

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, October 27, 2026, 7:00 p.m.

<https://us02web.zoom.us/j/83858583386?pwd=ly1mbd21QRiPFx7Slgg0ySZ3AajVQa.1>

To join the meeting via Zoom:

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 potential litigation regarding property, permits, and emergency services; and matters of personnel related to police.

BUILDING AND ZONING

1. Public hearing for BET's conditional use application proposing to redevelop the Spring House Corporate Center at Norristown Road and Route 309 with new office, apartment and retail buildings
2. Consider authorization to initiate the adoption process, including advertisement of a legal notice for a public hearing, of an ordinance amendment revising MF-3 district setback regulations from Route 309 for the Spring House Corporate Center
3. Resolution 2026-23 approving 2-lot subdivision plan for 813 Plymouth Road
4. Consider approval of sewer easement for 1145 Stone House Road (Ingersoll House)

GENERAL BUSINESS

1. Presentation of 2027 Draft Budget
2. Consider approval of a proposal from Bowman to design traffic signal improvements at Bethlehem Pike and Tennis Avenue funded by a PA Green Light Go grant
3. Approval of invoice report for October 27, 2026
4. Approval of minutes for the meeting of October 13, 2026

PUBLIC COMMENTS

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

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

ADJOURNMENT

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	12/03/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	11/17/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	11/04/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	11/12/2026	6:00 P.M.
PARKS AND RECREATION	TUES	11/18/2026	6:00 P.M.
PLANNING COMMISSION	WED	11/18/2026	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: October 23, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Spring House Corporate Center/BET-Conditional Use

BET 309, LLC has submitted a conditional use application and plan for the property located at 321 Norristown Road (Spring House Corporate Center). A public hearing is scheduled before the BOS on October 27, 2026. As you are aware, the applicant is seeking to redevelop this property. The property currently contains two office buildings and a barn. The original plan called for demolishing one of the office buildings, retaining Berkadia in the other, and constructing a four-story, multi-family apartment building with an interior parking garage, along with three commercial retail buildings totaling 47,000 square feet. The plan has since been revised. Under the new proposal, the existing vacant office building would be demolished and replaced with a new office building. Berkadia would then move into the new building, allowing the existing Berkadia office building to be demolished. A four-story, multi-family apartment building would then be constructed in its place. The apartment building remains unchanged in number of units and stories, but it will be relocated on the site. The revised plan also includes additional surface parking and an emergency access connection between Spring House Corporate Center and the neighboring Gwynedd Estates.

The revised conditional use plan and architectural renderings are [linked here](#). Due to the size of the traffic study, and other accompanying documents, they are not included with this memo but can be accessed on the Township website here: [Spring House Corporate Center Redevelopment | Lower Gwynedd Township](#). The engineering review letters and a phasing plan are attached to the memo for your reference. The Planning Commission recommended approval of the conditional use application at their meeting on September 16th, the minutes from that meeting are also attached.

LEGAL ADVERTISEMENT
CONDITIONAL USE HEARING NOTICE

Notice is hereby given on Tuesday, October 27, 2026, at 7:00 p.m., the Lower Gwynedd Township Board of Supervisors (the “**Board**”) will hold a public hearing (“**Hearing**”) to consider the conditional use application (“**Application**”) of BT309, LLC (“**Applicant**”), owner of property (“**Property**”) known as 321 Norristown Road (Parcel #39-00-02956-00-2), consisting of approximately 25 acres and located within the MF-3, Multi-Family Residential District (“**MF-3 District**”). The Applicant proposes a mixed use development consisting of a four-story apartment building with 264 dwelling units, including 27 workforce housing units, retail and commercial buildings of 30,000 square feet, 12,000 square feet, and 4,000 square feet, a 3-story office building of approximately 70,000 square feet and related improvements such as parking and landscaping (collectively, the “**Proposed Use**”). The MF-3 District permits mixed-use development through conditional use approval as set forth in §1276.02 and §1276.09 of the Zoning Code. The Application must also meet the objective requirements of Section §1298.07 of the Zoning Code. The Board may vote on the Application at the conclusion of the Hearing.

At the Hearing, the Board will consider testimony and evidence from the Applicant and the Applicant’s witnesses in support of the Application, evidence from anyone granted party status (if any), and public comment. A copy of the Application and accompanying plans and reports, may be viewed at the Lower Gwynedd Township Building during normal business hours. Please contact the Township at (215) 646-5302 or mfarzetta@lowergwynedd.org, to schedule an appointment.

The public may participate in the meeting in person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA 19477; online; <https://us02web.zoom.us/j/83858583386?pwd=ly1mbd2lQRiPfx7Slgq0ySZ3AajVQa.1> or by calling 1-646-876-9923 and entering the meeting ID number 838 5858 3386 when prompted.

At the Hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, and appeal the Board’s decision to the Court of Common Pleas. Party status is not required to provide comments only, and comments may be presented in writing, or verbally at the conclusion of the Hearing. Party status may be requested at the commencement of the Hearing. However, anyone requesting party status or who wishes to submit written comments in advance of the Hearing, are encouraged, but not required, to email the Township Solicitor, Neil Andrew Stein, Esquire, at nstein@kaplaw.com, with your name, address, e-mail address, telephone number and your request for party status and/or comments.

Neil Andrew Stein, Esquire
Lower Gwynedd Township Solicitor

PLEASE PROVIDE PROOF OF PUBLICATION

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard Exton, PA 19341

LOWER GWYNEDD TOWNSHIP
1130 N BETHLEHEM PIKE
PO BOX 625
SPRING HOUSE, PA 19477

STATE OF PENNSYLVANIA,

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

Legal Notice

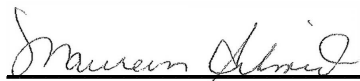
Published in the following edition(s):

The Reporter Classified: 12 Oct 2026, 19 Oct 2026

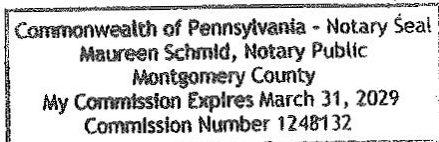


Principal Clerk, The Reporter Classified

Sworn to the subscribed before me this 19 Oct 2026.



Notary Public, State of Pennsylvania
Acting in County of Montgomery



Advertiser Name / ID: LOWER GWYNEDD TOWNSHIP / 334114 - **Ad ID:** 154573-547010 - **PO:** - **Affidavit ID:** 64705

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard Exton, PA 19341

**LEGAL ADVERTISEMENT
CONDITIONAL USE HEARING NOTICE**

Notice is hereby given on Tuesday, October 27, 2026, at 7:00 p.m., the Lower Gwynedd Township Board of Supervisors (the "Board") will hold a public hearing ("Hearing") to consider the conditional use application ("Application") of BT 309, LLC ("Applicant"), owner of property ("Property") known as 321 Norristown Road (Parcel #39-00-02956-00-2), consisting of approximately 25 acres and located within the MF-3, Multi-Family Residential District ("MF-3 District"). The Applicant proposes a mixed use development consisting of a four-story apartment building with 264 dwelling units, including 27 workforce housing units, retail and commercial buildings of 30,000 square feet, 12,000 square feet, and 4,000 square feet, a 3-story office building of approximately 70,000 square feet and related improvements such as parking and landscaping (collectively, the "Proposed Use"). The MF-3 District permits mixed-use development through conditional use approval as set forth in §1276.02 and §1276.09 of the Zoning Code. The Application must also meet the objective requirements of Section §1298.07 of the Zoning Code. The Board may vote on the Application at the conclusion of the Hearing.

At the Hearing, the Board will consider testimony and evidence from the Applicant and the Applicant's witnesses in support of the Application, evidence from anyone granted party status (if any), and public comment. A copy of the Application and accompanying plans and reports, may be viewed at the Lower Gwynedd Township Building during normal business hours. Please contact the Township at (215) 646-5302 or mfarzetta@lowergwynedd.org, to schedule an appointment.

The public may participate in the meeting in person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA 19477; online; <https://us02web.zoom.us/j/83858583386?pwd=ly1mbd21QRIpX7SlgqOySZ3AajVQa.1> or by calling 1-646-876-9923 and entering the meeting ID number 838 5858 3386 when prompted.

At the Hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, and appeal the Board's decision to the Court of Common Pleas. Party status is not required to provide comments only, and comments may be presented in writing, or verbally at the conclusion of the Hearing. Party status may be requested at the commencement of the Hearing. However, anyone requesting party status or who wishes to submit written comments in advance of the Hearing, are encouraged, but not required, to email the Township Solicitor, Neil Andrew Stein, Esquire, at nstein@kaplaw.com, with your name, address, e-mail address, telephone number and your request for party status and/or comments.

Neil Andrew Stein, Esquire
Lower Gwynedd Township Solicitor

LAN: Oct. 12, 19. a-1

Advertiser Name / ID: LOWER GWYNEDD TOWNSHIP / 334114 - Ad ID: 154573-547010 - PO: - Affidavit ID: 64705

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of September 16, 2026**

Present: Craig Melograno, Chairman
Danielle Porreca
Michael Mrozinski
Robert Sawyer
Maureen Nunn

Jamie Worman, Asst. Township Manager
Patty Furber, Building Codes Admin
Ed Brown, Gilmore & Associates
Chad Dixson, Bowman

Absent: Rich Valiga, Vice-Chair, Craig Adams

Call to Order:

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

Approval of Minutes: June 17, 2026

A motion was made by Mr. Sawyer and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township PC meeting of June 17, 2026. The motion carried unanimously.

Prior to proceeding with the agenda, the PC accommodated a resident, Linda Cymbala, who was present to raise concerns regarding six dead trees on township property adjacent to Wells Fargo. Ms. Cymbala noted that she had previously contacted the township and spoken with staff on multiple occasions but had not received a follow-up. The Chair acknowledged her concern, advised that this matter was not within the PC's purview, and directed her to leave her contact information with township staff for follow-up.

Waiver of Land Development:

#26-13WLD

1345 Sumneytown Pike - Parking Lot Expansion
Gwynedd Mercy Academy High School

Present for the applicant was Ms. Christen Pionzio from Hamburg, Ruben, Mullen, Maxwell and Lupin, Mr. Tim Woodrow from Woodrow & Associates and Ms. Denise Marbach, President of Gwynedd Mercy Academy High School.

The application sought a waiver of land development to expand the existing front parking lot by adding 42 gross spaces and removing 6, for a net gain of 36 spaces.

Ms. Marbach explained that the expansion was necessitated by an unusually large junior class with a higher-than-anticipated number of student drivers. The school confirmed this was not expected to be a recurring issue, as enrollment acceptance rates would be curtailed going forward. The parking lot would be permanent and would include lighting.

The PC reviewed letters from Gilmore & Associates, Bowman and Fire Marshal, Al Comly. Gilmore's letter noted sufficient capacity in existing stormwater management facilities to accommodate additional impervious coverage. The applicant sought relief from several design standard recommendations, specifically the planting strip between parking areas and additional landscaping along the frontage, citing the importance of minimizing encroachment into the school's practice fields. Mr. Woodrow noted that coaches were already reluctant to lose any field space, and that the parking area was designed to occupy as little of the field as possible. Ms. Pionzio stated that street signs would be added to certain driveways shown on the plans, as requested in Fire Marshal Mr. Al Comly's review letter dated September 14, 2026.

Mr. Melograno engaged in discussion about the philosophy of waiver applications, expressing a preference that waiver-of-land-development applications be straightforward and free of further design deviations. Mr. Woodrow stated that the project was essentially submitted originally as a grading permit given its limited scope.

Mr. Mrozinski suggested that the area adjacent to the parking lot (depicted on plan set as "temporary topsoil stockpile area") currently planned to be returned to grass following topsoil stockpiling could instead incorporate low native plantings or pollinator-friendly vegetation. Ms. Marbach questioned why that would be a consideration since it's private property and indicated no interest in additional landscaping for aesthetic purposes.

With respect to construction access, the applicant confirmed that construction vehicles would use the school's main entrance with a traffic signal, eliminating concerns about sight distance at the Sumneytown Pike access. The PC noted the parking spaces were dimensioned at 9 feet wide and accepted that the applicant would comply with traffic control measures identified in Bowman's letter, including stop bars, stop signs, and lane markings.

A motion to recommend approval of the Waiver of Land Development subject to the following conditions, was made by Mr. Sawyer and seconded by Ms. Porreca based on the following conditions:

- (1) the applicant shall use the main entrance for all construction access;
- (2) the applicant shall comply with traffic control measures identified in Bowman's review letter dated September 10, 2026.

The motion passed with a 5-0 vote.



Subdivision:

813 Plymouth Rd – 2-lot Subdivision

CDHB Ventures, LLC.

#26-12SUBD

Present for the applicant was Ms. Christen Pionzio from Hamburg, Ruben, Mullen, Maxwell and Lupin, Mr. Tim Woodrow from Woodrow & Associates and equitable owner, Mr. Corbett Hall and Ms. Nicole Murphy from BHHS Fox & Roach Realtors.

Ms. Pionzio explained that the applicant had previously obtained variance relief from the Zoning Hearing Board for a flag lot configuration. The plan involved subdividing Lot B from the rear of the existing property, with the existing circular driveway's right-side entrance serving the new flag lot and the left-side entrance continuing to serve the retained Lot A. The applicant had reduced impervious coverage and removed features from the original property to eliminate the need for additional variances related to setbacks or impervious coverage.

Review letters were received from Gilmore & Associates and Bowman:

The PC discussed three requested waivers pertaining to road improvements along Plymouth Road: (1) cartway widening, as the existing cartway width of 34 feet falls short of the required 40.5-foot width; (2) sidewalk/trail improvements, as no such improvements exist on either side of the road; and (3) curbing, as no curbing exists along Plymouth Road. The PC agreed that these waivers were appropriate given the surrounding context.

Key discussion points included:

Fire Access: The existing gate and pillars at the entrance to the flag lot driveway may need to be widened to achieve the required 16-foot fire access width. The applicant is committed to measuring and making any necessary modifications to achieve compliance.

Highway Occupancy Permit: Because Plymouth Road is a county road, the applicant acknowledged the need to coordinate with Montgomery County for a highway occupancy permit regarding the driveway serving the new lot. Ms. Pionzio made the PC aware of a minor encroachment onto the adjacent property to the north was noted on the plan and is committed to addressing it through the county process. Ms. Pionzio declined to require formal documentation of neighbor notification. Mr. Dixon had no issue with her request.

Public Utilities: Ms. Worman raised the issue of connection to public water and sewer for both lots, referencing a prior ordinance amendment requiring connection rather than mere availability. Ms. Pionzio and Mr. Woodrow both confirmed that both lots would be connected to public water and public sewer and committed to verifying and demonstrating the existing house connection, with final confirmation to occur during the building permit process.

Pedestrian Trail: Mr. Sawyer raised the question of a future pedestrian trail along Plymouth Road. Mr. Melograno acknowledged the difficulty of securing trail easements through individual minor subdivisions and noted that the PC had previously had more success with larger developments. No trail condition was imposed on this application.

A motion was made by Mr. Mrozinski and seconded by Ms. Nunn to recommend approval of the 2-lot subdivision to the Board of Supervisors based on the following conditions:

- (1) the applicant shall comply with fire marshal access requirements, including achieving the required 16-foot driveway width at the gate;
- (2) the applicant shall comply with Bowman's review letter, except item 4 since no curbing exists along Plymouth Rd. With respect to item 7 regarding the encroachment, the applicant acknowledges the condition and will address it through the county highway occupancy permit process;
- (3) the PC supports the three requested waivers for cartway widening, sidewalk, and curbing;
- (4) the applicant shall comply with Gilmore's review letter, including verifying and confirming that the existing house is connected to public water and public sewer.

The motion passed with a 5-0 vote.

--

Conditional Use:

#26-06CU

BET – 321 Norristown Rd.
BT 309, LLC

Applicants' counsel Ms. Christen Pionzio of Hamburg, Rubin, Mullen, Maxwell & Lupin appeared on behalf of BET Investments, accompanied by the applicant's representative, traffic engineer, civil engineer, and architect.

Ms. Pionzio stated that the applicant submitted an amended conditional use application on July 22, 2026, following the Board of Supervisors' adoption of rezoning and text amendment ordinances for the property. The PC was reminded that conditional use is a zoning proceeding, not a land development review, and that approval would be followed by a full land development application. Ms. Pionzio stated that a significant update to the plan was presented: following the adoption of the text amendment, the existing office tenant, Berkadia, informed BET that they intended to vacate the property to relocate to a newly constructed building elsewhere. BET negotiated a new arrangement in which it would construct a brand-new building on-site for Berkadia, allowing the tenant to remain. This necessitated a swap in the positions of the apartment building and the Berkadia office building on the site plan. The repositioning produced several benefits: the new Berkadia building is smaller (70,000 sq. ft. versus the existing 79,000 sq. ft.), is three stories rather than four, and the buffer between the Berkadia building and Gwynedd Estates increased from approximately 25 feet to over 40 feet. Architectural materials across all buildings were also unified in design.

Setback Issue:

The plan as revised places the apartment building approximately 80 feet from Route 309, whereas the ordinance requires a 200-foot front yard setback from the street. Ms. Pionzio acknowledged this deviation upfront, noting it was a known consequence of the building repositioning. She stated that a text amendment to address this is anticipated and indicated it did not want to immediately file that text amendment in case additional issues emerged through the review process.

Coordination with Adjacent Properties:

Ms. Pionzio described several cross-property arrangements reflected on the updated plan:

Gwynedd Estates: BET has negotiated an agreement with Gwynedd Estates under which BET will construct a trail on Gwynedd Estates' property and provide significant landscaping improvements in exchange for an emergency access connection across their property. There is no pedestrian interconnection between the two developments. The only connection will be the sidewalk along the frontage.

Old York Road County Club – Golf Course:

The golf course requested an access easement across the BET property to reach a cell tower currently accessed informally from PennDOT right-of-way. BET agreed to provide this easement as a contingency access for the golf course.

Parking:

Mr. Melograno raised the issue of the plan providing approximately 74 more parking spaces than required by ordinance and questioned why that was needed with garage parking available. Mr. Markman noted that retailer and office tenants tend to request additional parking, and that cross-use between the office building and apartments was anticipated. Mr. Melograno noted that excess impervious coverage represents unnecessary cost and stormwater burden and suggested that parking quantities be revisited during land development to determine whether spaces could be eliminated. The applicant indicated that they would evaluate this. Mr. Melograno also raised the question of whether parking lot islands complied with the subdivision and land development ordinance requirement for landscaped islands at intervals, noting that addressing this proactively during conditional use would avoid a waiver conversation later.

Architecture:

Architect Michael McCloskey presented a series of view corridor renderings and building elevations included in the conditional use submission. Views were presented from Norristown Road, from within the site, and from Gwynedd Estates. The renderings showed that for most of the year, existing vegetation along Norristown Road would screen much of the development from view, though winter visibility would be greater. The PC noted a preference that trees along the Norristown Road frontage be preserved and replaced if lost, regardless of tree replacement calculations, and that frontage plantings be enhanced. All four buildings—the apartment building, the Berkadia office building, the grocer, and the retail building—were presented with full elevations and material palettes. Materials include manufactured stone veneer, fiber cement siding, metal panels, and composite concrete panels. No vinyl siding is proposed.

Traffic:

The PC reviewed traffic-related items with the applicant's traffic engineer and the township's traffic engineer. Key points included:

A third updated traffic impact study had been submitted and was under review by both Bowman and PennDOT. Upgrades to traffic signal equipment and loop detection systems at four intersections—Boveri Drive, Tennis Avenue, and both Route 309 interchange signals—were discussed. The PC sought to include a condition requiring the applicant to review and evaluate these intersections. Ms. Pionzio noted that the township ordinance regarding traffic signals is strict and would involve a significant cost to her clients. Ms. Pionzio stated that while the signal at Bolveri is along their frontage and their responsibility, the remaining signals are not, and the applicant would expect credit against their traffic impact fees. However, the applicant agreed to review all four signals, with further discussion deferred to a later date in consultation with Bowman. To avoid prejudicing the impact fee discussion, which was characterized as a Board of Supervisors matter, the PC agreed to condition only the review and evaluation, without specifying required upgrades. The applicant and Mr. Dixon agreed to a condition requiring review and evaluation of the feasibility of extending the eastbound left-turn lane on Norristown Road at Tennis Avenue. Mr. Melograno stated that pedestrian improvements along Norristown Road were required and was confirmed as a firm commitment by the applicant, as was full design, permitting, and construction of a pedestrian underpass beneath the Route 309 interchange.

Signage:

Mr. Melgorano noted the inclusion of a pylon sign in the conditional use submission. Ms. Pionzio confirmed it complies with the ordinance's dimensional requirements. The sign is proposed near the main entrance, and its architectural design is intended to match the buildings.

A motion was made by Mr. Mrozinski and seconded by Mr. Sawyer to recommend approval of the Conditional Use Application to the Board of Supervisors based on the following conditions:

- (1) the applicant shall review the traffic signal equipment and loop detection systems at Boveri Drive, Tennis Avenue, and both Route 309 signal intersections along with PennDOT and Bowman to determine if any additional upgrades are required; applicant will comply if upgrades are required.
- (2) pedestrian improvements along Norristown Road shall be provided;
- (3) the applicant shall add lighting for trails within the property, details to be determined during land development;
- (4) the applicant shall enhance frontage plantings along Norristown Road, the details of which shall be determined during land development;
- (5) the applicant shall review and evaluate the feasibility of improvements to extend the eastbound left-turn lane from Norristown Road onto Tennis Avenue.

The motion passed with a 5-0 vote.

--

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30

P.M. Respectfully submitted,

Patty Furber

Patty Furber, Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, 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

April 15, 2026

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

Re: MCPC #24-0218-002
Plan Name: BT 309 Development
Situate: Norristown Road (north), Route 309 Expressway (east)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning map and text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 5, 2026. We have also reviewed a conditional use application included with this submission. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT 309, LLC, requests a zoning map amendment for a 24.1-acre tract of land located at 321 Norristown Road (County Parcel ID 39-00-02956-00-2) in Lower Gwynedd Township to rezone the property from the D-1 Special Use District to the MF-3 Multifamily Residential District. The site is currently developed with a two-story and a three-story office building and is located adjacent to U.S. Route 309.

Along with the map amendment, a zoning text amendment aims to revise the Lower Gwynedd Township Zoning Code to add a new mixed-use development option within the MF-3 Multifamily Residential District. The amendment permits, through conditional use, a mix of multifamily residential, including workforce housing, as well as office, retail, restaurant, and related commercial uses on properties fronting a major roadway.

The text amendment clarifies use permissions and development standards specific to mixed-use projects, including dimensional regulations, parking requirements, building height limits, and design criteria. It also introduces provisions related to workforce housing and residential parking structures, allowing density incentives and structured parking under certain conditions. The applicant states that this text amendment aims to create a coordinated mixed-use development option within the MF-3 District.

The applicant has also submitted a conditional use application and a conceptual site plan for a proposed mixed-use development on the subject parcel, designed in accordance with standards outlined in the zoning text amendment. The plan involves demolishing an existing two-story office building on the site and constructing a four-story multifamily apartment building with 278 units, including an internal parking structure that provides 433 spaces, while retaining an existing three-story office building with 315 parking

spaces. The proposal also includes the planned construction of three new commercial buildings totaling approximately 46,750 square feet (30,750 SF, 12,000 SF, and 4,000 SF, respectively), served by 234 parking spaces, along with internal circulation, pedestrian walkways, and landscaped areas. The conditional use plan outlines how the proposed residential, office, and limited retail components would operate together as a coordinated mixed-use campus.

The Montgomery County Planning Commission (MCPC) previously reviewed ordinances related to the applicant's property and submitted comments to the township in a letter dated November 14, 2024. The letter stated that the map amendment largely aligns with the objectives and themes of the Montgomery County Comprehensive Plan, *Montco 2040: Shared Vision*. We also supported the proposed MF-3 District text amendment but identified areas for refinement before adoption. Comments focused on clarifying the administration of workforce housing requirements, addressing concerns about redundant reporting, and improving sustainability through reduced impervious coverage, green parking strategies, and incentives for structured parking. Our office also recommended adding design standards to manage better the massing of taller multifamily buildings, such as façade step-backs, and supported reduced parking ratios to provide greater design flexibility while promoting more sustainable development outcomes.

COMPREHENSIVE PLAN COMPLIANCE

TOWNSHIP COMPREHENSIVE PLAN

The ordinance amendments and plan generally align with the township's land use goals and objectives outlined in the Lower Gwynedd Comprehensive Plan 2045 DRAFT.

According to the document's Future Land Use Map (Map 2.2), the applicant's property is classified as "Mixed-Use." As stated, the category may be described as:

"Pedestrian-friendly existing commercial sites, typically on busier roads, that allow for flexibility of uses to serve residents. Uses may include a mix of retail, service, office, and institutional uses, as well as residential. Adaptive reuse of historic buildings is encouraged. Uses can be mixed within a building. Streetscape design will help to create attractive, walkable, and engaging places."

The draft indicates that the Lower Gwynedd 2045 Future Land Use Plan, as shown on Map 2.2, largely corresponds to the future land use categories outlined in the Montgomery County Future Land Use Plan. Apart from township parks, open space, preserved farmland, and other conservation lands, the entire township falls within the Designated Growth Area, as shown on the "Development Potential Map" in the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

MCPC supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

ZONING TEXT AMENDMENT

- A. Conditional Use Application Requirements (\$1276.09. (e). (1)). Our office suggests adding additional application standards to this ordinance. We note, for example, that the ordinance appears to contain no requirement for a community impact statement.

Such information would support informed, transparent decision-making, help identify mitigation measures early in the review process, and ensure that approvals are based on documented evidence of community compatibility rather than on assumptions or isolated project details.

- B. Conditional Use Standards for Consideration. The text amendment includes a provision stating that a mixed-use development, as defined by the ordinance, “shall be permitted when authorized by conditional use, in accordance with §1298.07 Conditional Uses.” We note that the conditional requirements listed in Section 1298.07 are general. It is suggested that the MF-3 District requirements be amended to include specific and measurable development-related standards for conditional use approval.

Specific conditional use requirements are crucial because they promote consistency and fairness, ensuring that certain land uses are approved reliably and in accordance with clear standards. By requiring applicants to demonstrate compliance with the ordinance's criteria, municipalities can provide flexibility for more complex or higher impact uses while still protecting public health, safety, and neighborhood harmony. These requirements can also improve the legal defensibility of decisions by linking approvals or denials to objective findings of fact, thereby providing transparency for the public and predictability for applicants.

- C. Master Plan Requirements (§1276.09. (e). (2)). The text amendment requires the preparation and submission of a master plan. While adequate, MCPC suggests that the standards in this section could be improved by adding language specifying that the master plan should be consistent with tentative sketch plan requirements, pursuant to §1230.13 of Chapter 1230, Subdivision and Land Development. Additionally, the language should specify that the master plan include landscape planting information for the entire tract and depict pedestrian accommodations on the development tract in logical locations to facilitate “pedestrian movement between buildings, between buildings and parking areas, and between buildings, parking areas, and open spaces.”
- D. Open Space Requirements. We note that the ordinance, as written, lacks any open space requirements. Providing open space is essential in a mixed-use development with offices, retail, and apartments, as it balances density with livability and functionality. In a mixed-use environment, open space serves as shared, adaptable infrastructure supporting various user groups—residents, employees, customers, and visitors—by offering areas for recreation, informal gatherings, respite, and visual relief from buildings and parking. It helps organize the site by establishing logical relationships among uses, improving orientation and walkability, and fostering a unified sense of place rather than a collection of isolated components.
- E. Density-Bonus (§1276.09. (h). (1)). The ordinance includes a density-bonus option that allows a bonus for providing workforce housing on the site.

Density-bonus options are widely regarded as an effective zoning tool because they offer flexibility and incentives that align private development choices with public planning objectives. Rather than relying solely on strict base-density limits, a density-bonus system enables municipalities to promote desired outcomes, such as affordable housing, open space preservation, improved design quality, pedestrian amenities, sustainability features, or structured parking, by granting additional development capacity in return. This incentive-based approach is often more effective and justifiable than mandates because it allows developers to participate where the bonus makes economic and design sense.

Accordingly, consideration should be given to amending the ordinance to include additional bonus options for items such as gathering spaces, seating, or open space.

- F. Off-Street Parking and Loading (§1276.09. (i)). The proposed amendment introduces special mixed-use development parking standards that partially duplicate the township's existing parking requirements and, in some cases, differ from them by setting lower minimum parking requirements. It also includes a separate parking-reduction provision under §1276.09.(i).(8). For example, §1276.09.(i).(4) requires "one parking space for every 100 square feet of floor space devoted to patron use" for restaurants, while existing municipal parking standards in §1294.01(b).(11) mandate *two parking spaces for every 50 square feet of floor space devoted to patron use*. Meanwhile, according to a proposed parking reduction regulation in this ordinance, "the total parking may be reduced by a maximum of up to 20%, provided the applicant can demonstrate the reduction is warranted through the submission of a parking study."

This structure inadvertently risks double-counting the reduction in intent, lowering the baseline, and allowing additional relief, while also introducing internal inconsistencies when mixed-use standards differ from the globally adopted parking rules, all without a clear policy rationale. The township may wish to clarify whether mixed-use parking efficiencies should be addressed by adjusting base parking ratios or by applying parking reduction standards. We advise using only one approach, not both.

A cleaner approach is to do one of the following: keep base parking standards consistent with (or clearly tied to) the global parking requirements and rely on the parking reduction provisions to provide flexibility for mixed-use developments; or intentionally set lower base parking ratios for mixed-use development to reflect shared parking efficiencies, but then limit, narrow, or clearly recalibrate the separate reduction provisions so they are not redundant. What should be avoided is a system in which it is unclear which standards apply or whether a mixed-use project can benefit from both reduced base ratios and reduction waivers without a policy check.

- G. "Common Architectural Theme" (§1276.09. (p)). The language in the text amendment states that "all new buildings within the Mixed-Use Development shall be constructed in accordance with an overall plan and a common architectural theme as approved by the Board of Supervisors during the conditional use stage." While consistent with the master plan requirements, we note that the ordinance appears to lack appearance or design standards for *existing* buildings on the development site that may be retained or repurposed. Without such requirements, it is unclear how a proposed mixed-use development comprising existing and new buildings will function as a unified whole.

Therefore, it is advised that this section be revised or amended to include language or provisions that ensure buildings retained and integrated into the development shall be "architecturally consistent" in terms of materials, massing, or style.

- H. Parking Structures (§1298.20. (b). (6)). The applicant has proposed amendments to regulations governing parking structures, under which "total building coverage may be increased from 20% to 30% if a parking structure is included as part of the Mixed-Use Development." While adequate, we note that a parking garage would typically result in a corresponding *reduction in surface parking and paved area*, but the amendment does not include a parallel adjustment to the maximum impervious coverage. As drafted, the provision therefore allows additional building footprint without explicitly ensuring that the overall impervious surface area is reduced or even held constant. This creates a policy disconnect between the stated intent of encouraging structured parking and the quantitative standards governing site coverage and stormwater impacts.

To fully align the incentive structure with the underlying site design and environmental objectives, the ordinance should be clarified to require that any increase in allowable building coverage associated with a parking garage be offset by a *proportional reduction in permitted impervious coverage* or be conditioned on documented reductions in surface parking area. This approach would ensure that the

incentive for structured parking yields a net benefit to the site rather than an unintended increase in overall site coverage intensity.

CONDITIONAL USE PLAN SUBMISSION

A. General Comment. The proposed development generally meets applicable land development standards and reflects a conventional approach to site design. While the project is functional and appropriate in many respects, it takes a largely utilitarian approach that does not fully leverage opportunities to enhance the streetscape, strengthen placemaking elements, or incorporate more forward-looking sustainability practices. As the proposal moves forward, consideration should be given to refinements that better address the pedestrian experience, public-realm design, and long-term environmental performance, helping the development more fully realize the site's potential and contribute positively to community character.

B. Central Open Space/Amenity Area. While we commend the applicant for including a proposed passive recreation area with a bird sanctuary in the rear of the site, we recommend that this mixed-use development include open space or an "amenity area" for residents and/or a public gathering area for visitors or office workers.

At minimum, the gathering space should function as a usable civic-scaled outdoor room that supports informal social interaction, enhances walkability between mixed-use components, and contributes to placemaking objectives. The space should be expressly designed for people, not vehicles, and should reinforce the development's mixed-use character and pedestrian orientation.

C. Pedestrian Circulation. The pedestrian circulation system is acceptable at a preliminary level; however, further refinement is encouraged to improve walking connectivity between the site's land uses and to support a more integrated, mixed-use development pattern. Plans should also place greater emphasis on providing clear, continuous, and ADA-accessible pedestrian routes among the office, retail, open space, and multifamily components to ensure safe, equitable access for all users. At a minimum, we recommend providing a pedestrian connection to the passive recreation area.

In a related issue, the pedestrian circulation pattern from the rear office parking area to the building entrance is unclear, and additional consideration may be needed to provide a safe, direct pedestrian route that minimizes conflicts with internal vehicular movements.

Lastly, safe pedestrian access from the adjacent residential development to the retail portion of the site is not clearly addressed, particularly given the placement of a central vehicular access drive. Additional pedestrian crossings and traffic-calming features may be necessary to reduce potential pedestrian-vehicle conflicts.

D. Emergency Access. The plan shows an emergency access road/drive on the site. We defer to the Township Engineer and Township Fire Marshal to assess whether the proposed layout and alignment are sufficient.

CONCLUSION

We reiterate that the MCPC generally supports these map and text amendments and overall conditional use plan; however, we recommend that municipal officials consider the issues raised in this letter.

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

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

Sincerely,

A handwritten signature in black ink that reads "Kevin Chavous". The signature is written in a cursive, flowing style.

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Peter Clelland, BET Investments, Inc., Applicant
Julie Von Spreckelsen, Esq., Eastburn and Gray PC, Applicant's Representative
Bohler Engineering, Applicant's Engineer
Mimi Gleason, Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 11, 2026

File No. 24-00662

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike, PO Box 625
Spring House, PA 19477

Reference: Spring House Corporate Center
Conditional Use Review 2

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the submission for the above-referenced project in relation to the conditional use application. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Conditional Use/ Master Plans, titled Mixed Use Development for BT 309, LLC, consisting of sheets 1 through 10 of 10, dated February 11, 2026, latest revision July 22, 2026, as prepared by Bohler Engineering.

II. General Information

The subject property consists of one (1) parcel located within the D-1 District. The overall tract is approximately 24.09 acres and currently contains a 3-story brick office building, 2-story masonry office building, and 3-story masonry barn building with existing parking areas.

The Applicant proposes to remove the two (2) existing office buildings to construct a 4-story multi-family apartment building with an interior parking garage and three (3) commercial retail buildings and a new 3-story office building. The existing historic barn building is to remain. The subject property will be accessed to Norristown Road (SR 2007) and will contain internal drives for access to the apartment building, retail spaces and office building. Additional improvements include parking areas, curbing, sidewalk, ornamental fence, landscaping, and associated stormwater management facilities.

II. Review Comments

A. Conditional Use

The existing property has been subject to a Zoning Map and Ordinance Amendment that has rezoned the property to Multi-Family Residential District (MF-3). The proposed text amendment added additional uses and requirements to the MF-3 District while allowing mixed use development by conditional use. The Applicant has submitted a revised Conditional Use application showing their proposed development meeting the requirements of the map and text amendment. As such, we have reviewed the plan in accordance with the Multi-Family Residential District where this project shall have its design be subject to conditional use approval. Upon review of the conditional use application, we offer the following comments. The comments contained in this section should not be misconstrued as requirements, but rather discussion points for the Board's consideration when evaluating the Conditional Use Application.

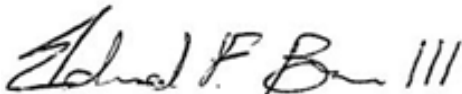
1. We note that development layout has changed so that the apartment complex and office building have relocated to the opposite sides of the property. As such, the recently approved ordinance amendment will need to be revised to permit the new location of the proposed apartment complex due to the proximity of Route 309.

2. We defer to the Township Traffic Engineer regarding comments related to traffic improvements, signage, sight distance, and the calculation of any applicable traffic impact fees.
3. All roadway or site improvements within the Right-of-Way (ROW) of Norristown Road, including realignments, tuning lanes, line striping, and signage should be reviewed and approved by Township Traffic Engineer.
4. The Architectural Plan, as prepared by Architecture Engineering Interiors, referenced on the Cover Sheet (C-101) should be submitted for the Board's consideration when evaluating the Conditional Use Application.
5. Depending on the height of the proposed retaining wall, the Applicant should consider placing a safety fence or guardrail at the top of the wall near access road to the proposed restaurant and retail store.
6. The Applicant should consider adding protective fencing along all pedestrian walking paths around the proposed rain garden areas. Factors to be considered should be pedestrian safety, anticipated traffic volume, native vegetation protection, and litter prevention.
7. We recommend the Applicant explore the feasibility of adding additional lighting for the proposed trails throughout the property.
8. We note that the conceptual locations for stormwater management facilities are shown on the plans, e.g. rain gardens and underground facilities. We recommend preliminary calculations for sizing the stormwater facilities be submitted for review so that it can be determined if the conceptual areas are sufficient to support the plan as currently proposed.
9. We note that the Applicant has explored the feasibility of pedestrian facilities under the PA-309 overpass and believe the connection to be possible. We recommend that the full design, permitting, and construction of those facilities be a condition of conditional use approval.
10. It appears that the access drive adjacent to Route 309 for the proposed apartment building is the service drive noted on the original Conditional Use plan. We note that this service drive has been reduced to 20' from the original 24-foot width. The service drive shall be widened if it is intended to be a two-way access. Turning templates will be required to be provided at the time of the land development application.
11. The Applicant should provide additional buffering between the subject property and the Gwynedd Estates development. To provide a sufficient landscape buffer, the Applicant may be required to provide buffer plantings on both the subject property and Gwynedd Estates. An agreement will be needed between the Applicant and Gwynedd Estates.
12. We note that a pedestrian connection easement will be required for the trail connection to the Gwynedd Estates development. We recommend consideration be given to allow the Gwynedd Estates residents to utilize the subject property trails but not encourage the mixed-use development residents to utilize the property at Gwynedd Estates as the connection does not lead to the trail network within Gwynedd Estates.
13. If it is the intent for the residents of Gwynedd Estates to use the emergency vehicle access area to utilize the proposed trail system, then applicant shall account for pedestrian access around the proposed vehicle gates.
14. The Applicant should explore the feasibility of a crosswalk and pedestrian facilities to accommodate a connection to the Beach Hollow Road neighborhood.
15. We note that the buffer plantings between Norristown Road and mixed-use parking lot may need to be supplemented with additional landscaping screenings in order to achieve the aesthetic as depicted on in the renderings. We recommend a condition of approval be that the Applicant supplement the plantings in this area to the satisfaction of the Township in order to achieve the conditional use plan aesthetic representation.

16. The Applicant shall work with the Township to determine the best design and path for the sanitary sewer line and connection with sanitary sewer main in Norristown Road (SR 2007) to minimize the environmental impact and address the concerns of the increased capacity on the system.
17. ADA compliant ramps/access ways should be considered at all crosswalks and buildings to nearby public facilities.
18. There is a proposed reserved access easement on the northern side of the property. We recommend that the Applicant clarify the intended use of this easement and provide an agreement between property owners to be reviewed by the Township Solicitor.
19. Snow storage areas should be considered in the design of parking lot areas. Snow removal and storage during major snow events could potentially cause the total number of parking spaces to be inadequate.
20. Areas designated for trash storage and routes of removal should be considered and implemented in land development plans. The waste produced by the residents of the proposed 264 units in the 4-story apartment building and commercial buildings will likely cause any remaining existing waste removal facilities to be inadequate.
21. The Multi-Family District requires that the design of landscaping, lighting, streetscape improvements, and architectural elements be established and reviewed for the project during Conditional Use. We defer to the Board to determine whether the submitted renderings are sufficient.
22. Based on the level of design at this time, we recommend the Applicant provide a list of important waivers that they know they will request at the time of the land development submission, so that the Board of Supervisors can evaluate the entire scope of the project. Examples include but are not limited to: Frontage Improvements, Landscaping, Stormwater Management, etc.
23. The plan shall be reviewed by the Lower Gwynedd Township Fire Marshal for internal circulation and location of proposed fire hydrants. Additionally, a turning template will be required to be submitted to ensure the circulation of emergency vehicles.
24. We note that the proposed development will be required to obtain all applicable permits, including but not limited to Montgomery County Conservation District, PA DEP, PennDOT, etc. The Township and our office shall be copied on correspondence with these agencies.

Please note that additional comments will be made during the land development review process. If you have any questions regarding the above, please contact this office.

Sincerely,



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

EB/sl

cc: Neil A Stein, Esq., Kaplin Stewart
Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Peter J. Clelland, VP of Development, BT 309, LLC
Thomas R. Knab, R.L.A., Bohler Engineering
Al Comly, Township Fire Marshal
Chad Dixon, P.E., Bowman Consulting Group
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



September 11, 2026

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

RE: **Traffic Review – Transportation Impact Study and Conditional Use Plan**
321 Norristown Road (S.R. 2052) – Spring House Mixed-Use Development
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-005

Dear Mimi:

As requested, on behalf of Lower Gwynedd Township, Bowman Consulting Group (Bowman) has completed our traffic engineering review of the proposed mixed-use development to be located at 321 Norristown Road (S.R. 2052) in Lower Gwynedd Township, Montgomery County, PA. Based on information provided in the submission, the proposed development will consist of 264 mid-rise apartments, 71,520 square feet of office space, a 30,000 square-foot grocery store, 10,000 square feet of general retail space, and a 6,000 square-foot restaurant. Access to the site will continue to be provided via the existing signalized full-movement driveway (Boveri Drive) along Norristown Road (S.R. 2052).

The following documents were reviewed in preparation of our review:

- Transportation Impact Study – Springhouse Mixed-Use Development, prepared by TPD, Inc., last revised June 24, 2026.
- Response to Township Traffic Engineer Comments Letter – Springhouse Mixed-Use Development, prepared by TPD, Inc., dated June 24, 2026.
- Response to PennDOT Cycle #1 Comments Letter – Springhouse Mixed-Use Development, prepared by TPD, Inc., dated June 24, 2026.
- Crash Analysis – Springhouse Mixed-Use Development, prepared by TPD, Inc., dated June 17, 2026.
- Conditional Use/Master Plan – Mixed-Use Development, prepared by Bohler Engineering, last revised July 22, 2026.

Based on our review of the submitted documents noted above, Bowman offers the following comments for consideration by the Township and action by the applicant.

General

1. The applicant should address the comments contained in this letter and provide revised materials to the Township and our office for further review and recommendations as the proposed development proceeds through the Township and PennDOT review process. The applicant's engineers must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the study or materials.

2. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. The transportation impact fee will be calculated during the land development phase of the project.
3. Since Norristown Road (S.R. 2052) is a state roadway, a Highway Occupancy Permit (HOP) will be required for the proposed improvements and modifications within the legal right-of-way along Norristown Road (S.R. 2052). The Township and our office must be copied on all plan submissions and correspondence between the applicant and PennDOT and invited to any and all meetings between these parties.

Transportation Impact Study

4. The transportation impact study (TIS) is concurrently being reviewed by PennDOT to obtain concurrence and approvals on the access and associated improvements proposed in the study. Any comments from PennDOT are requested to also be coordinated with/copied to our office and Lower Gwynedd Township.
5. Based on information provided in Table 6 of the TIS, the proposed development will generate 306 total "new" trips during the weekday morning peak hour, 341 total "new" trips during the weekday afternoon peak hour, and 381 total "new" trips during the Saturday midday peak hour. The table below summarizes the "new" trips for the proposed development.

**Total "New" Trips
Proposed Site**

Land Uses	Size	AM Peak	PM Peak	Saturday Midday Peak
Office (Existing to Remain)	77,619 s.f.	97	85	57
Proposed Residential	264 units	100	53	70
Proposed Retail Buildings	46,750 s.f.	109	203	254
Total New Trips		306	341	381

The existing site consists of a 143,295 square-foot office building which if fully occupied would generate 180 total "new" trips during the weekday morning peak hour, 173 total "new" trips during the weekday afternoon peak hour, and 126 total "new" trips during the Saturday midday peak hour. Therefore, the proposed development is expected to generate an additional 126 total "new" trips during the weekday morning peak hour, an additional 168 total "new" trips during the weekday afternoon peak hour, and an additional 255 total "new" trips during the Saturday midday peak hour over the existing office buildings of the site if fully occupied.

It is noted that the revised TIS was submitted to the Township and PennDOT prior to the revised Conditional Use plan submission. The revised conditional use plan proposes the same number of apartment units and square footage of retail/restaurant space and proposes approximately 6,099 less square footage of office space compared to the assumptions in the TIS.

6. The applicant's traffic engineer concludes that under the 2027 and 2032 projected conditions, with the development of the proposed site, and with the site-related recommendations outlined in Table II of the Executive Summary of the TIS, all study area intersections will satisfy PennDOT intersection levels-of-service (ILOS) standards. PennDOT TIS guidelines state if the evaluation of the With

Development Horizon Year Scenario to the Without Development Horizon Year Scenario indicates that the overall intersection levels-of-service have dropped, the applicant will be required to mitigate the levels-of-service if the increase in overall intersection delay is greater than 10-seconds. If the overall intersection delay increase is less than or equal to 10-seconds, mitigation of the intersection will not be required. It should be noted that the proposed traffic signal timing optimization at the signalized intersections along Norristown Road (S.R. 2052) from Bethlehem Pike (S.R. 2018) to Tennis Avenue (S.R. 2020) are expected to mitigate the overall intersection levels-of-service (ILOS) impacts of the proposed development according to current PennDOT criteria.

The study presents the following recommendations/conclusions (bullet items below), that should minimally be required of the applicant as we note after each, and of which will also be reviewed by PennDOT. In addition, we have provided recommendations for additional improvements that should be further considered and evaluated by the applicant, Township, and PennDOT. The improvements included in the revised TIS suggested for further evaluation by our office in our April 10, 2026 review letter are provided in **bold font below** for reference.

Norristown Road (S.R. 2052) Corridor Traffic Signal Modifications

- Optimize traffic signal timings at the signalized study intersections, including traffic signal timings for the Norristown Road (S.R. 2052) and Bethlehem Pike (S.R. 2018) intersection to best optimize operations for the intersection.
- **In addition to the traffic signal timing adjustments for the Norristown Road (S.R. 2052) corridor listed above, we recommend the existing loop detection system for the Route 309 interchange traffic signals be replaced with detection systems that are consistent with the current Township traffic signal specifications in order to further optimize traffic flow through the interchange area. Additional traffic signal equipment upgrade requirements may be identified at the intersections when a review of the design plans is completed for the proposed improvements along the corridor.**

Additional improvements are recommended below for individual intersections along the Norristown Road (S.R. 2020 corridor).

Norristown Road (S.R. 2052) Site Access (Boveri Drive)

- Restripe the eastbound left-turn lane to increase the storage length to 250 feet.
- Maintenance of on-site vegetation to maximize available sight distance.
- Extend the southbound right-turn lane on the site access approach to the first internal intersection via widening.
- Work with PennDOT and the Township on potential traffic signal equipment upgrades. **Bowman recommends that a review of the traffic signal equipment for the Boveri Drive intersection be completed for during the land development and HOP review process to determine upgrades that will be required of the applicant for compliance with the current township traffic signal specifications.**
- Work with PennDOT and the Township on potential traffic signal timing modifications to increase the green time on the westbound Norristown Road (S.R. 2052) approach in order to create a gap in the eastbound traffic stream to facilitate turns into and out of Beech Hollow Road.

According to the turn lane warrant analysis summarized in Table 16, a 175-foot right-turn lane is warranted along the westbound Norristown Road (S.R. 2052) approach to Boveri Drive. Based on information provided in the study, the applicant is not proposing to install this right-turn lane due to steep grades adjacent to Norristown Road (S.R. 2052), small stream crossing of Norristown Road (S.R. 2052) and the existing walking trail along Norristown Road (S.R. 2052). It should be noted that the westbound Norristown Road (S.R. 2052) approach to Boveri Drive is expected to operate at LOS A during all three peak hours under 2027 and 2032 future projected conditions.

Norristown Road (S.R. 2052) Site Frontage Pedestrian Improvements

- Provide a 10-foot-wide trail along the Norristown Road (S.R. 2052) site frontage. In addition, provide trails through portions of the site that connect to the proposed trail along the Norristown Road (S.R. 2052) site frontage and to the existing trail to the east of the site.
- Provide sidewalk extending across the Route 309 northbound on-ramp, under Route 309, across the Route 309 southbound off-ramp terminating at/near the SHIP property to the west of the site.
- Provide PennDOT compliant crosswalks and pedestrian traffic signal equipment at the signalized study intersections between Boveri Drive and the Route 309 southbound off-ramp.

Based on our preliminary review of the proposed sidewalk extending under the Route 309 along Norristown Road (S.R. 2052), identified in the February 4, 2026 Traffic Impact Summary memorandum prepared by the applicant's traffic engineer, it appears that providing a 4' sidewalk and single-faced barrier curb may reduce the outermost westbound through lane to less than 11' in width which may require adjustments to lane widths and or shifting of travel lanes on Norristown Road (S.R. 2052) through the interchange area. It is noted that the applicant's traffic engineer has included the conceptual sketch of the proposed sidewalk with the TIS Scoping Application submitted to PennDOT on March 4, 2026. PennDOT has provided preliminary comments regarding the proposed sidewalk in their TIS Scoping Application review dated April 2, 2026. A more detailed design plan should be prepared for review by the Township and PennDOT.

If it is determined at a later date that the proposed pedestrian improvements are not feasible, the applicant will be required to propose alternative improvements as required in **Section 1276.02(e)(2)C.3** of the **Zoning Ordinance**.

Norristown Road (S.R. 2052) and Tennis Avenue (S.R. 2020)

- Coordinate with PennDOT and the Township on shifting where the transition occurs between the one westbound lane and two westbound lanes further west in order to extend the existing eastbound left-turn lane approaching Tennis Avenue (S.R. 2020).
- **In addition to the lane improvements suggested in our April 10, 2026 letter and the recommendations provided in the TIS, Bowman recommends that a review of the traffic signal equipment for the Tennis Avenue intersection be completed with the design plans for the proposed improvements to determine upgrades that may be required of the applicant to improve traffic operations for the intersection and improve the intersection to current township traffic signal specifications.**

PennDOT TIS guidelines state that applicants may be required to address available storage and queue lengths at critical movements or approaches even if the overall intersection LOS requirements are met. If improvements to address available storage and queue lengths for the eastbound left-turn movement on Norristown Road (S.R. 2052) to accommodate the 2027 and 2032 future queues that are projected to exceed the available storage length during the weekday morning and weekday afternoon peak hours are not feasible and agreed upon by PennDOT, the applicant should identify other improvements for the intersection or Norristown Road (S.R. 2052) corridor in place of those referenced above as required in **Section 1276.02(e)(2)C.3** of the **Zoning Ordinance**. Additionally, the applicant may be required by PennDOT to provide an Alternative Transportation Plan (ATP) that proposes necessary storage and/or infrastructure improvements in the study area that are feasible and will improve transportation (multi-modal) mobility.

7. Additional comments and requirements could be raised, and revisions may be required for the site access, and recommended transportation improvements for the Norristown Road (S.R. 2052) corridor during the Conditional Use, Land Development and PennDOT Highway Occupancy Permit (HOP) review processes.
8. The applicant must complete a post-development trip generation study after the development as required in **Section 1276.02(e)(3)** of the **Zoning Ordinance** not later than six months after the retail and apartment buildings reach an aggregate occupancy rate of 75 percent.

Conditional Use/Master Plan

In addition to the improvements identified for the site frontage and access at the signalized intersection of Norristown Road (S.R. 2052) and Boveri Drive referenced in comment 6 of this letter, we offer the following additional comments for consideration pertaining to the conditional use plan.

9. The applicant's engineer should evaluate the feasibility of adjusting the alignment of the first internal intersection to the site so that the minor approaches to this intersection are aligned opposite each other.
10. The applicant has proposed an emergency access only driveway connecting to the Gwynedd Estates parking lot adjacent to the property. We defer to the Township Fire Marshal on the most appropriate location of the proposed emergency access only driveway.
11. Turning templates should be provided demonstrating the ability of emergency vehicles, trash trucks, and the largest expected delivery vehicle expected to routinely access the site to maneuver into and out of the site access along Norristown Road (S.R. 2052) and entirely through the site (including through the emergency access located adjacent to the apartment building). It is recommended that the Township Fire Marshal review the plans for accessibility and circulation needs of emergency apparatus.
12. A more detailed review of land development plans will be conducted if and when the project moves forward through a detailed land development review and approval process. Additional comments and requirements could be raised, and revisions may be required for the site access, roads internal to the development, pedestrian facilities, signage, and parking at that time.

If you or the Township have any questions, or require clarification on the above comments, please contact me.

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

CED/BMJ

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Al Comly, Township Fire Marshal
Mirlene SaintVal, P.E., PennDOT
Nidhi Mehra, PennDOT
John Gallagher, P.E., PennDOT
Peter Clelland, BT 309, LLC (Applicant)
Christen Pionzio, Esquire, HRMM&L (Applicant's Attorney)
Thomas Knab, R.L.A, Bohler Engineering (Applicant's Architect)
Matt Hammond, P.E., TPD, Inc. (Applicant's Traffic Engineer)

V:\314087 - Lower Gwynedd Township\314087-01-005 (TRA) - BET 321 NorristownRd\Engineering\Submissions\2026-08-03 CU\Review\2026-09-11 Review Letter – BET Spring House.docx



Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

MEMORANDUM

TO: MIMI GLEASON, TOWNSHIP MANAGER
FROM: AL COMLY, FIRE MARSHAL
DATE: APRIL 14, 2026

RE: SPRING HOUSE CORPORATE CENTER
BET DEVELOPMENT
321-323 NORRISTOWN ROAD

REVIEW CONDITIONAL USE SUBMITTAL
PREPARED BY BOHLER ENGINEERING
DATED 2-11-2026

SUBMITTAL

- 1 EXISTING CONDITIONS PLAN (SHOWING SITE BOUNDARIES)
- 2 CONDITIONAL USE PLAN (SHOWING PROPOSED LAYOUT)
- 3 SITE PLAN (RENDERED IN COLOR TO SHOW PROPOSED LAYOUT)

SUMMARY PLAN SHOWS THE SITE WITH THE FOLLOWING:

- EXISTING 323 OFFICE BUILDING REMAINS
- FORMER 321 OFFICE BUILDING IS REMOVED
- NEW CONSTRUCTION: HOUSING BUILDING (278 UNITS) WITH PARKING GARAGE (433 SPACES) IN THE CORE AREA IN THE NORTH CENTRAL AREA OF THE SITE
- NEW CONSTRUCTION: RETAIL BUILDING IN THE SOUTHEAST AREA OF THE SITE (12,000 SF)
- NEW CONSTRUCTION: LARGE RETAIL, WITH ADJACENT SMALLER RETAIL BUILDINGS ALONG THE WESTERN BOUNDARY OF THE SITE (ADJACENT TO US 309) (30,750 SF WITH 4,000 SF APPENDAGE)

PROPOSED PLAN SHOWS BUILDINGS AS BLOCKS OF SPACE. USES AND OCCUPANCIES TO BE DETERMINED AT A LATER DATE.

THE SITE IS ACCESSED FROM NORRISTOWN ROAD BY BOVERI DRIVE—A DIVIDED ROAD WITH 2 LANES EACH SIDE OF THE CENTER GREEN AREA. CONSTRUCTION ON THE WESTERN BOUNDARY OF THE SITE. NO TOPOGRAPHY INFORMATION HAS BEEN PROVIDED IN THE SUBMITTAL

PLAN COMMENTS—TOWNSHIP FIRE CODE—INTERNATIONAL FIRE CODE 2018 EDITION WITH LOWER GWYNEDD AMENDMENTS

EMERGENCY ACCESS

THE DRIVEWAY SHOWN ON THE DRAWINGS NOW ACCESSES THROUGH THE ACTS GWYNEDD ESTATES PROPERTY. I’VE REVIEWED THIS WITH THE FIRE CHIEF AND WE AGREE ON THE PROPOSED APPROACH. IN MY PREVIOUS MEMO DATED AUGUST 13, 2025, I NOTED SOME TECHNICAL DETAILS TO BE FINALIZED, BUT THEY ARE TRADITIONALLY ADDRESSED IN THE LAND DEVELOPMENT PROCESS, SPECIFICALLY:

- WIDTH (IFC 503.2.1)
- SLOPE, INCLUDING ARRIVAL AND DEPARTURE POINTS
- TURNING RADIUS
- SURFACE (IFC 503.2.3)

ADDITIONALLY, EXISTENCE OF A MEMO OF UNDERSTANDING WITH ACTS AGREEING TO THIS LAYOUT, AND DETAILING OF ANY PROPOSED SECURITY TO LIMIT THIS DRIVEWAY TO EMERGENCY USE ONLY WILL BE ADDRESSED IN LAND DEVELOPMENT.

THE PROPOSED RESIDENTIAL BUILDING IS SHOWN WITH A ROADWAY COMPLETELY ENCIRCLING THE BUILDING.

OTHER COMMENTS TO ADDRESS IN LAND DEVELOPMENT

- ALL STRUCTURES, INCLUDING THE PARKING GARAGE, WILL BE EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13 AUTOMATIC SPRINKLERS.
- PARKING GARAGE DOES NOT APPEAR TO MEET THE REQUIREMENT FOR AN “OPEN PARKING GARAGE” SECTION 406 OF THE BUILDING CODE PROVIDES THE DETAILS ASSOCIATED WITH THIS CALCULATION. THIS WILL AFFECT THE REQUIREMENTS FOR EMERGENCY POWER & VENTILATION.
- EV CHARGING STATIONS CANNOT BE INSTALLED IN THE GARAGE. (STANDARDS FOR THIS ARE CURRENTLY UNDER DEVELOPMENT)
- HYDRANT LOCATIONS, FIRE DEPARTMENT CONNECTIONS DUMPSTER LOCATIONS, AND DELIVERY SPACES WILL BE ADDRESSED.



RAMP-D

NORRISTOWN ROAD
(A.K.A. S.P. 2007) (L.R. 46073)
(VARIABLE WIDTH LEGAL R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HERE HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETELY NEARLY ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF ANY UNDERGROUND FACILITIES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF WORK.

#(BOHLER)XXXXXXXXXX @SURVEYXXXXXXXXXX

WWW.PA1CAL.ORG

PROJECT No.:	PAA240076.00-1A
DRAWN BY:	JHT
CHECKED BY:	TRK
DATE:	10/5/2026
CAD I.D.:	P-PHSE-STE2

_____ FOR _____

PROPOSED MIXED USE DEVELOPMENT

321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
19002

PROP SITE LEGEND	
PROPERTY LINE	=====
EASEMENT LINE	-----
SETBACK LINE	-----
PROPOSED BUILDING	
CURB	=====
UTILITY POLE	⬆
TYPICAL SIGN	⬆
BOLLARD	o
UTILITY POLE W/ LIGHT	⬆-----⬆
TYPICAL LIGHT	⬆
PARKING COUNT	Ⓢ

SHEET TITLE:

**LAND
DEVELOPMENT
PHASE 2
EXHIBIT**

REVISION 1 - 10-19-2026



MEMORANDUM

ATTN: Board of Supervisors

DATE: October 23, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: MF-3 Ordinance Amendment- Spring House Corporate Center

Recommended Motion: To authorize the initiation of the formal ordinance amendment and adoption process including the advertisement of a public hearing.

The BOS recently approved a text amendment to the MF-3 Zoning District to permit mixed-use development by conditional use and establish associated dimensional requirements. The amendment was intended to facilitate the redevelopment of the Spring House Corporate Center by BET and established a 200-foot front yard setback for multifamily apartment buildings and office buildings.

Throughout the rezoning and ordinance amendment process, the BOS expressed a desire to retain Berkadia at the site. The applicant was successful in securing Berkadia's continued occupancy by agreeing to construct a new office building for the company. This agreement necessitates a change to the originally proposed development sequence and site layout. Specifically, the new office building will be constructed first in the location originally proposed for the apartment building. Once the new office building is completed, the existing Berkadia building will be demolished, and the apartment building will be constructed in its place.

This revised site layout creates a conflict with the 200-foot front yard setback requirement along Route 309. Accordingly, the applicant is proposing a further amendment to the recently adopted ordinance to reduce the required front yard setback along Route 309 only from 200 feet to 50 feet.

The proposed ordinance amendment, with the text changes highlighted in yellow, and the Montgomery County Planning Commission review is attached. Staff is requesting authorization to initiate the formal ordinance amendment process, including advertisement of a public hearing.

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

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP CODE OF ORDINANCES, PART TWELVE PLANNING AND ZONING CODE, TITLE SIX ZONING, CHAPTER 1276 MF-3 MULTI-FAMILY RESIDENTIAL DISTRICT, SECTION 1276.09 "REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT" TO AMEND THE FRONT YARD SETBACK FOR MULTIFAMILY APARTMENT BUILDINGS AND OFFICE BUILDINGS WHEN ADJACENT TO ROUTE 309, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled "General Powers", section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended ("**Zoning Ordinance**") authorizes the Lower Gwynedd Township ("**Township**") Board of Supervisors ("**Board**") to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

WHEREAS, an amendment to the Zoning Ordinance is proposed to amend the front yard setback for multifamily apartment buildings and office buildings when adjacent to Route 309 in the Township's MF-3 Multi-Family Residential District ("Proposed Amendment"); and

WHEREAS, a public hearing was held, following notice, for the purpose of considering this Proposed Amendment; and

WHEREAS, the Board, after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended by the Proposed Amendment; and

WHEREAS, the Board has determined that amending the MF-3 Multifamily Residential District to permit a reduced front yard setback adjacent to Route 309 is warranted to enhance development and the economic vitality of the Township within that district.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

Section 1: Title Six, "Zoning", Chapter 1276 "MF-3 Multifamily Residential District", Section 1276.09 entitled "Regulations and Standards for a Mixed-Use Development", is amended such that (c)(1) is amended to read as follows:

§ 1276.09 Regulations and Standards for a Mixed-Use Development.

The following regulations and standards shall apply to a Mixed-Use Development. In the case of a conflict with any other sections of the Zoning Ordinance, the provisions of this section shall apply.

(c) Yards.

(1) *Front Yard for a Mixed-Use Development*

A. *For multifamily apartment buildings and office buildings there shall be a front yard, which shall not be less than 200 feet in depth except when the front yard is adjacent to Route 309 the front yard shall not be less than 50 feet in depth.*

B. *For all other permitted uses there shall be a front yard which shall not be less than 100 feet in depth except when the front yard is adjacent to Route 309 the front yard shall not be less than 50 feet in depth.*

Section 2: Repeal and Ratification. All other sections, parts, and provisions of the Zoning Ordinance and Map shall remain in full force and effect as previously enacted.

Section 3: Severability. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Lower Gwynedd Township Board of Supervisors that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

Section 4: Effective Date. This Ordinance shall become effective five (5) calendar days after the date of enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this ____ day of _____, 2026.

Attest:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

Mimi Gleason, Township Manager

By: _____
Danielle A. Duckett, Chairperson

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, 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

April 15, 2026

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

Re: MCPC #24-0218-002
Plan Name: BT 309 Development
Situate: Norristown Road (north), Route 309 Expressway (east)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning map and text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 5, 2026. We have also reviewed a conditional use application included with this submission. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT 309, LLC, requests a zoning map amendment for a 24.1-acre tract of land located at 321 Norristown Road (County Parcel ID 39-00-02956-00-2) in Lower Gwynedd Township to rezone the property from the D-1 Special Use District to the MF-3 Multifamily Residential District. The site is currently developed with a two-story and a three-story office building and is located adjacent to U.S. Route 309.

Along with the map amendment, a zoning text amendment aims to revise the Lower Gwynedd Township Zoning Code to add a new mixed-use development option within the MF-3 Multifamily Residential District. The amendment permits, through conditional use, a mix of multifamily residential, including workforce housing, as well as office, retail, restaurant, and related commercial uses on properties fronting a major roadway.

The text amendment clarifies use permissions and development standards specific to mixed-use projects, including dimensional regulations, parking requirements, building height limits, and design criteria. It also introduces provisions related to workforce housing and residential parking structures, allowing density incentives and structured parking under certain conditions. The applicant states that this text amendment aims to create a coordinated mixed-use development option within the MF-3 District.

The applicant has also submitted a conditional use application and a conceptual site plan for a proposed mixed-use development on the subject parcel, designed in accordance with standards outlined in the zoning text amendment. The plan involves demolishing an existing two-story office building on the site and constructing a four-story multifamily apartment building with 278 units, including an internal parking structure that provides 433 spaces, while retaining an existing three-story office building with 315 parking

spaces. The proposal also includes the planned construction of three new commercial buildings totaling approximately 46,750 square feet (30,750 SF, 12,000 SF, and 4,000 SF, respectively), served by 234 parking spaces, along with internal circulation, pedestrian walkways, and landscaped areas. The conditional use plan outlines how the proposed residential, office, and limited retail components would operate together as a coordinated mixed-use campus.

The Montgomery County Planning Commission (MCPC) previously reviewed ordinances related to the applicant's property and submitted comments to the township in a letter dated November 14, 2024. The letter stated that the map amendment largely aligns with the objectives and themes of the Montgomery County Comprehensive Plan, *Montco 2040: Shared Vision*. We also supported the proposed MF-3 District text amendment but identified areas for refinement before adoption. Comments focused on clarifying the administration of workforce housing requirements, addressing concerns about redundant reporting, and improving sustainability through reduced impervious coverage, green parking strategies, and incentives for structured parking. Our office also recommended adding design standards to manage better the massing of taller multifamily buildings, such as façade step-backs, and supported reduced parking ratios to provide greater design flexibility while promoting more sustainable development outcomes.

COMPREHENSIVE PLAN COMPLIANCE

TOWNSHIP COMPREHENSIVE PLAN

The ordinance amendments and plan generally align with the township's land use goals and objectives outlined in the Lower Gwynedd Comprehensive Plan 2045 DRAFT.

According to the document's Future Land Use Map (Map 2.2), the applicant's property is classified as "Mixed-Use." As stated, the category may be described as:

"Pedestrian-friendly existing commercial sites, typically on busier roads, that allow for flexibility of uses to serve residents. Uses may include a mix of retail, service, office, and institutional uses, as well as residential. Adaptive reuse of historic buildings is encouraged. Uses can be mixed within a building. Streetscape design will help to create attractive, walkable, and engaging places."

The draft indicates that the Lower Gwynedd 2045 Future Land Use Plan, as shown on Map 2.2, largely corresponds to the future land use categories outlined in the Montgomery County Future Land Use Plan. Apart from township parks, open space, preserved farmland, and other conservation lands, the entire township falls within the Designated Growth Area, as shown on the "Development Potential Map" in the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

MCPC supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

ZONING TEXT AMENDMENT

- A. Conditional Use Application Requirements (\$1276.09. (e). (1)). Our office suggests adding additional application standards to this ordinance. We note, for example, that the ordinance appears to contain no requirement for a community impact statement.

Such information would support informed, transparent decision-making, help identify mitigation measures early in the review process, and ensure that approvals are based on documented evidence of community compatibility rather than on assumptions or isolated project details.

- B. Conditional Use Standards for Consideration. The text amendment includes a provision stating that a mixed-use development, as defined by the ordinance, “shall be permitted when authorized by conditional use, in accordance with §1298.07 Conditional Uses.” We note that the conditional requirements listed in Section 1298.07 are general. It is suggested that the MF-3 District requirements be amended to include specific and measurable development-related standards for conditional use approval.

Specific conditional use requirements are crucial because they promote consistency and fairness, ensuring that certain land uses are approved reliably and in accordance with clear standards. By requiring applicants to demonstrate compliance with the ordinance's criteria, municipalities can provide flexibility for more complex or higher impact uses while still protecting public health, safety, and neighborhood harmony. These requirements can also improve the legal defensibility of decisions by linking approvals or denials to objective findings of fact, thereby providing transparency for the public and predictability for applicants.

- C. Master Plan Requirements (§1276.09. (e). (2)). The text amendment requires the preparation and submission of a master plan. While adequate, MCPC suggests that the standards in this section could be improved by adding language specifying that the master plan should be consistent with tentative sketch plan requirements, pursuant to §1230.13 of Chapter 1230, Subdivision and Land Development. Additionally, the language should specify that the master plan include landscape planting information for the entire tract and depict pedestrian accommodations on the development tract in logical locations to facilitate “pedestrian movement between buildings, between buildings and parking areas, and between buildings, parking areas, and open spaces.”
- D. Open Space Requirements. We note that the ordinance, as written, lacks any open space requirements. Providing open space is essential in a mixed-use development with offices, retail, and apartments, as it balances density with livability and functionality. In a mixed-use environment, open space serves as shared, adaptable infrastructure supporting various user groups—residents, employees, customers, and visitors—by offering areas for recreation, informal gatherings, respite, and visual relief from buildings and parking. It helps organize the site by establishing logical relationships among uses, improving orientation and walkability, and fostering a unified sense of place rather than a collection of isolated components.
- E. Density-Bonus (§1276.09. (h). (1)). The ordinance includes a density-bonus option that allows a bonus for providing workforce housing on the site.

Density-bonus options are widely regarded as an effective zoning tool because they offer flexibility and incentives that align private development choices with public planning objectives. Rather than relying solely on strict base-density limits, a density-bonus system enables municipalities to promote desired outcomes, such as affordable housing, open space preservation, improved design quality, pedestrian amenities, sustainability features, or structured parking, by granting additional development capacity in return. This incentive-based approach is often more effective and justifiable than mandates because it allows developers to participate where the bonus makes economic and design sense.

Accordingly, consideration should be given to amending the ordinance to include additional bonus options for items such as gathering spaces, seating, or open space.

- F. Off-Street Parking and Loading (§1276.09. (i)). The proposed amendment introduces special mixed-use development parking standards that partially duplicate the township's existing parking requirements and, in some cases, differ from them by setting lower minimum parking requirements. It also includes a separate parking-reduction provision under §1276.09.(i).(8). For example, §1276.09.(i).(4) requires "one parking space for every 100 square feet of floor space devoted to patron use" for restaurants, while existing municipal parking standards in §1294.01(b).(11) mandate *two parking spaces for every 50 square feet of floor space devoted to patron use*. Meanwhile, according to a proposed parking reduction regulation in this ordinance, "the total parking may be reduced by a maximum of up to 20%, provided the applicant can demonstrate the reduction is warranted through the submission of a parking study."

This structure inadvertently risks double-counting the reduction in intent, lowering the baseline, and allowing additional relief, while also introducing internal inconsistencies when mixed-use standards differ from the globally adopted parking rules, all without a clear policy rationale. The township may wish to clarify whether mixed-use parking efficiencies should be addressed by adjusting base parking ratios or by applying parking reduction standards. We advise using only one approach, not both.

A cleaner approach is to do one of the following: keep base parking standards consistent with (or clearly tied to) the global parking requirements and rely on the parking reduction provisions to provide flexibility for mixed-use developments; or intentionally set lower base parking ratios for mixed-use development to reflect shared parking efficiencies, but then limit, narrow, or clearly recalibrate the separate reduction provisions so they are not redundant. What should be avoided is a system in which it is unclear which standards apply or whether a mixed-use project can benefit from both reduced base ratios and reduction waivers without a policy check.

- G. "Common Architectural Theme" (§1276.09. (p)). The language in the text amendment states that "all new buildings within the Mixed-Use Development shall be constructed in accordance with an overall plan and a common architectural theme as approved by the Board of Supervisors during the conditional use stage." While consistent with the master plan requirements, we note that the ordinance appears to lack appearance or design standards for *existing* buildings on the development site that may be retained or repurposed. Without such requirements, it is unclear how a proposed mixed-use development comprising existing and new buildings will function as a unified whole.

Therefore, it is advised that this section be revised or amended to include language or provisions that ensure buildings retained and integrated into the development shall be "architecturally consistent" in terms of materials, massing, or style.

- H. Parking Structures (§1298.20. (b). (6)). The applicant has proposed amendments to regulations governing parking structures, under which "total building coverage may be increased from 20% to 30% if a parking structure is included as part of the Mixed-Use Development." While adequate, we note that a parking garage would typically result in a corresponding *reduction in surface parking and paved area*, but the amendment does not include a parallel adjustment to the maximum impervious coverage. As drafted, the provision therefore allows additional building footprint without explicitly ensuring that the overall impervious surface area is reduced or even held constant. This creates a policy disconnect between the stated intent of encouraging structured parking and the quantitative standards governing site coverage and stormwater impacts.

To fully align the incentive structure with the underlying site design and environmental objectives, the ordinance should be clarified to require that any increase in allowable building coverage associated with a parking garage be offset by a *proportional reduction in permitted impervious coverage* or be conditioned on documented reductions in surface parking area. This approach would ensure that the

incentive for structured parking yields a net benefit to the site rather than an unintended increase in overall site coverage intensity.

CONDITIONAL USE PLAN SUBMISSION

A. General Comment. The proposed development generally meets applicable land development standards and reflects a conventional approach to site design. While the project is functional and appropriate in many respects, it takes a largely utilitarian approach that does not fully leverage opportunities to enhance the streetscape, strengthen placemaking elements, or incorporate more forward-looking sustainability practices. As the proposal moves forward, consideration should be given to refinements that better address the pedestrian experience, public-realm design, and long-term environmental performance, helping the development more fully realize the site's potential and contribute positively to community character.

B. Central Open Space/Amenity Area. While we commend the applicant for including a proposed passive recreation area with a bird sanctuary in the rear of the site, we recommend that this mixed-use development include open space or an "amenity area" for residents and/or a public gathering area for visitors or office workers.

At minimum, the gathering space should function as a usable civic-scaled outdoor room that supports informal social interaction, enhances walkability between mixed-use components, and contributes to placemaking objectives. The space should be expressly designed for people, not vehicles, and should reinforce the development's mixed-use character and pedestrian orientation.

C. Pedestrian Circulation. The pedestrian circulation system is acceptable at a preliminary level; however, further refinement is encouraged to improve walking connectivity between the site's land uses and to support a more integrated, mixed-use development pattern. Plans should also place greater emphasis on providing clear, continuous, and ADA-accessible pedestrian routes among the office, retail, open space, and multifamily components to ensure safe, equitable access for all users. At a minimum, we recommend providing a pedestrian connection to the passive recreation area.

In a related issue, the pedestrian circulation pattern from the rear office parking area to the building entrance is unclear, and additional consideration may be needed to provide a safe, direct pedestrian route that minimizes conflicts with internal vehicular movements.

Lastly, safe pedestrian access from the adjacent residential development to the retail portion of the site is not clearly addressed, particularly given the placement of a central vehicular access drive. Additional pedestrian crossings and traffic-calming features may be necessary to reduce potential pedestrian-vehicle conflicts.

D. Emergency Access. The plan shows an emergency access road/drive on the site. We defer to the Township Engineer and Township Fire Marshal to assess whether the proposed layout and alignment are sufficient.

CONCLUSION

We reiterate that the MCPC generally supports these map and text amendments and overall conditional use plan; however, we recommend that municipal officials consider the issues raised in this letter.

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

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

Sincerely,

A handwritten signature in black ink that reads "Kevin Chavous". The signature is written in a cursive, flowing style.

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Peter Clelland, BET Investments, Inc., Applicant
Julie Von Spreckelsen, Esq., Eastburn and Gray PC, Applicant's Representative
Bohler Engineering, Applicant's Engineer
Mimi Gleason, Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor



MEMORANDUM

ATTN: Board of Supervisors

DATE: October 23, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: [813 Plymouth Road Minor Subdivision- #26-12SUBD](#)

Recommended Motion: To approve Resolution #2026-23 granting conditional final approval of the 813 Plymouth Road Minor Subdivision.

Christen Pionzio, Esquire, will attend the BOS meeting on October 23rd, 2026, to discuss a proposed subdivision at 813 Plymouth Road on behalf of her client, CD Ventures LLC. The applicant proposes subdividing the property into two lots, creating one new single-family residential building lot. The proposed new lot will be configured as a flag lot with access from an existing driveway.

The plan was presented to the Board of Supervisors (BOS) on September 22, 2026. At that time, the applicant requested consideration of three waivers related to cartway widening, sidewalk improvements, and curbing. The BOS expressed support for the requested cartway widening and curbing waivers but did not support a full waiver of the sidewalk improvement requirement. The applicant now requests consideration of a partial waiver permitting the installation of a 6-foot-wide macadam sidewalk across the property frontage on Plymouth Road. The Township Solicitor has prepared a resolution to that effect for consideration by the BOS following a discussion regarding the partial sidewalk waiver.

The proposed plan is linked above, and the draft resolution is attached to this memo for reference.

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

RESOLUTION NO. 2026- _____

813 PLYMOUTH ROAD (TAX PARCEL #39-00-03589-00-8)
MINOR SUBDIVISION PLAN (26-12 SUBD)

BACKGROUND

A. Caroline M. Armour and Eric J. Creighton are the owners (“**Owners**”) of property located at 813 Plymouth Road (Parcel #39-00-03589-00-8), located in the A-Residential Zoning District (“**A District**”), consisting of approximately 2.4 acres (“**Property**”). The Property includes an existing two (2) story dwelling with a detached garage and pool house (“**Existing Structures**”). Two paved driveways, each with a gated entrance to Plymouth Road, provide access to the Existing Structures. The remainder of the Property is comprised of lawn and woodland areas.

B. CDHB Ventures, LLC as the Property’s equitable owner (“**Applicant**”), has filed an application for approval (“**Application**”) to subdivide the Property into two lots (the “**Lots**”), designated as Lot “A” and Lot “B” (“**Subdivision**”), on a Minor Subdivision Plan, consisting of two (2) sheets, dated August 21, 2026, prepared by Woodrow & Associates, Inc. (the “**Plans**”). The Applicant Application was accompanied by a waiver request letter dated September 11, 2026 (the “**Waiver Letter**”).

C. Lot “A,” will contain the Existing Structures and Lot “B” will be the site of a future home (the “**New Home**”). The Lots will each contain approximately 1.4 acres and will take access from Plymouth Road. Lot “B” will utilize the existing secondary entrance from Lot “A,” thereby avoiding the need for an additional driveway along Plymouth Road.

D. On August 13, 2026, the Township Zoning Hearing Board (“**ZHB**”) granted a variance from Zoning Code §1298.21(c) for a proposed flag lot access strip adjacent to (2) existing access strips (the “**ZHB Decision**”). The Plans propose the creation of three (3) flag lot access strips adjacent to each other.

E. At the time of building permit application, the Applicant will be required to submit fully engineered plans depicting stormwater designs in compliance with all applicable Township Ordinances.

F. The Applicant desires to obtain final approval of the Application and Subdivision from the Township Board of Supervisors (the “**Board**”), in accordance with Section 508 of the Pennsylvania Municipalities Planning Code, as amended (the “**MPC**”).¹

NOW, THEREFORE, BE IT RESOLVED that the Board hereby grants final approval of the Application (the “**Approval**”), subject, however, to the following conditions:

¹ The Lower Gwynedd Township Subdivision and Land Development Ordinance (“**SALDO**”) does not require an applicant to apply for a preliminary approval of a minor subdivision plan. Therefore, only a final approval is necessary (SALDO §1230.23).

1. The Applicant agrees not to apply for a building permit, and acknowledges and agrees that the Township is not required to issue a building permit, unless and until the following conditions are satisfied by the Applicant:

(a) The Applicant shall have executed and delivered to the Township, the standard form of Stormwater Ownership and Maintenance Agreement for stormwater facilities on the Property;

(b) The Applicant shall provide confirmation, satisfactory to the Township Engineer, that the Lots have been or will be connected to public water and public sewer facilities once construction is complete; and

(c) The Applicant shall have obtained any and all required third party permits and approvals, which shall be in full force and effect, with copies provided to the Township.

2. In accordance with the requirements of SALDO and the MPC, the Board takes the following action with respect to the waivers requested in the Waiver Letter:

(a) §1230.37(c), (d) & (e). A waiver from the requirement of road widening along the frontage of Plymouth Road is hereby **GRANTED**.

(b) §1230.61(a). A waiver from the requirement to provide new vertical curbing along the Plymouth Road frontage is hereby **GRANTED**.

(c) §1230.45(a) & 1230.60(a). The requested waiver from the requirement to install sidewalks or pedestrian trails along all existing streets is hereby **DENIED**. However, a partial waiver is **GRANTED** conditioned upon the Applicant's agreement to install a macadam sidewalk of six feet (6') in width, as specified in Paragraph 4 below (the "**Sidewalk**").

3. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the Township's satisfaction, all issues set forth in the following letters, minutes and emails, the contents of which are incorporated herein by reference:

(a) the Gilmore & Associates' review letter dated September 10, 2026;

(b) the Bowman review letter dated September 10, 2026;

(c) the Township Fire Marshall's email dated September 14, 2026; and

(d) the Township Planning Commission's meeting minutes of September 16, 2026 to the extent not inconsistent with the conditions set forth in this Resolution.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to include and depict the Trail, in a location and design satisfactory to the Township. The Applicant acknowledges and agrees that no use and occupancy permit shall be requested or issued, until such time as the construction of the Trail is complete to the Township's satisfaction.

5. Prior to the issuance of a building permit, the Applicant shall pay the following fees and/or voluntary contributions:

(a) a Park and Recreation Area fee of One Thousand Dollars (\$1,000.00);

(b) a Stormwater Management Facility fee in the amount of in the amount of Five Hundred Dollars (\$500.00) per one thousand (1,000) cubic feet of storage volume. The total amount of the fee will be calculated upon submission of a building permit plan. The Plans shall include a note confirming this requirement;

(c) a Transportation Impact Fee of Three Thousand Eight Hundred Sixty-Five Dollars (\$3,865.00); and

(d) a Recreational Impact Fee of Five Hundred Dollars (\$500.00).

6. Any development of the Property shall be in strict accordance with the Plans, including all notes, the ZHB Decision, and the terms and conditions of this Resolution.

7. The Applicant shall be responsible for all costs of accomplishing, satisfying, and meeting all terms, conditions and requirements of the Plans and this Resolution, without any cost or expense to the Township.

8. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may confirm the installation of all appropriate (i) erosion and sedimentation control facilities, and (ii) snow fencing or other types of boundary markers (acceptable to the Township) to protect trees that not to be removed during construction.

9. Pursuant to the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant.

10. If the Township receives written notice of an appeal or rejection of any of the conditions set forth in this Resolution, this approval and the waivers granted herein (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed automatically rescinded, revoked and shall be considered denied based upon the failure to fully comply with all of the requirements set forth herein in accordance with MPC Section 508.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on October 27, 2026.

ATTEST:

TOWNSHIP:
LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

MIMI GLEASON, TOWNSHIP MANAGER

By:_____
DANIELLE A. DUCKETT, CHAIRPERSON

The Applicant hereby accepts this Resolution and all conditions of Approval as of _____, 2026:

APPLICANT:

CDHB VENTURES, LLC

By:_____
CORBETT HALL
Authorized Representative



MEMORANDUM

ATTN: Board of Supervisors

DATE: October 23, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Sanitary Sewer Easement Agreement-1145 Stonehouse Road

Recommended Motion: To approve the sanitary sewer easement agreement between Lower Gwynedd Township and the property owners of 1145 Stonehouse Road.

The property owners of 1145 Stonehouse Road, also known as the Ingersoll House, are currently undertaking renovations to the historic residence, which they acquired through the Township's auction several years ago. As part of these improvements, the property owners are seeking to install a sanitary sewer lateral to provide a sanitary sewer connection to the property.

To facilitate this connection, an extension of the existing sanitary sewer easement is necessary to extend the easement to the common property line between the adjacent Township-owned property and the subject parcel. This extension will allow the proposed sanitary sewer lateral to be installed and connected in accordance with the proposed improvements.

The Township Solicitor has prepared a sewer easement agreement outlining the terms and conditions associated with the proposed easement extension. The agreement is attached to this memo for review and consideration.

Prepared by and Return To:

Neil Andrew Stein, Esquire
Kaplin, Stewart, Meloff, Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive, Suite #200
Blue Bell, Pennsylvania 19422
nstein@kaplaw.com

Property:

Old Bethlehem Pike, Parcel #39-00-03200-00-1
Lower Gwynedd Township, Montgomery County, PA

SANITARY SEWER EASEMENT AGREEMENT

THIS SANITARY SEWER EASEMENT AGREEMENT is made this _____ day of _____, 2026 (“**Effective Date**”), by and between **PHILIP REASON and SHIRLEY REASON**, with an address at 241 Hadfield Road, Downingtown, Pennsylvania 19335 (“**Property Owners**”) and **LOWER GWYNEDD TOWNSHIP**, a Pennsylvania municipality of the second class, with an address at 1130 N. Bethlehem Pike, Spring House, Pennsylvania 19477 (“**Township**”) (sometimes, individually, a “**Party**” and collectively, the “**Parties**”).

BACKGROUND

A. The Township is the owner of the real property located on Old Bethlehem Pike consisting of approximately 7.33 acres, known as Parcel #39-00-03200-00-1 (the “**Township Property**”).

B. The Property Owners own real property and the improvements thereon, consisting of approximately 1.21 acres with a house and barn, located at 1145 Stone House Road, Parcel #39-00-03200-00-1, in Lower Gwynedd Township, Montgomery County, Pennsylvania (the “**Adjoining Property**”).

C. The Township Property is subject to an existing sanitary sewer easement of twenty feet (20') in width the (“**Existing Easement**”), extending from Stone House Road to an existing sanitary sewer manhole (the “**Manhole**”). An eight inch (8”) PVC sanitary line is located within the Existing Easement (the “**Existing Sanitary Line**”).

D. The Property Owners desire to obtain sanitary sewer service to an existing home on the Adjoining Property (the “**Home**”), by (i) extending the Existing Easement to the common property line between the Township Property and the Adjoining Property (the “**Easement Extension**”), and (ii) installing a sanitary sewer lateral and appurtenances in the Easement Extension (the “**Sewer Improvements**”) to the Manhole. The area of the Easement Extension (the “**Extension Area**”) is more particularly described in the legal description attached hereto as **Exhibit “1”** and is depicted in the plan prepared by Joseph M. Estock, dated October 5, 2026, entitled “Plan of Easement” attached hereto as **Exhibit “2”** (the “**Easement Plan**”).

E. The Township is willing to grant the Easement Extension and to allow construction of the Sewer Improvements, subject to the terms and conditions of this Agreement.

NOW THEREFORE, the Township, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Township and the Property Owners agree as follows:

1. **GRANT OF EASEMENT EXTENSION.** The Township does hereby grant and convey to the Property Owners, and their heirs, successors and assigns, the perpetual right, privilege and easement to install, repair, replace, and maintain the Sewer Improvements to be constructed within the Easement Extension.

2. **TERM.** The Easement Extension shall commence on the Effective Date and shall continue in perpetuity, unless terminated due to a breach of this Agreement by the Property Owners, or in a written instrument signed by the Township and the Property Owners.

3. **TERMS AND CONDITIONS.** The Easement Extension is subject to the following terms and conditions:

(a) The Easement Extension shall not be construed to allow the Property Owners to erect any buildings, structures or facilities of a permanent nature on the Township Property or within the Easement Extension, other than the Sewer Improvements.

(b) The Township reserves the right to use the Easement Extension and the Extension Area for all purposes which are consistent with the rights herein declared.

(c) The Property Owners shall be solely responsible for all maintenance and repair of the Sewer Improvements and the Extension Area.

(d) Nothing contained herein shall be deemed a waiver by the Township of any governmental immunity defenses, statutory or otherwise.

(e) With respect to the Easement Extension, the Property Owners and their heirs, executors, successors and assigns, do hereby agree to indemnify and hold the Township, its agents, employees, elected and appointed officials and its successors and assigns, harmless from any and all claims, injuries, damages, and costs (including attorney's fees) whether arising from loss that is personal or to property, resulting from or relating to the Property Owners' use of the Extension Easement and the Extension Area and the construction of the Sewer Improvements..

4. **TEMPORARY CONSTRUCTION EASEMENT.** If necessary, the Township hereby grants to Property Owners a temporary construction easement (the "TCE") above, across, over and under a portion of the Township Property, for the purpose of installing, maintaining and repairing the Sewer Improvements (the "Work"). The Township hereby authorizes the entry and re-entry upon the Township Property of employees, agents and contractors of Property Owners and all necessary equipment for the purposes permitted under this Agreement, subject to the following:

(a) The Work shall at all times be exercised in a reasonable, prudent and safe manner. Property Owners shall comply with all applicable laws, regulations, ordinances and codes and shall undertake the Work in a good and workmanlike manner. Property Owners shall be solely responsible for any and all costs and expenses relating to or arising from the Work. The Township shall have no obligation of any kind to perform the Work or supply any service with respect to the Work or the Extension Easement. The Property Owners shall maintain the Extension Area and the Sewer Improvements, in a safe, secure and orderly condition.

(b) Nothing contained in this Agreement shall in any way be construed to impose liability on the Township for the conduct or acts of the Property Owners or their employees, agents or contractors, nor shall anything in this Agreement be construed as creating a joint venture, partnership or other relationship between the Parties. The Property Owners' right and obligation to undertake and complete the Work shall not be construed to be a consent by the Township to subject the Township Property to a mechanics' lien or similar claims by any person supplying labor or materials for such Work. If any mechanics' lien or similar claim is filed against the Township Property, Property Owners shall, within thirty (30) days of Property Owners' receipt of notice of such filing, cause the lien thereof to be discharged of record or bonded over.

(c) The TCE shall commence as of the Effective Date above and shall expire upon completion of the Work (including Restoration of the Easement Area, as defined herein). The TCE may be renewed by the Township for any subsequent Work to be performed, including but not limited to maintenance, repair and replacement of the Sewer Improvements.

(d) The Property Owners shall indemnify, defend and hold harmless the Township, and its elected and appointed officials, consultants and employees (collectively, the **Indemnified Parties**"), from and against all claims, demands, bodily injury, actions, losses, attorneys' fees, costs and expenses arising from use of the Extension Area. The Property Owners shall require all contractors performing work in the Extension Area or elsewhere on the Township Property (collectively, the **"Contractors"**) to maintain commercial general liability insurance with policy limits of not less than One Million Dollars (\$1,000,000) for each occurrence and One Million Dollars (\$1,000,000) in the aggregate for bodily injury and property damage. Each such policy of insurance shall name the Township as an additional insured and proof thereof shall be provided to the Township. The Property Owners shall also require each of the Contractors to indemnify and hold the Indemnified Parties harmless from and against claims, damages, losses, and expenses (including attorney's fees), arising out of or resulting from work performed by such Contractors, and their respective employees, agents or subcontractors.

(e) Upon completion of the Work, the Property Owners shall restore any portion of the Township Property disturbed by the Work in a commercially reasonable manner and shall leave any such area in a stabilized, clean and safe condition. At the Township's request, disturbed area will be restored with additional soil (to the extent necessary to fill in any gouged areas) and sod.

(f) The Township shall have no responsibility for the design, construction, operation, maintenance, repair, funding, ownership or monitoring of the Sewer Improvements. The Township shall have no liability for the performance or breach of any provision of this Agreement, or for any damages or loss of any nature to any present or future owner of the Adjoining Property, which may result from the Sewer Improvements.

5. **TOWNSHIP REMEDIES.** The Township shall have the right to pursue any action at law or in equity, including but not limited to injunctive relief, to enforce the provisions of this Agreement. Should the Township prevail in any such action, the Property Owners shall pay the Township's attorneys' fees and costs.

6, **SUCCESSORS AND ASSIGNS.** It is further agreed that this Agreement and any rights and interest acquired pursuant hereto shall be binding upon and inure to the benefit of the Parties and their respective, heirs, executors, successors and assigns.

7. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Pennsylvania.

8. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties, and any prior understanding or representation of any kind preceding the Effective Date shall not be binding on either of the Parties except to the extent incorporated into this Agreement. No delay or omission by the Township to exercise any right or power accruing upon any non-compliance or failure of performance by the Property Owners of the provisions of this Agreement, shall impair any such right or power or be construed to be a waiver thereof.

9. **AMENDMENTS.** This Agreement may not be modified, changed, or supplemented, nor may any of the obligations and rights be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing and then only to the extent set forth in such instrument.

10. **SEVERABILITY; COUNTERPARTS.** The provisions of this Agreement are severable. If any provision or part hereof is declared invalid or unenforceable or is set aside for any other reason by a court of competent jurisdiction, then the remainder of this Agreement shall remain in full force and effect. This Agreement may be executed in counterparts. For purposes of facilitating the execution of this Agreement, an electronic copy (e.g., fax, pdf format, or email) of a handwritten signature of either Party and/or an electronic signature (such as via DocuSign) shall be deemed an original if properly notarized.

11. **NO PUBLIC USE.** This Easement Extension and the rights and easements granted by it are private and do not constitute a dedication or grant for public use or users. Nothing in this Agreement shall be construed to constitute a dedication of the Sewer Improvements, or an acceptance thereof by the Township.

12. **RECORDATION.** This Agreement shall be recorded with the Recorder of Deeds of Montgomery County, Pennsylvania. The Township's costs in preparing and recording this Agreement, shall be paid by the Property Owners.

13. **EXHIBITS. EXHIBITS "1" AND "2"** attached to this Agreement are incorporated herein and made a part hereof by this reference.

14. **GOVERNING LAW.** This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the Township and the Property Owners have caused this Agreement to be executed on the day and year first written above.

ATTEST:

TOWNSHIP:

LOWER GWYNEDD TOWNSHIP, a Pennsylvania township of the second class

By: **ITS BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

DANIELLE A. DUCKETT, CHAIRPERSON

PROPERTY OWNERS:

PHILIP REASON PHILIP

SHIRLEY REASON

TOWNSHIP ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF MONTGOMERY :

On this, the _____ day of _____, 2026 before me, the undersigned officer, personally appeared **DANIELLE A. DUCKETT**, the Chairperson of the Lower Gwynedd Township Board of Supervisors, being duly sworn according to law, deposes and says that she is the duly authorized representative of the Township named herein, and that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

PROPERTY OWNERS' ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF MONTGOMERY :

On this, the _____ day of _____, 2026 before me, the undersigned officer, personally appeared **PHILIP REASON and SHIRLEY REASON**, being duly sworn according to law, who depose and says that they are the parties named herein, and that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

EXHIBIT "1"

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors



933 Mystic Lane
Eagleville, PA 19403-3614
(610) 666-0257
joe@josephmestock.com

1145 STONE HOUSE ROAD
LEGAL DESCRIPTION
FOR
SANITARY SEWER EASEMENT

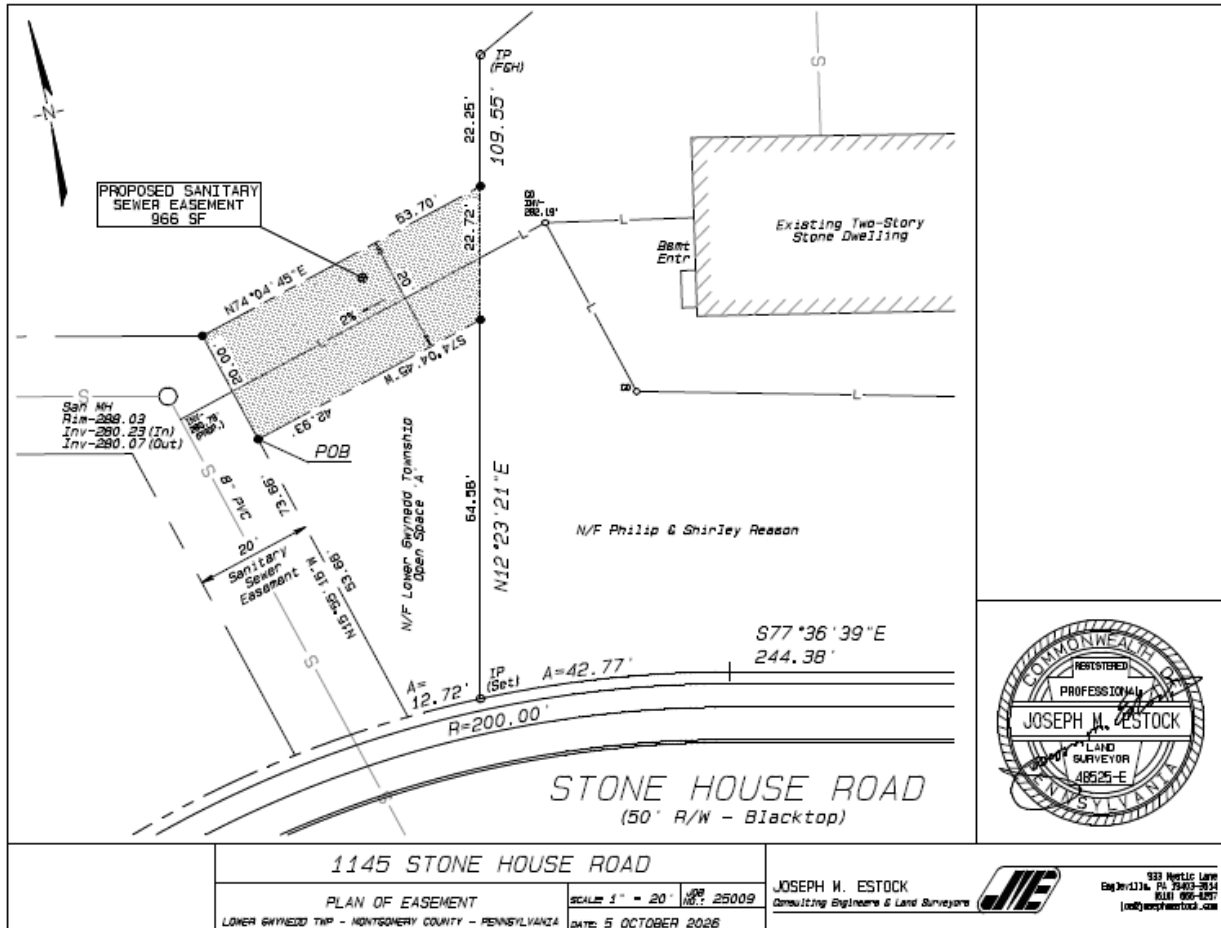
October 5, 2026

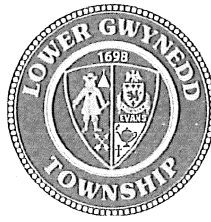
DESCRIPTION of a 20-foot-wide Sanitary Sewer Easement, situate in the Township of Lower Gwynedd, County of Montgomery, and Commonwealth of Pennsylvania, as shown on a plan entitled "1145 Stone House Road – Plan of Easement" as prepared by Joseph M. Estock, PE, PLS, dated October 5, 2026, being as follows, to wit:

BEGINNING at a point along the Northeasterly side of a 20-foot-wide Sanitary Sewer Easement through lands now or formerly of Lower Gwynedd Township – Open Space 'A', said point being measured North 15 degrees 55 minutes 15 seconds West, 53.66 feet from a point along the curve of the Northerly right-of-way line of Stone House Road (50 feet wide) to the point of beginning; thence from said point of beginning, extending along the aforementioned Sanitary Sewer Easement, North 15 degrees 55 minutes 15 seconds West, 20.00 feet to a point, a corner of the aforementioned Sanitary Sewer Easement; thence leaving the said side of the aforementioned easement and extending through lands of Lower Gwynedd Township, North 74 degrees 04 minutes 45 seconds East, 53.70 feet to a point along the line of lands now or formerly of Philip and Shirley Reason; thence extending along lands of Reason, South 12 degrees 23 minutes 21 seconds West, 22.72 feet to a point; thence leaving the line of lands of Reason and extending through lands of the aforementioned Lower Gwynedd Township, South 74 degrees 04 minutes 45 seconds West, 42.93 feet to the first mentioned point and place of beginning.

CONTAINING: 966 square feet, more or less.

EXHIBIT "2"





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

www.lowergwynedd.org

Date: October 22, 2026
To: The Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, CPA Finance Director *MH*

Re: **2027 Draft Budget**

- ❖ General Operating Funds
- ❖ Sewer Funds
- ❖ Capital Funds

Recommended Action: No motion or decision necessary at this time; instead, provide feedback on the 2027 Draft Budget

The 2027 Draft Budget is grouped by General Operating Funds, Sewer Funds, and Capital Funds.

The General Operating Funds Budget includes the General, Street Light, and Fire Protection Funds. As proposed in the draft budget, the Fire Hydrant Fund has been merged into the General Fund, and the Fire Protection Fund will be called Fire/EMS Fund in 2027. The presentation at the October 27th BOS meeting will include reviewing 2026 end-of-year projections and the proposed 2027 budget for the major revenue streams, and departmental expenses for the General Operating Funds.

The Sewer Funds Budget includes Sewer Operating and Sewer Capital Funds. In the presentation, we **will** review the major components of each fund and how the surplus or deficit is managed within the Sewer Funds.

The Capital Funds include Capital Reserve, Storm Water, Traffic Impact, and Highway Aid Funds. The presentation will review the revenues streams in the Capital Funds including grants, and the expenses will include reviewing the Asset Maintenance Plan and 5-year Capital Project Plan slated for the 2027 year.

We are asking for any questions or feedback on the proposed 2027 budget. At the November 17th meeting, we will be asking the Board for authorization to advertise the 2027 Preliminary Budget for public comments. The final budget will be on your December 8th agenda for approval, with any changes to be considered following discussion at the public meetings and submission of any public comments.

**LOWER GWYNEDD TOWNSHIP
DRAFT BUDGET 2027
WITH 2026 BUDGET AND PROJECTION**

**GENERAL FUNDS
DRAFT 2027 BUDGET
WITH 2026 BUDGET AND PROJECTION**

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
		GENERAL FUND				
		GF REVENUES:				
	01 -301-100	CURRENT REAL ESTATE TAXES	1,444,231	1,430,000	1,995,000	Added in Fund 04 Hydrant & increase millage 1.454 * 97% Collection
	01 -301-400	DELINQUENT REAL ESTATE TAXES	7,500	11,500	5,000	Receive from Montco Tax Claim Bureau.
	01 -301-600	INTERIM REAL ESTATE TAXES	5,000	2,200	5,200	House Sales and Purchases during year plus fire hydrant fund interim
	01 -310-100	REAL ESTATE TRANSFER TAX	600,000	1,000,000	700,000	ACT 511: Township receives 0.5% for Real Estate Transfer Tax. 2027 Lower b/c Higher Interest Rates
	01 -310-210	EARNED INCOME TAX - CURR	6,000,000	6,500,000	6,300,000	Per BRKHMR LESS THAN 2026 B/C 26 HAD PRIOR YEARS
	01 -310-310	MERCANTILE TAX CURRENT YR	240,000	280,000	250,000	Gross receipts tax on retail and restaurants (3/4 mill) and wholesale sales (1/2 mill). Per BRKHMR LESS THAN 2026
	01 -310-510	LOCAL SERVICES TAX	425,000	465,000	460,000	Per BRKHMR LESS THAN 2026 B/C 26 HAD PRIOR YEARS
	01 -310-810	BUS PRIVILEGE TAX CURRENT	650,000	640,000	600,000	1 Mill Tax on Gross receipts - service businesses & professionals. Per BRKHMR LESS THAN 2026 B/C 26 HAD PRIOR
	01 -321-610	TRANSIENT RETAILERS	2,200	1,500	2,200	Permit Fees to solicit in the Township.
	01 -321-800	CABLE TV FRANCHISE	235,000	231,000	225,000	Represents 5% of cable tv revenue from Verizon and Comcast.
	01 -331-100	STATE VEHICLE VIOLATIONS	6,000	4,200	6,000	State Police Citations. District Crt
	01 -331-120	CTY VIOL ORDNCNS, STATS	10,000	16,500	14,000	County Citation Income and Bus Citations
	01 -341-000	INTEREST EARNINGS	370,000	340,000	335,300	Using 3.5% for Pligt and 3.25% Citadel
	01 -342-210	SEWER REV. LEASE	135,000	135,000	150,000	Sewer Dept use of Twshp Bldng/ROW/Easements/Technology (re: 08.409.383).
	01 -342-220	BANK LEASE	159,197	159,197	163,177	Per Lease. (13375.16 4 mnths 13709.54 8 mnths)
	01 -355-010	PROPERTY TAXES, P.U.R.T.A.	8,850	9,799	9,000	Based on value of property owned by utilities in the Township.
	01 -355-012	MUNI. PENSION SYS. STATE AID	419,938	405,654	413,271	State Aid to offset Pension MMO's. From CBIZ Est MMO
	01 -355-070	VOLUNTEER FIRE RELIEF AID	142,000	138,284		MOVED TO 03-355-070 FIRE/EMS FUND
	01 -355-080	ALCOHOLIC BEV(LIQUOR LIC)	1,800	1,800	1,800	
	01 -358-040	NMONTCO RECYCLING COMMISS	21,500	29,903	30,000	DEP 904 Grant Expect small increase due to distribution change. (based on lbs now not population) 2027 IS
	01 -361-300	SUBDIV/DEV/STRMWTR FEE	98,000	54,000	100,000	INCL SWM RES. 2005-16 2027 1622 GYPSY HILL/1512-1514 CEDAR HILL 1217N BEHTLHM /WHITEFIELD/GWYNEDD
	01 -361-330	ZONING HEARING BD FEES	35,000	44,750	60,000	2027: fee increase to cover more of ZHB expenses
	01 -361-340	CONDITIONAL USE, REZONING	3,500	7,800	5,000	2027 BET CU & RZ/Ambler Yards
	01 -361-360	RECREATION IMPACT FEE	50,000	25,833	25,000	SEC. 1230.53 & 1236.12 2027:1512-1524 Cedar Hill; 1217 N Beth Pk; Whitefield; Gwynedd Point; Ambler Yards
	01 -361-370	ADMIN FEE FOR ENGINEERING/LEGA	8,000	6,300	8,000	Fee for administering Escrow Funds - 10% fee max \$50.
	01 -361-400	PERMITS	409,000	400,000	425,000	Bldg, Elec, Plbg, Sewer Lat Insp, Grading Permits
	01 -361-460	FIRE SAFETY INSPECTION FEES	20,000	10,000	15,000	Life safety inspections only (no construction-related permits)
	01 -361-600	LICENSES	39,000	39,000	39,000	Plumbers/Electrical/Gen Cont Licenses
	01 -361-820	R.O.P. - ST. ENCROACHMENT	21,000	21,000	21,000	Road Opening Permits for Township Roads.
	01 -362-100	SPECIAL DETAIL REVENUE	10,000	10,000	10,000	Police for school functions; sport events.
	01 -362-110	SALE COPIES OF POLICE REP	5,000	3,500	3,000	Lower b/c can get online for free
	01 -362-121	CROSSING GUARD	9,500	7,000	9,000	50% salary paid by Wissahickon School District. 50 hrs per pay period 712 hrs per year 920 hours 2027
	01 -362-130	SECURITY ALARM MONITORING	6,000	4,280	6,000	False Alarm Fees. Billing Annually do not accrue back
	01 -363-433	BRANDYWINE SIGNAL FEE	4,170	4,260	4,350	Brandywine Traffic signal payment once a year. See Schedule.
	01 -367-300	PARK RESERVATIONS	6,000	8,400	8,500	Renting Park Facilities- Increased pricing per proposed fee schedule
	01 -367-400	PROGRAM FEES	500	5,000	10,000	\$4K 100% LGT; \$6K IS 25/75% rev. split with vendors (75% paid to vendors in 01.451.300)
	01 -367-410	FALL FEST	22,000	24,240	25,000	Vendors, Sponsors and Food Trucks
	01 -380-000	MISCELLANEOUS REVENUE	5,000	30,000	10,000	P-Card Rebate
	01 -387-010	DVIT DIVIDENDS	30,000	30,000	30,000	
	01 -392-080	TRANSFER FROM SEWER FUND	33,773	33,773	27,450	25% of 2026 Non Uniform Pension MMO (\$419) + NU Defined Contribution (\$26,898)
		Total Revenue	11,698,659	12,570,673	12,506,248	

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
	GENERAL FUND					
	GF EXPENSES:					
ADMIN	01 -401-140	WAGES	406,435	406,435	425,227	Wages for BOS & Admin staff
	01 -401-153	DISABILITY & LIFE INS.	8,260	8,260	10,958	Standard Insurance Includes STD
	01 -401-156	HEALTH INSURANCE	248,073	248,073	233,524	DVHIT and OPT OUT
	01 -401-161	EMPLYR PR TAX	33,205	33,205	34,159	Includes Health OPT Out PR Tax/OASDI & Medicare
	01 -401-187	STAFF ENGAGEMENT	28,000	28,000	28,000	5/10/15/20 year checks & bonus & Holiday party/Volunteer Reception/Etc. (\$20K)
	01 -401-200	OFFICE SUPPLIES	16,000	16,000	18,000	ALL Office Supplies /Postage
	01 -401-314	LEGAL SERVICES	170,000	165,000	200,000	Solicitor/Labor Attorney - police contract 2027
	01 -401-320	COMMUNICATION	8,500	7,400	10,440	Phone/Data Plans Internet Tablets/cell phones add in Comcast redundancy (\$3840) (land lines in Utilites)
	01 -401-340	LEGAL NOTICES	15,000	29,500	30,000	Notices for Ordinances/ Public Meetings
	01 -401-350	INSURANCE BONDING	262,000	262,000	279,299	UPDATED WITH 2027 DVIT & Bonding 10K & Workers Comp. 75% 86700 Liab 92% 182599
	01 -401-358	RECYCLING	7,500	4,500		MERGE INTO 01.451.300 in 2027
	01 -401-420	TRAINING/DUES/SUBS	15,000	13,200	15,000	Newspaper, dues (ICMA, APMM, PSATS, MCCC, MCATO, TMA), Amazon Subscription, EMC training;
	01 -401-430	TECHNOLOGY	105,000	103,982	143,916	AV sys/computers/copier&copies/Navitend/Delco/Constant contact/Adobe/Catapult/ESRI/Zoom/Docusign/Otter
	01 -401-450	CONTRACTED SERVICES	18,000	17,200	23,000	Newsletter, web, Gen. Code, new hire/CDL drug testing, EMC; 2027 includes dev. newsltr (\$5K) (Pgm newsltrs-
	01 -401-460	VOLUNTEER BOARD COMMISSION	10,000	8,000	10,000	Supplies for all volunteer committee, incl EAC recycling/battery drives
FIN	01 -402-140	WAGES FINANCE	206,052	206,052	217,550	Finance Wages; .and Elected Auditors
	01 -402-153	DISABILITY & LIFE INS.	3,320	3,320	4,814	Standard Insurance includes short-term dis
	01 -402-156	HEALTH INSURANCE	82,000	70,000	58,149	DVHIT and OPT OUT
	01 -402-161	EMPLYR PR TAX	15,763	15,763	16,930	Includes Elected Auditor PR Tax Exp
	01 -402-310	PROFESSIONAL SERVICES	100,000	75,000	100,000	HR, auditing, banking, pension - Pension Admin new 2027
	01 -402-420	TRAINING/DUES/SUBSCRIPTIONS	5,000	1,500	5,000	Finance dues/ CPE/ Training. Annual 1099 Software
	01 -402-430	TECHNOLOGY	18,500	18,000	18,500	Tyler Tech annual fee
TAX	01 -403-110	SALARY ELECTED TAX OFFICIAL	17,457	17,457	17,457	Tax Collector
	01 -403-121	COMMIS-APPT'D-BP/MERC COL	20,025	20,700	19,125	Commission for Berkheimer. 2.25%
	01 -403-122	COMMIS- EIT COLLECTION	66,000	60,450	58,590	Commission for Berkheimer. .93%
	01 -403-123	COMMIS-LST COLLECTION	7,438	8,138	8,050	Commission for Berkheimer. 1.75%
	01 -403-161	EMPLYR PR TAX	1,336	1,336	1,335	
	01 -403-200	SUPPLIES	3,000	3,050	3,100	Supplies for Elected Tax Collector.
BLDNG	01 -409-140	WAGES- MAINTENANCE	53,969	53,969	61,173	
	01 -409-153	DISABILITY & LIFE INS.	985	985	1,464	Standard Insurance Includes STD
	01 -409-156	HEALTH INSURANCE	32,000	32,000	32,354	DVHIT and OPT OUT
	01 -409-161	EMPLYR PR TAX	4,129	4,129	4,680	
	01 -409-220	SUPPLIES- ALL BLDNGS	20,000	18,000	20,000	General supplies (paper towels, trash bags, etc.) for Twp & Park buildings - and postage
	01 -409-320	COMMUNICATIONS	22,000	22,000	25,000	Landlines for all buildings including Park Buildings. New Phone System 1,675.82/month or 20,110 Annually
	01 -409-360	UTILITIES	55,000	55,000	55,000	All buildings Including Penllyn Woods (Includes Oil)
	01 -409-370	R&M ALL BLDNGS	90,000	65,000	90,000	General R&M; light bulbs, doors, windows, mulch etc.
	01 -409-450	CONTRACTED SERVICES	21,000	28,000	26,000	3rd parties (Generator, HVAC, Elevator, Alarm, Pest Services (not postage machine)

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
POLICE	01 -410-140	POLICE WAGES	3,115,328	3,115,328	3,438,161	Reg Wages/Longevity/Holiday/Education/OIC
	01 -410-150	NON-UNIFORM WAGES	153,110	153,110	159,939	Admin, Crossing Guard 50/50 w WSD (2026: increase from 4 to 5 hr/day), Mechanic
	01 -410-153	DISABILITY & LIFE INS.	46,100	46,100	68,088	Standard Insurance Includes STD (2026 PROJ INCLUDES 1 NEW HIRE)
	01 -410-156	HEALTH INSURANCE	670,000	670,000	774,299	DVHIT and OPT OUT; 2027: 7.2% increase & changes to EE cov. (e.g. couple to family)
	01 -410-158	POST-RETIREMENT HEALTH BENEFIT	12,420	10,000	0	OPEB - Pay out of OPEB Trust in 2027
	01 -410-161	EMPLYR PR TAX	59,114	59,114	63,818	PR Tax for: Police Wages and OT and Festive and Sick buy out and health opt out and Special Detail
	01 -410-174	EDUC. TUITION REIMBURSEMENT	15,000	15,000	15,000	Capped at \$15K for entire Dept.
	01 -410-181	POLICE OT	225,000	240,000	200,000	Per Chief: less OT in 2027 bc new officers and fewer expected prolonged absences
	01 -410-184	SPECIAL DETAIL	10,000	12,000	10,000	Expenses associated with reimbursable events, connected to 01.362.110
	01 -410-187	UNUSED SICK LEAVE BONUS	4,450	4,480	4,500	Annual
	01 -410-188	FESTIVE HOLIDAY PAY	60,000	75,000	60,000	New Years, Memorial, Labor, Thanksgiving, Xmas. (in 2025 75k 2024 57k 2023 29k, 2022 24k.) 51k was in sept and
	01 -410-201	REGIONAL RESPONSE TEAMS	10,000	5,750	16,000	SWAT, MIRT; 2026: North Penn Accident Team ; 2027 MontCo fee for DNA (\$4500); auto lic plate readers (\$2328)
	01 -410-220	OPERATING SUPPLIES	35,000	35,000	40,000	Police supplies; Toll plate, police gear, etc. Amo/AD Batteries/Medical Supplies AMMO cost increasing bc
	01 -410-222	DETECTIVE OPERATING SUPPLIES	10,000	10,000	10,000	Detective specific supplies; Video Camera, Leads tracking, fingerprint dust/evidence bags
	01 -410-238	UNIFORMS	53,000	35,000	40,000	Uniform cleaning & allowance of \$3,200
	01 -410-262	VEHICLE MAINTENANCE	25,000	27,000	27,000	R&M Police Cars
	01 -410-311	PROF. SERVICES - PENSION, OPEB	75,000	75,000	75,000	PFM/USBank/TJAnderson (incl CBIZ)
	01 -410-320	COMMUNICATIONS	10,000	10,000	10,000	Police cell phones & Modems.
	01 -410-374	FUEL/ GASOLINE/ DIESEL	50,000	45,000	50,000	Allocated quarterly.
	01 -410-420	TRAINING/DUES/SUBS	30,000	25,000	30,000	Conferences/professional associations
FIRE	01 -410-430	TECHNOLOGY	55,000	54,336	55,838	PowerDMS/Visual Comm /All Traffic/Treas Montco/Lexipol/Motorola/Axon
	01 -410-450	CONTRACTED SERVICES	60,000	30,000	50,000	Hiring, Physicals & drug testing, New Hire Fit Out/Aspirant Accreditation Consulting (\$13500); NOT tech
AMB	01 -410-480	COMMUNITY RESPONSE UNIT	15,000	15,000	15,000	Community Service Events.
	01 -411-000	VOL.FIRE RELIEF AID CONTRIBUTI	142,000	138,284		MOVED TO FIRE/EMS FUND
PLANNING/ZONING	01 -412-520	AMBULANCE CONTRIBUTION	35,000	35,222		Move to 03.412.900 - Fire & EMS Fund
	01 -414-140	WAGES- BLDNG/ZONING	152,493	152,493	188,742	Wages
	01 -414-153	DISABILITY & LIFE INS.	3,750	3,750	4,513	Standard Insurance Includes STD
	01 -414-156	HEALTH INSURANCE	35,000	35,000	44,081	DVHIT and OPT OUT
	01 -414-161	EMPLYR PAYROLL TAX	12,260	12,260	15,665	includes PR Tax on opt out
	01 -414-310	PROF SERV- PLANNING & ZONING	10,000	35,000	50,000	Gilmore (Planner-Beth. Pk.), Gilmore ZHB (\$25K) moved from 01.414.313
	01 -414-311	PROF SERV- UCC INSPECTING	210,000	245,000	250,000	ARRO bldg inspector
	01 -414-312	FIRE SAFETY INSPECTOR	25,000	15,000	20,000	ARRO + Fire Marshal
	01 -414-313	ENGINEERING	250,000	250,000	225,000	Twp Engineer, Traffic Engineer, Environmental Engineer-Act 2 Closeout; NOT ZHB
	01 -414-314	PROF SERV- LEGAL (ZHB)	75,000	75,000	80,000	Court Reporter & ZHB Legal.
	01 -414-340	LEGAL NOTICES	25,000	9,630	15,000	Public notices for meetings.
	01 -414-420	TRAINING DUES SUBSCRIPTIONS	1,000	2,000	2,000	CPE - includes fire training
	01 -414-430	TECHNOLOGY	22,000	15,000	13,860	GIS TRIASR 60% and Plan Plotter Printer

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
PW	01 -430-140	WAGES PUBLIC WORKS	788,124	788,124	761,953	Wages Public Works
	01 -430-153	DISABILITY & LIFE INS.	13,000	13,000	17,556	Standard Insurance Includes STD
	01 -430-156	HEALTH INSURANCE	260,000	260,000	227,969	DVHIT and OPT OUT
	01 -430-161	EMPLOYER PR TAX	63,776	63,776	61,589	Incl PR tax on opt out
	01 -430-181	OT WAGES SNOW/ICE WEATHER	22,500	58,000	22,500	OT for storms (snow, ice, heavy rain)
	01 -430-182	OT WAGES PW	7,500	17,000	13,125	OT Wages for PW 75% (25% goes to Sewer)
	01 -430-220	SUPPLIES PW	55,000	50,000	55,000	PW tools/supplies/minor equipment
	01 -430-221	SNOW/ICE SUPPLIES	50,000	50,000	50,000	Calcium & Snow Equipment; no salt -charged to Liquid Fuels as of 2026
	01 -430-238	CLOTHING & UNIFORMS	6,000	6,000	7,500	Shirts & Boots etc. reimbursements increase to \$400 in 2027
	01 -430-262	REPAIRS VEHICLES/TOOLS/MACH	40,000	75,000	60,000	Repairs to PW vehicles/tools/machines
	01 -430-320	COMMUNICATION	2,700	2,500	2,700	Cell phones & reimbursements for PW
	01 -430-360	UTILITIES	30,200	33,500	93,000	Including Traffic Signal & Street Light utilities; 2026: added Pen-Ambler & Penllyn street lights Utilities; 2027: add
	01 -430-370	R&M PW	50,000	45,000	50,000	All infrastructure repairs - INCLUDING STORMWATER - except buildings
	01 -430-371	STORMWATER R&M	15,000	7,000	0	Merge into 430.370 on 01.01.2027
	01 -430-374	FUEL/ GASOLINE/ DIESEL	21,000	26,500	27,000	Allocated quarterly between police/sewer/pw
	01 -430-420	TRAINING/DUES/SUBS	4,500	4,500	5,000	Licenses & certifications; Pest, CDL, Pub. Works Assoc., LTAP
	01 -430-430	TECHNOLOGY	18,000	13,000	10,080	TRAISR 40%
	01 -430-450	CONTRACTED SERVICES	100,000	145,000	150,000	Grass cutting \$67,500; \$20k mulch; drug testing/port a potty; 2027: incl Street Sweeping and Basin Mowing (10k)
	01 -430-451	STORMWATER CONTRACTED SERVICES	50,000	20,000	0	Merge into 430.450 on 01.01.2027
REC	01 -451-140	WAGES RECREATION	168,378	168,378	164,667	Wages
	01 -451-153	DISABILITY & LIFE INS.	2,300	2,300	3,157	Standard Insurance Includes STD
	01 -451-156	HEALTH INSURANCE	50,000	30,000	26,469	DVHIT and OPT OUT
	01 -451-161	EMPLOYER PR TAX	13,447	13,447	14,622	
	01 -451-300	EVENTS	15,000	20,000	35,000	Events/pgms/concerts; shrdding/e-cycle 01.401.358;(\$4500=75% of \$6K event rev 01.361.400 pd to vendor)
	01 -451-320	COMMUNICATION	804	800	800	Cell phone for Pgm Director.
	01 -451-341	FALL FEST	22,000	22,000	24,000	Expenses associated with Fall Fest, includes PW staff OT about \$8,700
	01 -451-420	TRAINING/DUES/SUBS	2,000	1,175	2,000	Rec memberships & associations (take in Fall)
	01 -451-430	TECHNOLOGY	0	0	3,664	New in 2027
	01 -451-450	CONTRACTED SERVICES	0	0	15,000	2 program newsletters, printed trail maps
BENEFITS	01 -487-157	FRINGE BENEFITS	15,000	14,000	18,951	Gym memberships & Sick buyout. 2026 Sick Buy Out 8495 Gym: 5000 Includes PR Tax for Sick buy out
	01 -487-197	DEFINED CONTRIBUTION PENSION	91,434	85,000	92,059	From Salary Sheet, not MMO
	01 -487-600	TRANS POLICE PENSION	538,689	538,689	515,041	MMO CBIZ
	01 -487-610	TRANSFER OPEB	25,000	0	0	Overfunded. No contribution 2027
	01 -487-650	TRANSFER NON UNION PENSION	16,666	16,666	1,677	MMO CBIZ
INTERFUND TRF	01 -492-030	TRANSFER TO FIRE & EMS	165,000	165,000	205,300	Discretionary contributions fire companies; 2026: Wissahickon truck; 2027: incl. trf for ambul. contrib (\$40,300)
	01 -492-200	TRANSFER TO DEBT SERVICE (5M)	273,413	273,413	274,725	Bond Issue \$5M 2025 Debt Service \$366,300*75%.
		TRANSFER TO DEBT SERVICE (10M)			560,000	Anticipated 10 million bond issuance:-560K from GF 185K Sewer Fund
		Total Expense	10,989,403	10,950,228	11,999,402	
		Surplus	709,256	1,620,445	506,846	
TRF\$	01 -492-200	TRANS TO CAPITAL FUNDS: TO MAINTAIN ASSETS		500,000	500,000	Maintain/Upkeep/Replacement of current Municipal Equipment/Vehicles/Roads/Parks/Building
	01 -492-301	TRANS TO CAPITAL FUNDS: FOR PROJE	500,000	1,000,000	0	Transfer to Capital Funds for New Projects
		General Fund: Surplus /Deficit	209,256	120,445	6,846	

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
		STREET LIGHT FUND				
	02 -301-100	CURRENT REAL ESTATE TAXES	14,000	9,050	9,458	Assessment for Street Lights in the specific neighborhoods (Not RE Tax millage).
	02 -341-000	INTEREST EARNINGS	1,700	1,650	1,552	Using 3.5% for Pligt and 3.25% Citadel
		Total Revenue	15,700	10,700	11,010	
	02 -434-373	R/M TREWELLYN ESTATE DISTRICT	1,000	650	1,000	Electric Cost plus 500 for Repairs
	02 -434-374	R/M WOODED POND DISTRICT	630	250	630	Electric Cost plus 500 for Repairs.
	02 -434-375	R/M FOXFIELD RESERVE DISTRICT	850	500	850	Electric Cost plus 500 for Repairs.
	02 -434-376	R/M POLO CLUB DISTRICT	825	3,500	850	Electric Cost plus 500 for Repairs.
	02 -434-377	R/M BETHLEHEM DISTRICT	2,500	1,800	2,500	Electric Cost plus 500 for Repairs.
	02 -434-378	R/M CEDAR HILL EST DISTRICT	950	500	950	Electric Cost plus 500 for Repairs.
	02 -434-379	R/M GWYNEDD RESERVE DISTRICT	600	200	600	Electric Cost plus 500 for Repairs.
	02 -434-380	R/M GWYNN CREST DISTRICT	825	400	825	Electric Cost plus 500 for Repairs.
	02 -434-381	R/M WALNUT FARMS DISTRICT	810	2,500	850	Electric Cost plus 500 for Repairs.
	02 -434-382	R/M GWYNN OAKS DISTRICT	600	200	600	Electric Cost plus 500 for Repairs.
	02 -434-383	R/M WISTER WOOD DISTRICT	580	200	580	Electric Cost plus 500 for Repairs.
		Total Expense	10,170	10,700	10,235	
		Street Light Fund: Surplus /Deficit	5,530	0	775	
		FIRE & EMS FUND				
	03 -301-100	CURRENT REAL ESTATE TAXES	201,392	200,000	240,000	Fire Millage Increase to .175
	03 -301-600	INTERIM REAL ESTATE TAXES	500	300	500	
	03 -341-000	INTEREST EARNINGS	7,076	10,000	5,900	Using 3.5% for Pligt and 3.25% Citadel
	03 -355-070	STATE AID FIRE RELIEF			139,000	Moved from GF into FIRE/EMS FUND
	03 -392-010	TRANSFER FROM GENERAL FUND	165,000	165,000	205,300	Includes Ambulance Contribution \$40,300
		Total Revenue	373,968	375,300	590,700	
	03 -412-900	AMBULANCE CONTRIBUTION			40,300	TRX from GF for discretionary contribution (\$40K), Upper Dublin Workers Comp (\$300)
	03 -411-000	STATE AID FIRE RELIEF			139,000	Moved From GF into FIRE/EMS Fund
	03 -480-900	N PENN VOL FIRE CO	62,690	162,000	72,150	Contribution from Real Estate Fire Tax (30%)
	03 -480-910	WISSAHICKON VOL FIRE CO	146,278	140,210	168,350	Contribution from Real Estate Fire Tax (70%)
	03 -489-354	WORKERS COMP - WISSAHICKON	17,000	16,134	17,000	LG share of WC Ins to Ambler
	03 -489-355	WRKS COMP INS N.PENN	11,000	10,000	10,000	LG share of WC Ins to N. Wales
	03 -489-900	CONTRIBUTION TO N. PENN FIRE C	41,000	105,000	39,500	Gen. Fund transfer net of insurance (30%)
	03 -489-910	CONTRIBUTION TO WISSAHICKON FI	96,000	197,000	98,500	Gen. Fund transfer net of insurance (70%); 2026:100k for Wissahickon truck
		Total Expense	373,968	630,344	584,800	
		Fire EMS Fund: Surplus /Deficit	0	255,044	5,900	
		FIRE HYDRANT FUND				
	04 -301-100	CURRENT REAL ESTATE TAXES	41,381	41,000	0	
	04 -301-600	INTERIM REAL ESTATE TAXES	200	60	0	
	04 -341-000	INTEREST EARNINGS	1,500	1,285		
		Total Revenue	43,081	42,345	0	
	04 -411-360	RENTAL HYDRANT SERVICE	58,000	55,459		
		Total Expense	58,000	55,459	0	
		Fire Hydrant Fund: Surplus /Deficit	14,919	13,114	0	

FIRE HYDRANT FUND IN 2027 WILL BE MOVED GENERAL FUND

**SEWER FUNDS
DRAFT 2027 BUDGET
WITH 2026 BUDGET AND PROJECTION**

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
		SEWER OPERATING FUND				
	08 -341-000	INTEREST EARNINGS	144,000	107,000	111,000	Using 3.5% for Pligt and 3.25% Citadel
	08 -364-110	SEWER CONNECTION PERMITS	10,000	0	10,000	
	08 -364-111	TAP IN FEE	10,000	24,354	10,000	
	08 -364-120	SEWER USE CHARGE	2,800,000	2,700,000	2,900,000	
	08 -383-100	SEWER ASSESSMENTS	1,000	0	1,000	
	08 -392-000	TRANSFER FROM SEWER CAPITAL				
		Total Revenue	2,965,000	2,831,354	3,032,000	
	08 -401-314	LEGAL SERVICE	1,000	1,000	1,000	Attorney fees for Liens etc.
	08 -402-310	FINANCIAL SERVICES	15,000	5,000	5,000	HR, auditing, banking, etc.
	08 -408-310	ENGINEERING SERVICES	5,000	18,000	5,000	Sewer line repair
	08 -409-383	ALLOCATED EXPENSE REIMBURSEMEN	135,000	135,000	150,000	To cover costs for building/utilities/technology etc.
	08 -429-140	SALARIES & WAGES	552,512	475,000	549,008	100% Sewer Superintendent and 25% PW/ADMIN/FIN
	08 -429-161	EMPLOYER PAYROLL TAX	42,588	42,588	42,872	Incl PR Tax for opt Out
	08 -429-181	WAGES OT	2,500	1,750	4,375	OT Sewer. (Not Fall Fest or Snow)
	08 -429-220	OPERATING SUPPLIES	5,000	2,500	5,000	General supplies for sewer & shut off fees.
	08 -429-238	UNIFORMS	2,500	2,000	3,000	25% of PW plus 100% Sewer Coordinator
	08 -429-262	R&M EQUIP/VEHICLES	25,000	29,000	30,000	R&M Vehicles (100% Sewer Vehicles, 25% share of PW vehicles used by Sewer
	08 -429-300	AMBLER TREATMENT OPERATING	1,291,500	1,231,146	1,300,000	Sewage Treatment (also see 08.429.730)
	08 -429-320	COMMUNICATIONS	6,500	5,800	6,500	Landline for pump-stations & 25% PW cell phones. 100% Sewer Coordinator Cell
	08 -429-360	UTILITIES	19,000	22,000	27,000	For Pump stations
	08 -429-370	R&M PUMP STATIONS/SEWER LINES	55,000	36,000	55,000	
	08 -429-374	FUEL/ GASOLINE/ DIESEL	11,000	15,000	15,000	Allocated quarterly.
	08 -429-420	TRAINING DUES SUBS	2,000	250	2,000	Licenses & Certifications. Excel Class
	08 -429-430	TECHNOLOGY	35,000	26,000	0	Increase Exp Allocation to Cover for 2027
	08 -429-450	CONTRACTED SERVICES	100,000	90,000	100,000	3rd party agreements; Meter calibration, PAONECALL(\$12 Per Call), drug testing
	08 -429-730	AMBLER TREATMENT CAPITAL PROJEC	325,000	325,000	325,000	Waiting for Ambler Update : Estimate based on 2026
	08 -486-350	INSURANCE	42,500	48,000	45,000	Liability 8% \$15,878; WC 25% \$28,900
	08 -487-153	DISABILITY & LIFE INS.	9,508	9,508	12,654	Standard Insurance Includes STD
	08 -487-156	HEALTH INSURANCE	126,000	126,000	146,521	DVHIT and OPT OUT
	08 -487-197	DEFINED CONTRIBUTION PENSION	26,057	26,057	27,449	Per Non Uniform Salary Sheet
	08 -492-010	TRANS TO GENERAL FUND	33,773	33,773	27,450	Transfer to cover MMO DC and Non Uniform Pension
	08 -492-200	TRANSFER TO DEBT SERVICE FUND	91,138	91,138	91,575	Bond Issue \$5M 2025 Debt Service \$366,300 *25%.
		TRANSFER TO DEBT SERVICE FUND			185,000	Anticipated 10M bond issuance:Sewer is 185K
		Total Expense	2,960,076	2,797,510	2,976,403	
		Sewer Operating Fund: Surplus/ Deficit	4,924	33,844	55,597	
		SEWER CAPITAL FUND				
	09 -341-000	INTEREST EARNINGS	190,000	170,000	158,390	Using 3.5% for Pligt and 3.25% Citadel
	09 -391-000	SALE OF FIXED ASSETS	11,500			
		Total Revenue	201,500	170,000	158,390	
						2026 - 25%: replace recessed lights (\$3750), HVAC (\$6,850)
						2027 - 25%: Twp Bldg needs assessment post-PWF move (\$6,500K), sidewalk/curb replace (\$3,750), LEDs (\$1,250);
	09 -409-700	CAPITAL IMPROVEMENT BUILDING	11,000	10,600	14,000	mics (\$2,500)
	09 -429-740	CAPITAL PURCHASES	118,150	75,015	9,200	2026: 25% pickup truck (\$18,188), 25% gator (\$ 4040), 75% tractor (\$52,787); 2027: 25% utility veh (\$9,200)
	09 -439-000	INFRASTRUCTURE REBUILDING	130,000	139,627	120,000	2027: Manholes for road paving (\$20K); I&I insp, repair (\$100K)
	09 -492-080	TRANSFER TO SEWER OPERATING				Transfer to sewer operating if needed for Ambler treatment capital
		Total Expense	259,150	225,242	143,200	
		Sewer Capital Fund: Reserves/ Use of Reserves	57,650	55,242	15,190	

**CAPITAL FUNDS
DRAFT 2027 BUDGET
WITH 2026 BUDGET AND PROJECTION**

	ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
	CAPITAL RESERVE FUND					
	30 -341-000	INTEREST EARNINGS	482,400	397,000	369,290	Using 3.5% for Pligit and 3.25% Citadel Using 3M for PW
	30 -345-090	DVIT SAFETY GRANT	15,000	15,200		PW Collapsible Light
	30 -354-090	GENERAL GRANTS	1,622,234	1,800,000	964,300	2026: LSA-Old Beth Brdg Rplcmnt (\$770K), Ingersoll-LSA, Water & Sewer (\$1.1M); 2027: Welsh Rd sig GLG (\$242K), Trewellyn/Penllyn Pk signal LSA (\$344K), Pen. Train Trail (\$378K)
	30 -391-000	SALE OF FIXED ASSETS	47,000	47,000	20,000	From 10 Year Vehicle Plan
	30 -392-010	Transfer from GF	773,413	773,413	774,725	2026: 500k GF to CAP RESERVE plus 273,413 Debt 2027: DEBT 274,725 + \$500K GF for Maintaining Assets
	30 -392-080	Transfer from Sewer Fund	91,138	91,138	91,575	5m BOND PAYMENT
	30 -392-010	Trx GF for 10M Bond Issuance			560,000	10M Bond Issuance Debt Payment 75% GF
	30 -392-080	Trx Sewer for 10M Bond Issuance			185,000	10 M Bond Issuance Debt Payment 25% Sewer Fund
		Total Revenue	3,031,185	3,123,751	2,964,890	
	30 -409-721	BUILDINGS	33,000	31,800	42,000	2026 - 75%: replace recessed lights (\$11,250); HVAC (\$20,550)
	30 -410-700	POLICE EQ	205,000	205,000	163,000	2027 - 75%: sidewalk/curb replace (\$11,250), LEDs (\$3,750), mics (\$7500), Twp Bldg needs ass't (\$19,500)
						2026: replace 2 patrol cars; 2027: replace 1 patrol, Chief's car
	30 -430-700	CAP. PURCH PW	162,000	172,228	73,860	2026: Pick up 100% (\$72,750), pick up 75% (\$54,563), gator 75% (\$12119); tractor 25% (\$17,596); light tower (\$15,200 - DVT grant)
						2027: Utility vehicle (75% cap res \$27,600); mini loader w trencher att (\$46,260); historic markers (\$30K)
	30 -439-000	INFRASTRUCTURE	1,164,000	1,309,700	1,101,000	2026: Beth Pk/Penllyn Pk signal (\$134K), Evans signals (\$284K), Trewellyn Ave/Penllyn Pk (\$100K), Beth Pk/Tennis Ave signal (\$10K), Old Beth Pk culvert \$690K, Penllyn Station Trail (\$40K), paving (\$52K)
	30 -439-725	PWF PROJ	1,000,000	700,000	13,000,000	2027: Trewellyn Ave/Penllyn Pk (\$307K), Beth Pk/Tennis Ave (\$90K), Penllyn Station Trail (\$324K), Beth Pk Ped Plan (\$40K), Beth Pk sidewalk (\$25K), Beth Pk/Penllyn Pk ped crossing (\$55K), paving (\$200K)
						New Public Works Facility
	30 -454-600	PARK IMPROV	1,040,000	775,000	1,511,690	2026: Ingersoll baseball (\$625K), Ingersoll playground (\$75K), Oxford playground (\$75K)
	30 -471-000	DEBT PRINC	165,000	165,000	175,000	2027: Ingersoll playgroud (\$673K), Oxford (\$780K); Penllyn Woods baseball field renovation (\$26K); Pen Woods bldg - exterior lights (\$8K), mtg room floor (\$20K)
	30 -472-000	BOND INT	199,550	199,550	191,300	5M Bond Issuance SCHEDULE
	30 -472-000	10M BOND ISSUANCE			745,000	10M Bond Issue Total Payment
		Total Expense	3,968,550	3,558,278	17,002,850	
		Capital Fund: Reserves /Use of Reserves	937,365	434,527	14,037,960	

ACCOUNT	DESCRIPTION	2026 BUDGET	2026 Projection	DRAFT 2027 Budget	TEXT FOR BUDGET
STORM WATER FUND					
31 -341-000	INTEREST EARNINGS	30,000	22,095	20,661	Using 3.5% for Pligt and 3.25% Citadel
31 -342-210	CELL TOWER LEASE			20,000	
31 -354-105	GRANTS	93,671	166,400	27,200	2026-Old Beth. Pk streambank-WRPP (\$100K); Montco 2040 Marion Culvert-\$66,471; 2027: Penllyn Flood Study-MontCo 2040 \$27,200;
31 -387-100	TREE CONTRIBUTION	150,000	8,100	150,000	2027: Whitefield
	FUEL/ GASOLINE/ DIESEL	273,671	196,595	217,861	
31 -446-001	COMPLIANCE REQUIREMENTS	60,000	30,000	40,000	2027 will be admin + project fee; MS4 permit
31 -446-101	SWM PROJECTS	297,000	245,200	60,000	2026: Old Beth Pk Streambank (\$130K), Marion culvert (\$83K), Penllyn Flood Study (\$32K); 2027: inspect corr.
31 -446-102	SWM REPAIRS & UPGRADES	15,000	8,000	15,000	2026: Township Line Rd
31 -446-104	TREE GIVEAWAY	20,000	15,000	17,000	Tree, mulch and signage purchases for giveaway - from tree bank
31 -446-450	CONTRACTED SERVICES	100,000	50,000	100,000	Tree work funded from tree bank
	Total Expense	492,000	348,200	232,000	
	Storm Water Fund: Reserves /Use of Reserves	218,329	151,605	14,139	
TRAFFIC IMPACT FUND					
33 -341-000	INTEREST EARNED	72,000	69,000	68,640	Using 3.5% for Pligit and 3.25% Citadel
33 -361-360	IMPACT FEE	425,000	165,000	405,825	2026-FW Fitness Ctr; Acts-GE & SHE; 1622 Gypsy Hill; 2027-1512-1524 Cedar Hill; 1217 N Beth Pk; Whitefield;
	Total Revenue	497,000	234,000	474,465	
				0	
	Total Expense	0	0	0	
	Traffic Impact Fund: Reserves /Use of Reserves	497,000	234,000	474,465	
HIGHWAY AID FUND					
35 -341-000	INTEREST EARNINGS	18,000	31,000	18,850	2026: more reserves bc '25 paving not done til '26 (using \$950K bal)
35 -355-050	MOTOR VEHICLE FUEL TAXES	355,556	362,942	363,000	
	Total Revenue	373,556	393,942	381,850	
35 -439-000	HIGHWAY CONST & REBUILDIN	950,000	921,323	390,000	Annual paving and ultra thin wearing course
	Total Expense	950,000	921,323	390,000	
	Highway Aid Fund: Reserves/ Use of Reserves	576,444	527,381	8,150	



October 9, 2026

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
640 Red Lion Road
Huntingdon Valley, PA 19006

RE: **Proposal for Traffic Signal Services**
Traffic Signal Upgrade GLG (Year 11)
Bethlehem Pike (S.R. 2018) and Tennis Avenue (S.R. 2020)
Lower Gwynedd Township, Montgomery County, PA

Dear Mimi:

Bowman Consulting Group, Ltd. (Bowman) is pleased to provide this proposal for traffic signal design services associated with the recently awarded Green Light-Go (GLG) grant for the traffic signal modernization at Bethlehem Pike (S.R. 2018) and Tennis Avenue (S.R. 2020) in Lower Gwynedd Township, Montgomery County. Based upon the GLG grant award it is our understanding that the services to be performed pursuant to this agreement are limited to the improvements summarized below.

- Installation of new mast arms and its signal heads and luminaire.
- Installation of new non-invasive stop bar detection system.
- Upgrade existing push buttons with accessible pedestrian signals (APS). Existing stub poles will be maintained and painted black.
- Conversion of existing 5-section signal heads to 4-section flashing yellow arrow signal heads for the Bethlehem Pike approaches.
- Replace emergency preemption system.
- Existing based mounted controller assembly and countdown pedestrian signal heads will be maintained.

If any of the above items of understanding are incorrect, please notify us prior to commencement of the scope of work. If during the review process, PennDOT requires improvements beyond those outlined above, Bowman will provide an addendum proposal for the change in scope.

Please note that this proposal is the product of Bowman Consulting Group, Ltd. and it has been prepared exclusively for review only by Lower Gwynedd Township. Further distribution of this proposal or any portion of its contents to anyone else is not authorized without the written consent.

SCOPE OF SERVICES

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing. The specific Tasks to be completed as part of this proposal are as follows:

- Task 1: Traffic Signal Design
- Task 2: Construction Plan and Bid Documents
- Task 3: Services During Construction

Task 1: Traffic Signal Design

Bowman will utilize the existing traffic signal permit plans available from PennDOT to develop the revised traffic signal permits for the proposed signal equipment upgrades listed above. The plans will be submitted to PennDOT District 6-0 and the Lower Gwynedd Township for review and approval. The scope of work is as follows:

Traffic Signal Permit Plan

The traffic signal permit plans will be consistent with PennDOT District 6-0 standards, including Publication 14M, Design Manual Part 3, Publication 148, Traffic Standards (TC-8800), and Publication 149 - Traffic Signal Design Handbook. The plans will be presented at 1" = 25' scale and will illustrate the existing legal right-of-way, locations of traffic signal supports, detection systems, traffic signs, pavement marking, pavement widths, and the phasing, timing and sequencing for the signals. The plans will be completed utilizing Bowman's computer aided design system (CADD).

This scope of work does not include any boundary research, parcel research, or time to prepare future plats, plans and legal documents associated with the project. It is assumed all work will be within the available legal right-of-way.

Traffic Signal Report

Bowman will document the design of the traffic signal modifications as required by PennDOT. Significant elements include descriptions of the roadway & traffic data, pedestrian accommodations (TE-672 form), all signalization design elements such as clearance timings and equipment locations. All data will be presented for PennDOT's review and approval in a Traffic Signal Report to be submitted as part of the initial submission along with the traffic signal plans.

Signal retiming is not part of the project scope of work. If timing improvements are requested, turning movement counts during the peak periods will be conducted to prepare a capacity analysis and optimizing the proposed timings for the project intersection. These services will not be provided without approval of an Extra Work Authorization.

Traffic Signal Permit Application

Upon approval of the traffic signal permit plan, Bowman will coordinate with the Township for final signature of the plans. Once signed plans are obtained, Bowman will submit the plans, execute TE-160 form, and all associated documents through the signal application system on behalf of the Township for final PennDOT approval and issuance.

Task 2: Construction Plan and Bid Documents

Upon approval of the traffic signal permit plans, Bowman will prepare construction plans and bid document package for advertisement of the project and to be utilized by the contractor in completing this project. Bowman will prepare contract documents for Lower Gwynedd Township for review and approval. Once approved by the Township the project will be advertised. Bowman anticipates the use of PennBID for the advertisement of the project. All bid documents will be prepared for use with PennBID. The bid document package will include the following items:

Construction Plan

Bowman will prepare construction plans for use by the contractor in completing this project. The construction plans will illustrate information shown on the permit drawing, but also include details regarding the proposed intersection modifications including the electrical distribution system proposed signal equipment, signal heads and signs, and available utility information within the immediate vicinity of the intersection. The plans will also detail any specifications that the Township may require.

Based on the improvements proposed at the project intersections, it is NOT anticipated that a temporary traffic signal plan will be necessary. If it is determined that one is necessary, an Extra Work Authorization will be provided for approval prior to proceeding.

Utility Coordination

Bowman will initiate contacts with the Pennsylvania One Call System in accordance with Act 287 and obtain the listing of utility companies with facilities in the project area. We will also request that the facilities forward copies of their current plans showing the location of underground and surface utilities. If necessary, as requested by involved utilities, we will forward copies of our base plans to the utilities for their mark-up showing the location of their existing facilities. These facilities will be plotted onto our base plans in AutoCAD format.

Pennsylvania Department of Labor – Request for Prevailing Wage Rates

Bowman will complete and submit a request for prevailing wage predetermination from the Commonwealth of Pennsylvania, Department of Labor and Industry. Upon receipt of the most recent wage rates prior to letting the project for bid, Bowman will incorporate them into the contract bid documents.

Construction Bid Documents

Bowman will prepare specifications adequate to clarify the contract documents. We will incorporate equipment preferences of the Township into the construction specifications. The bid documents will be prepared as a line item bid, include the following sections and be prepared in accordance with the EJDC recommended format:

- Advertisement
- Instructions to Bidders
- Form of Proposal
- Form of Guaranty
- General Conditions
- Special Conditions
- PA Prevailing Wage Predetermination
- Construction Specifications including special provisions
- Form of Agreement
- Contract Bond
- List of Contract Drawings

Please note that Bowman will respond to questions from any prospective bidders as well as issue addendums, as necessary, and as requested, during the bidding period. Furthermore, Bowman will evaluate bids received, submit a recommendation for award of the project contract to Lower Gwynedd Township within five (5) working days after receipt of bids.

Task 3: Services During Construction

As directed by the Township, Bowman will represent the Township during the course of construction to observe the construction of the signal improvements. The construction services fees are on a time-and-material, estimate basis. We will only invoice actual time and expenses. At the approach of the limit (75%), we will contact you to determine if authorization for further services is necessary. Services include construction coordination meeting, shop drawing review, response to RFI's, Payment review, and final inspection meeting.

Construction Coordination Meetings

Bowman anticipates attendance at a project pre-construction meeting and final inspection meeting with the contractor, PennDOT and the Township. After construction and before signal acceptance, our office will issue a punch list to the contractor and monitor the completion of the punch list. Bowman will also attend any pole/controller spot meeting(s) with the contractor, PennDOT and the Township. Meeting agenda minutes will be prepared for each meeting and distributed to all attendees, if deemed necessary. As requested by the Township, Bowman will attend additional field meetings, throughout the construction of the project that are not included in this estimate and will be charged on an hourly basis as authorized by Lower Gwynedd Township.

Review of Shop Drawings

As directed, Bowman will review the shop drawings submitted by the Contractor for all materials/equipment associated with the traffic signal improvements. Written comments or approval will be provided to the Contractor within five (5) days of receipt of the submission.

Construction Observation

This service includes visits to the site to inspect job progress, materials installed, contractor workmanship, and maintenance and protection of traffic in the work area. Bowman will also have a representative present during key phases of the traffic signal construction. Copies of the approved shop drawings and correspondence will be forwarded to Lower Gwynedd Township, if applicable or as requested by the Township.

As-Built Plans

Bowman will prepare as-built traffic signal permit and construction plans to reflect any field changes during construction. Bowman will submit the as-built permit plans to PennDOT for approval.

TSAM Updates

Bowman will update signal information in PennDOT's Traffic Signal Asset Management System (TSAMS) upon completion of the projects, including, but not limited to, upgrading, replacement, installation or removal of signal structure, equipment, signal-related components, controller, detection system, signal retiming and pedestrian signals.

SCHEDULE

We will proceed upon receipt of your signed authorization of this proposal. *The anticipated project duration for engineering/permitting/bidding is 9-12 months.* The anticipated schedule for the submission process is based on previous experience with the Department on similar type projects. *If the project duration exceeds this timeframe and extends into subsequent calendar year(s) due to circumstances outside of Bowman's*



control, Bowman reserves the right to evaluate the project fee relative to escalation costs and will notify the Township if additional costs are necessary. Bowman will coordinate directly with the Department to try and meet the schedule summarized below:

Task	Completion
Task 1: Traffic Signal Design	six (6) to eight (8) weeks after NTP
Task 2: Construction Plan and Bid Documents	four (4) to six (6) weeks after completion of Task 1 and receipt of PennDOT approval
Task 3: Services During Construction	Ongoing throughout the construction phase

FEE

The fee for the scope-of-work documented in each task will be billed on a lump sum basis, unless otherwise noted, as follows:

Task 1: Traffic Signal Design	\$ 21,000
Task 2: Construction Plan and Bid Documents.....	\$ 9,000
Task 3: Services During Construction (T&M Estimate).....	\$ 10,000*
Total	\$ 40,000

*** We have provided an estimated fee for budgeting purposes as the level of work is unknown at this time. If there are changes to the fee, we will contact you for authorization prior to continuing.**

Note: Reimbursable expenses, including but not limited to mileage, and Miovision data processing fees, will be billed on an as-needed Time and Materials basis in addition to the scope and fee above. Services and expenses will be billed according to the Rate Schedule approved by Lower Gwynedd Township and the executed *Lower Gwynedd Bowman Consulting Services Agreement* that is effective at the time the services are provided. No additional services will be provided unless requested and agreed to in writing.

Conditions:

If the terms of this contract, as contained herein, and in the executed *Lower Gwynedd Bowman Consulting Services Agreement*, are agreeable to you, please execute the agreement below in the space provided and return the signed copy to our office.



If you should have any questions, or require further information, please feel free to contact me at hlam@bowman.com. We appreciate the opportunity to submit a proposal on this project and look forward to working with you on this important engagement.

Respectfully,

Helen Lam, P.E.
Project Manager

Attachment

cc: Chad Dixon, Bowman Consulting Group Ltd

Accepted for Lower Gwynedd Township by:

I have reviewed all terms of this contract, and I am authorized to sign in the space below for execution of this contract.

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____

[https://us-partner-integrations.egnyte.com/msoffice/wopi/files/05c80115-b130-40f1-87df-f7de5fb9d091/WOPIServiceId_TP_EGNYTE_PLUS/WOPIUserId_835.bowman.egnyte.com/Bethlehem and Tennis GLG Proposal.docx](https://us-partner-integrations.egnyte.com/msoffice/wopi/files/05c80115-b130-40f1-87df-f7de5fb9d091/WOPIServiceId_TP_EGNYTE_PLUS/WOPIUserId_835.bowman.egnyte.com/Bethlehem%20and%20Tennis%20GLG%20Proposal.docx)



LOWER GWYNEDD TOWNSHIP

INVOICE WARRANT REPORT

The Lower Gwynedd Township Board of Supervisors hereby approves the invoices listed on the Accounts Payable Warrant Report for checks dated October 16, 2026, totaling \$9,005.37; October 23, 2026, totaling \$7,499.32, per the signed Resolution; and October 27, 2026, totaling \$118,560.25. The New Vendor Report for October 2026 is also attached.

Signed: _____

Date: _____

PAID INVOICES REPORT

WARRANT: 101626

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
140 NORTH WALES WATER AUTHORITY										
173576		09/09/26	75399		106971	P	10/16/26	08429 360	UTILITIES	20.63
INVOICE:	90060969-09406	09/26								
173577		09/09/26	75400		106971	P	10/16/26	08429 360	UTILITIES	26.82
INVOICE:	90060969-12568	09/26								
173578		09/09/26	75401		106971	P	10/16/26	08429 360	UTILITIES	20.63
INVOICE:	90060969-12572	09/26								
VENDOR TOTALS				17,861.79 YTD INVOICED				68.08 YTD PAID		68.08
3780 NORTH WALES WATER AUTHORITY										
173580		10/05/26	75403		106973	P	10/16/26	08429 450	CONTRACTED SERVICES	25.50
INVOICE:	SALES0003323									
173581		09/30/26	75404		106973	P	10/16/26	08429 450	CONTRACTED SERVICES	1,632.93
INVOICE:	SALES0003321									
VENDOR TOTALS				32,041.25 YTD INVOICED				1,658.43 YTD PAID		1,658.43
4030 PXC, INC.										
173582		10/05/26	75405		106974	P	10/16/26	01402 310	PROFESSIONAL SERVICES	266.38
INVOICE:	19779649									
VENDOR TOTALS				2,263.22 YTD INVOICED				266.38 YTD PAID		266.38
5 PECO - PAYMENT PROCESSING										
173549		10/07/26	75372		106969	P	10/16/26	01409 360	UTILITIES	82.36
INVOICE:	7019523333	10/07/26								
173550		10/08/26	75373		106969	P	10/16/26	01409 360	UTILITIES	2,616.13
INVOICE:	1665558000	10/08/26								
173551		09/28/26	75374		106969	P	10/16/26	01430 360	UTILITIES	62.61
INVOICE:	0548354000	09/28/26								
173552		10/01/26	75375		106969	P	10/16/26	01430 360	UTILITIES	180.10
INVOICE:	3931524000	10/01/26								
173553		10/01/26	75376		106969	P	10/16/26	01430 360	UTILITIES	236.33
INVOICE:	8029443000	10/01/26								
173554		10/01/26	75377		106970	P	10/16/26	01430 360	UTILITIES	27.24
INVOICE:	8230313000									
173555		10/01/26	75378		106969	P	10/16/26	01430 360	UTILITIES	31.18
INVOICE:	8666762000	10/01/26								
173556		10/05/26	75379		106969	P	10/16/26	01430 360	UTILITIES	430.88
INVOICE:	6692667000	10/05/26								
173557		10/07/26	75380		106969	P	10/16/26	01430 360	UTILITIES	53.00
INVOICE:	4325804000	10/07/26								
173558		10/08/26	75381		106969	P	10/16/26	01430 360	UTILITIES	461.19
INVOICE:	4161911222	10/08/26								
173559		10/08/26	75382		106969	P	10/16/26	01430 360	UTILITIES	62.42
INVOICE:	5210869000	10/08/26								
173560		10/12/26	75383		106969	P	10/16/26	01430 360	UTILITIES	253.18
INVOICE:	5028407000	10/12/26								
173561		10/01/26	75384		106969	P	10/16/26	02434 373	R/M TREWELLYN ESTATE DIST	54.97
INVOICE:	5486784000	10/01/26								

PAID INVOICES REPORT

WARRANT: 101626

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	173562	10/01/26	75385		106970	P	10/16/26	02434 374	R/M WOODED POND DISTRICT	8.58
	INVOICE:	2658111222	10/01/26							
	173563	10/01/26	75386		106969	P	10/16/26	02434 375	R/M FOXFIELD RESERVE DIST	37.63
	INVOICE:	4934981222	10/01/26							
	173564	10/01/26	75387		106969	P	10/16/26	02434 376	R/M POLO CLUB DISTRICT	31.71
	INVOICE:	3840077000	10/01/26							
	173566	10/01/26	75389		106969	P	10/16/26	02434 377	R/M BETHLEHEM DISTRICT	170.35
	INVOICE:	9909383000	10/01/26							
	173567	10/07/26	75390		106970	P	10/16/26	02434 379	R/M GWYNEDD RESERVE DISTR	8.65
	INVOICE:	9503468000	10/07/26							
	173568	10/06/26	75391		106970	P	10/16/26	02434 380	R/M GWYNN CREST DISTRICT	30.21
	INVOICE:	7712968000	10/06/26							
	173569	10/12/26	75392		106969	P	10/16/26	02434 381	R/M WALNUT FARMS DISTRICT	30.25
	INVOICE:	0457866000	10/12/26							
	173570	10/12/26	75393		106970	P	10/16/26	02434 382	R/M GWYNN OAKS DISTRICT	8.65
	INVOICE:	6075873000	10/12/26							
	173571	09/30/26	75394		106970	P	10/16/26	02434 383	R/M WISTER WOOD DISTRICT	7.95
	INVOICE:	3397391222	09/30/26							
	173572	10/12/26	75395		106969	P	10/16/26	02434 378	R/M CEDAR HILL EST DISTRI	43.33
	INVOICE:	0671309000	10/12/26							
	173573	10/08/26	75396		106969	P	10/16/26	08429 360	UTILITIES	45.73
	INVOICE:	3161783000	10/18/26							
	173574	10/08/26	75397		106969	P	10/16/26	08429 360	UTILITIES	144.37
	INVOICE:	6191771222	10/08/26							
	173575	10/08/26	75398		106969	P	10/16/26	08429 360	UTILITIES	1,311.36
	INVOICE:	5166383000	10/08/26							
	VENDOR TOTALS			81,268.86	YTD INVOICED			6,920.93	YTD PAID	6,430.36
2607	RICOH USA INC									
	173579	10/07/26	75402		106972	P	10/16/26	01401 430	TECHNOLOGY	436.59
	INVOICE:	598861244								
	173579	10/07/26	75402		106972	P	10/16/26	08429 430	TECHNOLOGY	145.53
	INVOICE:	598861244								
	VENDOR TOTALS			8,634.61	YTD INVOICED			582.12	YTD PAID	582.12
								REPORT TOTALS		9,005.37

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	6	9,005.37

PAID INVOICES REPORT

WARRANT: 102326

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
756 LGT NON-UNIFORM PENSION FUND										
173607		10/16/26	75430		106976	P	10/23/26	01230 650	DUE TO MUNICIPAL PENSION	800.00
INVOICE:		10/2026								
VENDOR TOTALS				7,200.00	YTD INVOICED			800.00	YTD PAID	800.00
5 PECO - PAYMENT PROCESSING										
173608		10/15/26	75431		106975	P	10/23/26	08429 360	UTILITIES	41.18
INVOICE:		3372985000	10/15/26							
173632		10/19/26	75456		106975	P	10/23/26	08429 360	UTILITIES	336.80
INVOICE:		0251100100	10/19/26							
173650		10/20/26	75474		106975	P	10/23/26	01430 360	UTILITIES	10.14
INVOICE:		2793920100	10/20/26							
173651		10/20/26	75475		106975	P	10/23/26	01430 360	UTILITIES	45.42
INVOICE:		3978998000	10/20/26							
173652		10/20/26	75476		106975	P	10/23/26	01409 360	UTILITIES	57.03
INVOICE:		2971145000	10/20/26							
VENDOR TOTALS				81,268.86	YTD INVOICED			6,920.93	YTD PAID	490.57
2919 PFM ASSET MANAGEMENT LLC										
173606		09/17/26	75429		106977	P	10/23/26	01402 310	PROFESSIONAL SERVICES	1,434.26
INVOICE:		15454082								
173606		09/17/26	75429		106977	P	10/23/26	01410 311	PROF. SERVICES - PENSION,	4,774.49
INVOICE:		15454082								
VENDOR TOTALS				39,161.09	YTD INVOICED			6,208.75	YTD PAID	6,208.75
REPORT TOTALS										7,499.32
TOTAL PRINTED CHECKS									COUNT	AMOUNT
									3	7,499.32

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	173583	09/30/26	75406		106979	P	10/27/26	01401 340	LEGAL NOTICES	2,989.14
	INVOICE: 201130									
VENDOR TOTALS			28,160.10	YTD INVOICED				2,989.14	YTD PAID	2,989.14
4253 SAFARILAND, LLC	173604	10/06/26	75427		107017	P	10/27/26	01410 238	UNIFORMS	264.46
	INVOICE: INV195410									
VENDOR TOTALS			.00	YTD INVOICED				264.46	YTD PAID	264.46
4229 ALLOY5 LLC	173603	09/30/26	75426		107016	P	10/27/26	30439 725	PUBLIC WORKS PROJECT	24,240.00
	INVOICE: 26-002-002									
VENDOR TOTALS			47,000.00	YTD INVOICED				24,240.00	YTD PAID	24,240.00
1607 APEX INSPECTION AND TESTING LLC	173620	09/29/26	75444		106991	P	10/27/26	01409 450	CONTRACTED SERVICES	245.00
	INVOICE: 85899									
VENDOR TOTALS			75.00	YTD INVOICED				245.00	YTD PAID	245.00
3210 ARMOUR & SONS ELECTRIC, INC.	173590	09/30/26	75413		106996	P	10/27/26	01430 370	R&M PW	210.00
	INVOICE: 910051742									
	173591	10/07/26	75414		106996	P	10/27/26	01430 370	R&M PW	277.50
	INVOICE: 910052022									
	173592	10/07/26	75415		106996	P	10/27/26	01430 370	R&M PW	1,085.00
	INVOICE: 910052051									
	173593	10/07/26	75416		106996	P	10/27/26	01430 370	R&M PW	1,434.40
	INVOICE: 910052041									
VENDOR TOTALS			2,349.50	YTD INVOICED				3,006.90	YTD PAID	3,006.90
4007 ARRO CONSULTING, INC.	173627	08/24/26	75451		107010	P	10/27/26	01414 313	ENGINEERING	397.50
	INVOICE: 0123210									
	173628	08/24/26	75452		107010	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	5,403.91
	INVOICE: 0123211									
	173629	10/02/26	75453		107010	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	10,227.92
	INVOICE: 0124429									
	173630	10/13/26	75454		107010	P	10/27/26	01414 312	FIRE SAFETY INSPECTOR	1,412.25
	INVOICE: 0124854									
	173630	10/13/26	75454		107010	P	10/27/26	01414 311	PROF SERV- UCC INSPECTING	26,009.12
	INVOICE: 0124854									
VENDOR TOTALS			240,786.05	YTD INVOICED				43,450.70	YTD PAID	43,450.70
2913 GENEVA SCIENTIFIC, INC.										

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
173653	10/14/26	75477			106994	P	10/27/26	01451 300	EVENTS	1,699.68
INVOICE:	SORCO112576									
VENDOR TOTALS				382.38	YTD INVOICED			1,699.68	YTD PAID	1,699.68
3319 BUCKS COUNTY WATER & SEWER AUTHORITY	173641	10/15/26	75465		106999	P	10/27/26	08429 450	CONTRACTED SERVICES	4,300.00
INVOICE:	2026-009									
VENDOR TOTALS				71,472.00	YTD INVOICED			4,300.00	YTD PAID	4,300.00
835 DAVID A. MORGAN	173612	10/09/26	75435		106988	P	10/27/26	01410 220	OPERATING SUPPLIES	132.48
INVOICE:	18248									
VENDOR TOTALS				1,141.80	YTD INVOICED			132.48	YTD PAID	132.48
2460 SANG CHUL LEE	173639	10/06/26	75463		106992	P	10/27/26	01410 238	UNIFORMS	127.90
INVOICE:	2958									
VENDOR TOTALS				1,251.95	YTD INVOICED			127.90	YTD PAID	127.90
1116 BOWMAN CONSULTING GROUP, LTD.	173613	09/30/26	75437		106989	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	102.50
INVOICE:	588188									
173614	09/30/26	75438			106989	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	102.50
INVOICE:	588190									
173615	09/30/26	75439			106989	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	138.75
INVOICE:	588189									
173616	09/30/26	75440			106989	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	936.25
INVOICE:	588191									
173617	09/30/26	75441			106989	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	2,022.50
INVOICE:	588192									
173618	09/30/26	75442			106989	P	10/27/26	01147 500	CTDL LEGAL & ENGINEERING	2,151.25
INVOICE:	588187									
173619	09/30/26	75443			106989	P	10/27/26	01414 313	ENGINEERING	5,098.75
INVOICE:	588186									
VENDOR TOTALS				164,219.19	YTD INVOICED			10,552.50	YTD PAID	10,552.50
3756 DELCO SOLUTIONS, LLC	173624	09/15/26	75448		107004	P	10/27/26	01401 430	TECHNOLOGY	146.25
INVOICE:	106953									
173624	09/15/26	75448			107004	P	10/27/26	08429 430	TECHNOLOGY	48.75
INVOICE:	106953									
173625	10/15/26	75449			107004	P	10/27/26	01401 430	TECHNOLOGY	146.25
INVOICE:	5746									
173625	10/15/26	75449			107004	P	10/27/26	08429 430	TECHNOLOGY	48.75
INVOICE:	5746									

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				1,560.00 YTD INVOICED			390.00 YTD PAID		390.00
515 FISHER & SON CO. INC. 173637 10/14/26 75461 INVOICE: 304133-IN				106986 P 10/27/26 01430			220	SUPPLIES PW	1,880.00
VENDOR TOTALS				3,452.50 YTD INVOICED			1,880.00 YTD PAID		1,880.00
3922 FISHERS TRUE VALUE HARDWARE INC. 173598 09/30/26 75421 INVOICE: 465302 9/30/26				107006 P 10/27/26 01430			220	SUPPLIES PW	86.43
173598 09/30/26 75421 INVOICE: 465302 9/30/26				107006 P 10/27/26 01409			370	R&M ALL BLDNGS	107.79
VENDOR TOTALS				644.98 YTD INVOICED			194.22 YTD PAID		194.22
490 GALLS, LLC 173610 09/24/26 75433 INVOICE: 036389005				106985 P 10/27/26 01410			238	UNIFORMS	208.96
VENDOR TOTALS				695.90 YTD INVOICED			208.96 YTD PAID		208.96
4116 GENERATOR TECHNICAL SERVICES, INC. 173631 10/17/26 75455 INVOICE: 241560-1				107012 P 10/27/26 08429			370	R&M PUMP STATIONS/SEWER L	1,105.80
VENDOR TOTALS				4,191.92 YTD INVOICED			1,105.80 YTD PAID		1,105.80
67 GENUINE PARTS COMPANY 173584 09/18/26 75407 INVOICE: 578022				106980 P 10/27/26 01430			220	SUPPLIES PW	23.46
173585 09/01/26 75408 INVOICE: 576654				106980 P 10/27/26 08429			370	R&M PUMP STATIONS/SEWER L	799.98
VENDOR TOTALS				620.06 YTD INVOICED			823.44 YTD PAID		823.44
8 WW GRAINGER, INC 173654 10/15/26 75478 INVOICE: 9118199315				106978 P 10/27/26 01409			370	R&M ALL BLDNGS	79.68
VENDOR TOTALS				749.78 YTD INVOICED			79.68 YTD PAID		79.68
146 H. A. WEIGAND, INC. 173633 10/14/26 75457 INVOICE: 128485				106982 P 10/27/26 01430			220	SUPPLIES PW	112.00
VENDOR TOTALS				2,426.50 YTD INVOICED			112.00 YTD PAID		112.00
4174 HOLLY DAYS NURSERY INC 173649 10/16/26 75473				107014 P 10/27/26 01430			220	SUPPLIES PW	60.00

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 102-36000										
VENDOR TOTALS					13,005.21	YTD INVOICED		60.00	YTD PAID	60.00
425 HORSHAM CAR WASH INC.										
173635	10/05/26	75459			106984	P	10/27/26	01410	262	VEHICLE MAINTENANCE
INVOICE: 1135										84.00
VENDOR TOTALS					1,612.80	YTD INVOICED		84.00	YTD PAID	84.00
3832 JNA MATERIALS, LLC										
173645	10/09/26	75469			107005	P	10/27/26	01430	370	R&M PW
INVOICE: 48015										512.32
VENDOR TOTALS					1,862.22	YTD INVOICED		512.32	YTD PAID	512.32
3626 GEORGE DAVID FRITZ										
173622	10/15/26	75446			107002	P	10/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE: 1-GS42685										920.52
VENDOR TOTALS					2,729.12	YTD INVOICED		920.52	YTD PAID	920.52
3216 KUHLS LAW FIRM, PLLC										
173594	10/11/26	75417			106997	P	10/27/26	01414	314	PROF SERV- LEGAL (ZHB)
INVOICE: 1944										9,555.00
VENDOR TOTALS					18,720.00	YTD INVOICED		9,555.00	YTD PAID	9,555.00
4255 LEE TANNER										
173605	10/13/26	75428			107018	P	10/27/26	01451	300	EVENTS
INVOICE: 10/13/26										450.00
VENDOR TOTALS					.00	YTD INVOICED		450.00	YTD PAID	450.00
3452 MICHAEL CANTRELL										
173621	10/10/26	75445			107000	P	10/27/26	01410	174	EDUC. TUITION REIMBURSEME
INVOICE: 10/10/26										30.20
VENDOR TOTALS					389.02	YTD INVOICED		30.20	YTD PAID	30.20
4088 MINUTEMAN SECURITY TECHNOLOGIES, INC.										
173600	10/02/26	75423			107011	P	10/27/26	01409	450	CONTRACTED SERVICES
INVOICE: 217771										76.00
VENDOR TOTALS					22,392.44	YTD INVOICED		76.00	YTD PAID	76.00
2874 MODERN GROUP LTD										
173587	04/27/26	75410			106993	P	10/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE: PSI388337										112.94
173588	05/08/26	75411			106993	P	10/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE: PSVI798530										971.25

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		299.56 YTD INVOICED			1,084.19 YTD PAID			1,084.19		
4221 MORGAN HIGH										
173601	10/13/26	75424			107015	P	10/27/26	01451	300	EVENTS 129.32
INVOICE:	10/13/26-1									
173602	09/30/26	75425			107015	P	10/27/26	01451	420	TRAINING/DUES/SUBS 25.75
INVOICE:	10/13/26-2									
VENDOR TOTALS		422.61 YTD INVOICED			155.07 YTD PAID			155.07		
85 MOTOROLA SOLUTIONS, INC.										
173609	09/28/26	75432			106981	P	10/27/26	01410	430	TECHNOLOGY 1,800.00
INVOICE:	1411283151									
VENDOR TOTALS		26,719.37 YTD INVOICED			1,800.00 YTD PAID			1,800.00		
665 PAUL B. MOYER & SONS										
173586	09/14/26	75409			106987	P	10/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA 151.50
INVOICE:	50752									
173611	10/08/26	75434			106987	P	10/27/26	01430	370	R&M PW 125.00
INVOICE:	52844									
VENDOR TOTALS		3,250.65 YTD INVOICED			276.50 YTD PAID			276.50		
226 SHERWIN-WILLIAMS COMPANY										
173634	10/14/26	75458			106983	P	10/27/26	01430	220	SUPPLIES PW 149.75
INVOICE:	7072-4									
VENDOR TOTALS		921.64 YTD INVOICED			149.75 YTD PAID			149.75		
4142 SJ FUEL SOUTH COMPANY, INC.										
173647	10/01/26	75471			107013	P	10/27/26	01410	374	FUEL/ GASOLINE/ DIESEL 1,819.35
INVOICE:	201775									
173648	10/07/26	75472			107013	P	10/27/26	01430	374	FUEL/ GASOLINE/ DIESEL 973.32
INVOICE:	201927									
VENDOR TOTALS		60,196.63 YTD INVOICED			2,792.67 YTD PAID			2,792.67		
1519 SPECIALIZED ELEVATOR CORPORATION										
173638	10/14/26	75462			106990	P	10/27/26	01409	370	R&M ALL BLDNGS 1,102.00
INVOICE:	545121									
VENDOR TOTALS		356.01 YTD INVOICED			1,102.00 YTD PAID			1,102.00		
3733 STAPLES										
173597	09/26/26	75420			107003	P	10/27/26	01401	200	OFFICE SUPPLIES 89.09
INVOICE:	6075362852									
173623	10/03/26	75447			107003	P	10/27/26	01401	200	OFFICE SUPPLIES 74.74
INVOICE:	6076258934									

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				2,812.51 YTD INVOICED			163.83 YTD PAID		163.83
3960 THE CHAMBER OF COMMERCE FOR 173626 10/01/26 75450 INVOICE: 565328				107009 P 10/27/26 01401	420		TRAINING/DUES/SUBS		565.00
VENDOR TOTALS				.00 YTD INVOICED			565.00 YTD PAID		565.00
3288 TUSTIN MECHANICAL SERVICES 173595 10/06/26 75418 INVOICE: 930026727				106998 P 10/27/26 01409	450		CONTRACTED SERVICES		260.00
VENDOR TOTALS				1,026.00 YTD INVOICED			260.00 YTD PAID		260.00
3932 VIQ SOLUTIONS, INC. 173646 09/30/26 75470 INVOICE: VIQU12238				107007 P 10/27/26 01410	222		DETECTIVE OPERATING SUPPL		163.88
VENDOR TOTALS				706.13 YTD INVOICED			163.88 YTD PAID		163.88
3024 VISUAL COMPUTER SOLUTIONS, INC. 173589 08/01/26 75412 INVOICE: 24176				106995 P 10/27/26 01410	430		TECHNOLOGY		1,684.78
VENDOR TOTALS				.00 YTD INVOICED			1,684.78 YTD PAID		1,684.78
3565 W.B. MASON COMPANY 173596 10/07/26 75419 INVOICE: 264979351				107001 P 10/27/26 01401	200		OFFICE SUPPLIES		60.50
173642 10/15/26 75466 INVOICE: 265134666				107001 P 10/27/26 01401	200		OFFICE SUPPLIES		60.50
173643 10/13/26 75467 INVOICE: CM5118848				107001 P 10/27/26 01401	200		OFFICE SUPPLIES		-60.50
173644 10/14/26 75468 INVOICE: 265118345				107001 P 10/27/26 01409	220		SUPPLIES- ALL BLDNGS		561.18
VENDOR TOTALS				3,927.93 YTD INVOICED			621.68 YTD PAID		621.68
3959 WISSAHICKON VALLEY HISTORICAL SOCIETY 173599 10/09/26 75422 INVOICE: 10/09/26				107008 P 10/27/26 01401	420		TRAINING/DUES/SUBS		250.00
VENDOR TOTALS				.00 YTD INVOICED			250.00 YTD PAID		250.00
REPORT TOTALS									118,560.25
TOTAL PRINTED CHECKS							COUNT	AMOUNT	
							41	118,560.25	

PAID INVOICES REPORT

WARRANT: 102726

TO FISCAL 2026/09 10/16/2026 TO 10/27/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
-------------	----------	----------	---------	----	----------	---	----------	------------	------------------------

** END OF REPORT - Generated by Jessica Stawitzke **

NEW VENDORS ADDED FOR THE MONTH

VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
4248	KUHARCHIK CONSTRUCTION, INC.	420 SCHOOLEY AVE	WEST PITTSTON	PA	18643
4249	PLYMOUTH ENVIRONMENTAL CO., INC.	923 HAWS AVENUE	NORRISTOWN	PA	19401
4250	CONNOR O'DONNELL				
4251	RONNIE WELDON				
4253	SAFARILAND, LLC	4303 W RIVERBEND AVE.	POST FALLS	ID	83854
4254	AVILA 194 INC	1001 MONO WAY	SONORA	CA	95370
4255	LEE TANNER	604 CREEK LANE	FLOURTOWN	PA	19031

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

Board/Commission	Parks & Recreation Board
Members/Terms	5 residents, 5-year terms appointed by the BOS
Meeting Schedule	3 rd Tuesday of the Month, 6:00 p.m.
Supervisor Liaison(s)	Janine Martin
Staff Liaison	Morgan High
Minute Taker	Morgan High

MEETING HIGHLIGHTS

Meeting Date	September 20 ,2026
Decisions/Recommendations	
The Board will host Lower Gwynedd Restaurant Week from March 7–13, 2027. Approximately 10 local restaurants will be contacted and invited to participate.	
Major Discussion Items	
Earth Day Celebration – April 24, 2027: The celebration will take place at all Lower Gwynedd Township parks. The Parks and Recreation Board will host a variety of craft stations for the community to enjoy. Trail Cleanup – April 4, 2027: The Parks and Recreation Board will partner with Public Works to host a trail cleanup along Dager Trail.	

Next Meeting	Wednesday November 18 ,2026
--------------	-----------------------------

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

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

Board/Commission	Environmental Advisory Council
Members/Terms	5 residents, 3-year terms appointed by the BOS
Meeting Schedule	2 nd Wednesday of each month, 7:00 pm
Supervisor Liaison(s)	Andrea Brockway
Staff Liaison	Morgan High
Minute Taker	Morgan High

MEETING HIGHLIGHTS

Meeting Date	October 13, 2026
Decisions/Recommendations • 2026 Tree Giveaway: The 2026 Tree Giveaway was a success. The committee noted that residents particularly enjoyed the shrubs offered this year and will take this feedback into consideration when planning the 2027 giveaway.	
Major Discussion Items • New Agenda Format: A new agenda format will be implemented beginning in 2027. • Battery Collection at Techno Trash Events: Batteries will now be collected at all Techno Trash events. New advertisements and flyers will be created to promote this addition to the program. • Birdtown Pennsylvania – Community Film Screening: Birdtown Pennsylvania received a complimentary screening license for <i>The Extraordinary Caterpillar</i>, valid from January through June 2027. The committee will determine a date to host a community screening for residents during the license period.	

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

Next Meeting	Wednesday, November 4 2026
--------------	----------------------------

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