuances and for implementing procedures that support prudent financial planning and compliance with state laws and all other legal requirements.

II. Goals

- Plan for a prudent balance between “pay-as-you-go” use of the Township’s capital reserves and “pay-as-you-use” debt financing to provide for the capital needs of the community not funded by grants
- Maintain a manageable debt load and access to financing markets
- Minimize debt service and issuance costs
- Achieve the highest practical credit rating
- Ensure full and complete financial disclosure and reporting

III. Debt for capital projects

A. Capital Planning

To plan for and prioritize the infrastructure needs of the community, as well as the resulting financial obligations, each year the Board of Supervisors reviews and approves a multi-year Capital Improvements Plan (“CIP”) as part of its budget process. The CIP projects typically derive from topic-specific plans such as park master plans, stormwater strategic plans, and the Act 209 transportation capital plan. Each year’s CIP identifies the most important projects to be completed in the coming years and the estimated cost for design and construction.

Township staff are diligent about pursuing grants for every capital improvement project. However, most grants have matching fund requirements, and grants are not available for every type of project. Therefore, the Board of Supervisors must approve some amount of Township funding for most capital improvement projects.

B. When to Issue Long-Term Debt

There is a trade-off between using a “pay-as-you-go” approach (paying for a project with existing revenues and/or reserves) versus “pay-as-you-use” (issuing debt and paying off the debt over the project’s lifetime). Debt increases the total overall cost of the capital improvement due to interest payments but also allows the Township to build capital projects sooner by borrowing upfront and spreads the costs more fairly on the users who will benefit from the improvement over time instead of only those paying taxes at the time of construction.

The purpose of this policy is to guide Township staff and its finance team as it seeks to balance “pay-as-you-go funding” from Township reserves for the construction of infrastructure with the incurrence of long-term debt. Prudent decision-making should involve consideration of prevailing economic factors and the need for, cost of, and timing of the capital improvement. The Township staff, when evaluating potential projects and funding sources, should consider the following factors:

1. The availability of state and federal grants and other funding sources for projects identified in the CIP.
2. The use of cash reserves, consistent with the Township’s Fund Balance Policy, before recommending the incurrence of debt.
3. Whether debt financing under the Debt Act meets one or more of the following criteria:
 - a. the debt will be used for acquiring, constructing, or renovating capital improvements, or to refund or refinance existing debt to achieve debt service savings;
 - b. CIP projects need to be placed in use before the Township can reasonably expect to obtain grants and/or build-up savings to pay for the project, such that borrowing is a sensible way of implementing the projects;

- c. the borrowing costs, considering all the Township's debt and other obligations, are manageable;
- d. due to the long-term benefits expected from the capital improvement, it is fair to expect beneficiaries to help pay for the project over time with tax or fee revenues to facilitate debt payments;
- e. the debt service obligations, together with anticipated future annual expenses for the operation or maintenance of the capital improvement, are consistent with the Township's budgeting practices and policies, as determined by the Board of Supervisors; and
- f. the debt can be incurred in compliance with the requirements of the Debt Act and other applicable state and federal requirements.

These criteria are not exhaustive. Other considerations may become relevant as market conditions and governmental policies change or evolve. Staff will engage with the Township Supervisors and outside experts as they evaluate the Township's infrastructure and financing needs.

C. Allowable Debt Instruments

- 1. General Obligation Bonds: bonds whose repayment through taxes and general revenue is backed by the full faith and credit of the government issuing them.
- 2. Revenue Bonds or "Self-Liquidating" debt: bonds secured by a specific revenue stream other than taxes (most commonly, but not limited to, sewer rent).
- 3. Bank loans
- 4. State and federal loan programs such as PENNVEST
- 5. Any other debt instrument permitted by the Debt Act, including federally taxable debt

IV. Short-term debt or interfund loans

A. General Avoidance of Short-Term Debt

Annual operating revenue or cash reserves, not debt, are to be used for operating expenses, cash flow, emergency needs, and retirement liabilities. It is the Township's policy to maintain sufficient operating reserves and properly funded

retirement plans. The Township should resort to tax anticipation notes and other short-term debt only in very limited circumstances, such as when the timing of tax collections causes an unexpected revenue shortfall, or if operating reserves have fallen below levels due to unforeseen circumstances, or other exigencies. The Township encourages prudent financial planning to avoid the need for short-term borrowings through the balancing of the annual budget and regular monitoring of fund balances and retirement liabilities to avoid the necessity of short-term debt.

B. Acceptable Forms of Short-Term Debt

Township staff may consider the following specific types of short-term borrowings when financially prudent.

1. Leases: While not a current Township practice other than for copiers/printers, the Township may enter into a lease agreement with a provider or bank to lease equipment. The terms of the lease should coincide with the life of the equipment, and a tax-exempt rate shall be sought unless use, payment or security for the financial improvements dictate that the obligations must be issued on a taxable basis. The Finance Director should ensure any leasing agreement is compared to other funding options to ensure the lease is cost beneficial.
2. Interfund Borrowing: Short-term cash lending from one fund to another fund is discouraged but, in limited circumstances, may be considered if excess funds are available, loaning the money will not impact the fund's current operations, the reason for the loan addresses an important and time-sensitive Township priority, and it is in the Township's best financial interests to do so as determined by the Finance Director.

V. Procedures and Record Keeping

- A. Given the complexity of the financial analysis and debt issuance procedures, the Township will regularly use the services of specialists such as bond counsel, financial advisors, and underwriters to evaluate the wisdom of incurring debt and if so, the best type of debt under the circumstances; to ensure compliance with all requirements for the issuance and reporting of debt, including the disclosure of material events required by the municipal securities laws; and for monitoring

options for refunding debt to reduce debt service.

- B. Proper debt management requires the Township to take steps to protect its credit rating, including sound day-to-day management; keeping debt within manageable bounds; making sure that proper financial accounting exists; and maintaining contact with financial advisors.
- C. Except where further restricted by bond covenants and applicable laws, including but not limited to arbitrage rebate requirements of the Internal Revenue Code, all investments listed in Section 3204 of the PA Second-Class Township Code are permitted investments for the proceeds of a bond issue, including project funds, interest, and debt service. (See also the Lower Gwynedd Township Investment Policy.)
- D. The Township shall comply with all federal and state requirements applicable to any debt issuances, including arbitrage requirements and the maintenance of a debt service sinking fund, as well as with provisions in bond covenants. All proceeds from the issuance of debt will be separately accounted for in the Township's financial accounting system. (See also Lower Gwynedd Township's Post-Issuance Bond Compliance Policy.)

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: December 2, 2025
Re: Proposed Post-Issuance Bond Compliance Policy



Recommended Motion: To approve Resolution 2025-23 adopting a new post-issuance bond compliance policy

With the 2024 bond issuance, the first debt incurred by Lower Gwynedd in some time, came a number of requirements to ensure compliance with federal and state regulations which the Finance Director is monitoring and fulfilling. While developing a new debt management policy, the Township's bond counsel (Obermeyer) and financial advisor (PFM) recommended formalizing the steps for bond compliance in a policy. The resulting Post-Issuance Bond Compliance Policy follows the attached Resolution and is also referenced in the Debt Management Policy.

LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

BOARD OF SUPERVISORS RESOLUTION
NO. 2025-23

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP ADOPTING THE
"LOWER GWYNEDD TOWNSHIP COMPLIANCE POLICIES AND PROCEDURES FOR TAX-EXEMPT BONDS."**

WHEREAS, Lower Gwynedd Township (the "Township") periodically issues tax-exempt notes and bonds ("Bonds") for lawful public purposes; and

WHEREAS, Township staff and professional advisors have recommended that the Township adopt a formal written policy establishing procedures for ongoing post-issuance monitoring and compliance; and

WHEREAS, the Lower Gwynedd Township Board of Supervisors ("Board of Supervisors") has reviewed the document titled "Lower Gwynedd Township Compliance Policies and Procedures For Tax-Exempt Bonds," attached hereto as Exhibit "A" and incorporated herein by reference (the "Compliance Policy").

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. The Board hereby adopts the Compliance Policy.
2. The Township Finance Director is appointed as the Compliance Officer responsible for implementing, monitoring, and enforcing the Compliance Policy; and
3. Township staff shall follow the procedures outlined in the Compliance Policy for all existing and future Township bond issues.

RESOLVED AND ADOPTED this 9th day of December, 2025, by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania.

ATTEST:

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

MIMI GLEASON, TOWNSHIP SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

EXHIBIT "A"
COMPLIANCE POLICY
ATTACHED

LOWER GWYNEDD TOWNSHIP

COMPLIANCE POLICIES AND PROCEDURES FOR TAX-EXEMPT BONDS

Adopted by the Board of Supervisors via Resolution 2025-23

1. Purpose. The purpose of these compliance policies and procedures (“Compliance Policy”) is to ensure compliance with (a) requirements of the Internal Revenue Code of 1986, as amended (the “Code”), that must be satisfied to maintain the tax-exempt status of any tax-exempt notes or bonds (“bonds”) issued by Lower Gwynedd Township (the “Issuer”), and (b) requirements of the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”) under SEC Rule 15c2-12 (the “Rule”) regarding secondary market disclosure filings relating to the Issuer’s bonds. In connection with the issuance of each series of bonds, the Issuer may also execute a tax certificate, a continuing disclosure agreement and other documentation as advised by bond, disclosure, or tax counsel (collectively, the “Issuance Documentation”) which will require it to take certain actions with respect to the requirements under the Code and the Rule for such bonds.

2. Responsibility for Monitoring Compliance. The Issuer’s Board of Supervisors (the “Governing Body”) has the overall responsibility for monitoring ongoing compliance with the requirements of the Code, the Rule, this Compliance Policy, and the Issuance Documentation. The Governing Body assigns to Issuer’s Finance Director the primary operating responsibility to monitor such compliance (the “Compliance Officer”). The Compliance Officer may delegate aspects of such responsibility to other employees or contractors of the Issuer, but shall retain overall responsibility for ensuring compliance and coordinating compliance when more than one individual or contractor is given responsibility. The Compliance Officer shall update Exhibit A hereto to the extent that any such responsibility is delegated.

This Compliance Policy shall be used in conjunction with the Issuance Documentation. This Compliance Policy is not a substitute for the specific compliance requirements related to each bond issue contained in the applicable Issuance Documentation, and the Compliance Officer shall review the Issuance Documentation in connection with each bond issue and consult with bond counsel and other appropriate professionals as to monitoring ongoing compliance with such requirements.

3. Arbitrage Yield Restriction and Rebate Requirements. The Compliance Officer shall maintain or cause to be maintained records of:

(a) purchases and sales of investments made with proceeds of bonds (including amounts treated as “gross proceeds” of bonds under section 148 of the Code), any documentation required to establish the fair market value of investments upon purchase and receipts of earnings on those investments;

(b) expenditures made with proceeds of bonds (including investment earnings on bond proceeds) for the governmental purposes of the bonds, such as for the costs of purchasing, constructing, and/or renovating property and facilities;

(c) calculations that will be sufficient to demonstrate that the expenditure of proceeds has complied with an available spending exception to the arbitrage rebate requirement in respect of that bond issue;

(d) calculations that will be sufficient to demonstrate that the rebate amount, if any, that was payable to the United States of America in respect of investments made with gross proceeds of that bond issue and records showing that such rebate amount, if any, was paid and a Form 8038-T filed with the Internal Revenue Service (“IRS”) on a timely basis;

(e) information and records showing that investments held in yield-restricted advance refunding or defeasance escrows for refunded bonds, investments made with unspent bond proceeds after the expiration of the applicable temporary period and any other bond proceeds subject to yield restriction were not invested in higher-yielding investments; and

(f) such other information and records as required by the Issuance Documentation.

4. Restrictions on Private Business Use and Private Loans. The Compliance Officer shall enforce the restrictions on private business use that apply to land, buildings, facilities, and equipment (“property”) which are financed with proceeds of bonds, and of the restriction on the use of proceeds of bonds to make or finance any loan to any person other than a state or local government unit, including:

(a) under section 141 of the Code, no more than generally 10% of the proceeds (5% in certain cases) of any bond issue (including the property financed with the bonds) may be used for private business use, and no more than the lesser of \$5,000,000 or 5% of the proceeds of a bond issue may be used to make or finance a loan to any person other than a state or local government unit;

(b) “private business use” means use by any person other than a state or local government unit, including business corporations, partnerships, limited liability companies, associations, nonprofit corporations, natural persons engaged in trade or business activity, and the United States of America and any federal agency, as a result of ownership of the property or use of the property under a lease, management or service contract (except for certain “qualified” management or service contracts), output contract for the purchase of electricity or water, privately sponsored research contract (except for certain “qualified” research contracts), “naming rights” contract, “public-private partnership” arrangement, or any similar use arrangement that provides special legal entitlements for the use of the bond-financed property; private business use starts on the first date on which the Issuer enters into a binding contract with a nongovernmental person for use of the financed property which is not subject to any material contingencies;

(c) before entering into any use arrangement with a nongovernmental person (which includes the United States of America) that involves the use of bond-financed property, the Compliance

Officer will evaluate whether that use arrangement, if put into effect, will be consistent with the restrictions on private business use of the bond-financed property;

(d) in connection with the evaluation of any proposed nongovernmental use arrangement under paragraph (c), the Compliance Officer shall determine whether to engage bond counsel to obtain advice on whether that use arrangement, if put into effect, will be consistent with the restrictions on private business use of the bond-financed property, and, if not, whether any “remedial action” permitted under section 141 of the Code may be taken as a means of enabling that use arrangement to be put into effect without adversely affecting the tax-exempt status of any bonds; and

(e) records shall be maintained of such nongovernmental uses, if any, of bond-financed property, including copies of the pertinent leases, contracts or other documentation, and the related determination that those nongovernmental uses are not inconsistent with the status of the bonds that financed the property, including any advice received from bond counsel and any remedial actions taken.

5. Secondary Market Disclosure. The Compliance Officer shall be responsible for the filing of annual reports and notices of material events as required by the Rule and the Issuer’s continuing disclosure agreements. Such filings shall be made by the Compliance Officer using the MSRB’s electronic filing system (currently referred to as the Electronic Municipal Market Access system or EMMA) in accordance with the applicable continuing disclosure agreement. The Compliance Officer shall retain copies of each filing together with a receipt of filing or other acknowledgement from the MSRB.

6. Records to be Maintained for Bonds. It is the policy of the Issuer that, unless otherwise permitted by future IRS regulations or other guidance, written records (which may be in electronic form) will be maintained with respect to each issue of bonds for as long as those bonds remain outstanding plus six (6) years. For this purpose, bonds include refunding bonds that refinance the property that was financed by the original bonds.

The records to be maintained are to include:

1. the official transcript of proceedings (including the Issuance Documentation) for the original issuance of the bonds;
2. the records showing compliance with the requirements of paragraph 3 above;
3. the records described in paragraph 4(e) above; and
4. the filings described in paragraph 5 above.

The basic purpose of the foregoing record retention policy is to enable the Issuer (a) to readily demonstrate to the IRS upon an audit of any bond issue that the Issuer has complied with all applicable requirements that it must satisfy after the issue date of the bonds under the Code and (b) to demonstrate compliance with the Rule.

7. Remedial Action.

(a) Internal Revenue Code. If the applicable requirements of the Code have been violated with respect to any issue of bonds, the Compliance Officer, after consultation with bond counsel, shall determine whether any remedial actions available under the Code or through the IRS are required to maintain the tax-exempt status of any bonds and recommend such remedial action to the Governing Body. If the Compliance Officer, after consultation with bond counsel, determines that no such remedial actions are required, he or she shall report on the violation to the Governing Body.

(b) Available Remedies for Code Violations. Currently available remedies for certain violations of the federal tax laws include:

1. For violations of the restrictions on private business use, Treasury Regulations Section 1.141-12 sets forth certain remedial actions which can be taken following a deliberate action which causes private business use, including redemption of bonds, alternative use of proceeds and alternative use of financed facilities, all subject to the various conditions set forth in such regulations. Certain remedies must be taken by the date of the deliberate action or shortly thereafter (within 90 days, for example, for redemptions). A deliberate action occurs on the first date on which the issuer enters into a binding contract with a nongovernmental person for use of the financed property which is not subject to any material contingencies.

2. The IRS has a voluntary closing agreement program for tax-exempt debt and other tax-advantaged debt ("TEB VCAP") which allows issuers to voluntarily resolve violations of the Code or applicable regulations through closing agreements with the IRS. TEB VCAP is not available when: (a) absent extraordinary circumstances, the violation can be remediated under existing remedial action provisions or other tax-exempt bond closing agreement programs; (b) the issue is under examination; (c) the tax-exempt status or tax-advantaged status of the debt is at issue in any court proceeding or is being considered by the IRS Office of Appeals; or (d) the IRS determines that the violation was due to willful neglect.

3. For certain violations of the rebate and arbitrage rules, an issuer can pay a penalty under Treasury Regulations Section 1.148-3(h) or make yield reduction payments under Treasury Regulations Section 1.148-5(c).

(c) Secondary Market Disclosure. If any required filings described in paragraph 5 or any of the Issuance Documentation have not been timely made or are inaccurate or incomplete, the Compliance Officer shall determine if and to what extent remedial action is required and recommend such remedial action to the Governing Body.

8. Annual Review. The Compliance Officer shall complete an annual review by March 31 of each year in order to confirm that the requirements of paragraphs 3, 4 and 5 hereof have been met for the preceding year and whether any violations of the applicable federal tax law have been determined for any issue of bonds. In the case of failure to follow this Compliance Policy, the Compliance Officer shall review such failure with the appropriate employees or contractor and determine appropriate action to


ensure future compliance. In the case of a violation of the applicable federal tax law or of the requirements of paragraph 5 hereof, the Compliance Officer shall review the appropriate remedial actions as described above.

9. Bond Counsel/Training. Based on his or her experience, the Compliance Officer, upon assuming such role, shall determine whether he or she needs to attend training in order to perform the duties hereunder. The Compliance Officer shall also determine the same for any employee who has been delegated responsibility under this policy, and shall arrange for the appropriate training in each case. The Compliance Officer may also consult with bond counsel, request to attend such other training program (for him or herself or another employee) or obtain such training materials as are reasonably required in order to permit the Compliance Officer or any delegate to perform his or her duties hereunder.

Exhibit A

Delegation of Compliance

Specific Responsibility Delegated	Person to whom Responsibility Delegated	Date

To: Board of Supervisors
From: John L. Farrell, Project Manager & EMC 
Date: December 9, 2025
Re: Public Works Building – Architecture Firm Selection



Recommended action: To authorize the Township Manager to sign a contract for architectural and engineering services for the new Public Works facility with Alloy5 Architecture for \$617,300, once the terms are finalized to the satisfaction of the Township Solicitor.

The most critical step in launching the design phase of the new Public Works facility is the selection of an architectural & engineering team. Township staff received proposals from four architectural/engineering teams, each of which has a strong track record of success delivering municipal projects.

The scope of the proposals encompasses the full design of the building and surrounding property, including schematic designs, construction documentation, assistance with bidding and negotiation, construction administration, and various documentation and coordination services throughout the life of the project. The cost of the proposals ranges from \$809,000 to \$1,334,477.

Staff reviewed the proposals, checked references, conducted interviews, and asked Boyle Construction, the construction management firm selected for the project, to analyze the proposals. Ultimately, staff recommends awarding the contract to Alloy5 Architecture. Their value, experience, and demeanor made them stand out as the best fit for the project.

The analysis by Boyle resulted in an additional suggestion for the award – to remove the site civil engineering portion of the proposals, and to issue a separate RFP for that work. This was suggested so that civil engineering proposals may be independently analyzed to find the best fit for the job, independent of each firm's ties to architects.

Other engineering services, including structural, mechanical, electrical, and plumbing, were kept in the architecture contract, as those services need to be coordinated more closely with the work done by the architects. This resulted in a reduction of \$192,000 in the contract price compared to the Alloy5 proposal.

Staff recommends awarding the contract for architectural and engineering services for the new Public Works facility to Alloy5 Architecture for \$617,300. Alloy5's proposal is included in this packet. The draft contract has been reviewed by Alloy5, Boyle, the Solicitor, and Township staff and is close to being finalized.

John Farrell
Project Manager & Emergency Management Coordinator
Lower Gwynedd Township
jfarrell@lowergwynedd.org
Phone : 215-646-5302 x307

September 5, 2025

Re: Lower Gwynedd Township – Public Works Proposal (BEST AND FINAL)

Dear John,

Thank you for the opportunity to submit a revised best and final proposal for your new Public Works facility.

As we discussed, our team has substantial experience designing pre-engineered buildings, including public works facilities.

Please see below for a revised breakdown of our fee per discipline. See attached scope of work for a complete breakdown of services per phase along with terms and conditions.

Alloy5 proposes the following fees:

	Original	Adjusted
Civil Engineering Fee	\$203,150.00	\$192,000.00
Architectural Design Fee	\$414,100.00	\$404,000.00
Structural Engineering Design Fee	\$ 53,300.00	\$ 53,300.00
MEP/FP Engineering Design Fee	\$180,600.00	\$160,000.00
Total Fee	\$851,150.00	\$809,300.00
Total Reduction:		\$ 41,850.00

Should you have any questions or comments regarding this proposal, please contact me at your convenience.

Yours truly,

Randy Galiotto AIA, NCARB

THE FOLLOWING SERVICES ARE INCLUDED IN BASIC SERVICES

1. Schematic Design (SD)

- Develop conceptual building design based on the programmatic requirements established during the **Township Facilities Feasibility Study**, previously completed by GKO
 - Translate the validated program into preliminary floor plans, massing studies, and spatial relationships
 - Confirm building footprint layouts in alignment with approved master site plan and site-specific constraints
 - Collaborate with Civil, Structural and MEP consultants to integrate high-level systems strategies
 - Utilize BIM software to produce initial 3D massing models, test fits, and plan diagrams
 - Conduct bi-weekly coordination meetings with Township staff and consultants
 - Prepare presentation materials for internal Township review and public or board presentations as required
 - Deliverables: Schematic floor plans, site integration diagrams, elevations, massing models, preliminary code/zoning analysis, and summary of how the design reflects feasibility study recommendations
-

2. Design Development (DD)

- Refine the approved schematic design to include detailed layouts, dimensions, and material selections
 - Advance building systems in coordination with Structural and MEP consultants
 - Integrate civil engineer-provided site design and utility data
 - Further develop BIM model to include major assemblies and system coordination
 - Continued bi-weekly coordination meetings
 - Presentation-ready renderings and drawings as needed for boards or public sessions
 - Deliverables: Fully developed floor plans, sections, typical details, proposed materials, outline specifications, updated BIM model, and engineering coordination sets
-

3. Construction Documentation (CD)

- Produce complete and coordinated architectural construction documents, including:
 - Plans, elevations, sections, details, schedules, and specifications
- Coordinate final documents with Structural and MEP consultants for full integration
- Final BIM coordination model incorporating architecture, structure, and MEP disciplines
- Quality control review of all documents
- Respond to Township feedback and incorporate revisions

- Deliverables: Permit-ready and bid-ready construction documents, technical specifications, and coordinated consultant drawing sets
-

4. Bidding & Negotiation

- Assist the Township in issuing bid documents and responding to contractor inquiries
 - Attend pre-bid meetings and site walk-throughs
 - Review contractor RFIs during bidding and issue clarifications/addenda as needed
 - Support Township in evaluating bids and contractor qualifications
 - Deliverables: Bid clarifications, addenda, meeting notes, and award recommendation assistance
-

5. Construction Administration (CA) –

- Review submittals, shop drawings, and product data for conformance with design intent
 - Respond to contractor RFIs and issue architect's supplemental instructions (ASIs) as needed
 - Attend limited bi-weekly construction progress meetings and conduct site visits to observe work
 - Review and certify contractor payment applications
 - Coordinate with Structural and MEP consultants during construction for submittals, RFIs, and field observations
 - Conduct punch list inspections and review closeout documentation
 - Deliverables: Punch lists, and final certificate of substantial completion
-

Services Included Throughout All Phases:

- BIM Modeling and Coordination (Architecture, Structure, and MEP)
- Bi-weekly coordination and progress meetings with Township and consultants
- Presentations to boards, commissions, or public groups as required
- Ongoing coordination
- Code and zoning compliance reviews
- Cost estimate reviews at SD, DD, and CD phases
- Permit submission coordination

Supplemental Services

The services listed below are not included in Basic Services but may be required for the Project.

The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as per agreement. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

Supplemental Services	Responsibility <i>(Architect, Owner, or not provided)</i>
§ 5.1 Programming	Owner
§ 5.2 Multiple preliminary designs	Architect
§ 5.3 Measured drawings	Architect
§ 5.4 Existing facilities surveys	
§ 5.5 Site evaluation and planning	Architect
§ 5.6 Building Information Model management responsibilities	
§ 5.7 Development of Building Information Models for post construction use	
§ 5.8 Civil engineering	Architect
§ 5.9 Landscape design	Architect
§ 5.10 Architectural interior design	Architect
§ 5.11 Value analysis	
§ 5.12 Detailed cost estimating beyond that discussed in the engagement letter	
§ 5.13 On-site project representation	
§ 5.14 Conformed documents for construction	Architect
§ 5.15 As-designed record drawings	
§ 5.16 As-constructed record drawings	
§ 5.17 Post-occupancy evaluation	
§ 5.18 Facility support services	
§ 5.19 Tenant-related services	
§ 5.20 Architect's coordination of the consultants	Architect
§ 5.21 Telecommunications/data design	Owner
§ 5.22 Security evaluation and planning	Owner
§ 5.23 Commissioning	
§ 5.24 Sustainable Project Services	
§ 5.25 Fast-track design services	
§ 5.26 Multiple bid packages	Architect
§ 5.27 Historic preservation	

Supplemental Services	Responsibility <i>(Architect, Owner, or not provided)</i>
§ 5.28 Furniture, furnishings, and equipment design	
§ 5.29 Other services provided by specialty Consultants	
§ 5.30 Other Supplemental Services	

Billing Rates Effective January 2025:

Principal	230.00
Senior Project Architect	205.00
Senior Project Manager	205.00
Senior Designer	195.00
Project Manager	185.00
Architect III	195.00
Architect II	180.00
Architect I	170.00
Interior Designer II	170.00
Interior Designer I	150.00
Design Professional III	170.00
Design Professional II	150.00
Design Professional I	130.00
Support Staff	130.00
Graphic Designer	130.00
	Included in the rates
Clerical	above
	Included in the rates
Accounting	above

Compensation and Payments:

1. Terms: Billing shall be monthly with terms of net 30 days. If undisputed amounts remain unpaid after 60 days of the invoice date, the Architect reserves the right to discontinue work on the project with no legal recourse by the Owner, and assess a finance charge of **1.5%** interest per month. The Owner will be liable for all cost of collection, including, but not limited to court costs, filing fees, reasonable attorney's fees, and staff time at our billing rates should a default in payment occur. Architect withholds the right to retain signed and sealed drawings until Compensation for Services is paid in full.
2. Consultants: Consultants are paid by the Architect only after Architect's invoices have been paid by the Owner. Consultants invoice a retainage of **25%** of their fee prior to the start of their Services.

3. Additional Services: At the request of the Owner, the Architect shall provide services not included herein for additional compensation. Additional services will be billed hourly at the rates provided herein.
4. Reimbursable expenses: The Architect shall be compensated for mileage reimbursement, printing and duplication of documents for normal coordination of Architectural Services. No expense beyond the compensation outlined above will be incurred by the Owner unless the Owner approves a written proposal for additional services from the Architect. No additional services will be performed by the Architect without such written consent.


Terms and Conditions:

1. The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities. The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.
2. If applicable, The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.
3. If the Owner and Architect agree that Architect shall be responsible for issuing Certificates of Payment to any Contractor(s) performing the work, The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work. Moreover, the issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.
4. The Owner shall include the Architect in all communications with any Contractor(s) that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.
5. If, through no fault of the Architect, Procurement and Construction have not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the Owner's

budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

6. The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.
7. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.
8. The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due.
9. In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service.
10. If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.
11. If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

12. If the Owner terminates this Agreement for its convenience, or the Architect terminates this Agreement pursuant to this agreement, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.
13. This agreement shall be governed by the laws of the Commonwealth of Pennsylvania.
14. Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.
15. The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.
16. This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect. For the purposes of this section, electronic correspondence denoting an agreed-to amendment may serve as a written instrument.

To: Board of Supervisors
From: John L. Farrell, Project Manager & EMC 
Date: December 9, 2025
Re: Public Works Building – Site Civil Engineering RFP Authorization



Recommended action: Motion to authorize staff to prepare and release an RFP for the site civil engineering services for the new Public Works facility.

Staff recently received proposals for architectural design and engineering services for the new Public Works facility. During that process, staff received a recommendation from Boyle Construction (the project's construction management firm), to consider separating the site civil engineering work from the architectural proposals.

The site civil work may be treated as a standalone portion of the work, as it requires less coordination with the design team than is the case for the structural, mechanical, electrical, or plumbing engineering design work. This approach allows the Township to evaluate the civil engineering proposals independent of the work done by the architects, rather than award the contract as a bundle. As a result, the Township can determine which civil engineering firm will be best for the job, regardless of their ties to the selected architect, and contract directly with that firm. Boyle further suggested that the analysis of the civil engineering firms should include items that might not be as high a priority for the architectural firms, such as their experience working with agencies that oversee development in Montgomery County, such as the Montgomery County Conservation District.

As part of their construction management contract, Boyle will assist in drafting the RFP, identifying firms that might be a good fit for the job, and analyzing the responses. They have already provided staff with draft specifications that will be the base of the scope for the RFP, if authorized.

Staff recommends following the advice of Boyle, and requests permission to prepare and release an RFP for the site civil engineering services for the new Public Works facility.

PAID INVOICES REPORT

WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	170430	11/09/25	72207		105295	P	12/09/25	01414 340	LEGAL NOTICES	907.61
INVOICE:	2769951									
170431	11/23/25	72208			105295	P	12/09/25	01401 340	LEGAL NOTICES	149.74
INVOICE:	2775046									
170432	11/16/25	72209			105295	P	12/09/25	01401 340	LEGAL NOTICES	1,418.53
INVOICE:	2770837									
VENDOR TOTALS				32,243.59 YTD INVOICED				34,772.94 YTD PAID		2,475.88
3937 ACCESS LOCK TECHNOLOGIES INC.	170560	10/30/25	72337		105296	P	12/09/25	01409 220	SUPPLIES- ALL BLDNGS	18.87
INVOICE:	81657									
170561	11/14/25	72338			105296	P	12/09/25	01409 220	SUPPLIES- ALL BLDNGS	589.94
INVOICE:	814874									
170562	11/12/25	72339			105296	P	12/09/25	01409 370	R&M ALL BLDNGS	445.00
INVOICE:	81824									
VENDOR TOTALS				1,255.86 YTD INVOICED				1,255.86 YTD PAID		1,053.81
4144 AJR ENVIRONMENTAL, INC.	170571	12/01/25	72348		105297	P	12/09/25	01430 450	CONTRACTED SERVICES	9,010.00
INVOICE:	18184									
170571	12/01/25	72348			105297	P	12/09/25	01430 451	STORMWATER CONTRACTED SER	1,790.00
INVOICE:	18184									
VENDOR TOTALS				75,600.00 YTD INVOICED				75,600.00 YTD PAID		10,800.00
837 ALBERT M. COMLY, JR.	170483	12/01/25	72260		105298	P	12/09/25	01414 312	FIRE SAFETY INSPECTOR	600.00
INVOICE:	120125									
VENDOR TOTALS				11,101.88 YTD INVOICED				12,654.38 YTD PAID		600.00
3799 ALLEN J. FEDEZKO	170555	11/25/25	72332		105299	P	12/09/25	01409 450	CONTRACTED SERVICES	1,750.00
INVOICE:	150									
VENDOR TOTALS				19,250.00 YTD INVOICED				21,000.00 YTD PAID		1,750.00
2784 ALLIED LANDSCAPE SUPPLY	170507	11/12/25	72284		105300	P	12/09/25	01409 370	R&M ALL BLDNGS	143.00
INVOICE:	169865									
170508	11/17/25	72285			105300	P	12/09/25	01430 371	STORMWATER R&M	90.52
INVOICE:	169978									
170509	11/24/25	72286			105300	P	12/09/25	01430 371	STORMWATER R&M	249.20
INVOICE:	170144									
170510	11/24/25	72287			105300	P	12/09/25	01430 371	STORMWATER R&M	36.80
INVOICE:	170145									
170511	11/24/25	72288			105300	P	12/09/25	01430 371	STORMWATER R&M	412.12
INVOICE:	322902									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		2,615.06 YTD INVOICED			2,615.06 YTD PAID			931.64		
3883 AMAZON CAPITAL SERVICES, INC.	170558	12/01/25	72335		105301	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	1,258.07
	INVOICE:	17JG-FNTT-VXWH			105301	P	12/09/25	01410 220	OPERATING SUPPLIES	158.62
	170558	12/01/25	72335		105301	P	12/09/25	01401 200	OFFICE SUPPLIES	58.96
	INVOICE:	17JG-FNTT-VXWH								
VENDOR TOTALS		13,354.93 YTD INVOICED			13,850.54 YTD PAID			1,475.65		
70 AMBLER BOROUGH	170445	11/17/25	72222		105302	P	12/09/25	03489 354	WORKERS COMP - WISSAHICKO	1,775.13
	INVOICE:	2025 FIRE TRUCK INS			105302	P	12/09/25	03489 354	WORKERS COMP - WISSAHICKO	15,046.34
	170446	10/22/25	72223							
	INVOICE:	2025 FIRE WC INS								
VENDOR TOTALS		25,270.34 YTD INVOICED			32,744.09 YTD PAID			16,821.47		
3976 ANTHONY GULLO	170594	12/01/25	72371		105303	P	12/09/25	01430 320	COMMUNICATION	225.00
	INVOICE:	2025 PHONE REIMBURSE								
VENDOR TOTALS		513.16 YTD INVOICED			513.16 YTD PAID			225.00		
2091 ARAMSCO, INC.	170492	11/18/25	72269		105304	P	12/09/25	01409 220	SUPPLIES- ALL BLDNGS	184.52
	INVOICE:	S7409365-001								
VENDOR TOTALS		5,442.66 YTD INVOICED			5,622.68 YTD PAID			184.52		
2738 ARBOR VALLEY TREE SURGEONS, INC.	170505	11/04/25	72282		105305	P	12/09/25	31446 450	CONTRACTED SERVICES	2,400.00
	INVOICE:	2539								
VENDOR TOTALS		25,650.00 YTD INVOICED			25,650.00 YTD PAID			2,400.00		
3210 ARMOUR & SONS ELECTRIC, INC.	170528	11/25/25	72305		105306	P	12/09/25	01430 370	R&M PW	355.00
	INVOICE:	910047153								
VENDOR TOTALS		79,744.00 YTD INVOICED			84,099.00 YTD PAID			355.00		
4180 BELA PRINTING & PACKAGING CORP	170583	12/02/25	72360		105307	P	12/09/25	01401 200	OFFICE SUPPLIES	120.00
	INVOICE:	15976								
VENDOR TOTALS		120.00 YTD INVOICED			120.00 YTD PAID			120.00		

PAID INVOICES REPORT

WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
500 BERGEY'S, INC.										
170476		11/24/25	72253		105308	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	20.41
INVOICE:	2P8776									
170477		12/02/25	72254		105308	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	189.95
INVOICE:	7S737792									
VENDOR TOTALS			21,475.90	YTD INVOICED				21,475.90	YTD PAID	210.36
1116 BOWMAN CONSULTING GROUP, LTD.										
170608		10/31/25	72385		105309	P	12/09/25	30439 000	INFRASTRUCTURE REBUILDING	6,320.00
INVOICE:	527453									
170609		10/31/25	72386		105309	P	12/09/25	01414 313	ENGINEERING	3,740.00
INVOICE:	525449									
170610		10/31/25	72387		105309	P	12/09/25	01414 313	ENGINEERING	170.00
INVOICE:	527356									
170623		11/12/25	72400		105309	P	12/09/25	01147 000	LEGAL&ENGINEER	3,312.50
INVOICE:	AR ESCROW									
VENDOR TOTALS			172,798.63	YTD INVOICED				204,939.40	YTD PAID	13,542.50
3319 BUCKS COUNTY WATER & SEWER AUTHORITY										
170531		11/14/25	72308		105310	P	12/09/25	08429 450	CONTRACTED SERVICES	4,300.00
INVOICE:	2025-010									
VENDOR TOTALS			61,445.00	YTD INVOICED				65,745.00	YTD PAID	4,300.00
449 CBIZ BENEFITS & INSURANCE SERVICES										
170471		07/16/25	72248		105311	P	12/09/25	01402 310	PROFESSIONAL SERVICES	1,547.60
INVOICE:	10226909									
VENDOR TOTALS			28,733.95	YTD INVOICED				30,005.95	YTD PAID	1,547.60
2523 CLINTON SNYDER										
170498		12/01/25	72275		105312	P	12/09/25	01430 238	CLOTHING & UNIFORMS	194.99
INVOICE:	120125									
170498		12/01/25	72275		105312	P	12/09/25	08429 238	UNIFORMS	65.00
INVOICE:	120125									
VENDOR TOTALS			259.99	YTD INVOICED				259.99	YTD PAID	259.99
4097 CORBO LANDSCAPING INC.										
170564		12/02/25	72341		105313	P	12/09/25	31446 450	CONTRACTED SERVICES	1,200.00
INVOICE:	27516									
VENDOR TOTALS			66,200.00	YTD INVOICED				66,200.00	YTD PAID	1,200.00
2612 COUNTY LINE FENCE COMPANY										
170502		11/21/25	72279		105314	P	12/09/25	01430 370	R&M PW	17.00
INVOICE:	6584									

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS		1,660.52 YTD INVOICED			1,660.52 YTD PAID			17.00			
2803	CURT LIVEZEY										
	170592	12/01/25	72369		105315	P	12/09/25	01430	320	COMMUNICATION	225.00
	INVOICE:	2025	PHONE REIMBURSE								
	170600	12/01/25	72377		105315	P	12/09/25	01430	238	CLOTHING & UNIFORMS	225.00
	INVOICE:	120125									
	170600	12/01/25	72377		105315	P	12/09/25	08429	238	UNIFORMS	75.00
	INVOICE:	120125									
VENDOR TOTALS		525.00 YTD INVOICED			704.54 YTD PAID			525.00			
3676	DANIEL FANTINI										
	170593	12/01/25	72370		105316	P	12/09/25	01430	320	COMMUNICATION	225.00
	INVOICE:	2025	PHONE REIMBURSE								
VENDOR TOTALS		623.00 YTD INVOICED			623.00 YTD PAID			225.00			
2149	DAVID PAUL GEORGE										
	170493	12/01/25	72270		105317	P	12/09/25	01430	238	CLOTHING & UNIFORMS	202.48
	INVOICE:	120125									
	170493	12/01/25	72270		105317	P	12/09/25	08429	238	UNIFORMS	67.49
	INVOICE:	120125									
	170591	12/01/25	72368		105317	P	12/09/25	01430	320	COMMUNICATION	225.00
	INVOICE:	2025	PHONE REIMBURSE								
	170599	12/01/25	72376		105317	P	12/09/25	01487	157	FRINGE BENEFITS	456.00
	INVOICE:	2025	GYM REIMBURSE								
VENDOR TOTALS		950.97 YTD INVOICED			1,125.96 YTD PAID			950.97			
129	DAVID H LIGHTKEP, INC.										
	170449	11/14/25	72226		105318	P	12/09/25	01430	220	SUPPLIES PW	559.99
	INVOICE:	602127									
	170450	11/17/25	72227		105318	P	12/09/25	01430	220	SUPPLIES PW	640.00
	INVOICE:	602215									
VENDOR TOTALS		3,868.05 YTD INVOICED			3,868.05 YTD PAID			1,199.99			
4182	DAVID R & SUSAN K GREENFIELD										
	170587	12/03/25	72364		105319	P	12/09/25	01301	100	CURRENT REAL ESTATE TAXES	42.22
	INVOICE:	RE TAX REFUND	120325								
VENDOR TOTALS		42.22 YTD INVOICED			42.22 YTD PAID			42.22			
2402	DELAWARE VALLEY HEALTH TRUST										
	170496	12/01/25	72273		105320	P	12/09/25	01401	156	HEALTH INSURANCE	15,366.49
	INVOICE:	30573									
	170496	12/01/25	72273		105320	P	12/09/25	01402	156	HEALTH INSURANCE	5,032.74
	INVOICE:	30573									
	170496	12/01/25	72273		105320	P	12/09/25	01409	156	HEALTH INSURANCE	2,160.54

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WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	30573									
170496	12/01/25	72273			105320	P	12/09/25	01410 156	HEALTH INSURANCE	41,021.13
INVOICE:	30573									
170496	12/01/25	72273			105320	P	12/09/25	01414 156	HEALTH INSURANCE	1,778.70
INVOICE:	30573									
170496	12/01/25	72273			105320	P	12/09/25	01430 156	HEALTH INSURANCE	16,384.39
INVOICE:	30573									
170496	12/01/25	72273			105320	P	12/09/25	05451 156	HEALTH INSURANCE	75.52
INVOICE:	30573									
170496	12/01/25	72273			105320	P	12/09/25	08487 156	HEALTH INSURANCE	9,461.60
INVOICE:	30573									
VENDOR TOTALS		1,125,205.75	YTD INVOICED					1,125,205.75	YTD PAID	91,281.11
3756 DELCO SOLUTIONS, LLC										
170551	11/15/25	72328			105321	P	12/09/25	01401 430	TECHNOLOGY	146.25
INVOICE:	5283									
170551	11/15/25	72328			105321	P	12/09/25	08429 430	TECHNOLOGY	48.75
INVOICE:	5283									
VENDOR TOTALS		3,274.00	YTD INVOICED					3,469.00	YTD PAID	195.00
3885 DENNIS GRAVINESE, JR										
170601	12/01/25	72378			105322	P	12/09/25	01487 157	FRINGE BENEFITS	279.88
INVOICE:	2025 GYM REIMBURSEME									
VENDOR TOTALS		494.08	YTD INVOICED					494.08	YTD PAID	279.88
3018 EAGLE INDUSTRIAL HYGIENE ASSOCIATES, INC.										
170514	11/12/25	72291			105323	P	12/09/25	30454 600	PARK IMPROVEMENTS	1,551.00
INVOICE:	5680									
VENDOR TOTALS		1,551.00	YTD INVOICED					1,551.00	YTD PAID	1,551.00
4078 EDWIN CARRERO										
170597	12/01/25	72374			105324	P	12/09/25	01430 320	COMMUNICATION	225.00
INVOICE:	2025 PHONE REIMBURSE									
170604	12/01/25	72381			105324	P	12/09/25	01487 157	FRINGE BENEFITS	456.00
INVOICE:	2025 GYM REIMBURSEME									
VENDOR TOTALS		981.00	YTD INVOICED					981.00	YTD PAID	681.00
3048 ELLIOTT AUTO SUPPLY CO., INC.										
170515	11/12/25	72292			105325	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	174.76
INVOICE:	201-755407									
170516	11/13/25	72293			105325	P	12/09/25	01410 262	VEHICLE MAINTENANCE	52.80
INVOICE:	201-756586									
170517	11/20/25	72294			105325	P	12/09/25	01430 220	SUPPLIES PW	27.88
INVOICE:	273-099731									
170518	11/20/25	72295			105325	P	12/09/25	01410 262	VEHICLE MAINTENANCE	50.04
INVOICE:	201-761230									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
170519	INVOICE:	12/02/25	72296		105325	P		12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	51.20
170519	INVOICE:	12/02/25	72296		105325	P		12/09/25	08429 262	R&M EQUIP/VEHICLES	51.20
170520	INVOICE:	12/01/25	72297		105325	P		12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	418.70
170521	INVOICE:	12/01/25	72298		105325	P		12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	12.04
170522	INVOICE:	12/01/25	72299		105325	P		12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	47.24
170523	INVOICE:	12/03/25	72300		105325	P		12/09/25	01410 262	VEHICLE MAINTENANCE	24.42
170524	INVOICE:	12/02/25	72301		105325	P		12/09/25	01410 262	VEHICLE MAINTENANCE	244.72
VENDOR TOTALS				7,813.58 YTD INVOICED					7,813.58 YTD PAID		1,155.00
4070 ENRIQUE CRESPO											
170596	INVOICE:	12/01/25	72373		105326	P		12/09/25	01430 320	COMMUNICATION	225.00
VENDOR TOTALS				309.15 YTD INVOICED					309.15 YTD PAID		225.00
2747 FEDEX											
170506	INVOICE:	11/11/25	72283		105327	P		12/09/25	01402 310	PROFESSIONAL SERVICES	105.90
VENDOR TOTALS				502.60 YTD INVOICED					547.41 YTD PAID		105.90
3175 FLOUNDERS COMMUNICATIONS											
170525	INVOICE:	11/27/25	72302		105328	P		12/09/25	01409 320	COMMUNICATIONS	133.46
170526	INVOICE:	12/01/25	72303		105328	P		12/09/25	01409 320	COMMUNICATIONS	162.87
VENDOR TOTALS				3,061.57 YTD INVOICED					3,061.57 YTD PAID		296.33
548 GARY O'CONNOR											
170478	INVOICE:	12/01/25	72255		105329	P		12/09/25	01410 158	POST-RETIREMENT HEALTH BE	200.00
VENDOR TOTALS				2,400.00 YTD INVOICED					2,400.00 YTD PAID		200.00
4094 GENO NAVE											
170598	INVOICE:	12/01/25	72375		105330	P		12/09/25	01430 320	COMMUNICATION	225.00
170605	INVOICE:	12/01/25	72382		105330	P		12/09/25	01487 157	FRINGE BENEFITS	456.00
VENDOR TOTALS				1,202.50 YTD INVOICED					1,202.50 YTD PAID		681.00

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WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
67 GENUINE PARTS COMPANY											
170443		11/13/25	72220		105331	P		12/09/25	01410 262	VEHICLE MAINTENANCE	109.75
INVOICE:	552861										
170444		12/02/25	72221		105331	P		12/09/25	01410 262	VEHICLE MAINTENANCE	291.21
INVOICE:	554256										
VENDOR TOTALS				5,390.76 YTD INVOICED					5,450.59 YTD PAID		400.96
1191 GEORGE ALLEN PORTABLE TOILETS, INC.											
170484		11/10/25	72261		105332	P		12/09/25	01430 450	CONTRACTED SERVICES	126.00
INVOICE:	I244629										
170485		11/21/25	72262		105332	P		12/09/25	01430 450	CONTRACTED SERVICES	166.00
INVOICE:	I245135										
170486		11/21/25	72263		105332	P		12/09/25	01430 450	CONTRACTED SERVICES	166.00
INVOICE:	I245133										
170487		11/21/25	72264		105332	P		12/09/25	01430 450	CONTRACTED SERVICES	332.00
INVOICE:	I245134										
170488		11/21/25	72265		105332	P		12/09/25	01430 450	CONTRACTED SERVICES	166.00
INVOICE:	I245136										
VENDOR TOTALS				10,902.00 YTD INVOICED					11,410.00 YTD PAID		956.00
3626 GEORGE DAVID FRITZ											
170540		11/12/25	72317		105333	P		12/09/25	08429 262	R&M EQUIP/VEHICLES	824.00
INVOICE:	1-GS34231										
170541		11/25/25	72318		105333	P		12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	781.24
INVOICE:	1-GS34452										
VENDOR TOTALS				6,046.04 YTD INVOICED					6,046.04 YTD PAID		1,605.24
657 GFOA-PA											
170481		12/01/25	72258		105334	P		12/09/25	01402 420	TRAINING/DUES/SUBSCRIPTIO	75.00
INVOICE:	1711004-848616										
VENDOR TOTALS				150.00 YTD INVOICED					150.00 YTD PAID		75.00
1619 GILMORE & ASSOCIATES											
170611		11/12/25	72388		105335	P		12/09/25	01414 313	ENGINEERING	5,168.26
INVOICE:	PS-INV2513420										
170612		11/12/25	72389		105335	P		12/09/25	01414 313	ENGINEERING	2,050.62
INVOICE:	PS-INV2513419										
170613		11/12/25	72390		105335	P		12/09/25	09439 000	INFRASTRUCTURE REBUILDING	8,756.86
INVOICE:	PS-INV2513418										
170614		11/12/25	72391		105335	P		12/09/25	30439 000	INFRASTRUCTURE REBUILDING	4,253.52
INVOICE:	PS-INV2513417										
170615		11/12/25	72392		105335	P		12/09/25	31446 001	COMPLIANCE REQUIREMENTS	5,568.35
INVOICE:	PS-INV2513416										
170616		11/12/25	72393		105335	P		12/09/25	01414 313	ENGINEERING	2,513.60
INVOICE:	PS-INV2513415										
170617		11/12/25	72394		105335	P		12/09/25	30454 600	PARK IMPROVEMENTS	523.75
INVOICE:	PS-INV2513412										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
170618	INVOICE:	11/12/25	72395		105335	P	12/09/25	31446 101	SWM PROJECTS	360.00
170619	INVOICE:	11/12/25	72396		105335	P	12/09/25	30454 600	PARK IMPROVEMENTS	1,745.00
170620	INVOICE:	11/12/25	72397		105335	P	12/09/25	01414 314	PROF SERV- LEGAL (ZHB)	4,633.75
170621	INVOICE:	11/12/25	72398		105335	P	12/09/25	30439 721	OLD BETHLEHEM PIKE CULVER	1,637.50
170622	INVOICE:	11/12/25	72399		105335	P	12/09/25	01147 000	LEGAL&ENGINEER	9,470.96
VENDOR TOTALS			621,680.90	YTD INVOICED				729,317.28	YTD PAID	46,682.17
26 GLASGOW, INC										
170433	INVOICE:	10/18/25	72210		105336	P	12/09/25	01430 370	R&M PW	223.60
170434	INVOICE:	11/22/25	72211		105336	P	12/09/25	01430 371	STORMWATER R&M	140.18
VENDOR TOTALS			8,027.35	YTD INVOICED				8,318.49	YTD PAID	363.78
4173 GORSKI ENGINEERING INC										
170576	INVOICE:	11/26/25	72353		105337	P	12/09/25	30454 600	PARK IMPROVEMENTS	133,142.50
VENDOR TOTALS			262,804.20	YTD INVOICED				262,804.20	YTD PAID	133,142.50
4127 GREGORY A. ROZMAN										
170607	INVOICE:	12/01/25	72384		105338	P	12/09/25	01487 157	FRINGE BENEFITS	334.88
VENDOR TOTALS			609.52	YTD INVOICED				609.52	YTD PAID	334.88
146 H. A. WEIGAND, INC.										
170463	INVOICE:	11/18/25	72240		105339	P	12/09/25	01430 220	SUPPLIES PW	1,376.00
VENDOR TOTALS			4,723.65	YTD INVOICED				5,157.65	YTD PAID	1,376.00
380 HEIDELBERG MATERIALS US, INC.										
170468	INVOICE:	11/12/25	72245		105340	P	12/09/25	01430 370	R&M PW	205.52
170469	INVOICE:	11/25/25	72246		105340	P	12/09/25	01430 371	STORMWATER R&M	857.13
VENDOR TOTALS			14,264.57	YTD INVOICED				14,264.57	YTD PAID	1,062.65
4174 HOLLY DAYS NURSERY INC										
170577	INVOICE:	11/06/25	72354		105341	P	12/09/25	31446 450	CONTRACTED SERVICES	675.00
170578	INVOICE:	11/07/25	72355		105341	P	12/09/25	31446 450	CONTRACTED SERVICES	345.00

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 102-06640										
VENDOR TOTALS		1,020.00 YTD INVOICED			1,020.00 YTD PAID			1,020.00		
1431 HOME DEPOT CREDIT SERVICES										
170491	11/19/25 72268				105342	P	12/09/25	01410 220	OPERATING SUPPLIES	719.76
INVOICE: 111925										
170491	11/19/25 72268				105342	P	12/09/25	01409 220	SUPPLIES- ALL BLDNGS	278.00
INVOICE: 111925										
170491	11/19/25 72268				105342	P	12/09/25	01409 370	R&M ALL BLDNGS	244.55
INVOICE: 111925										
170491	11/19/25 72268				105342	P	12/09/25	01430 370	R&M PW	225.10
INVOICE: 111925										
170491	11/19/25 72268				105342	P	12/09/25	01430 220	SUPPLIES PW	523.27
INVOICE: 111925										
VENDOR TOTALS		7,365.77 YTD INVOICED			7,625.67 YTD PAID			1,990.68		
2388 INTERNATIONAL ASSOCIATION FOR										
170494	11/10/25 72271				105343	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	425.00
INVOICE: LI1261204										
170495	11/10/25 72272				105343	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	425.00
INVOICE: LI1261203										
VENDOR TOTALS		850.00 YTD INVOICED			850.00 YTD PAID			850.00		
3832 JNA MATERIALS, LLC										
170556	11/19/25 72333				105344	P	12/09/25	01430 371	STORMWATER R&M	266.32
INVOICE: 46934										
VENDOR TOTALS		871.01 YTD INVOICED			1,227.41 YTD PAID			266.32		
3323 JOSEPH P. GROARKE										
170532	11/17/25 72309				105345	P	12/09/25	01414 311	PROF SERV- UCC INSPECTING	851.00
INVOICE: 111725										
170533	10/31/25 72310				105345	P	12/09/25	01414 311	PROF SERV- UCC INSPECTING	999.00
INVOICE: 103125										
VENDOR TOTALS		16,317.00 YTD INVOICED			17,982.00 YTD PAID			1,850.00		
4178 KENCO ACQUISITION CORP										
170581	11/20/25 72358				105346	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	335.00
INVOICE: 7405388										
VENDOR TOTALS		335.00 YTD INVOICED			335.00 YTD PAID			335.00		
3358 KEYSTONE MUNICIPAL SERVICES, INC.										
170535	11/13/25 72312				105347	P	12/09/25	01414 311	PROF SERV- UCC INSPECTING	8,100.00
INVOICE: 39847										
170536	10/28/25 72313				105347	P	12/09/25	01414 311	PROF SERV- UCC INSPECTING	6,487.50
INVOICE: 39773										

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			163,950.00 YTD INVOICED				181,437.00 YTD PAID		14,587.50
417 LARRY DORN 170590 INVOICE: 2025 PHONE REIMB	12/01/25	72367		105348	P	12/09/25	01430 320	COMMUNICATION	225.00
VENDOR TOTALS			424.95 YTD INVOICED				424.95 YTD PAID		225.00
756 LGT NON-UNIFORM PENSION FUND 170482 INVOICE: 11 2025 PIERSON	11/13/25	72259		105349	P	12/09/25	65120 161	US BK, CASH	800.00
VENDOR TOTALS			3,200.00 YTD INVOICED				3,200.00 YTD PAID		800.00
3246 LGT OPEB FUND 170529 INVOICE: 2025 OPEB CONTRIBUTI	12/01/25	72306		105350	P	12/09/25	01487 610	TRANSFER OPEB	25,000.00
VENDOR TOTALS			25,000.00 YTD INVOICED				25,000.00 YTD PAID		25,000.00
122 MELFIKO, INC. 170448 INVOICE: 96635	11/08/25	72225		105351	P	12/09/25	01401 460	VOLUNTEER BOARD COMMISSIO	190.08
VENDOR TOTALS			190.08 YTD INVOICED				190.08 YTD PAID		190.08
4179 METROPOLITAN ACOUSTICS LLC 170582 INVOICE: 8160	11/14/25	72359		105352	P	12/09/25	01414 310	PROF SERV- PLANNING & ZON	5,838.08
VENDOR TOTALS			5,838.08 YTD INVOICED				5,838.08 YTD PAID		5,838.08
1409 MICHAEL ROGGE 170490 INVOICE: 120125	12/01/25	72267		105353	P	12/09/25	01410 158	POST-RETIREMENT HEALTH BE	340.32
VENDOR TOTALS			4,083.84 YTD INVOICED				4,083.84 YTD PAID		340.32
4088 MINUTEMAN SECURITY TECHNOLOGIES, INC. 170563 INVOICE: 174015	12/01/25	72340		105354	P	12/09/25	01409 450	CONTRACTED SERVICES	76.00
VENDOR TOTALS			28,935.55 YTD INVOICED				28,935.55 YTD PAID		76.00
3874 MOBILE LIFTS, LLC 170557 INVOICE: 250778BS-IN	11/03/25	72334		105355	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	1,098.39
VENDOR TOTALS			1,098.39 YTD INVOICED				1,098.39 YTD PAID		1,098.39

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
85 MOTOROLA SOLUTIONS, INC.										
	170447	11/09/25	72224		105356	P	12/09/25	01410 430	TECHNOLOGY	7,416.00
	INVOICE:	1411216006								
VENDOR TOTALS				40,103.78 YTD INVOICED				40,103.78 YTD PAID		7,416.00
4141 MSI SERVICES, INC.										
	170565	12/01/25	72342		105357	P	12/09/25	01401 430	TECHNOLOGY	2,985.75
	INVOICE:	AGR434545								
	170565	12/01/25	72342		105357	P	12/09/25	08429 430	TECHNOLOGY	995.25
	INVOICE:	AGR434545								
	170566	11/01/25	72343		105357	P	12/09/25	01401 430	TECHNOLOGY	3,023.25
	INVOICE:	AGR434225								
	170566	11/01/25	72343		105357	P	12/09/25	08429 430	TECHNOLOGY	1,007.75
	INVOICE:	AGR434225								
	170567	10/31/25	72344		105357	P	12/09/25	01401 430	TECHNOLOGY	2,250.00
	INVOICE:	434334								
	170567	10/31/25	72344		105357	P	12/09/25	08429 430	TECHNOLOGY	750.00
	INVOICE:	434334								
VENDOR TOTALS				24,596.22 YTD INVOICED				24,596.22 YTD PAID		11,012.00
140 NORTH WALES WATER AUTHORITY										
	170451	11/06/25	72228		105358	P	12/09/25	01409 360	UTILITIES	286.80
	INVOICE:	95429776	110625							
	170452	11/06/25	72229		105358	P	12/09/25	08429 360	UTILITIES	20.63
	INVOICE:	12763862	110625							
	170453	11/06/25	72230		105358	P	12/09/25	01409 360	UTILITIES	821.84
	INVOICE:	20075200-07122								
	170454	11/06/25	72231		105358	P	12/09/25	01409 360	UTILITIES	20.63
	INVOICE:	20075200-07131								
	170455	11/06/25	72232		105358	P	12/09/25	01409 360	UTILITIES	20.63
	INVOICE:	20075200-07444								
	170456	11/06/25	72233		105358	P	12/09/25	05454 360	UTILITIES	20.63
	INVOICE:	20075200-07979								
	170457	11/06/25	72234		105358	P	12/09/25	05454 360	UTILITIES	342.37
	INVOICE:	20075200-23643								
	170458	11/06/25	72235		105358	P	12/09/25	05454 360	UTILITIES	20.63
	INVOICE:	20075200-24599								
	170459	11/06/25	72236		105358	P	12/09/25	08429 360	UTILITIES	20.63
	INVOICE:	20075200-24289								
	170460	11/06/25	72237		105358	P	12/09/25	05454 360	UTILITIES	34.39
	INVOICE:	20075200-26067								
	170461	11/06/25	72238		105358	P	12/09/25	08429 360	UTILITIES	20.63
	INVOICE:	20075200-28810								
	170462	11/06/25	72239		105358	P	12/09/25	01409 360	UTILITIES	33.01
	INVOICE:	20075200-28976								
VENDOR TOTALS				55,776.97 YTD INVOICED				60,107.58 YTD PAID		1,662.82
3780 NORTH WALES WATER										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	170552	12/05/25	72329		105360	P	12/09/25	04411 360	RENTAL HYDRANT SERVICE	11,752.50
	INVOICE:	SALES0002653								
	170553	11/05/25	72330		105359	P	12/09/25	08429 450	CONTRACTED SERVICES	1,330.00
	INVOICE:	SALES0002961								
	170554	11/06/25	72331		105359	P	12/09/25	08429 450	CONTRACTED SERVICES	1,572.00
	INVOICE:	SALES0002969								
	VENDOR TOTALS		14,654.50	YTD INVOICED				14,654.50	YTD PAID	14,654.50
469	NYCO CORPORATION									
	170472	11/14/25	72249		105361	P	12/09/25	08429 262	R&M EQUIP/VEHICLES	99.04
	INVOICE:	256119								
	170473	11/18/25	72250		105361	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	17.58
	INVOICE:	256185								
	170474	11/18/25	72251		105361	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	182.02
	INVOICE:	256173								
	170475	11/20/25	72252		105361	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	99.04
	INVOICE:	256313								
	VENDOR TOTALS		810.66	YTD INVOICED				1,025.30	YTD PAID	397.68
3351	OBERMAYER REBMANN MAXWELL & HIPPLE, LLP									
	170534	11/17/25	72311		105362	P	12/09/25	01401 314	LEGAL SERVICES	1,800.00
	INVOICE:	499494								
	VENDOR TOTALS		2,540.00	YTD INVOICED				2,540.00	YTD PAID	1,800.00
4050	ODALYS CUMMINS									
	170589	11/21/25	72366		105363	P	12/09/25	01414 314	PROF SERV- LEGAL (ZHB)	465.00
	INVOICE:	111325 ZBH MTG								
	VENDOR TOTALS		2,260.00	YTD INVOICED				2,260.00	YTD PAID	465.00
1347	PA MUNICIPAL, INC.									
	170489	11/07/25	72266		105364	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	568.57
	INVOICE:	6234403								
	VENDOR TOTALS		7,369.23	YTD INVOICED				7,369.23	YTD PAID	568.57
596	PA ONE CALL SYSTEM, INC.									
	170480	10/31/25	72257		105365	P	12/09/25	08429 450	CONTRACTED SERVICES	341.09
	INVOICE:	0001124401								
	VENDOR TOTALS		1,349.29	YTD INVOICED				1,809.37	YTD PAID	341.09
313	PA RECREATION & PARK									
	170467	10/30/25	72244		105366	P	12/09/25	05451 420	TRAINING/DUES/SUBS	280.00
	INVOICE:	6792								
	VENDOR TOTALS		560.00	YTD INVOICED				560.00	YTD PAID	280.00

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
5 PECO - PAYMENT PROCESSING										
170406		11/30/25	72183		105367	P	12/09/25	02434 383	R/M WISTER WOOD DISTRICT	6.94
INVOICE:	3397391222	113025								
170407		11/05/25	72184		105367	P	12/09/25	02434 379	R/M GWYNEDD RESERVE DISTR	8.66
INVOICE:	9503468000	110525								
170408		11/12/25	72185		105367	P	12/09/25	02434 382	R/M GWYNN OAKS DISTRICT	8.82
INVOICE:	6075873000	111225								
170409		11/18/25	72186		105367	P	12/09/25	01430 360	UTILITIES	9.56
INVOICE:	2793920100	111825								
170410		11/05/25	72187		105367	P	12/09/25	05454 360	UTILITIES	13.71
INVOICE:	0548354000	110525								
170411		11/05/25	72188		105367	P	12/09/25	05454 360	UTILITIES	28.15
INVOICE:	3270531222	110525								
170412		11/04/25	72189		105367	P	12/09/25	02434 380	R/M GWYNN CREST DISTRICT	30.98
INVOICE:	7712968000	110425								
170413		11/11/25	72190		105367	P	12/09/25	02434 381	R/M WALNUT FARMS DISTRICT	31.18
INVOICE:	0457866000	111125								
170414		11/13/25	72191		105367	P	12/09/25	08429 360	UTILITIES	41.38
INVOICE:	3372985000	111325								
170415		11/11/25	72192		105367	P	12/09/25	02434 378	R/M CEDAR HILL EST DISTRI	43.51
INVOICE:	0671309000	111125								
170416		11/18/25	72193		105367	P	12/09/25	05454 360	UTILITIES	45.45
INVOICE:	3978998000	111825								
170417		11/06/25	72194		105367	P	12/09/25	05454 360	UTILITIES	50.42
INVOICE:	6865873000	110625								
170418		11/06/25	72195		105367	P	12/09/25	08429 360	UTILITIES	50.95
INVOICE:	3161783000	110625								
170419		11/05/25	72196		105367	P	12/09/25	05454 360	UTILITIES	56.68
INVOICE:	4325804000	110525								
170420		11/18/25	72197		105367	P	12/09/25	01409 360	UTILITIES	60.23
INVOICE:	2971145000	111825								
170421		11/06/25	72198		105367	P	12/09/25	05454 360	UTILITIES	65.59
INVOICE:	5210869000	110625								
170422		11/05/25	72199		105367	P	12/09/25	05454 360	UTILITIES	71.90
INVOICE:	8946494000	110525								
170423		11/12/25	72200		105367	P	12/09/25	01430 360	UTILITIES	266.41
INVOICE:	5028407000	111225								
170424		11/17/25	72201		105367	P	12/09/25	08429 360	UTILITIES	295.52
INVOICE:	0251100100	111725								
170425		11/05/25	72202		105367	P	12/09/25	01409 360	UTILITIES	344.85
INVOICE:	701952333	110525								
170426		11/06/25	72203		105367	P	12/09/25	05454 360	UTILITIES	511.80
INVOICE:	4161911222	110625								
170427		11/18/25	72204		105367	P	12/09/25	05454 360	UTILITIES	514.61
INVOICE:	5759811222	111825								
170428		11/06/25	72205		105367	P	12/09/25	01409 360	UTILITIES	1,980.41
INVOICE:	1665558000	110625								
170429		11/06/25	72206		105368	P	12/09/25	08429 360	UTILITIES	9,772.84
INVOICE:	6191771222	110625								

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

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			94,115.05 YTD INVOICED				102,422.04 YTD PAID		14,310.55
4181 PENLLYN PIKE LLC 170585	10/15/25	72362		105369	P	12/09/25	01301 100	CURRENT REAL ESTATE TAXES	53.39
INVOICE: RE TAX REFUND 101525									
VENDOR TOTALS			53.39 YTD INVOICED				53.39 YTD PAID		53.39
423 PENNSYLVANIA CHIEFS OF POLICE ASSOC 170470	11/05/25	72247		105370	P	12/09/25	01410 420	TRAINING/DUES/SUBS	200.00
INVOICE: 9007									
VENDOR TOTALS			1,200.00 YTD INVOICED				1,200.00 YTD PAID		200.00
2919 PFM ASSET MANAGEMENT LLC 170513	11/25/25	72290		105371	P	12/09/25	01402 310	PROFESSIONAL SERVICES	1,012.38
INVOICE: 15048567									
170513	11/25/25	72290		105371	P	12/09/25	01410 311	PROF. SERVICES - PENSION,	3,361.56
INVOICE: 15048567									
VENDOR TOTALS			48,213.98 YTD INVOICED				63,712.62 YTD PAID		4,373.94
3458 REMCO, INC. 170538	11/11/25	72315		105372	P	12/09/25	01409 450	CONTRACTED SERVICES	1,550.00
INVOICE: 907869									
170539	11/11/25	72316		105372	P	12/09/25	01409 370	R&M ALL BLDNGS	527.76
INVOICE: 906980									
VENDOR TOTALS			101,356.22 YTD INVOICED				113,881.59 YTD PAID		2,077.76
172 REX WILKINSON 170464	12/01/25	72241		105373	P	12/09/25	01410 158	POST-RETIREMENT HEALTH BE	452.45
INVOICE: 120125									
VENDOR TOTALS			5,429.40 YTD INVOICED				5,429.40 YTD PAID		452.45
4176 JEROME H RHOADS, INC 170579	11/20/25	72356		105374	P	12/09/25	01409 450	CONTRACTED SERVICES	273.75
INVOICE: 24051661									
170580	11/20/25	72357		105374	P	12/09/25	01409 450	CONTRACTED SERVICES	259.40
INVOICE: 24051660									
VENDOR TOTALS			533.15 YTD INVOICED				533.15 YTD PAID		533.15
2607 RICOH USA INC 170499	12/01/25	72276		105375	P	12/09/25	01401 430	TECHNOLOGY	582.12
INVOICE: 592950850									
170500	11/20/25	72277		105375	P	12/09/25	01401 430	TECHNOLOGY	185.40
INVOICE: 593249958									
170501	11/20/25	72278		105375	P	12/09/25	01401 430	TECHNOLOGY	144.40

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WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 593249990										
VENDOR TOTALS		10,933.81 YTD INVOICED			10,933.81 YTD PAID			911.92		
2644 RICOH USA, INC.	170503	11/01/25	72280		105376	P	12/09/25	01401 430	TECHNOLOGY	37.94
INVOICE: 5072256237										
VENDOR TOTALS		562.33 YTD INVOICED			562.33 YTD PAID			37.94		
3992 ROBERT COLLINS	170595	12/01/25	72372		105377	P	12/09/25	01430 320	COMMUNICATION	225.00
INVOICE: 2025 PHONE REIMBURSE										
170603		12/01/25	72380		105377	P	12/09/25	01487 157	FRINGE BENEFITS	419.88
INVOICE: 2025 GYM REIMBURSEME										
VENDOR TOTALS		925.68 YTD INVOICED			1,545.72 YTD PAID			644.88		
4102 RYAN M. SELL	170606	12/01/25	72383		105378	P	12/09/25	01487 157	FRINGE BENEFITS	294.87
INVOICE: 2025 GYM REIMBURSEME										
VENDOR TOTALS		3,765.68 YTD INVOICED			4,062.68 YTD PAID			294.87		
2460 SANG CHUL LEE	170497	11/01/25	72274		105379	P	12/09/25	01410 238	UNIFORMS	158.40
INVOICE: 2904										
VENDOR TOTALS		1,143.65 YTD INVOICED			1,431.65 YTD PAID			158.40		
3926 SANTINO CARLOMAGNO	170559	12/01/25	72336		105380	P	12/09/25	01430 238	CLOTHING & UNIFORMS	55.18
INVOICE: 120125										
170559		12/01/25	72336		105380	P	12/09/25	08429 238	UNIFORMS	18.39
INVOICE: 120125										
170602		12/01/25	72379		105380	P	12/09/25	01487 157	FRINGE BENEFITS	279.88
INVOICE: 2025 GYM REIMBURSEME										
VENDOR TOTALS		473.44 YTD INVOICED			473.44 YTD PAID			353.45		
4142 SJ FUEL SOUTH COMPANY, INC.	170568	09/25/25	72345		105381	P	12/09/25	01430 374	FUEL/ GASOLINE/ DIESEL	376.67
INVOICE: 188700										
170569		11/06/25	72346		105381	P	12/09/25	01410 374	FUEL/ GASOLINE/ DIESEL	896.34
INVOICE: 189862										
170570		11/19/25	72347		105381	P	12/09/25	01430 374	FUEL/ GASOLINE/ DIESEL	263.66
INVOICE: 190259										
VENDOR TOTALS		10,990.60 YTD INVOICED			10,990.60 YTD PAID			1,536.67		
4153 SNAP ON TOOLS										

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WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	170574	11/25/25	72351		105382	P	12/09/25	01430 220	SUPPLIES PW	129.00
	INVOICE:	11252556076								
	170575	11/25/25	72352		105382	P	12/09/25	01430 220	SUPPLIES PW	51.75
	INVOICE:	11252556077								
VENDOR TOTALS				639.75 YTD INVOICED				639.75 YTD PAID		180.75
573	STANDARD INSURANCE COMPANY									
	170479	12/01/25	72256		105383	P	12/09/25	01401 153	DISABILITY & LIFE INS.	648.83
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	01402 153	DISABILITY & LIFE INS.	68.29
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	01409 153	DISABILITY & LIFE INS.	77.07
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	01410 153	DISABILITY & LIFE INS.	3,462.43
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	01414 153	DISABILITY & LIFE INS.	217.61
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	01430 153	DISABILITY & LIFE INS.	1,010.97
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	05451 153	DISABILITY & LIFE INS.	41.50
	INVOICE:	120125								
	170479	12/01/25	72256		105383	P	12/09/25	08487 153	DISABILITY & LIFE INS.	659.81
	INVOICE:	120125								
VENDOR TOTALS				81,413.83 YTD INVOICED				81,413.83 YTD PAID		6,186.51
3733	STAPLES									
	170545	11/15/25	72322		105384	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	139.98
	INVOICE:	6048113552								
	170546	11/15/25	72323		105384	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	-76.72
	INVOICE:	6048113554								
	170547	11/22/25	72324		105384	P	12/09/25	01401 200	OFFICE SUPPLIES	82.71
	INVOICE:	6048605367								
	170548	11/08/25	72325		105384	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	1,534.40
	INVOICE:	6047634449								
	170549	11/08/25	72326		105384	P	12/09/25	01410 222	DETECTIVE OPERATING SUPPL	76.72
	INVOICE:	6047634450								
	170550	11/08/25	72327		105384	P	12/09/25	01401 200	OFFICE SUPPLIES	261.88
	INVOICE:	6047634448								
VENDOR TOTALS				4,764.30 YTD INVOICED				5,064.52 YTD PAID		2,018.97
4183	THUNDER ROAD LLC									
	170588	12/03/25	72365		105385	P	12/09/25	01301 100	CURRENT REAL ESTATE TAXES	1.87
	INVOICE:	RE TAX REFUND 120325								
VENDOR TOTALS				1.87 YTD INVOICED				1.87 YTD PAID		1.87
3641	TRAISR, LLC									
	170542	10/31/25	72319		105386	P	12/09/25	01414 430	TECHNOLOGY	960.00

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WARRANT: 120925

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

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	3980									
170542	10/31/25	72319			105386	P	12/09/25	01430 430	TECHNOLOGY	640.00
INVOICE:	3980									
VENDOR TOTALS			16,370.00	YTD INVOICED				20,670.00	YTD PAID	1,600.00
2673 TURF EQUIPMENT AND SUPPLY COMPANY										
170504	11/21/25	72281			105387	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	486.80
INVOICE:	70140274-00									
VENDOR TOTALS			24,148.15	YTD INVOICED				24,148.15	YTD PAID	486.80
3288 TUSTIN MECHANICAL SERVICES										
170530	11/07/25	72307			105388	P	12/09/25	01409 450	CONTRACTED SERVICES	253.00
INVOICE:	930022635									
VENDOR TOTALS			1,732.00	YTD INVOICED				1,732.00	YTD PAID	253.00
4147 U.S. MUNICIPAL SUPPLY, LLC										
170572	07/22/25	72349			105389	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	540.00
INVOICE:	3000362									
170573	11/26/25	72350			105389	P	12/09/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	596.00
INVOICE:	3001050									
VENDOR TOTALS			1,298.50	YTD INVOICED				1,298.50	YTD PAID	1,136.00
2906 US BANK										
170512	12/01/25	72289			105390	P	12/09/25	01487 600	TRANS POLICE PENSION	28,073.86
INVOICE:	BAL OF 2025 MMO									
VENDOR TOTALS			454,876.85	YTD INVOICED				457,040.15	YTD PAID	28,073.86
40 VERIZON										
170435	11/07/25	72212			105391	P	12/09/25	08429 320	COMMUNICATIONS	39.28
INVOICE:	2155428926	110725								
170436	11/07/25	72213			105391	P	12/09/25	08429 320	COMMUNICATIONS	39.28
INVOICE:	2152831193	110725								
170437	11/07/25	72214			105391	P	12/09/25	08429 320	COMMUNICATIONS	52.57
INVOICE:	2155428927	110725								
170438	11/12/25	72215			105391	P	12/09/25	08429 320	COMMUNICATIONS	33.91
INVOICE:	2156160540	111225								
170439	11/17/25	72216			105391	P	12/09/25	08429 320	COMMUNICATIONS	33.91
INVOICE:	2156430661	111725								
170440	11/12/25	72217			105391	P	12/09/25	08429 320	COMMUNICATIONS	34.76
INVOICE:	2156282913	111225								
170441	11/10/25	72218			105391	P	12/09/25	01401 320	COMMUNICATION	335.19
INVOICE:	2156282630	111025								
170442	11/24/25	72219			105391	P	12/09/25	01409 320	COMMUNICATIONS	342.10
INVOICE:	2156461633	112425								

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WARRANT: 120925

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

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			10,388.10 YTD INVOICED				10,457.30 YTD PAID		911.00
3202 VERIZON BUSINESS NETWORK SERVICES, INC.									
170527	11/08/25	72304		105392	P	12/09/25	01409 320	COMMUNICATIONS	1,045.67
INVOICE: Z1821967									
VENDOR TOTALS			11,905.81 YTD INVOICED				11,905.81 YTD PAID		1,045.67
3092 VERIZON WIRELESS									
170584	11/01/25	72361		105393	P	12/09/25	01401 320	COMMUNICATION	266.99
INVOICE: 6127442100									
170584	11/01/25	72361		105393	P	12/09/25	01410 320	COMMUNICATIONS	881.13
INVOICE: 6127442100									
170584	11/01/25	72361		105393	P	12/09/25	01430 320	COMMUNICATION	112.61
INVOICE: 6127442100									
170584	11/01/25	72361		105393	P	12/09/25	05451 320	COMMUNICATION	66.94
INVOICE: 6127442100									
170584	11/01/25	72361		105393	P	12/09/25	08429 320	COMMUNICATIONS	312.70
INVOICE: 6127442100									
VENDOR TOTALS			16,279.79 YTD INVOICED				17,874.61 YTD PAID		1,640.37
3434 WISSAHICKON CLEAN WATER PARTNERSHIP									
170537	11/07/25	72314		105394	P	12/09/25	31446 001	COMPLIANCE REQUIREMENTS	10,000.00
INVOICE: 2025 ANNUAL DUES									
VENDOR TOTALS			10,000.00 YTD INVOICED				10,000.00 YTD PAID		10,000.00
255 WISSAHICKON VOLUNTEER									
170465	12/01/25	72242		105395	P	12/09/25	03489 910	CONTRIBUTION TO WISSAHICK	98,678.53
INVOICE: 2025 CONTRIBUTION									
170466	12/01/25	72243		105396	P	12/09/25	03480 910	WISSAHICKON VOL FIRE CO	7,559.08
INVOICE: 2025 RE TAXES									
VENDOR TOTALS			239,764.85 YTD INVOICED				239,764.85 YTD PAID		106,237.61
REPORT TOTALS									624,640.81

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	102	624,640.81

** END OF REPORT - Generated by Rachael Kang **

VDR NUM	NAME	DBA	ADDR1	ADDR2	CITY	ST	ZIP
<u>4176</u>	JEROME H RHOADS, INC	RHOADS ENERGY	205 HAZEL ST		LANCASTER	PA	17603
<u>4178</u>	KENCO ACQUISITION CORP	KENCO HYDRAULICS	2280 AMBER DR		HATFIELD	PA	19440-1969
<u>4179</u>	METROPOLITAN ACOUSTICS LLC		1628 JFK BLVD	8 PENN CENTER - SUITE 1902	PHILADLEPHIA	PA	19103
<u>4180</u>	BELA PRINTING & PACKAGING CORP		2365 WYANDOTTE RD		WILLOW GROVE	PA	19090
<u>4181</u>	PENLLYN PIKE LLC		122 E BUTLER AVE		AMBLER	PA	19002
<u>4182</u>	DAVID R & SUSAN K GREENFIELD		6259 LIGHTBOURN WAY		NAPLES	FL	34113
<u>4183</u>	THUNDER ROAD LLC		217 BROOKDALE CT		DRESHER	PA	19025