



**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**AUGUST 25, 2025**  
**7:00 P.M.**

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

Tanya C. Bamford  
Candyce Fluehr Chimera  
Annette M. Long  
Beth A. Staab  
Audrey R. Ware-Jones

Carolyn McCreary  
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Comment
4. Consent Agenda:
  - Minutes of July 28, 2025 Meeting
  - Ratification of the Payment of Bills on August 11, 2025
  - Payment of the August 25, 2025 Bills
  - Escrow Release #2 and End of Maintenance – Fahy Minor Subdivision
  - Escrow Release #6 – Bharatiya Temple Learning and Cultural Center
  - Escrow Release #1 – Shake Shack
  - Escrow Release #4 – Atlas Broadband – 1011 Lansdale Avenue

**Planning and Zoning:**

5. Review of Zoning Hearing Board Applications
6. Accept Resignations and Appoint Alternates as Full Members of the Planning Commission
7. Authorize Advertisement of Zoning Ordinance Amendment – Accessory Family Dwelling
8. Adoption of Resolutions for Land Easements for Road Improvements on North Wales Road
  - a. Res. 2025-14 Batteries and Bulbs, 777-781 Bethlehem Pike (TMP 46-00-00148-00-4)
  - b. Res. 2025-15 Taco Bell, 913 North Wales Road (TMP 46-00-00157-44-4)
  - c. Res. 2025-16 Golf Galaxy, 801 Bethlehem Pike, (TMP 46-00-00142-00-1)

**Public Safety:**

9. Authorize Purchase of Air Compressor for Battalion 2
10. Authorize Advertisement of Ordinance Amendments for Traffic Control (Parking and Trucks)
11. Authorize Advertisement of Ordinance Amendment to Red-Light Camera Enforcement (Late Fees)

**Public Works:**

12. Approval of Payment for Rose Twig Bathroom Construction Project
13. Authorization to Purchase Electronic Work Zone Speed Devices

**Administration and Finance:**

- 14. Authorize Award of Bid for Leaf and Yard Waste Contract
- 15. Adoption of Resolution 2025-13 - Thanking Supporters for The Wall That Heals Event

**Old Business:**

- 16. Proposed Expansion of Fire Career Staffing - Continuation of Discussion

**New Business:**

- 17. Department Reports – Public Information (Digital Accessibility)
- 18. Committee Reports
- 19. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #03

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|                |                               |
|----------------|-------------------------------|
| SUBJECT:       | Public Comment                |
| MEETING DATE:  | August 25, 2025               |
| BOARD LIAISON: |                               |
| INITIATED BY:  | Audrey Ware-Jones, Chairwoman |

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**BACKGROUND:**

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #04

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SUBJECT: Consent Agenda  
MEETING DATE: August 25, 2025  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

**MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:**

- Minutes of the July 28, 2025 Board of Supervisors meeting
- Ratification of the Payment of Bills for August 11, 2025
- Payment of Bills for August 25, 2025
- Escrow Release #2 and End of Maintenance – Fahy Minor Subdivision
- Escrow Release #6 – Bharatiya Temple Learning and Cultural Center
- Escrow Release #1 – Shake Shack
- Escrow Release #4 – Atlas Broadband – 1011 Lansdale Avenue

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.



## MINUTES OF MEETING MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS JULY 28, 2025

**1. Call to Order:** The July 28, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Audrey R. Ware-Jones called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Chairwoman Audrey R. Ware-Jones  
Vice-Chair Annette M. Long  
Supervisor Candyce Fluehr Chimera  
Supervisor Beth A. Staab  
Township Solicitor John Walko, Esq.  
Carolyn McCreary, Township Manager

**ALSO IN ATTENDANCE:**

Police Chief William Peoples  
Fire Chief William Wiegman  
Director of Finance Blaine Bergey  
Director of Planning & Zoning, Marianne McConnell  
Director of Public Works Greg Reiff  
Director of Recreation & Comm. Ctr. Floyd Shaffer  
Director of IT Richard Grier

**ABSENT:** Supervisor Tanya C. Bamford

Recording Secretary Deborah A. Rivas

**2. & 3. Pledge of Allegiance and Announcements:** Following the Pledge of Allegiance, Ms. Ware-Jones spoke about her experience working with staff and attending The Wall That Heals event, which occurred from July 8<sup>th</sup>'s escort through the closing ceremony and disassembling on July 13<sup>th</sup> at the William F. Maule Park at Windlestrae. Ms. Ware-Jones commended the staff and everyone who worked on the event. The Board members commented on their experiences during the event.

**4. Public Comment:** Ms. Ware-Jones called for public comment, and there was none.

**5. Announcement of Executive Session:** Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met earlier this evening in an Executive Session at 6:30 p.m. in the Township building to discuss a litigation and real estate matter. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

**6. Consent Agenda:**

**MOTION:** Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the minutes of the June 23, 2025 Board meeting, the ratification of the payment of bills for July 14, 2025 and the payment of bills for July 28, 2025 in the amount of \$1,072,770.58, were approved as submitted.

**Planning and Zoning:**

**7. Review Proposed Plan for Apartment Building – McKee Group:** Ms. McConnell reported that the McKee Group has submitted a sketch plan to the Township for a review proposing to

construct a 5-story unit residential apartment building with a 4 ½ story, 435 space parking garage on a 4.7 acre land-locked vacant parcel with access from Montgomery Glen Drive (Hudson Estates) off Doylestown Road. Most of the property sits within the BP – Business Professional Zoning District with a smaller portion in the C-Commercial district. The proposed use is not permitted within these zoning districts. The applicant would require a use variance and multiple dimensional variances or another mechanism such as rezoning or text amendment for this proposed development. Attorney John Iannozzi represented the applicant. He outlined the proposed apartment building, and Ron Klos, P.E., Dave Babbit, Colin Jones, and Kevin McLaughlin all presented information about the design, location, and other proposed amenities of the property. Discussion followed. The Board members had concerns about traffic in that area, especially being so close to the Five Points intersection as well as down the road from the Montgomery Glen and North Wales Road intersection, which is already a hazard with stop signs only on North Wales Road. Concerns were also mentioned about the height of the proposed building, walkability and connectivity. It was agreed by the Board members and the applicant, that a traffic study, which had not been done, should be completed prior to any additional action on this proposed project.

**8. Horsham Township – Official Map Adoption:** Ms. McConnell stated that per Section 401 of the Municipalities Planning code, the governing body of each municipality shall have the power to make or cause to be made an official map of all or a portion of the municipality which may show appropriate elements or portions of elements of the comprehensive plan with regard to public lands and facilities. Horsham Township has completed a draft of an Official Map as it pertains to the former Naval Air Station Joint Reserve Base at Willow Grove. A public hearing is scheduled for August 25, 2025 at the Horsham Township Building. In accordance with Section 408(c) of the MPC, the proposed ordinance has been provided to adjacent municipalities for their review and comment. The Board reviewed the map and had no comments.

**9. Review of Zoning Hearing Board Applications:** Ms. McConnell identified the hearing applications received for the August 13, 2025 Zoning Hearing Board meeting. Application 25060004 is for Talpur LLC / 939 Horsham Road seeking a variance and/or special exception to use the property for a doctor's office and residential rental. Recently, a notification to withdraw this application was received. Application 25070006 is for City Sign Service, Inc. / 805 Horsham Road to replace a free-standing sign at the property. The PA Department of Transportation condemned a portion of the property for road improvements at the Five Points intersection. The original freestanding sign was non-conforming, sitting 11 feet from the edge of Horsham Road. The applicant is requesting a variance from this provision to place the proposed replacement sign 4 feet from the edge of Horsham Road where a minimum of 11 feet is allowed.

**Board consensus was not to enter an appearance for the application, allowing the Zoning Hearing Board to render a decision based on the testimony presented.**

**10. Deed of Dedication – Montgomery Glen Drive Right-of-Way:** Ms. McConnell reported that a deed of dedication had been received per the approved Preliminary/Final Subdivision/Land Development plans for the Montgomery Retirement Residence, now known as Hudson Estates.

The area to be dedicated is a 10-foot right-of-way on Montgomery Glen Drive and the area between the legal and ultimate right-of-way along Doylestown Road.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board accepted the deed of dedication from the property owner, Montgomery Retirement Residence LLC, for a 10-foot right-of-way along Montgomery Glen Drive and the area between the legal and ultimate right-of-way along Doylestown Road, in conjunction with the Montgomery Retirement Residence Land Development.**

**Public Safety:**

**11. Grays Lane Speed Enforcement:** Chief Peoples reported that in 2023, the Montgomery Township Police Department initiated a traffic study in response to complaints about speeding on Grays Lane. After traffic studies were completed, it was found that speeding is an issue, and the police department has taken traffic enforcement action to reduce speeding on Grays Lane. Currently, radar is not permitted in Pennsylvania, and speed timing devices must be used in conjunction with white-painted lines on the roadway for traffic speeding enforcement. Currently, there are speed timing lines at Grays Lane and Cove Circle, as well as Grays Lane and Beaumont Terrace. In response to speeding complaints, the Police Department will mark the intersections of Grays Lane and Tree Line Drive, Bellows Way, and Pioneer Drive for additional speed enforcement. The speed enforcement lines will be white and approximately twelve feet in length, as opposed to the current speed enforcement lines on Grays Lane, which span the entire roadway. Under public comment, Laura Staudt of 107 Cove Circle, stated that she observed that cars tend to slow down and brake before they reach the white lines across the road, and putting more lines down is a good idea, as perhaps more people will slow down along the road as they approach all the lines. George Schutte of 109 Cove Circle asked about the timeline to resolve the issue of speeding. He stated that this has been happening for years, and people are flying down the road. Ms. McCreary responded that we are waiting to hear from PennDOT regarding their assistance on alternatives. We will be painting the additional white sight lines as soon as Public Works and the Highway Safety Unit can layout the best locations. Frank Bertucci of 108 Simpson Court stated that speed bumps work to slow vehicles down. Ms. Staab explained why speed bumps were not recommended for Grays Lane, due to the slope of the road, emergency vehicles driving over them, etc.

**12. Automatic Red Light Camera Enforcement (ARLE) Additional Intersection:** Chief Peoples reported that in 2024, the Montgomery Township Police Department initiated research into PennDOT's Automatic Red Light Camera Enforcement (ARLE) program to enhance traffic safety in Montgomery Township. To qualify for the ARLE program, a police department must be accredited through the Pennsylvania Chiefs of Police Association and have a population exceeding 20,000 residents. PennDOT identified seven intersections in Montgomery Township that would qualify for Automatic Red-Light Camera Enforcement due to a high number of vehicle crashes attributed to red light violations. Those intersections are Horsham and Stump Roads, Horsham Road at Route 202 Parkway, Route 202 Parkway at Knapp Road, Route 202 Parkway at

Welsh Road, Route 309 at Upper State Road, Route 309 at North Wales Road and the Five Points Intersection. In March of this year, the intersections of Horsham Road at the Route 202 Parkway and Route 309 at North Wales Road were equipped with the ARLE equipment and are currently in operation. Planning is now underway for the intersection of Horsham Road at Stump Road to be equipped with Automatic Red-Light Camera Enforcement (ARLE) equipment to enhance the traffic safety efforts of Montgomery Township. The cameras will be installed on Horsham Road in both directions.

**13. Appointment of Automatic Red Light Hearing Examiner:** Chief Peoples reported that the ARLE system went into effect on March 1, 2025. This was followed by a 60-day warning period for violating motorists. On May 13, 2025, the ARLE system began issuing civil citations to motorists who violated the law. As part of the program, a motorist who has violated the law can view their violation via a website indicated on the civil citation. If the violating motorist does not agree with the civil citation, they have the opportunity to have an administrative hearing. These administrative hearings are held with a member of the Montgomery Township Police Department's Highway Safety Unit who approved the violation and an ARLE hearing examiner. Once the violation is viewed and the violating motorist has the opportunity to explain why they should be found "not liable", the hearing examiner makes a determination of culpability for the red light violation. If the motorist disagrees with the decision, they have the opportunity to appeal it to a Magisterial District Judge.

It is recommended that the Board of Supervisors appoint Dave Dunlap as the Township's Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner. Dave Dunlap is a retired MTPD police officer with 40 years of law enforcement experience, primarily focused on highway safety and accident investigations.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board appointed David Dunlap as the Township's Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner.**

**Public Works:**

**14. Reallocation of the 2024 Ford F-550 Purchase from Whitmoyer Ford to Fred Beans Ford:** Mr. Reiff reported that due to financial instability and the uncertainty of their future, it is recommended by Ford Motor Company to have the Ford F-550 chassis originally purchased from Whitmoyer Ford in 2023 relocated to a participating CoStars dealer. Included in your packet is a invoice from Fred Beans Ford honoring the original quoted price from Whitmoyer Ford in 2023.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board awarded the reallocation of the purchase of the 2024 Ford F-550 to Fred Beans Ford at a total cost of \$63,450.00.**

**15. Curb and Sidewalk Replacement at the Police Station:** Mr. Reiff stated that a large amount of curb and sidewalk at the Police Department is severely deteriorated and causing potential trip hazards and unsafe conditions. The Public Works Department obtained two (2) quotes from contractors participating in the CoStars Cooperative Purchasing Program. Drumheller Construction Co., Inc., provided us with the lowest responsible quote in the amount of \$31,500.00.

**MOTION:** Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board awarded the contract for the Curb and Sidewalk Replacement at the Police Department Project to Drumheller Construction Co., Inc., in the amount of \$31,500.00.

**16. 2025-2026 Montgomery County Consortium Fuel Contract:**

**MOTION:** Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (4-0), the Board approved the Township' participation in the Montgomery County Consortium Fuel Contract awarded to SJ Fuel South for the purchase of petroleum products for a period of one year ending on August 31, 2026.

**17. LED Sport Light Conversion at Whistlestop Park:** Mr. Reiff reported that included in the 2025 Capital Investment Plan is the LED conversion of the sports lighting at Whistlestop Park. The Public Works Department obtained three (3) quotes ranging from \$20,723.00 to \$24,039.37. City Electric Supply Company provided the lowest responsible quote at \$20,723.00.

**MOTION:** Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board awarded the contract for the LED conversion of the sports lighting at Whistlestop Park to City Electric Supply Company in the amount of \$20,723.00.

**18. Leaf and Yard Waste Bid Advertisement:** Ms. McCreary announced that the current contract for Leaf and Yard Waste pickup will expire on October 31, 2025. In order to get a contract in place to lock in the fall curbside pickup, staff would like to advertise the bid now.

**MOTION:** Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board authorized the advertisement for Bids for Residential Leaf and Yard Waste Collection and Disposal, to provide for a twice-per-year curbside pick-up of bagged leaf and yard waste in the spring and fall, and for a drop-off and disposal of leaf and yard waste once every month.

**Parks and Recreation:**

**19. 2025 Fall Recreation Programs and Fees:** Mr. Shaffer provided the lineup of fall activities and programs and announced that the community and recreation center is thriving.



**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the 2025 Fall Recreation Programs and Fee Schedule amendment as submitted.**

**Administration and Finance:**

**20. Lease Renewal for the VMSC EMS Substation:** Ms. McCreary reported that the VMSC EMS maintains a substation located on the Township's property. Their lease is set to expire on August 1, 2025 and the Board of Directors wishes to extend the lease for an additional ten (10) years. The Township Solicitor can draft a lease extension using the previous one as the template.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board approved the lease renewal for the VMSC EMS substation located on the Township's municipal campus and authorized the Chairwoman to execute on behalf of the Township.**

**21. Ratification of Real Estate Tax Appeal Settlement – 220 Commerce Drive:** Mr. Bergey reported that the North Penn School District filed an assessment appeal for the 2023 tax year for a property at 220 Commerce Drive, Montgomery Township, and is owned by Silver Fox Management, LLC. The property is improved with an industrial warehouse. The proposed settlement negotiated between the School District and the taxpayer is a fair market value of \$5,100,000.00 for Tax Year 2023. Applying the applicable Common Level Ratio, the assessed value would become \$2,019,600.00, resulting in an increase of the assessed value of \$602,320.00 for 2023. The fair market value would become \$5,100,000.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$1,810,500.00, resulting in an increase of the assessed value of \$393,220.00 for 2024. Mr. Bergey summarized that based on the proposed settlement, the Taxpayer will owe additional taxes in the amount of \$3,422.07 for the 2023-202 tax years. The assessed value of the property will be increased by \$260,620.00 for the 2025 tax year.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the settlement for 220 Commerce Drive and authorized the Township Solicitor to execute the document on behalf of the Township.**

**Old Business:**

**22. Hampton Green Condominium Association Request for Road Maintenance:** Ms. McCreary reported that at the June 23, 2025 Board of Supervisors meeting, a resident spoke during public comment and asked the Board to consider taking over the maintenance and snow plowing operations for the private roads within the Hampton Green Condominium community. Staff recommends that the Board deny the request because these developments received land development approval with the developers requesting the roads be private. Additionally, it opens the door for other neighborhoods that were developed with private roads to also make the same

request because of costs associated with maintenance and snow removal and the Public Works Department does not have the manpower or fiscal resources to handle this.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (4-0), the Board denied the request to provide assistance for internal road maintenance to the Hampton Green Condominium Association.**

**23. Review of Costs Related to Expansion to a Full Career Fire Department:** Ms. McCreary reported that at the April 28 Board of Supervisors public meeting, Chief Bill Wiegman provided an overview and update on the need to expand the Fire Department. He referenced the proposal for career staffing. Costs were shared with the Board of Supervisors at their June 23 public meeting. The rationale for the conversion was shared with the Public Safety Committee meeting in May, and the financial data was reviewed with the Finance Committee on July 21. Finance staff prepared an estimate of the cost for this expansion using Chief Wiegman's staffing recommendations of six (6) firefighters on a squad and the terms of the current collective bargaining agreement. Benefit costs were calculated based on current premiums, projected premium increases and for health insurance an equal mix of participant classifications (i.e. employee, employee/spouse, family).

Based on the numbers provided and the current assessed valuation, staff has calculated that a 1.4 mill increase would be necessary to fund this expansion. This will generate \$3,021,423 and bring the millage to 4.34 mills (from 2.94).

During the discussion at the June 23 public meeting, the Board requested staff to evaluate overtime costs if the Township were to take a "phased" approach over three years and increase real estate taxes each year over three years instead of one. A spreadsheet was created which shows overtime costs of \$575,702 for 2026 with the hiring of six (6) full-time firefighters. This would require about a .27 mill increase.

Under public comment, Adam Morrow, a current member of the FDMT, stated that Battalion One cannot support 19 additional firefighters, and the Township will need to raise extra taxes to renovate the fire station. Chief Wiegman disputed that statement, saying that the shifts of firefighters will work with the station's current configuration. Mr. Morrow said that the Board owed the residents the right to explore a plan for the future. Rick Morrow of 100 Willow Wood Court stated that 38% is a significant tax increase, questioned the response times listed in the monthly report, and asked about the history of response times.

The Board's consensus was that its basic responsibility is public safety. Times are changing, and recruitment of volunteers is not what it used to be. It is important that this issue is communicated well and that residents understand the problem and that there be additional time to get the information out to the community. Town hall discussions were recommended.

**New Business:**

**12. Department Reports:** Each department submitted monthly reports for activity in the month of June.

**13. Committee Liaison Reports:** Ms. Chimera reported that the Shade Tree Commission did not meet. The Planning Commission discussed replacing trees. Ms. Staab reported that the EAC is moving forward with their scouting of locations for the naturalized meadow. The BDP is creating Welcome Bags for new businesses, which include a window decal. They will host a business event in September. Ms. Long reported that the Public Safety Committee did not meet. Ms. Ware-Jones reported that the Finance Committee discussed the proposed fire expansion and the Senior Committee discussed their upcoming seminars for 2025 and new ideas for 2026, as well as hosted an event after their meeting.

**14. Adjournment:** Upon motion by Ms. Ware-Jones and seconded by Ms. Chimera, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary





# Montgomery Township, PA

## Check Report

By Check Number

Date Range: 07/29/2025 - 08/25/2025

| Vendor Number            | Vendor Name                                    | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|--------------------------|------------------------------------------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: POOL AP-APBNK |                                                |              |              |                 |                |        |
| MT004287                 | Bowlero - AMF Bowling Centers, Inc.            | 07/29/2025   | Regular      | 0.00            | 1,513.04       | 102186 |
| MT001302                 | Floyd Shaffer                                  | 07/29/2025   | Regular      | 0.00            | 324.00         | 102187 |
| MT003596                 | Sleepy Hollow Enterprises, Inc                 | 07/29/2025   | Regular      | 0.00            | 2,575.00       | 102188 |
| MT003596                 | Sleepy Hollow Enterprises, Inc                 | 07/29/2025   | Regular      | 0.00            | -2,575.00      | 102188 |
| MT000999                 | Derek Muller                                   | 07/30/2025   | Regular      | 0.00            | 45.77          | 102189 |
| MT001383                 | Gerald P. Dougherty                            | 07/30/2025   | Regular      | 0.00            | 207.00         | 102190 |
| MT002347                 | Lucy Gonzalez                                  | 07/30/2025   | Regular      | 0.00            | 15.00          | 102191 |
| MT003077                 | PECO Energy                                    | 07/30/2025   | Regular      | 0.00            | 66.86          | 102192 |
| MT003137                 | Petty Cash Police                              | 07/31/2025   | Regular      | 0.00            | 229.00         | 102193 |
| MT000786                 | COMCAST                                        | 08/01/2025   | Regular      | 0.00            | 10.50          | 102194 |
| MT000786                 | COMCAST                                        | 08/01/2025   | Regular      | 0.00            | 10.50          | 102195 |
| MT003077                 | PECO Energy                                    | 08/01/2025   | Regular      | 0.00            | 283.76         | 102196 |
| MT004584                 | RCN Communications LLC                         | 08/01/2025   | Regular      | 0.00            | 4,455.74       | 102197 |
| MT001076                 | DVHT Delaware Valley Health Trust              | 08/06/2025   | Regular      | 0.00            | 202,332.51     | 102198 |
| MT001078                 | DVMMA Delaware Valley Municipal                | 08/06/2025   | Regular      | 0.00            | 1,016.80       | 102199 |
| MT001379                 | George Allen Portable Toilets, Inc.            | 08/06/2025   | Regular      | 0.00            | 820.00         | 102200 |
| MT001398                 | Gilmore and Associates Inc.                    | 08/06/2025   | Regular      | 0.00            | 92,179.33      | 102201 |
|                          | **Void**                                       | 08/06/2025   | Regular      | 0.00            | 0.00           | 102202 |
| MT003077                 | PECO Energy                                    | 08/06/2025   | Regular      | 0.00            | 90.35          | 102203 |
| MT003596                 | Sleepy Hollow Enterprises, Inc                 | 08/07/2025   | Regular      | 0.00            | 2,575.00       | 102204 |
| MT002937                 | North Wales Water Authority                    | 08/11/2025   | Regular      | 0.00            | 26.82          | 102205 |
| MT002937                 | North Wales Water Authority                    | 08/11/2025   | Regular      | 0.00            | 20.63          | 102206 |
| MT000320                 | AT&T                                           | 08/12/2025   | Regular      | 0.00            | 124.59         | 102207 |
| MT000799                 | Commonwealth Precast, Inc.                     | 08/12/2025   | Regular      | 0.00            | 516.00         | 102208 |
| MT004430                 | Edison Quarry, Inc                             | 08/12/2025   | Regular      | 0.00            | 1,059.60       | 102209 |
| MT001230                 | Eurofins Environmental Testing America Holding | 08/12/2025   | Regular      | 0.00            | 147.50         | 102210 |
| MT001265                 | FedEx                                          | 08/12/2025   | Regular      | 0.00            | 190.94         | 102211 |
| MT004549                 | Graham Management LP                           | 08/12/2025   | Regular      | 0.00            | 16.25          | 102212 |
| MT001436                 | Grainger                                       | 08/12/2025   | Regular      | 0.00            | 44.10          | 102213 |
| MT001610                 | Interstate Battery Systems                     | 08/12/2025   | Regular      | 0.00            | 65.45          | 102214 |
| MT001960                 | K.J. Door Services Inc.                        | 08/12/2025   | Regular      | 0.00            | 1,781.38       | 102215 |
| PAYR-IAFF                | Montgomery Township Professional               | 08/12/2025   | Regular      | 0.00            | 611.11         | 102216 |
| MT004138                 | Napa Auto Parts                                | 08/12/2025   | Regular      | 0.00            | 596.58         | 102217 |
| MT002937                 | North Wales Water Authority                    | 08/12/2025   | Regular      | 0.00            | 123.88         | 102218 |
| MT003077                 | PECO Energy                                    | 08/12/2025   | Regular      | 0.00            | 8,338.98       | 102219 |
| MT004415                 | Pilot Thomas Logistics, LLC                    | 08/12/2025   | Regular      | 0.00            | 6,693.65       | 102220 |
| MT003269                 | Primo Brands                                   | 08/12/2025   | Regular      | 0.00            | 251.97         | 102221 |
| MT004584                 | RCN Communications LLC                         | 08/12/2025   | Regular      | 0.00            | 12,564.48      | 102222 |
| MT003657                 | Staples Business Credit                        | 08/12/2025   | Regular      | 0.00            | 325.99         | 102223 |
| MT003790                 | TD Card Services                               | 08/12/2025   | Regular      | 0.00            | 11,985.08      | 102224 |
|                          | **Void**                                       | 08/12/2025   | Regular      | 0.00            | 0.00           | 102225 |
| MT003826                 | The Commonwealth of Pennsylvania               | 08/12/2025   | Regular      | 0.00            | 30.00          | 102226 |
| MT003881                 | Thrillz KOP                                    | 08/13/2025   | Regular      | 0.00            | 2,744.00       | 102227 |
| MT000378                 | Beanie Bounce Party Rentals                    | 08/14/2025   | Regular      | 0.00            | 4,017.70       | 102228 |
| MT004653                 | Foamtastic Parties, LLC                        | 08/14/2025   | Regular      | 0.00            | 100.00         | 102229 |
| MT001327                 | Fred Beans Automotive Group                    | 08/14/2025   | Regular      | 0.00            | 63,450.00      | 102230 |
| MT004655                 | Greenwood's Refrigeration Service, LLC         | 08/14/2025   | Regular      | 0.00            | 6,500.00       | 102231 |
| MT002157                 | Kristine Willard                               | 08/14/2025   | Regular      | 0.00            | 79.48          | 102232 |
| MT000006                 | 21st Century Media Newspapers LLC              | 08/25/2025   | Regular      | 0.00            | 1,725.86       | 102233 |
| MT000040                 | Acme Uniforms For Industry                     | 08/25/2025   | Regular      | 0.00            | 862.96         | 102234 |
| MT000046                 | Adam J. Morrow                                 | 08/25/2025   | Regular      | 0.00            | 750.00         | 102235 |
| MT000050                 | Adam Zwislewski                                | 08/25/2025   | Regular      | 0.00            | 420.00         | 102236 |
| MT004646                 | Adriana Anzalone                               | 08/25/2025   | Regular      | 0.00            | 235.00         | 102237 |
| MT000075                 | Airgas, Inc.                                   | 08/25/2025   | Regular      | 0.00            | 375.63         | 102238 |

## Check Report

Date Range: 07/29/2025 - 08/25/2025

| Vendor Number | Vendor Name                                    | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|------------------------------------------------|--------------|--------------|-----------------|----------------|--------|
| MT000150      | Alphagraphics Lansdale                         | 08/25/2025   | Regular      | 0.00            | 937.11         | 102239 |
| MT000166      | Amanda Redline                                 | 08/25/2025   | Regular      | 0.00            | 225.00         | 102240 |
| MT000167      | Amazon.com Services, Inc                       | 08/25/2025   | Regular      | 0.00            | 3,871.43       | 102241 |
|               | **Void**                                       | 08/25/2025   | Regular      | 0.00            | 0.00           | 102242 |
| MT000233      | Angel G. Mejias                                | 08/25/2025   | Regular      | 0.00            | 750.00         | 102243 |
| MT000279      | Aramco, Inc.                                   | 08/25/2025   | Regular      | 0.00            | 140.77         | 102244 |
| MT000325      | Atlas Copco Compressors LLC                    | 08/25/2025   | Regular      | 0.00            | 3,761.76       | 102245 |
| MT000342      | B Safe LLC                                     | 08/25/2025   | Regular      | 0.00            | 1,032.21       | 102246 |
| MT004650      | Beinhart, Michael                              | 08/25/2025   | Regular      | 0.00            | 75.00          | 102247 |
| MT000389      | Bergey's Chevrolet                             | 08/25/2025   | Regular      | 0.00            | 210.00         | 102248 |
| MT004647      | Bonner, Eugene and or Evelyn                   | 08/25/2025   | Regular      | 0.00            | 63.25          | 102249 |
| MT000467      | Brandi Blusiewicz                              | 08/25/2025   | Regular      | 0.00            | 550.00         | 102250 |
| MT000469      | Brandon Uzdzienski                             | 08/25/2025   | Regular      | 0.00            | 100.00         | 102251 |
| MT004643      | Brazilian United Soccer LLC                    | 08/25/2025   | Regular      | 0.00            | 1,074.00       | 102252 |
| MT000496      | Brian Schreiber                                | 08/25/2025   | Regular      | 0.00            | 50.00          | 102253 |
| MT000552      | C.E.S.                                         | 08/25/2025   | Regular      | 0.00            | 26,115.96      | 102254 |
| MT000567      | Canon Financial Services, Inc                  | 08/25/2025   | Regular      | 0.00            | 570.00         | 102255 |
| MT000567      | Canon Financial Services, Inc                  | 08/25/2025   | Regular      | 0.00            | 2,408.00       | 102256 |
| MT000580      | Carl Frederick Herr                            | 08/25/2025   | Regular      | 0.00            | 100.00         | 102257 |
| MT000632      | CDW Government, Inc.                           | 08/25/2025   | Regular      | 0.00            | 1,016.33       | 102258 |
| MT004558      | Christopher Ayril                              | 08/25/2025   | Regular      | 0.00            | 250.00         | 102259 |
| MT004615      | Cohen Vaughan                                  | 08/25/2025   | Regular      | 0.00            | 3,255.00       | 102260 |
| MT000786      | COMCAST                                        | 08/25/2025   | Regular      | 0.00            | 295.61         | 102261 |
| MT000827      | Costco Wholesale Membership                    | 08/25/2025   | Regular      | 0.00            | 60.00          | 102262 |
| MT004640      | Daud George                                    | 08/25/2025   | Regular      | 0.00            | 235.00         | 102263 |
| MT000920      | David D. Dunlap                                | 08/25/2025   | Regular      | 0.00            | 1,050.00       | 102264 |
| MT000941      | Davidheiser's Inc.                             | 08/25/2025   | Regular      | 0.00            | 297.00         | 102265 |
| MT000964      | Deep Run Aquatic Services, Inc.                | 08/25/2025   | Regular      | 0.00            | 400.00         | 102266 |
| MT001033      | Dog Town                                       | 08/25/2025   | Regular      | 0.00            | 689.95         | 102267 |
| MT001043      | Don Johnson                                    | 08/25/2025   | Regular      | 0.00            | 107.30         | 102268 |
| MT004430      | Edison Quarry, Inc                             | 08/25/2025   | Regular      | 0.00            | 1,000.00       | 102269 |
| MT001159      | Elite 3 Facilities Maintenance, LLC            | 08/25/2025   | Regular      | 0.00            | 5,840.00       | 102270 |
| MT001179      | Elmwood Park Zoo                               | 08/25/2025   | Regular      | 0.00            | 1,133.60       | 102271 |
| MT001218      | ESO Solutions, Inc.                            | 08/25/2025   | Regular      | 0.00            | 8,927.01       | 102272 |
| MT001229      | Eureka Stone Quarry, Inc.                      | 08/25/2025   | Regular      | 0.00            | 1,391.07       | 102273 |
| MT001230      | Eurofins Environmental Testing America Holding | 08/25/2025   | Regular      | 0.00            | 442.50         | 102274 |
| MT004644      | Fazio Tag Service                              | 08/25/2025   | Regular      | 0.00            | 88.00          | 102275 |
| MT001287      | First Student Charter Center                   | 08/25/2025   | Regular      | 0.00            | 2,352.00       | 102276 |
| MT004653      | Foamtastic Parties, LLC                        | 08/25/2025   | Regular      | 0.00            | 400.00         | 102277 |
| MT001307      | Foremost Promotions                            | 08/25/2025   | Regular      | 0.00            | 298.03         | 102278 |
| MT001340      | Fundamental Tennis LLC                         | 08/25/2025   | Regular      | 0.00            | 1,580.00       | 102279 |
| MT001343      | G.L. Sayre, Inc.                               | 08/25/2025   | Regular      | 0.00            | 150,266.20     | 102280 |
| MT001352      | Galls, an Aramark Co., LLC                     | 08/25/2025   | Regular      | 0.00            | 20.98          | 102281 |
| MT001369      | General Code, LLC                              | 08/25/2025   | Regular      | 0.00            | 5,245.00       | 102282 |
| MT001379      | George Allen Portable Toilets, Inc.            | 08/25/2025   | Regular      | 0.00            | 2,254.00       | 102283 |
| MT001404      | Glasgow, Inc.                                  | 08/25/2025   | Regular      | 0.00            | 3,225.14       | 102284 |
| MT001412      | Glick Fire Equipment Company Inc               | 08/25/2025   | Regular      | 0.00            | 1,657.55       | 102285 |
| MT001414      | Global Industrial                              | 08/25/2025   | Regular      | 0.00            | 240.65         | 102286 |
| MT004546      | Globo Language Services, LLC                   | 08/25/2025   | Regular      | 0.00            | 100.00         | 102287 |
| MT001426      | Google Inc.                                    | 08/25/2025   | Regular      | 0.00            | 22.75          | 102288 |
| MT001427      | Goose Squad L.L.C.                             | 08/25/2025   | Regular      | 0.00            | 900.00         | 102289 |
| MT001437      | Granahan Electrical Contractors, In            | 08/25/2025   | Regular      | 0.00            | 10,727.00      | 102290 |
| MT001473      | Hajoca Corporation                             | 08/25/2025   | Regular      | 0.00            | 44.80          | 102291 |
| MT001527      | Herman Goldner Company, Inc.                   | 08/25/2025   | Regular      | 0.00            | 4,928.00       | 102292 |
| MT001544      | Holly Days Nursery, Inc.                       | 08/25/2025   | Regular      | 0.00            | 1,440.25       | 102293 |
| MT001548      | Home Depot Credit Services                     | 08/25/2025   | Regular      | 0.00            | 1,883.38       | 102294 |
| MT001554      | Horsham Car Wash                               | 08/25/2025   | Regular      | 0.00            | 24.00          | 102295 |
| MT004651      | J&S Fire Protection Inc.                       | 08/25/2025   | Regular      | 0.00            | 154.50         | 102296 |
| MT001636      | Jack Gross                                     | 08/25/2025   | Regular      | 0.00            | 152.64         | 102297 |
| MT001643      | Jacob Millevoi                                 | 08/25/2025   | Regular      | 0.00            | 3,421.00       | 102298 |
| MT001742      | Jeffstat EMS Education Center                  | 08/25/2025   | Regular      | 0.00            | 2,250.00       | 102299 |

## Check Report

Date Range: 07/29/2025 - 08/25/2025

| Vendor Number | Vendor Name                                | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|--------------------------------------------|--------------|--------------|-----------------|----------------|--------|
| MT001743      | Jen Ames                                   | 08/25/2025   | Regular      | 0.00            | 3,081.00       | 102300 |
| MT001856      | John Bereschak                             | 08/25/2025   | Regular      | 0.00            | 450.00         | 102301 |
| MT001868      | John H. Mogensen                           | 08/25/2025   | Regular      | 0.00            | 450.00         | 102302 |
| MT004642      | Joseph Cheeseman                           | 08/25/2025   | Regular      | 0.00            | 225.00         | 102303 |
| MT004520      | Joseph K. Egenolf Jr                       | 08/25/2025   | Regular      | 0.00            | 200.00         | 102304 |
| MT004308      | Justin Tohanczyn                           | 08/25/2025   | Regular      | 0.00            | 400.00         | 102305 |
| MT001960      | K.J. Door Services Inc.                    | 08/25/2025   | Regular      | 0.00            | 325.56         | 102306 |
| MT004658      | Kahee Kim                                  | 08/25/2025   | Regular      | 0.00            | 126.00         | 102307 |
| MT002038      | Keith Grierson                             | 08/25/2025   | Regular      | 0.00            | 150.00         | 102308 |
| MT002089      | Keystone Municipal Services, Inc.          | 08/25/2025   | Regular      | 0.00            | 7,650.00       | 102309 |
| MT002098      | Kilkenny Law, LLC                          | 08/25/2025   | Regular      | 0.00            | 13,178.00      | 102310 |
| MT002128      | Knox Associates, Inc.                      | 08/25/2025   | Regular      | 0.00            | 721.00         | 102311 |
| MT002170      | Kyle W. Stump                              | 08/25/2025   | Regular      | 0.00            | 150.00         | 102312 |
| ZZ001360      | LEONARD MUSTAZZA                           | 08/25/2025   | Regular      | 0.00            | 84.00          | 102313 |
| MT002341      | Lowe's Companies Inc.                      | 08/25/2025   | Regular      | 0.00            | 56.94          | 102314 |
| MT002377      | Maillie LLP                                | 08/25/2025   | Regular      | 0.00            | 4,500.00       | 102315 |
| MT004659      | Maria Collette                             | 08/25/2025   | Regular      | 0.00            | 25.00          | 102316 |
| MT002451      | Marriott's Emergency Equipment             | 08/25/2025   | Regular      | 0.00            | 1,572.14       | 102317 |
| MT002470      | Mary Kay Kelm, Esquire                     | 08/25/2025   | Regular      | 0.00            | 1,820.00       | 102318 |
| MT002496      | Mastertech Auto Service, LLC.              | 08/25/2025   | Regular      | 0.00            | 830.90         | 102319 |
| MT004377      | Matco Tools Corporation                    | 08/25/2025   | Regular      | 0.00            | 1,643.94       | 102320 |
| MT002544      | McCauley, Tom                              | 08/25/2025   | Regular      | 0.00            | 189.00         | 102321 |
| MT002609      | Michael Bean                               | 08/25/2025   | Regular      | 0.00            | 300.00         | 102322 |
| MT002624      | Michael J. Kunzig                          | 08/25/2025   | Regular      | 0.00            | 200.00         | 102323 |
| MT004518      | Michael Sasso                              | 08/25/2025   | Regular      | 0.00            | 200.00         | 102324 |
| MT002793      | Motorola Solutions, Inc                    | 08/25/2025   | Regular      | 0.00            | 792.88         | 102325 |
| MT002796      | Moyer Indoor / Outdoor                     | 08/25/2025   | Regular      | 0.00            | 423.00         | 102326 |
| MT002807      | Municipal Emergency Services               | 08/25/2025   | Regular      | 0.00            | 546.78         | 102327 |
| MT002817      | Mystic Pizza                               | 08/25/2025   | Regular      | 0.00            | 338.00         | 102328 |
| MT004138      | Napa Auto Parts                            | 08/25/2025   | Regular      | 0.00            | 226.09         | 102329 |
| MT002866      | Nelson Wire Rope Corporation               | 08/25/2025   | Regular      | 0.00            | 377.50         | 102330 |
| MT002876      | New Era Technology                         | 08/25/2025   | Regular      | 0.00            | 195.00         | 102331 |
| MT004645      | Nicole Kelly                               | 08/25/2025   | Regular      | 0.00            | 225.00         | 102332 |
| MT002926      | North Penn School District                 | 08/25/2025   | Regular      | 0.00            | 1,900.00       | 102333 |
| MT002957      | Occupational Health Centers                | 08/25/2025   | Regular      | 0.00            | 654.00         | 102334 |
| MT006772      | Oliver Sprinkler Co., Inc                  | 08/25/2025   | Regular      | 0.00            | 6,430.00       | 102335 |
| MT002974      | Omega Systems Consultants, Inc.            | 08/25/2025   | Regular      | 0.00            | 4,486.25       | 102336 |
| MT002985      | Otis Elevator Company                      | 08/25/2025   | Regular      | 0.00            | 5,642.52       | 102337 |
| MT003044      | Patrick Kerr                               | 08/25/2025   | Regular      | 0.00            | 450.00         | 102338 |
| MT006768      | PECO Energy Company                        | 08/25/2025   | Regular      | 0.00            | 1,247.56       | 102339 |
| MT003109      | Pennsylvania One Call System, Inc.         | 08/25/2025   | Regular      | 0.00            | 421.56         | 102340 |
| MT003136      | Petty Cash                                 | 08/25/2025   | Regular      | 0.00            | 188.10         | 102341 |
| MT004415      | Pilot Thomas Logistics, LLC                | 08/25/2025   | Regular      | 0.00            | 6,717.91       | 102342 |
| MT004283      | Prabina Dhakal                             | 08/25/2025   | Regular      | 0.00            | 135.00         | 102343 |
| MT004652      | Preferred Home Improvement LLC             | 08/25/2025   | Regular      | 0.00            | 131.50         | 102344 |
| ZZ001862      | Pure Cleaners                              | 08/25/2025   | Regular      | 0.00            | 1,693.00       | 102345 |
| MT003227      | Rachel Brick                               | 08/25/2025   | Regular      | 0.00            | 550.00         | 102346 |
| MT003299      | Republic Services No. 320                  | 08/25/2025   | Regular      | 0.00            | 1,964.10       | 102347 |
| MT003307      | Rhomar Industries, Inc.                    | 08/25/2025   | Regular      | 0.00            | 724.66         | 102348 |
| MT003334      | Richter Drafting and Office Supply Co. Inc | 08/25/2025   | Regular      | 0.00            | 183.92         | 102349 |
| MT003365      | Robert H. Grunmeier II                     | 08/25/2025   | Regular      | 0.00            | 50.00          | 102350 |
| MT003436      | Ryan Allison                               | 08/25/2025   | Regular      | 0.00            | 200.00         | 102351 |
| MT003444      | Ryan W. Irvin                              | 08/25/2025   | Regular      | 0.00            | 550.00         | 102352 |
| MT004654      | Sarah Matthews                             | 08/25/2025   | Regular      | 0.00            | 225.00         | 102353 |
| MT003499      | Scatton's Heating and Cooling, Inc.        | 08/25/2025   | Regular      | 0.00            | 6,910.00       | 102354 |
| MT004657      | Sensys Gatso USA, Inc                      | 08/25/2025   | Regular      | 0.00            | 49,548.39      | 102355 |
| MT003533      | Service Tire Truck Centers                 | 08/25/2025   | Regular      | 0.00            | 760.00         | 102356 |
| MT003555      | Shapiro Fire Protection Company            | 08/25/2025   | Regular      | 0.00            | 1,786.51       | 102357 |
| MT003583      | Signal Control Products, LLC               | 08/25/2025   | Regular      | 0.00            | 500.00         | 102358 |
| MT003655      | Standard Insurance Company                 | 08/25/2025   | Regular      | 0.00            | 9,502.87       | 102359 |
| MT004641      | Thomas Warner                              | 08/25/2025   | Regular      | 0.00            | 235.00         | 102360 |

Check Report

Date Range: 07/29/2025 - 08/25/2025

| Vendor Number | Vendor Name                     | Payment Date | Payment Type | Discount Amount | Payment Amount | Number     |
|---------------|---------------------------------|--------------|--------------|-----------------|----------------|------------|
| MT003880      | Thomson Reuters                 | 08/25/2025   | Regular      | 0.00            | 574.40         | 102361     |
| MT003890      | Tim Kurek                       | 08/25/2025   | Regular      | 0.00            | 738.00         | 102362     |
| MT003926      | TopACourt, LLC                  | 08/25/2025   | Regular      | 0.00            | 143,136.00     | 102363     |
| MT003931      | Town Communications             | 08/25/2025   | Regular      | 0.00            | 625.00         | 102364     |
| MT003947      | Training Force USA              | 08/25/2025   | Regular      | 0.00            | 227.00         | 102365     |
| MT003949      | Trans Union LLC                 | 08/25/2025   | Regular      | 0.00            | 190.00         | 102366     |
| MT003964      | Triad Truck Equipment           | 08/25/2025   | Regular      | 0.00            | 1,039.46       | 102367     |
| MT003975      | Turf Equipment and Supply Co.   | 08/25/2025   | Regular      | 0.00            | 20,518.23      | 102368     |
| MT003982      | Tyler Technologies, Inc         | 08/25/2025   | Regular      | 0.00            | 960.00         | 102369     |
| MT003995      | Unifirst                        | 08/25/2025   | Regular      | 0.00            | 99.56          | 102370     |
| MT004044      | Vault Health                    | 08/25/2025   | Regular      | 0.00            | 155.54         | 102371     |
| MT004051      | Verizon                         | 08/25/2025   | Regular      | 0.00            | 44.46          | 102372     |
| MT004080      | Vinay P. Setty                  | 08/25/2025   | Regular      | 0.00            | 960.00         | 102373     |
| MT004649      | Vito Braccia Sr.                | 08/25/2025   | Regular      | 0.00            | 75.00          | 102374     |
| MT004648      | Wachter                         | 08/25/2025   | Regular      | 0.00            | 49.50          | 102375     |
| MT004189      | William Tuttle                  | 08/25/2025   | Regular      | 0.00            | 100.00         | 102376     |
| MT004198      | Witmer Public Safety Group Inc. | 08/25/2025   | Regular      | 0.00            | 10,021.26      | 102377     |
| MT003077      | PECO Energy                     | 08/21/2025   | Regular      | 0.00            | 21,666.67      | 102378     |
| PAYR-PBA      | Police Benevolent Association   | 07/31/2025   | Bank Draft   | 0.00            | 1,439.00       | DFT0000583 |
| PAYR-POL PEN  | U.S. Bank                       | 07/31/2025   | Bank Draft   | 0.00            | 8,876.24       | DFT0000584 |
| PAYR-PA SCDU  | PA SCDU                         | 07/31/2025   | Bank Draft   | 0.00            | 715.38         | DFT0000585 |
| PAYR-401      | Empower Retirement              | 07/31/2025   | Bank Draft   | 0.00            | 18,663.15      | DFT0000586 |
| PAYR-457      | Empower Retirement              | 07/31/2025   | Bank Draft   | 0.00            | 20,116.85      | DFT0000587 |
| PAYR-PHILA    | City of Philadelphia            | 07/31/2025   | Bank Draft   | 0.00            | 301.50         | DFT0000588 |
| PAYR-SITW     | State of Pennsylvania           | 07/31/2025   | Bank Draft   | 0.00            | 13,047.54      | DFT0000589 |
| PAYR-SITW     | State of Pennsylvania           | 07/31/2025   | Bank Draft   | 0.00            | -3.83          | DFT0000591 |
| PAYR-PBA      | Police Benevolent Association   | 08/14/2025   | Bank Draft   | 0.00            | 1,439.00       | DFT0000601 |
| PAYR-POL PEN  | U.S. Bank                       | 08/14/2025   | Bank Draft   | 0.00            | 10,651.94      | DFT0000602 |
| PAYR-PA SCDU  | PA SCDU                         | 08/14/2025   | Bank Draft   | 0.00            | 715.38         | DFT0000603 |
| PAYR-401      | Empower Retirement              | 08/14/2025   | Bank Draft   | 0.00            | 19,088.82      | DFT0000604 |
| PAYR-457      | Empower Retirement              | 08/14/2025   | Bank Draft   | 0.00            | 20,460.06      | DFT0000605 |
| PAYR-PHILA    | City of Philadelphia            | 08/14/2025   | Bank Draft   | 0.00            | 320.43         | DFT0000606 |
| PAYR-SITW     | State of Pennsylvania           | 08/14/2025   | Bank Draft   | 0.00            | 14,094.28      | DFT0000607 |

Bank Code POOL AP Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment             |
|----------------|---------------|---------------|-------------|---------------------|
| Regular Checks | 493           | 190           | 0.00        | 1,044,247.16        |
| Manual Checks  | 0             | 0             | 0.00        | 0.00                |
| Voided Checks  | 0             | 4             | 0.00        | -2,575.00           |
| Bank Drafts    | 15            | 15            | 0.00        | 129,925.74          |
| EFT's          | 0             | 0             | 0.00        | 0.00                |
|                | <b>508</b>    | <b>209</b>    | <b>0.00</b> | <b>1,171,597.90</b> |

All Bank Codes Check Summary

| Payment Type   | Payable<br>Count | Payment<br>Count | Discount | Payment      |
|----------------|------------------|------------------|----------|--------------|
| Regular Checks | 493              | 190              | 0.00     | 1,044,247.16 |
| Manual Checks  | 0                | 0                | 0.00     | 0.00         |
| Voided Checks  | 0                | 4                | 0.00     | -2,575.00    |
| Bank Drafts    | 15               | 15               | 0.00     | 129,925.74   |
| EFT's          | 0                | 0                | 0.00     | 0.00         |
|                | 508              | 209              | 0.00     | 1,171,597.90 |

Fund Summary

| Fund | Name                 | Period | Amount       |
|------|----------------------|--------|--------------|
| 99   | Claim on Pooled Cash | 7/2025 | 65,556.50    |
| 99   | Claim on Pooled Cash | 8/2025 | 1,106,041.40 |
|      |                      |        | 1,171,597.90 |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY  
Item #04c

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|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| SUBJECT:       | Fahy Minor Subdivision 278 Stump Road Escrow Release and<br>End of Maintenance – LDS-708 |
| MEETING DATE:  | August 25, 2025                                                                          |
| BOARD LIAISON: | Audrey Ware-Jones, Chairwoman                                                            |
| INITIATED BY:  | Marianne McConnell, Director of Planning and Zoning                                      |

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**BACKGROUND:**

Attached is a letter from the Township Engineer, verifying completion of the punch list items for this minor subdivision, and certifying the end of the maintenance period. The letter also recommends release of the maintenance funds, held as a Bond with Western Surety Company, in the amount of \$3,949.50.

**MOTION/RESOLUTION:**

**MOTION** to authorize as part of the consent agenda.



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

August 18, 2025

File No. 2019-11033

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Fahy Minor Subdivision LDS#708  
278 Stump Rd  
Escrow Release 2 – End of Maintenance Period

Dear Ms. McCreary:

The applicant has addressed the end of the maintenance period punch list that was issued June 19, 2025. We have reviewed the completed work and found it to be acceptable. This letter is to certify the end of the maintenance period. We recommend the release of the maintenance security contingent upon all outstanding Township invoices and concerns being satisfied.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/si

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
John Walko, Esq., Solicitor – Kilkenny Law  
Drew Bryant – Applicant  
Valerie Liggett, R.L.A, ASLA, ISA Certified Arborist®, Senior Landscape Architect



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #04d

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|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| SUBJECT:       | Bharatiya Temple Cultural and Learning Center LDS#707<br>Escrow Release #6 |
| MEETING DATE:  | August 25, 2025                                                            |
| BOARD LIAISON: | Audrey Ware-Jones, Chairwoman                                              |
| INITIATED BY:  | Marianne McConnell, Director of Planning and Zoning                        |

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**BACKGROUND:**

Attached is a construction escrow release requested by Bharatiya Temple for the Cultural and Learning Center, located at 1612 County Line Road, as recommended by the Township Engineer.

The original amount of escrow was \$1,144,826.10, held as cash with the Township. This is the sixth release requested, in the amount of \$201,911.00. The Township Engineer recommends the release of \$186,693.00, as outlined in the attached letter. The new balance will be \$350,893.35

**MOTION/RESOLUTION:**

**MOTION** to authorize as part of the consent agenda.



August 19, 2025

File No. 2013-04061-01

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Bharatiya Temple Phase 2 - Cultural and Learning Center – LDS#707  
Escrow Release 6

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the project referenced above. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$186,693.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. The following requested line items were not recommended for release and are not included in the amount above:

- E.2 – the modifications to the OCS have not been completed,
- J.2 – the light shields did not appear to be installed,
- J.3 – the fixtures did not appear to be installed,
- J.4 – two of the installed light bases are within 5 feet of the curb line and are less than the required height, and
- J.7 & J.9 – the installed light bases are within 5 feet of the curb line and are less than the required height.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/sl

Enclosure: Release of Escrow Form & Summary (8/19/25), Developer's Request (7/31/25)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
Bill Wiegman, Director of Fire Services – Montgomery Township  
John Walko, Esq., Solicitor – Kilkenny Law  
Praful Patel – Bharatiya Temple, Inc.  
Krutee Shah, AIA, LEED AP – Paradigm  
Bobby Patel – ICON Construction LLC  
Rick Mast, P.E., Project Manager – Richard C. Mast Associates, P.C.

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

## RELEASE OF ESCROW FORM

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 08/12/2025

Development: Bharatiya Temple Cultural and Learning Center Ph II - LDS-707

G&A Project #: 2013-04061-01

Release #: 6

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$201,911.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Ms. Carolyn McCreary  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 08/19/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$186,693.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.



8/19/2025

James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Bharatiya Temple, Inc. for Bharatiya Temple Cultural and Learning Center Ph II - LDS-707, in the amount of \$201,911.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$186,693.00;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$186,693.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$1,144,826.10 pursuant to a signed Land Development Agreement and that \$607,239.75 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$350,893.35 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

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

RELEASED BY: \_\_\_\_\_

Department Director



# ESCROW RELEASE NO.: 6

DATE PREPARED: 19-Aug-2025

|                                                                          |                                                  |                                |
|--------------------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| PROJECT NAME: <b>Bharatiya Temple Cultural and Learning Center Ph II</b> | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: Bharatiya Temple, Inc.                                        | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-707          |
| ESCROW AGENT: Montgomery Township                                        |                                                  | G&A PROJECT NO.: 2013-04061-01 |
| TYPE OF SECURITY: Cash                                                   | MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65     | AGREEMENT DATE: 26-May-2023    |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                         | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|-------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                               |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                                                                  | \$ 1,040,751.00        | \$ 186,693.00        | \$ 607,239.75        | \$ 793,932.75        | \$ 246,818.25        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx) | \$ -                   | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| CONTINGENCY (10%)                                                             | \$ 104,075.10          | \$ -                 | \$ -                 | \$ -                 | \$ 104,075.10        |
| <b>TOTAL</b>                                                                  | <b>\$ 1,144,826.10</b> | <b>\$ 186,693.00</b> | <b>\$ 607,239.75</b> | <b>\$ 793,932.75</b> | <b>\$ 350,893.35</b> |

| CONSTRUCTION ITEMS                          |                                            |     |        |    | UNIT      | QUANTITY | UNIT COST | TOTAL COST | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(incl. current release) |           | AVAILABLE FOR RELEASE<br>(incl. current release) |           |      |    |          |
|---------------------------------------------|--------------------------------------------|-----|--------|----|-----------|----------|-----------|------------|-----------------|------|----------------|------|-------------------------------------------|-----------|--------------------------------------------------|-----------|------|----|----------|
|                                             |                                            |     |        |    |           |          |           |            | QTY             | COST | QTY            | COST | QTY                                       | COST      | QTY                                              | COST      |      |    |          |
| <b>A. SOIL EROSION AND SEDIMENT CONTROL</b> |                                            |     |        |    |           |          |           |            |                 |      |                |      |                                           |           |                                                  |           |      |    |          |
| 1.                                          | Construction Entrance                      | EA  | 3      | \$ | 3,500.00  | \$       | 10,500.00 |            | \$              | -    | 3.00           | \$   | 10,500.00                                 | 3.00      | \$                                               | 10,500.00 | \$   | -  |          |
| 2.                                          | Concrete Washout                           | EA  | 1      | \$ | 850.00    | \$       | 850.00    |            | \$              | -    | 1.00           | \$   | 850.00                                    | 1.00      | \$                                               | 850.00    | \$   | -  |          |
| 3.                                          | 12 inch Filter Sock                        | LF  | 666    | \$ | 8.50      | \$       | 5,661.00  |            | \$              | -    | 666.00         | \$   | 5,661.00                                  | 666.00    | \$                                               | 5,661.00  | \$   | -  |          |
| 4.                                          | NAG S75 Erosion Control Matting            | SY  | 4,030  | \$ | 2.25      | \$       | 9,067.50  |            | \$              | -    | 4,030.00       | \$   | 9,067.50                                  | 4,030.00  | \$                                               | 9,067.50  | \$   | -  |          |
| 5.                                          | Filter Bag Inlet Protection                | EA  | 19     | \$ | 150.00    | \$       | 2,850.00  |            | \$              | -    | 19.00          | \$   | 2,850.00                                  | 19.00     | \$                                               | 2,850.00  | \$   | -  |          |
| 6.                                          | Temporary Seeding-Topsoil Stockpiles       | LS  | 1      | \$ | 500.00    | \$       | 500.00    |            | \$              | -    |                | \$   | -                                         |           | \$                                               | -         | 1.00 | \$ | 500.00   |
| <b>B. DEMOLITION AND CLEARING</b>           |                                            |     |        |    |           |          |           |            |                 |      |                |      |                                           |           |                                                  |           |      |    |          |
| 1.                                          | Clearing and Grubbing                      | LS  | 1      | \$ | 5,000.00  | \$       | 5,000.00  |            | \$              | -    | 1.00           | \$   | 5,000.00                                  | 1.00      | \$                                               | 5,000.00  | \$   | -  |          |
| 2.                                          | Existing Curb Removal and Disposal         | LF  | 1,462  | \$ | 5.00      | \$       | 7,310.00  |            | \$              | -    | 1,462.00       | \$   | 7,310.00                                  | 1,462.00  | \$                                               | 7,310.00  | \$   | -  |          |
| 3.                                          | Existing Sidewalk Removal and Disposal     | SF  | 2,377  | \$ | 4.00      | \$       | 9,508.00  |            | \$              | -    | 2,377.00       | \$   | 9,508.00                                  | 2,377.00  | \$                                               | 9,508.00  | \$   | -  |          |
| 4.                                          | Existing Paving Removal and Disposal       | SY  | 2,750  | \$ | 3.00      | \$       | 8,250.00  |            | \$              | -    | 2,750.00       | \$   | 8,250.00                                  | 2,750.00  | \$                                               | 8,250.00  | \$   | -  |          |
| 5.                                          | Existing Stone Area Regrading/Removal      | SY  | 4,840  | \$ | 0.50      | \$       | 2,420.00  |            | \$              | -    | 4,840.00       | \$   | 2,420.00                                  | 4,840.00  | \$                                               | 2,420.00  | \$   | -  |          |
| 6.                                          | Existing Inlet Removal and Disposal        | EA  | 3      | \$ | 800.00    | \$       | 2,400.00  |            | \$              | -    | 3.00           | \$   | 2,400.00                                  | 3.00      | \$                                               | 2,400.00  | \$   | -  |          |
| 7.                                          | Existing Storm Piping Removal and Disposal | LF  | 257    | \$ | 4.00      | \$       | 1,028.00  |            | \$              | -    | 257.00         | \$   | 1,028.00                                  | 257.00    | \$                                               | 1,028.00  | \$   | -  |          |
| <b>C. EARTHWORK</b>                         |                                            |     |        |    |           |          |           |            |                 |      |                |      |                                           |           |                                                  |           |      |    |          |
| 1.                                          | Strip Topsoil and Stockpile                | LS  | 1      | \$ | 4,000.00  | \$       | 4,000.00  |            | \$              | -    | 1.00           | \$   | 4,000.00                                  | 1.00      | \$                                               | 4,000.00  | \$   | -  |          |
| 2.                                          | Cut Fill & Compact                         | CY  | 5,400  | \$ | 3.00      | \$       | 16,200.00 |            | \$              | -    | 5,400.00       | \$   | 16,200.00                                 | 5,400.00  | \$                                               | 16,200.00 | \$   | -  |          |
| 3.                                          | Rough Grade Site                           | SF  | 72,700 | \$ | 0.05      | \$       | 3,635.00  |            | \$              | -    | 72,700.00      | \$   | 3,635.00                                  | 72,700.00 | \$                                               | 3,635.00  | \$   | -  |          |
| 4.                                          | Respread Topsoil                           | LS  | 1      | \$ | 5,400.00  | \$       | 5,400.00  |            | \$              | -    |                | \$   | -                                         |           | \$                                               | -         | 1.00 | \$ | 5,400.00 |
| <b>D. SANITARY SEWER</b>                    |                                            |     |        |    |           |          |           |            |                 |      |                |      |                                           |           |                                                  |           |      |    |          |
| 1.                                          | Tie into Existing Main                     | EA  | 1      | \$ | 1,500.00  | \$       | 1,500.00  |            | \$              | -    | 1.00           | \$   | 1,500.00                                  | 1.00      | \$                                               | 1,500.00  | \$   | -  |          |
| 2.                                          | 6" SDR-26 Laterals                         | LF  | 347    | \$ | 25.00     | \$       | 8,675.00  |            | \$              | -    | 347.00         | \$   | 8,675.00                                  | 347.00    | \$                                               | 8,675.00  | \$   | -  |          |
| 3.                                          | Stone Envelope                             | TON | 97     | \$ | 26.00     | \$       | 2,522.00  |            | \$              | -    | 97.00          | \$   | 2,522.00                                  | 97.00     | \$                                               | 2,522.00  | \$   | -  |          |
| 4.                                          | Grease Trap                                | EA  | 1      | \$ | 5,000.00  | \$       | 5,000.00  |            | \$              | -    | 1.00           | \$   | 5,000.00                                  | 1.00      | \$                                               | 5,000.00  | \$   | -  |          |
| 5.                                          | Testing (Air, Madrel and Vacuum)           | LS  | 1      | \$ | 1,000.00  | \$       | 1,000.00  |            | \$              | -    | 1.00           | \$   | 1,000.00                                  | 1.00      | \$                                               | 1,000.00  | \$   | -  |          |
| <b>E. STORMWATER</b>                        |                                            |     |        |    |           |          |           |            |                 |      |                |      |                                           |           |                                                  |           |      |    |          |
| 1.                                          | 15 in. HDPE                                | LF  | 1,356  | \$ | 40.00     | \$       | 54,240.00 |            | \$              | -    | 1,356.00       | \$   | 54,240.00                                 | 1,356.00  | \$                                               | 54,240.00 |      | \$ | -        |
| 2.                                          | Modifications to Ex. Outfall Structure     | LS  | 1      | \$ | 1,300.00  | \$       | 1,300.00  |            | \$              | -    |                | \$   | -                                         |           | \$                                               | -         | 1.00 | \$ | 1,300.00 |
| 3.                                          | Type C Inlet                               | EA  | 5      | \$ | 2,450.00  | \$       | 12,250.00 |            | \$              | -    | 5.00           | \$   | 12,250.00                                 | 5.00      | \$                                               | 12,250.00 | \$   | -  |          |
| 4.                                          | Type M Inlet                               | EA  | 3      | \$ | 2,350.00  | \$       | 7,050.00  |            | \$              | -    | 3.00           | \$   | 7,050.00                                  | 3.00      | \$                                               | 7,050.00  | \$   | -  |          |
| 5.                                          | Type M Inlet w/Mod. Box and Weir           | EA  | 1      | \$ | 5,100.00  | \$       | 5,100.00  |            | \$              | -    | 1.00           | \$   | 5,100.00                                  | 1.00      | \$                                               | 5,100.00  | \$   | -  |          |
| 6.                                          | Yard Inlet 2'x2'                           | EA  | 6      | \$ | 1,500.00  | \$       | 9,000.00  |            | \$              | -    | 6.00           | \$   | 9,000.00                                  | 6.00      | \$                                               | 9,000.00  | \$   | -  |          |
| 7.                                          | Type DW Endwall                            | EA  | 1      | \$ | 3,000.00  | \$       | 3,000.00  |            | \$              | -    | 1.00           | \$   | 3,000.00                                  | 1.00      | \$                                               | 3,000.00  | \$   | -  |          |
| 8.                                          | Stone Envelope                             | TON | 380    | \$ | 15.00     | \$       | 5,700.00  |            | \$              | -    | 380.00         | \$   | 5,700.00                                  | 380.00    | \$                                               | 5,700.00  | \$   | -  |          |
| 9.                                          | Infiltration Bed (Basin A)                 | EA  | 1      | \$ | 40,200.00 | \$       | 40,200.00 |            | \$              | -    | 1.00           | \$   | 40,200.00                                 | 1.00      | \$                                               | 40,200.00 | \$   | -  |          |
| 10.                                         | Sawcut Existing Pavement                   | LF  | 129    | \$ | 2.00      | \$       | 258.00    |            | \$              | -    | 129.00         | \$   | 258.00                                    | 129.00    | \$                                               | 258.00    | \$   | -  |          |
| 11.                                         | Temporary Trench Restoration               | SY  | 27     | \$ | 20.00     | \$       | 540.00    |            | \$              | -    | 27.00          | \$   | 540.00                                    | 27.00     | \$                                               | 540.00    | \$   | -  |          |
| 12.                                         | Permanent Roadway Restoration              | SY  | 27     | \$ | 40.00     | \$       | 1,080.00  |            | \$              | -    | 27.00          | \$   | 1,080.00                                  | 27.00     | \$                                               | 1,080.00  | \$   | -  |          |
| 13.                                         | Rip Rap Apron                              | TON | 13     | \$ | 150.00    | \$       | 1,950.00  |            | \$              | -    | 13.00          | \$   | 1,950.00                                  | 13.00     | \$                                               | 1,950.00  | \$   | -  |          |



# ESCROW RELEASE NO.: 6

DATE PREPARED: 19-Aug-2025

|                                                                          |                                                  |                                |
|--------------------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| PROJECT NAME: <b>Bharatiya Temple Cultural and Learning Center Ph II</b> | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: <b>Bharatiya Temple, Inc.</b>                                 | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-707          |
| ESCROW AGENT: <b>Montgomery Township</b>                                 |                                                  | G&A PROJECT NO.: 2013-04061-01 |
| TYPE OF SECURITY: <b>Cash</b>                                            | MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65     | AGREEMENT DATE: 26-May-2023    |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                         | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|-------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                               |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                                                                  | \$ 1,040,751.00        | \$ 186,693.00        | \$ 607,239.75        | \$ 793,932.75        | \$ 246,818.25        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx) | \$ -                   | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| CONTINGENCY (10%)                                                             | \$ 104,075.10          | \$ -                 | \$ -                 | \$ -                 | \$ 104,075.10        |
| <b>TOTAL</b>                                                                  | <b>\$ 1,144,826.10</b> | <b>\$ 186,693.00</b> | <b>\$ 607,239.75</b> | <b>\$ 793,932.75</b> | <b>\$ 350,893.35</b> |

| CONSTRUCTION ITEMS                                | UNIT | QUANTITY | UNIT COST   | TOTAL COST    | CURRENT REQUEST |              | PRIOR REQUESTS |               | TOTAL REQUESTS (incl. current release) |               | AVAILABLE FOR RELEASE (incl. current release) |              |
|---------------------------------------------------|------|----------|-------------|---------------|-----------------|--------------|----------------|---------------|----------------------------------------|---------------|-----------------------------------------------|--------------|
|                                                   |      |          |             |               | QTY             | COST         | QTY            | COST          | QTY                                    | COST          | QTY                                           | COST         |
| <b>F. PAVING AND PARKING AREA</b>                 |      |          |             |               |                 |              |                |               |                                        |               |                                               |              |
| 1. Excavate and Backfill for Curb                 | LF   | 2,892    | \$ 2.00     | \$ 5,784.00   | 725.00          | \$ 1,450.00  | 2,167.00       | \$ 4,334.00   | 2,892.00                               | \$ 5,784.00   | \$ -                                          | \$ -         |
| 2. Concrete Curb, inc. curb line sealing          | LF   | 2,892    | \$ 18.00    | \$ 52,056.00  | 725.00          | \$ 13,050.00 | 2,167.00       | \$ 39,006.00  | 2,892.00                               | \$ 52,056.00  | \$ -                                          | \$ -         |
| 3. Fine Grade Paving                              | SY   | 7,656    | \$ 2.75     | \$ 21,054.00  |                 | \$ -         | 7,656.00       | \$ 21,054.00  | 7,656.00                               | \$ 21,054.00  | \$ -                                          | \$ -         |
| 4. 6 in. 2A Subbase                               | SY   | 7,656    | \$ 7.00     | \$ 53,592.00  |                 | \$ -         | 7,656.00       | \$ 53,592.00  | 7,656.00                               | \$ 53,592.00  | \$ -                                          | \$ -         |
| 5. 3.5 in. 25mm Base Course                       | SY   | 7,656    | \$ 18.00    | \$ 137,808.00 |                 | \$ -         | 7,656.00       | \$ 137,808.00 | 7,656.00                               | \$ 137,808.00 | \$ -                                          | \$ -         |
| 6. 2.0 in. 19mm Binder Course                     | SY   | 7,656    | \$ 11.00    | \$ 84,216.00  |                 | \$ -         | 7,656.00       | \$ 84,216.00  | 7,656.00                               | \$ 84,216.00  | \$ -                                          | \$ -         |
| 7. Sweep and Tack Coat                            | SY   | 7,656    | \$ 0.50     | \$ 3,828.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 7,656.00                                      | \$ 3,828.00  |
| 8. 1.5 in. 9.5mm Wearing Course                   | SY   | 7,656    | \$ 10.00    | \$ 76,560.00  |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 7,656.00                                      | \$ 76,560.00 |
| 9. Joint Seal                                     | EA   | 3,025    | \$ 0.75     | \$ 2,268.75   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 3,025.00                                      | \$ 2,268.75  |
| <b>G. ACCESS CONNECTION DRIVEWAY</b>              |      |          |             |               |                 |              |                |               |                                        |               |                                               |              |
| 1. Strip Topsoil and Stockpile                    | CY   | 78       | \$ 10.00    | \$ 780.00     |                 | \$ -         | 78.00          | \$ 780.00     | 78.00                                  | \$ 780.00     | \$ -                                          | \$ -         |
| 2. Fine Grade Paving                              | SY   | 193      | \$ 2.75     | \$ 530.75     |                 | \$ -         | 193.00         | \$ 530.75     | 193.00                                 | \$ 530.75     | \$ -                                          | \$ -         |
| 3. 6 in. 2A Subbase                               | SY   | 193      | \$ 7.00     | \$ 1,351.00   |                 | \$ -         | 193.00         | \$ 1,351.00   | 193.00                                 | \$ 1,351.00   | \$ -                                          | \$ -         |
| 4. 3.5 in. 25mm Base Course                       | SY   | 193      | \$ 18.00    | \$ 3,474.00   |                 | \$ -         | 193.00         | \$ 3,474.00   | 193.00                                 | \$ 3,474.00   | \$ -                                          | \$ -         |
| 5. 2.0 in. 19mm Binder Course                     | SY   | 193      | \$ 11.00    | \$ 2,123.00   |                 | \$ -         | 193.00         | \$ 2,123.00   | 193.00                                 | \$ 2,123.00   | \$ -                                          | \$ -         |
| 6. Sweep and Tack Coat                            | SY   | 193      | \$ 0.50     | \$ 96.50      |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 193.00                                        | \$ 96.50     |
| 7. 1.5 in. 9.5mm Wearing Course                   | SY   | 193      | \$ 10.00    | \$ 1,930.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 193.00                                        | \$ 1,930.00  |
| 8. Bollards and Chain                             | LS   | 1        | \$ 1,600.00 | \$ 1,600.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 1.00                                          | \$ 1,600.00  |
| <b>H. CONCRETE SIDEWALK AND APRONS</b>            |      |          |             |               |                 |              |                |               |                                        |               |                                               |              |
| 1. 4 ft wide Concrete Sidewalk - Internal Site    | SF   | 4,823    | \$ 18.00    | \$ 86,814.00  | 4,823.00        | \$ 86,814.00 | \$ -           | \$ -          | 4,823.00                               | \$ 86,814.00  | \$ -                                          | \$ -         |
| 2. 4 ft wide Concrete Sidewalk - County Line Road | SF   | 1,778    | \$ 18.00    | \$ 32,004.00  | 1,778.00        | \$ 32,004.00 | \$ -           | \$ -          | 1,778.00                               | \$ 32,004.00  | \$ -                                          | \$ -         |
| 3. Concrete Driveway Aprons - County Line Road    | SF   | 195      | \$ 25.00    | \$ 4,875.00   | 195.00          | \$ 4,875.00  | \$ -           | \$ -          | 195.00                                 | \$ 4,875.00   | \$ -                                          | \$ -         |
| 4. ADA Curb Ramp, inc. DWS                        | EA   | 10       | \$ 2,500.00 | \$ 25,000.00  | 10.00           | \$ 25,000.00 | \$ -           | \$ -          | 10.00                                  | \$ 25,000.00  | \$ -                                          | \$ -         |
| <b>I. LANDSCAPING</b>                             |      |          |             |               |                 |              |                |               |                                        |               |                                               |              |
| 1. Eastern White Pine                             | EA   | 18       | \$ 550.00   | \$ 9,900.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 18.00                                         | \$ 9,900.00  |
| 2. Sweetbay Magnolia                              | EA   | 22       | \$ 400.00   | \$ 8,800.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 22.00                                         | \$ 8,800.00  |
| 3. Saucer Magnolia                                | EA   | 10       | \$ 400.00   | \$ 4,000.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 10.00                                         | \$ 4,000.00  |
| 4. Burgundy Star Magnolia                         | EA   | 10       | \$ 400.00   | \$ 4,000.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 10.00                                         | \$ 4,000.00  |
| 5. Vossii Goldenchain Tree                        | EA   | 21       | \$ 400.00   | \$ 8,400.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 21.00                                         | \$ 8,400.00  |
| 6. Autumn Gold Ginko                              | EA   | 6        | \$ 600.00   | \$ 3,600.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 6.00                                          | \$ 3,600.00  |
| 7. Red Maple (Native)                             | EA   | 15       | \$ 600.00   | \$ 9,000.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 15.00                                         | \$ 9,000.00  |
| 8. London Plane Tree                              | EA   | 3        | \$ 600.00   | \$ 1,800.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 3.00                                          | \$ 1,800.00  |
| 9. Green Pillar Pin Oak (Native)                  | EA   | 4        | \$ 600.00   | \$ 2,400.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 4.00                                          | \$ 2,400.00  |
| 10. Japanese Zelkova                              | EA   | 3        | \$ 600.00   | \$ 1,800.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 3.00                                          | \$ 1,800.00  |
| 11. Blue Atlas Cedar                              | EA   | 1        | \$ 550.00   | \$ 550.00     |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 1.00                                          | \$ 550.00    |
| 12. American Holly                                | EA   | 18       | \$ 550.00   | \$ 9,900.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 18.00                                         | \$ 9,900.00  |
| 13. Green Giant Arborvitae                        | EA   | 43       | \$ 250.00   | \$ 10,750.00  |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 43.00                                         | \$ 10,750.00 |
| 14. Inkberry                                      | EA   | 13       | \$ 95.00    | \$ 1,235.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 13.00                                         | \$ 1,235.00  |
| 15. Chesapeake Viburnum                           | EA   | 5        | \$ 95.00    | \$ 475.00     |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 5.00                                          | \$ 475.00    |
| 16. Privacy Fencing                               | EA   | 175      | \$ 45.00    | \$ 7,875.00   |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 175.00                                        | \$ 7,875.00  |
| 17. Detention Basin Fencing                       | EA   | 350      | \$ 35.00    | \$ 12,250.00  |                 | \$ -         | \$ -           | \$ -          | \$ -                                   | \$ -          | 350.00                                        | \$ 12,250.00 |
| 18. Tree Protection Fencing                       | EA   | 1,558    | \$ 1.75     | \$ 2,726.50   |                 | \$ -         | 1,558.00       | \$ 2,726.50   | 1,558.00                               | \$ 2,726.50   | \$ -                                          | \$ -         |



# ESCROW RELEASE NO.: 6

DATE PREPARED: 19-Aug-2025

|                                                                   |                                                  |                                |
|-------------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: Bharatiya Temple, Inc.                                 | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-707          |
| ESCROW AGENT: Montgomery Township                                 |                                                  | G&A PROJECT NO.: 2013-04061-01 |
| TYPE OF SECURITY: Cash                                            | MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65     | AGREEMENT DATE: 26-May-2023    |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                         | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|-------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                               |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                                                                  | \$ 1,040,751.00        | \$ 186,693.00        | \$ 607,239.75        | \$ 793,932.75        | \$ 246,818.25        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx) | \$ -                   | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| CONTINGENCY (10%)                                                             | \$ 104,075.10          | \$ -                 | \$ -                 | \$ -                 | \$ 104,075.10        |
| <b>TOTAL</b>                                                                  | <b>\$ 1,144,826.10</b> | <b>\$ 186,693.00</b> | <b>\$ 607,239.75</b> | <b>\$ 793,932.75</b> | <b>\$ 350,893.35</b> |

| CONSTRUCTION ITEMS                                                                                | UNIT | QUANTITY | UNIT COST     | TOTAL COST    | CURRENT REQUEST |             | PRIOR REQUESTS |             | TOTAL REQUESTS<br>(incl. current release) |             | AVAILABLE FOR RELEASE<br>(incl. current release) |               |
|---------------------------------------------------------------------------------------------------|------|----------|---------------|---------------|-----------------|-------------|----------------|-------------|-------------------------------------------|-------------|--------------------------------------------------|---------------|
|                                                                                                   |      |          |               |               | QTY             | COST        | QTY            | COST        | QTY                                       | COST        | QTY                                              | COST          |
| <b>J. LIGHTING</b>                                                                                |      |          |               |               |                 |             |                |             |                                           |             |                                                  |               |
| 1. Misc. Existing Fixture Removal                                                                 | LS   | 1        | \$ 1,000.00   | \$ 1,000.00   |                 | \$ -        | 1.00           | \$ 1,000.00 | 1.00                                      | \$ 1,000.00 |                                                  | \$ -          |
| 2. Provide Back Shield on Existing Fixtures                                                       | EA   | 4        | \$ 300.00     | \$ 1,200.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 4.00                                             | \$ 1,200.00   |
| 3. Fixture A on Existing Pole                                                                     | EA   | 2        | \$ 650.00     | \$ 1,300.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 2.00                                             | \$ 1,300.00   |
| 4. Fixture A on New Pole                                                                          | EA   | 5        | \$ 3,000.00   | \$ 15,000.00  | 1.50            | \$ 4,500.00 |                | \$ -        | 1.50                                      | \$ 4,500.00 | 3.50                                             | \$ 10,500.00  |
| 5. Fixture B on New Pole                                                                          | EA   | 4        | \$ 3,000.00   | \$ 12,000.00  | 2.00            | \$ 6,000.00 |                | \$ -        | 2.00                                      | \$ 6,000.00 | 2.00                                             | \$ 6,000.00   |
| 6. Fixture C on New Pole                                                                          | EA   | 3        | \$ 3,000.00   | \$ 9,000.00   | 1.50            | \$ 4,500.00 |                | \$ -        | 1.50                                      | \$ 4,500.00 | 1.50                                             | \$ 4,500.00   |
| 7. Fixture D on New Pole                                                                          | EA   | 1        | \$ 3,650.00   | \$ 3,650.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ 3,650.00   |
| 8. Fixture E on Building                                                                          | EA   | 4        | \$ 550.00     | \$ 2,200.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 4.00                                             | \$ 2,200.00   |
| 9. Fixture F on New Pole                                                                          | EA   | 1        | \$ 3,000.00   | \$ 3,000.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ 3,000.00   |
| 10. Fixture G on New Pole                                                                         | EA   | 4        | \$ 3,000.00   | \$ 12,000.00  | 2.00            | \$ 6,000.00 |                | \$ -        | 2.00                                      | \$ 6,000.00 | 2.00                                             | \$ 6,000.00   |
| <b>K. MISCELLANEOUS</b>                                                                           |      |          |               |               |                 |             |                |             |                                           |             |                                                  |               |
| 1. Construction Stakeout                                                                          | LS   | 1        | \$ 7,500.00   | \$ 7,500.00   |                 | \$ -        | 1.00           | \$ 7,500.00 | 1.00                                      | \$ 7,500.00 |                                                  | \$ -          |
| 2. As-Built Plans                                                                                 | LS   | 1        | \$ 5,500.00   | \$ 5,500.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ 5,500.00   |
| 3. Dumpster Area (Pad & Fence)                                                                    | LS   | 1        | \$ 5,000.00   | \$ 5,000.00   | 0.50            | \$ 2,500.00 |                | \$ -        | 0.50                                      | \$ 2,500.00 | 0.50                                             | \$ 2,500.00   |
| 4. Signage                                                                                        | EA   | 23       | \$ 250.00     | \$ 5,750.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 23.00                                            | \$ 5,750.00   |
| 5. Pavement Markings                                                                              | LS   | 1        | \$ 2,500.00   | \$ 2,500.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ 2,500.00   |
| 6. Concrete Monuments                                                                             | EA   | 5        | \$ 250.00     | \$ 1,250.00   |                 | \$ -        |                | \$ -        |                                           | \$ -        | 5.00                                             | \$ 1,250.00   |
| 7. Iron Pins                                                                                      | LS   | 1        | \$ 750.00     | \$ 750.00     |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ 750.00     |
| <b>L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</b>                                    |      |          |               |               |                 |             |                |             |                                           |             |                                                  |               |
| 1. 10% Annual Construction Cost Increase<br>(Balance as of mm/dd/yyyy = \$x,xxx.xx)               | LS   | 1        | \$ -          | \$ -          |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ -          |
| <b>M. CONTINGENCY</b>                                                                             |      |          |               |               |                 |             |                |             |                                           |             |                                                  |               |
| 1. 10% Contingency<br>(Released upon certification of completion and receipt of Maintenance Bond) | LS   | 1        | \$ 104,075.10 | \$ 104,075.10 |                 | \$ -        |                | \$ -        |                                           | \$ -        | 1.00                                             | \$ 104,075.10 |

# DEVELOPER'S REQUEST

## SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Jul-2025

|                                                                    |                                                  |                                |
|--------------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| PROJECT NAME: <b>Bharatiya Temple Cultural and Learning Center</b> | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 | <b>MONTGOMERY TOWNSHIP</b>     |
| DEVELOPER: Bharatiya Temple, Inc.                                  | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-707          |
| ESCROW AGENT: Montgomery Township                                  |                                                  | G&A PROJECT NO.: 2013-04061-01 |
| TYPE OF SECURITY: Financial Security                               | MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65     | AGREEMENT DATE: 26-May-2023    |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                         | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|-------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                               |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                                                                  | \$1,040,751.00         | \$ 201,911.00        | \$ 607,239.75        | \$ 803,907.75        | \$ 236,843.25        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx) | \$ -                   | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| CONTINGENCY (10%)                                                             | \$ 104,075.10          | \$ -                 | \$ -                 | \$ -                 | \$ 104,075.10        |
| <b>TOTAL</b>                                                                  | <b>\$ 1,144,826.10</b> | <b>\$ 201,911.00</b> | <b>\$ 607,239.75</b> | <b>\$ 803,907.75</b> | <b>\$ 340,918.35</b> |

| CONSTRUCTION ITEMS                            | UNIT | QUANTITY | UNIT COST    | TOTAL COST   | CURRENT REQUEST |             | PRIOR REQUESTS |              | TOTAL REQUESTS<br>(incl. current release) |              | AVAILABLE FOR RELEASE<br>(incl. current release) |             |
|-----------------------------------------------|------|----------|--------------|--------------|-----------------|-------------|----------------|--------------|-------------------------------------------|--------------|--------------------------------------------------|-------------|
|                                               |      |          |              |              | QTY             | COST        | QTY            | COST         | QTY                                       | COST         | QTY                                              | COST        |
| <b>A. SOIL EROSION AND SEDIMENT CONTROL</b>   |      |          |              |              |                 |             |                |              |                                           |              |                                                  |             |
| 1. Construction Entrance                      | EA   | 3        | \$ 3,500.00  | \$ 10,500.00 |                 |             | 3.00           | \$ 10,500.00 | 3.00                                      | \$ 10,500.00 | \$ -                                             |             |
| 2. Concrete Washout                           | EA   | 1        | \$ 850.00    | \$ 850.00    |                 |             | 1.00           | \$ 850.00    | 1.00                                      | \$ 850.00    | \$ -                                             |             |
| 3. 12 inch Filter Sock                        | LF   | 666      | \$ 8.50      | \$ 5,661.00  |                 |             | 666.00         | \$ 5,661.00  | 666.00                                    | \$ 5,661.00  | \$ -                                             |             |
| 4. NAG S75 Erosion Control Matting            | SY   | 4,030    | \$ 2.25      | \$ 9,067.50  |                 |             | 4,030.00       | \$ 9,067.50  | 4,030.00                                  | \$ 9,067.50  | \$ -                                             |             |
| 5. Filter Bag Inlet Protection                | EA   | 19       | \$ 150.00    | \$ 2,850.00  |                 |             | 19.00          | \$ 2,850.00  | 19.00                                     | \$ 2,850.00  | \$ -                                             |             |
| 6. Temporary Seeding-Topsoil Stockpiles       | LS   | 1        | \$ 500.00    | \$ 500.00    |                 |             |                | \$ -         |                                           | \$ -         | 1.00                                             | \$ 500.00   |
| <b>B. DEMOLITION AND CLEARING</b>             |      |          |              |              |                 |             |                |              |                                           |              |                                                  |             |
| 1. Clearing and Grubbing                      | LS   | 1        | \$ 5,000.00  | \$ 5,000.00  |                 |             | 1.00           | \$ 5,000.00  | 1.00                                      | \$ 5,000.00  | \$ -                                             |             |
| 2. Existing Curb Removal and Disposal         | LF   | 1,462    | \$ 5.00      | \$ 7,310.00  |                 |             | 1,462.00       | \$ 7,310.00  | 1,462.00                                  | \$ 7,310.00  | \$ -                                             |             |
| 3. Existing Sidewalk Removal and Disposal     | SF   | 2,377    | \$ 4.00      | \$ 9,508.00  |                 |             | 2,377.00       | \$ 9,508.00  | 2,377.00                                  | \$ 9,508.00  | \$ -                                             |             |
| 4. Existing Paving Removal and Disposal       | SY   | 2,750    | \$ 3.00      | \$ 8,250.00  |                 |             | 2,750.00       | \$ 8,250.00  | 2,750.00                                  | \$ 8,250.00  | \$ -                                             |             |
| 5. Existing Stone Area Regrading/Removal      | SY   | 4,840    | \$ 0.50      | \$ 2,420.00  |                 |             | 4,840.00       | \$ 2,420.00  | 4,840.00                                  | \$ 2,420.00  | \$ -                                             |             |
| 6. Existing Inlet Removal and Disposal        | EA   | 3        | \$ 800.00    | \$ 2,400.00  |                 |             | 3.00           | \$ 2,400.00  | 3.00                                      | \$ 2,400.00  | \$ -                                             |             |
| 7. Existing Storm Piping Removal and Disposal | LF   | 257      | \$ 4.00      | \$ 1,028.00  |                 |             | 257.00         | \$ 1,028.00  | 257.00                                    | \$ 1,028.00  | \$ -                                             |             |
| <b>C. EARTHWORK</b>                           |      |          |              |              |                 |             |                |              |                                           |              |                                                  |             |
| 1. Strip Topsoil and Stockpile                | LS   | 1        | \$ 4,000.00  | \$ 4,000.00  |                 |             | 1.00           | \$ 4,000.00  | 1.00                                      | \$ 4,000.00  | \$ -                                             |             |
| 2. Cut Fill & Compact                         | CY   | 5,400    | \$ 3.00      | \$ 16,200.00 |                 |             | 5,400.00       | \$ 16,200.00 | 5,400.00                                  | \$ 16,200.00 | \$ -                                             |             |
| 3. Rough Grade Site                           | SF   | 72,700   | \$ 0.05      | \$ 3,635.00  |                 |             | 72,700.00      | \$ 3,635.00  | 72,700.00                                 | \$ 3,635.00  | \$ -                                             |             |
| 4. Respread Topsoil                           | LS   | 1        | \$ 5,400.00  | \$ 5,400.00  |                 |             |                | \$ -         |                                           | \$ -         | 1.00                                             | \$ 5,400.00 |
| <b>D. SANITARY SEWER</b>                      |      |          |              |              |                 |             |                |              |                                           |              |                                                  |             |
| 1. Tie into Existing Main                     | EA   | 1        | \$ 1,500.00  | \$ 1,500.00  |                 |             | 1.00           | \$ 1,500.00  | 1.00                                      | \$ 1,500.00  | \$ -                                             |             |
| 2. 6" SDR-26 Laterals                         | LF   | 347      | \$ 25.00     | \$ 8,675.00  |                 |             | 347.00         | \$ 8,675.00  | 347.00                                    | \$ 8,675.00  | \$ -                                             |             |
| 3. Stone Envelope                             | TON  | 97       | \$ 26.00     | \$ 2,522.00  |                 |             | 97.00          | \$ 2,522.00  | 97.00                                     | \$ 2,522.00  | \$ -                                             |             |
| 4. Grease Trap                                | EA   | 1        | \$ 5,000.00  | \$ 5,000.00  |                 |             | 1.00           | \$ 5,000.00  | 1.00                                      | \$ 5,000.00  | \$ -                                             |             |
| 5. Testing (Air, Madrel and Vacuum)           | LS   | 1        | \$ 1,000.00  | \$ 1,000.00  |                 |             | 1.00           | \$ 1,000.00  | 1.00                                      | \$ 1,000.00  | \$ -                                             |             |
| <b>E. STORMWATER</b>                          |      |          |              |              |                 |             |                |              |                                           |              |                                                  |             |
| 1. 15 in. HDPE                                | LF   | 1,356    | \$ 40.00     | \$ 54,240.00 |                 |             | 1,356.00       | \$ 54,240.00 | 1,356.00                                  | \$ 54,240.00 | \$ -                                             |             |
| 2. Modifications to Ex. Outfall Structure     | LS   | 1        | \$ 1,300.00  | \$ 1,300.00  | 1.00            | \$ 1,300.00 |                | \$ -         | 1.00                                      | \$ 1,300.00  | \$ -                                             |             |
| 3. Type C Inlet                               | EA   | 5        | \$ 2,450.00  | \$ 12,250.00 |                 |             | 5.00           | \$ 12,250.00 | 5.00                                      | \$ 12,250.00 | \$ -                                             |             |
| 4. Type M Inlet                               | EA   | 3        | \$ 2,350.00  | \$ 7,050.00  |                 |             | 3.00           | \$ 7,050.00  | 3.00                                      | \$ 7,050.00  | \$ -                                             |             |
| 5. Type M Inlet w/Mod. Box and Weir           | EA   | 1        | \$ 5,100.00  | \$ 5,100.00  |                 |             | 1.00           | \$ 5,100.00  | 1.00                                      | \$ 5,100.00  | \$ -                                             |             |
| 6. Yard Inlet 2'x2'                           | EA   | 6        | \$ 1,500.00  | \$ 9,000.00  |                 |             | 6.00           | \$ 9,000.00  | 6.00                                      | \$ 9,000.00  | \$ -                                             |             |
| 7. Type DW Endwall                            | EA   | 1        | \$ 3,000.00  | \$ 3,000.00  |                 |             | 1.00           | \$ 3,000.00  | 1.00                                      | \$ 3,000.00  | \$ -                                             |             |
| 8. Stone Envelope                             | TON  | 380      | \$ 15.00     | \$ 5,700.00  |                 |             | 380.00         | \$ 5,700.00  | 380.00                                    | \$ 5,700.00  | \$ -                                             |             |
| 9. Infiltration Bed (Basin A)                 | EA   | 1        | \$ 40,200.00 | \$ 40,200.00 |                 |             | 1.00           | \$ 40,200.00 | 1.00                                      | \$ 40,200.00 | \$ -                                             |             |
| 10. Sawcut Existing Pavement                  | LF   | 129      | \$ 2.00      | \$ 258.00    |                 |             | 129.00         | \$ 258.00    | 129.00                                    | \$ 258.00    | \$ -                                             |             |
| 11. Temporary Trench Restoration              | SY   | 27       | \$ 20.00     | \$ 540.00    |                 |             | 27.00          | \$ 540.00    | 27.00                                     | \$ 540.00    | \$ -                                             |             |
| 12. Permanent Roadway Restoration             | SY   | 27       | \$ 40.00     | \$ 1,080.00  |                 |             | 27.00          | \$ 1,080.00  | 27.00                                     | \$ 1,080.00  | \$ -                                             |             |
| 13. Rip Rap Apron                             | TON  | 13       | \$ 150.00    | \$ 1,950.00  |                 |             | 13.00          | \$ 1,950.00  | 13.00                                     | \$ 1,950.00  | \$ -                                             |             |



# DEVELOPER'S REQUEST

## SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Jul-2025

|                                                                    |                                                  |                                |
|--------------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| PROJECT NAME: <b>Bharatiya Temple Cultural and Learning Center</b> | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 | <b>MONTGOMERY TOWNSHIP</b>     |
| DEVELOPER: Bharatiya Temple, Inc.                                  | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-707          |
| ESCROW AGENT: Montgomery Township                                  |                                                  | G&A PROJECT NO.: 2013-04061-01 |
| TYPE OF SECURITY: Financial Security                               | MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65     | AGREEMENT DATE: 26-May-2023    |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                         | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|-------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                               |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                                                                  | \$1,040,751.00         | \$ 201,911.00        | \$ 607,239.75        | \$ 803,907.75        | \$ 236,843.25        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx) | \$ -                   | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| CONTINGENCY (10%)                                                             | \$ 104,075.10          | \$ -                 | \$ -                 | \$ -                 | \$ 104,075.10        |
| <b>TOTAL</b>                                                                  | <b>\$ 1,144,826.10</b> | <b>\$ 201,911.00</b> | <b>\$ 607,239.75</b> | <b>\$ 803,907.75</b> | <b>\$ 340,918.35</b> |

| CONSTRUCTION ITEMS                                | UNIT | QUANTITY | UNIT COST   | TOTAL COST    | CURRENT REQUEST |              | PRIOR REQUESTS |               | TOTAL REQUESTS<br>(incl. current release) |               | AVAILABLE FOR RELEASE<br>(incl. current release) |              |
|---------------------------------------------------|------|----------|-------------|---------------|-----------------|--------------|----------------|---------------|-------------------------------------------|---------------|--------------------------------------------------|--------------|
|                                                   |      |          |             |               | QTY             | COST         | QTY            | COST          | QTY                                       | COST          | QTY                                              | COST         |
| <b>F. PAVING AND PARKING AREA</b>                 |      |          |             |               |                 |              |                |               |                                           |               |                                                  |              |
| 1. Excavate and Backfill for Curb                 | LF   | 2,892    | \$ 2.00     | \$ 5,784.00   | 725             | \$ 11,568.00 | 2,167.00       | \$ 4,334.00   | 2,892.00                                  | \$ 5,784.00   | \$ -                                             | \$ -         |
| 2. Concrete Curb, inc. curb line sealing          | LF   | 2,892    | \$ 18.00    | \$ 52,056.00  | 725             | \$ 13,050.00 | 2,167.00       | \$ 39,006.00  | 2,892.00                                  | \$ 52,056.00  | \$ -                                             | \$ -         |
| 3. Fine Grade Paving                              | SY   | 7,656    | \$ 2.75     | \$ 21,054.00  |                 |              | 7,656.00       | \$ 21,054.00  | 7,656.00                                  | \$ 21,054.00  | \$ -                                             | \$ -         |
| 4. 6 in. 2A Subbase                               | SY   | 7,656    | \$ 7.00     | \$ 53,592.00  |                 |              | 7,656.00       | \$ 53,592.00  | 7,656.00                                  | \$ 53,592.00  | \$ -                                             | \$ -         |
| 5. 3.5 in. 25mm Base Course                       | SY   | 7,656    | \$ 18.00    | \$ 137,808.00 |                 |              | 7,656.00       | \$ 137,808.00 | 7,656.00                                  | \$ 137,808.00 | \$ -                                             | \$ -         |
| 6. 2.0 in. 19mm Binder Course                     | SY   | 7,656    | \$ 11.00    | \$ 84,216.00  |                 |              | 7,656.00       | \$ 84,216.00  | 7,656.00                                  | \$ 84,216.00  | \$ -                                             | \$ -         |
| 7. Sweep and Tack Coat                            | SY   | 7,656    | \$ 0.50     | \$ 3,828.00   |                 |              |                | \$ -          |                                           | \$ -          | 7,656.00                                         | \$ 3,828.00  |
| 8. 1.5 in. 9.5mm Wearing Course                   | SY   | 7,656    | \$ 10.00    | \$ 76,560.00  |                 |              |                | \$ -          |                                           | \$ -          | 7,656.00                                         | \$ 76,560.00 |
| 9. Joint Seal                                     | EA   | 3,025    | \$ 0.75     | \$ 2,268.75   |                 |              |                | \$ -          |                                           | \$ -          | 3,025.00                                         | \$ 2,268.75  |
| <b>G. ACCESS CONNECTION DRIVEWAY</b>              |      |          |             |               |                 |              |                |               |                                           |               |                                                  |              |
| 1. Strip Topsoil and Stockpile                    | CY   | 78       | \$ 10.00    | \$ 780.00     |                 |              | 78.00          | \$ 780.00     | 78.00                                     | \$ 780.00     | \$ -                                             | \$ -         |
| 2. Fine Grade Paving                              | SY   | 193      | \$ 2.75     | \$ 530.75     |                 |              | 193.00         | \$ 530.75     | 193.00                                    | \$ 530.75     | \$ -                                             | \$ -         |
| 3. 6 in. 2A Subbase                               | SY   | 193      | \$ 7.00     | \$ 1,351.00   |                 |              | 193.00         | \$ 1,351.00   | 193.00                                    | \$ 1,351.00   | \$ -                                             | \$ -         |
| 4. 3.5 in. 25mm Base Course                       | SY   | 193      | \$ 18.00    | \$ 3,474.00   |                 |              | 193.00         | \$ 3,474.00   | 193.00                                    | \$ 3,474.00   | \$ -                                             | \$ -         |
| 5. 2.0 in. 19mm Binder Course                     | SY   | 193      | \$ 11.00    | \$ 2,123.00   |                 |              | 193.00         | \$ 2,123.00   | 193.00                                    | \$ 2,123.00   | \$ -                                             | \$ -         |
| 6. Sweep and Tack Coat                            | SY   | 193      | \$ 0.50     | \$ 96.50      |                 |              |                | \$ -          |                                           | \$ -          | 193.00                                           | \$ 96.50     |
| 7. 1.5 in. 9.5mm Wearing Course                   | SY   | 193      | \$ 10.00    | \$ 1,930.00   |                 |              |                | \$ -          |                                           | \$ -          | 193.00                                           | \$ 1,930.00  |
| 8. Bollards and Chain                             | LS   | 1        | \$ 1,600.00 | \$ 1,600.00   |                 |              |                | \$ -          |                                           | \$ -          | 1.00                                             | \$ 1,600.00  |
| <b>H. CONCRETE SIDEWALK AND APRONS</b>            |      |          |             |               |                 |              |                |               |                                           |               |                                                  |              |
| 1. 4 ft wide Concrete Sidewalk - Internal Site    | SF   | 4,823    | \$ 18.00    | \$ 86,814.00  | 4,823.00        | \$ 86,814.00 |                | \$ -          | 4,823.00                                  | \$ 86,814.00  | \$ -                                             | \$ -         |
| 2. 4 ft wide Concrete Sidewalk - County Line Road | SF   | 1,778    | \$ 18.00    | \$ 32,004.00  | 1,778.00        | \$ 32,004.00 |                | \$ -          | 1,778.00                                  | \$ 32,004.00  | \$ -                                             | \$ -         |
| 3. Concrete Driveway Aprons - County Line Road    | SF   | 195      | \$ 25.00    | \$ 4,875.00   | 195.00          | \$ 4,875.00  |                | \$ -          | 195.00                                    | \$ 4,875.00   | \$ -                                             | \$ -         |
| 4. ADA Curb Ramp, inc. DWS                        | EA   | 10       | \$ 2,500.00 | \$ 25,000.00  | 10.00           | \$ 25,000.00 |                | \$ -          | 10.00                                     | \$ 25,000.00  | \$ -                                             | \$ -         |
| <b>I. LANDSCAPING</b>                             |      |          |             |               |                 |              |                |               |                                           |               |                                                  |              |
| 1. Eastern White Pine                             | EA   | 18       | \$ 550.00   | \$ 9,900.00   |                 |              |                | \$ -          |                                           | \$ -          | 18.00                                            | \$ 9,900.00  |
| 2. Sweetbay Magnolia                              | EA   | 22       | \$ 400.00   | \$ 8,800.00   |                 |              |                | \$ -          |                                           | \$ -          | 22.00                                            | \$ 8,800.00  |
| 3. Saucer Magnolia                                | EA   | 10       | \$ 400.00   | \$ 4,000.00   |                 |              |                | \$ -          |                                           | \$ -          | 10.00                                            | \$ 4,000.00  |
| 4. Burgundy Star Magnolia                         | EA   | 10       | \$ 400.00   | \$ 4,000.00   |                 |              |                | \$ -          |                                           | \$ -          | 10.00                                            | \$ 4,000.00  |
| 5. Vossil Goldenchain Tree                        | EA   | 21       | \$ 400.00   | \$ 8,400.00   |                 |              |                | \$ -          |                                           | \$ -          | 21.00                                            | \$ 8,400.00  |
| 6. Autumn Gold Ginko                              | EA   | 6        | \$ 600.00   | \$ 3,600.00   |                 |              |                | \$ -          |                                           | \$ -          | 6.00                                             | \$ 3,600.00  |
| 7. Red Maple (Native)                             | EA   | 15       | \$ 600.00   | \$ 9,000.00   |                 |              |                | \$ -          |                                           | \$ -          | 15.00                                            | \$ 9,000.00  |
| 8. London Plane Tree                              | EA   | 3        | \$ 600.00   | \$ 1,800.00   |                 |              |                | \$ -          |                                           | \$ -          | 3.00                                             | \$ 1,800.00  |
| 9. Green Pillar Pin Oak (Native)                  | EA   | 4        | \$ 600.00   | \$ 2,400.00   |                 |              |                | \$ -          |                                           | \$ -          | 4.00                                             | \$ 2,400.00  |
| 10. Japanese Zelkova                              | EA   | 3        | \$ 600.00   | \$ 1,800.00   |                 |              |                | \$ -          |                                           | \$ -          | 3.00                                             | \$ 1,800.00  |
| 11. Blue Atlas Cedar                              | EA   | 1        | \$ 550.00   | \$ 550.00     |                 |              |                | \$ -          |                                           | \$ -          | 1.00                                             | \$ 550.00    |
| 12. American Holly                                | EA   | 18       | \$ 550.00   | \$ 9,900.00   |                 |              |                | \$ -          |                                           | \$ -          | 18.00                                            | \$ 9,900.00  |
| 13. Green Giant Arborvitae                        | EA   | 43       | \$ 250.00   | \$ 10,750.00  |                 |              |                | \$ -          |                                           | \$ -          | 43.00                                            | \$ 10,750.00 |
| 14. Inkberry                                      | EA   | 13       | \$ 95.00    | \$ 1,235.00   |                 |              |                | \$ -          |                                           | \$ -          | 13.00                                            | \$ 1,235.00  |
| 15. Chesapeake Viburnum                           | EA   | 5        | \$ 95.00    | \$ 475.00     |                 |              |                | \$ -          |                                           | \$ -          | 5.00                                             | \$ 475.00    |
| 16. Privacy Fencing                               | EA   | 175      | \$ 45.00    | \$ 7,875.00   |                 |              |                | \$ -          |                                           | \$ -          | 175.00                                           | \$ 7,875.00  |
| 17. Detention Basin Fencing                       | EA   | 350      | \$ 35.00    | \$ 12,250.00  |                 |              |                | \$ -          |                                           | \$ -          | 350.00                                           | \$ 12,250.00 |
| 18. Tree Protection Fencing                       | EA   | 1,558    | \$ 1.75     | \$ 2,726.50   |                 |              | 1,558.00       | \$ 2,726.50   | 1,558.00                                  | \$ 2,726.50   | \$ -                                             | \$ -         |



# DEVELOPER'S REQUEST

## SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Jul-2025

|                                                                    |                                                  |                                |
|--------------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| PROJECT NAME: <b>Bharatiya Temple Cultural and Learning Center</b> | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 | <b>MONTGOMERY TOWNSHIP</b>     |
| DEVELOPER: Bharatiya Temple, Inc.                                  | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-707          |
| ESCROW AGENT: Montgomery Township                                  |                                                  | G&A PROJECT NO.: 2013-04061-01 |
| TYPE OF SECURITY: Financial Security                               | MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65     | AGREEMENT DATE: 26-May-2023    |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                         | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|-------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                               |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                                                                  | \$1,040,751.00         | \$ 201,911.00        | \$ 607,239.75        | \$ 803,907.75        | \$ 236,843.25        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx) | \$ -                   | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| CONTINGENCY (10%)                                                             | \$ 104,075.10          | \$ -                 | \$ -                 | \$ -                 | \$ 104,075.10        |
| <b>TOTAL</b>                                                                  | <b>\$ 1,144,826.10</b> | <b>\$ 201,911.00</b> | <b>\$ 607,239.75</b> | <b>\$ 803,907.75</b> | <b>\$ 340,918.35</b> |

| CONSTRUCTION ITEMS                                                                             | UNIT | QUANTITY | UNIT COST     | TOTAL COST    | CURRENT REQUEST |             | PRIOR REQUESTS |             | TOTAL REQUESTS (incl. current release) |             | AVAILABLE FOR RELEASE (incl. current release) |               |
|------------------------------------------------------------------------------------------------|------|----------|---------------|---------------|-----------------|-------------|----------------|-------------|----------------------------------------|-------------|-----------------------------------------------|---------------|
|                                                                                                |      |          |               |               | QTY             | COST        | QTY            | COST        | QTY                                    | COST        | QTY                                           | COST          |
| <b>J. LIGHTING</b>                                                                             |      |          |               |               |                 |             |                |             |                                        |             |                                               |               |
| 1. Misc. Existing Fixture Removal                                                              | LS   | 1        | \$ 1,000.00   | \$ 1,000.00   |                 |             | 1.00           | \$ 1,000.00 | 1.00                                   | \$ 1,000.00 |                                               | \$ -          |
| 2. Provide Back Shield on Existing Fixtures                                                    | EA   | 4        | \$ 300.00     | \$ 1,200.00   | 2.00            | \$ 600.00   |                | \$ -        | 2.00                                   | \$ 600.00   | 2.00                                          | \$ 600.00     |
| 3. Fixture A on Existing Pole                                                                  | EA   | 2        | \$ 650.00     | \$ 1,300.00   | 1.00            | \$ 650.00   |                | \$ -        | 1.00                                   | \$ 650.00   | 1.00                                          | \$ 650.00     |
| 4. Fixture A on New Pole                                                                       | EA   | 5        | \$ 3,000.00   | \$ 15,000.00  | 2.50            | \$ 7,500.00 |                | \$ -        | 2.50                                   | \$ 7,500.00 | 2.50                                          | \$ 7,500.00   |
| 5. Fixture B on New Pole                                                                       | EA   | 4        | \$ 3,000.00   | \$ 12,000.00  | 2.00            | \$ 6,000.00 |                | \$ -        | 2.00                                   | \$ 6,000.00 | 2.00                                          | \$ 6,000.00   |
| 6. Fixture C on New Pole                                                                       | EA   | 3        | \$ 3,000.00   | \$ 9,000.00   | 1.50            | \$ 4,500.00 |                | \$ -        | 1.50                                   | \$ 4,500.00 | 1.50                                          | \$ 4,500.00   |
| 7. Fixture D on New Pole                                                                       | EA   | 1        | \$ 3,650.00   | \$ 3,650.00   | 0.50            | \$ 1,825.00 |                | \$ -        | 0.50                                   | \$ 1,825.00 | 0.50                                          | \$ 1,825.00   |
| 8. Fixture E on Building                                                                       | EA   | 4        | \$ 550.00     | \$ 2,200.00   | 2.00            | \$ 1,100.00 |                | \$ -        | 2.00                                   | \$ 1,100.00 | 2.00                                          | \$ 1,100.00   |
| 9. Fixture F on New Pole                                                                       | EA   | 1        | \$ 3,000.00   | \$ 3,000.00   | 0.50            | \$ 1,500.00 |                | \$ -        | 0.50                                   | \$ 1,500.00 | 0.50                                          | \$ 1,500.00   |
| 10. Fixture G on New Pole                                                                      | EA   | 4        | \$ 3,000.00   | \$ 12,000.00  | 2.00            | \$ 6,000.00 |                | \$ -        | 2.00                                   | \$ 6,000.00 | 2.00                                          | \$ 6,000.00   |
| <b>K. MISCELLANEOUS</b>                                                                        |      |          |               |               |                 |             |                |             |                                        |             |                                               |               |
| 1. Construction Stakeout                                                                       | LS   | 1        | \$ 7,500.00   | \$ 7,500.00   |                 |             | 1.00           | \$ 7,500.00 | 1.00                                   | \$ 7,500.00 |                                               | \$ -          |
| 2. As-Built Plans                                                                              | LS   | 1        | \$ 5,500.00   | \$ 5,500.00   |                 |             |                | \$ -        |                                        | \$ -        | 1.00                                          | \$ 5,500.00   |
| 3. Dumpster Area (Pad & Fence)                                                                 | LS   | 1        | \$ 5,000.00   | \$ 5,000.00   | 0.50            | \$ 2,500.00 |                | \$ -        | 0.50                                   | \$ 2,500.00 | 0.50                                          | \$ 2,500.00   |
| 4. Signage                                                                                     | EA   | 23       | \$ 250.00     | \$ 5,750.00   |                 |             |                | \$ -        |                                        | \$ -        | 23.00                                         | \$ 5,750.00   |
| 5. Pavement Markings                                                                           | LS   | 1        | \$ 2,500.00   | \$ 2,500.00   |                 |             |                | \$ -        |                                        | \$ -        | 1.00                                          | \$ 2,500.00   |
| 6. Concrete Monuments                                                                          | EA   | 5        | \$ 250.00     | \$ 1,250.00   |                 |             |                | \$ -        |                                        | \$ -        | 5.00                                          | \$ 1,250.00   |
| 7. Iron Pins                                                                                   | LS   | 1        | \$ 750.00     | \$ 750.00     |                 |             |                | \$ -        |                                        | \$ -        | 1.00                                          | \$ 750.00     |
| <b>L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</b>                                 |      |          |               |               |                 |             |                |             |                                        |             |                                               |               |
| 1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)               | LS   | 1        | \$ -          | \$ -          |                 |             |                | \$ -        |                                        | \$ -        | 1.00                                          | \$ -          |
| <b>M. CONTINGENCY</b>                                                                          |      |          |               |               |                 |             |                |             |                                        |             |                                               |               |
| 1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond) | LS   | 1        | \$ 104,075.10 | \$ 104,075.10 |                 |             |                | \$ -        |                                        | \$ -        | 1.00                                          | \$ 104,075.10 |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY  
Item #04e

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|                |                                                     |
|----------------|-----------------------------------------------------|
| SUBJECT:       | Shake Shack Escrow Release #1 LDS#716               |
| MEETING DATE:  | August 25, 2025                                     |
| BOARD LIAISON: | Audrey Ware-Jones, Chairwoman                       |
| INITIATED BY:  | Marianne McConnell, Director of Planning and Zoning |

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**BACKGROUND:**

Attached is a construction escrow release requested by RE Plus Airport Square LLC, for the Shake Shack located at Airport Square, as recommended by the Township Engineer.

The original amount of escrow, in the amount of \$289,155.43, held as cash, was posted by Gateway DC Properties, Inc. The property was later sold to RE Plus Airport Square LLC. An Assignment Agreement, dated September 13, 2022, provides for the assigning of all rights, title and interest from Gateway DC Properties, Inc., to RE Plus Airport Square LLC, in the cash deposits held by the Township as financial security and reimbursement for professional services.

This is the first release request, in the amount of \$246,006.75. The new balance will be \$43,168.68

**MOTION/RESOLUTION:**

**MOTION** to authorize as part of the consent agenda.



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

August 20, 2025

File No. 2021-09033

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Shake Shack at 801 Bethlehem Pike, Airport Square Shopping Center - LDS#716  
RE Plus Airport Square LLC c/o Wafra, Inc.  
Escrow Release Request 1

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the project referenced above. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$246,006.75 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/si

Enclosure: Release of Escrow Form & Summary (8/19/25)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
Bill Wiegman, Director of Fire Services – Montgomery Township  
John Walko, Esq., Solicitor – Kilkenny Law  
Brian McCarthy - RE Plus Airport Square LLC c/o Wafra, Inc.  
Kelli Burke – Wilder Companies, LTD  
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC  
Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist – Gilmore & Associates, Inc.  
Geoffrey J. Attanasio, P.E. – Gilmore & Associates, Inc.  
Damon A. Drummond, P.E., PTOE – Gilmore & Associates, Inc.

**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 07/21/2025

**Development:** Airport Square - Shake Shack - LDS-716

**G&A Project #:** 2021-09033

**Release #:** 1

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$246,006.75. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Ms. Carolyn McCreary  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 08/20/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$246,006.75 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 8/20/2025  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from RE Plus Airport Square LLC c/o Wafra, Inc. for Airport Square - Shake Shack - LDS-716, in the amount of \$246,006.75, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$246,006.75; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$246,006.75; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$289,175.43 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$43,168.68 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

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

RELEASED BY: \_\_\_\_\_

Department Director



# ESCROW RELEASE NO.: 1

DATE PREPARED: 20-Aug-2025

|                                                       |                                                  |                             |
|-------------------------------------------------------|--------------------------------------------------|-----------------------------|
| PROJECT NAME: Airport Square - Shake Shack            | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 26,300.00 | MONTGOMERY TOWNSHIP         |
| DEVELOPER: RE Plus Airport Square LLC c/o Wafra, Inc. | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-716       |
| ESCROW AGENT: Montgomery Township                     |                                                  | G&A PROJECT NO.: 2021-09033 |
| TYPE OF SECURITY: Cash                                | MAINTENANCE BOND AMOUNT (15%): \$ 39,433.01      | AGREEMENT DATE: 14-Jul-2022 |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                | TOTAL COST           | RELEASE REQUESTS     |             |                      | BALANCE             |
|----------------------------------------------------------------------|----------------------|----------------------|-------------|----------------------|---------------------|
|                                                                      |                      | CURRENT              | PRIOR       | TOTAL                |                     |
| CONSTRUCTION                                                         | \$262,886.75         | \$ 246,006.75        | \$ -        | \$ 246,006.75        | \$ 16,880.00        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$x.xx) | \$ -                 | \$ -                 | \$ -        | \$ -                 | \$ -                |
| CONTINGENCY (10%)                                                    | \$ 26,288.68         | \$ -                 | \$ -        | \$ -                 | \$ 26,288.68        |
| <b>TOTAL</b>                                                         | <b>\$ 289,175.43</b> | <b>\$ 246,006.75</b> | <b>\$ -</b> | <b>\$ 246,006.75</b> | <b>\$ 43,168.68</b> |

| CONSTRUCTION ITEMS                                  |                                        |    |       |    | UNIT     | QUANTITY | UNIT COST | TOTAL COST | CURRENT REQUEST |           | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(incl. current release) |      | AVAILABLE FOR RELEASE<br>(incl. current release) |       |    |        |
|-----------------------------------------------------|----------------------------------------|----|-------|----|----------|----------|-----------|------------|-----------------|-----------|----------------|------|-------------------------------------------|------|--------------------------------------------------|-------|----|--------|
|                                                     |                                        |    |       |    |          |          |           |            | QTY             | COST      | QTY            | COST | QTY                                       | COST | QTY                                              | COST  |    |        |
| <b>A. <u>DEMOLITION, REMOVALS, AND CLEARING</u></b> |                                        |    |       |    |          |          |           |            |                 |           |                |      |                                           |      |                                                  |       |    |        |
| 1.                                                  | Building Removal                       | SF | 3,045 | \$ | 3.50     | \$       | 10,657.50 | 3,045.00   | \$              | 10,657.50 | \$             | -    | 3,045.00                                  | \$   | 10,657.50                                        | \$    | -  |        |
| 2.                                                  | Curb Removal                           | LF | 350   | \$ | 8.00     | \$       | 2,800.00  | 350.00     | \$              | 2,800.00  | \$             | -    | 350.00                                    | \$   | 2,800.00                                         | \$    | -  |        |
| 3.                                                  | Asphalt Pavement Removal               | SY | 1,070 | \$ | 3.00     | \$       | 3,210.00  | 1,070.00   | \$              | 3,210.00  | \$             | -    | 1,070.00                                  | \$   | 3,210.00                                         | \$    | -  |        |
| 4.                                                  | Concrete Removal                       | SF | 2,800 | \$ | 0.75     | \$       | 2,100.00  | 2,800.00   | \$              | 2,100.00  | \$             | -    | 2,800.00                                  | \$   | 2,100.00                                         | \$    | -  |        |
| 5.                                                  | Pavement Milling                       | SY | 450   | \$ | 3.00     | \$       | 1,350.00  | 450.00     | \$              | 1,350.00  | \$             | -    | 450.00                                    | \$   | 1,350.00                                         | \$    | -  |        |
| 6.                                                  | Sign and Post Removal                  | EA | 4     | \$ | 36.50    | \$       | 146.00    | 4.00       | \$              | 146.00    | \$             | -    | 4.00                                      | \$   | 146.00                                           | \$    | -  |        |
| 7.                                                  | Tree Removal                           | EA | 1     | \$ | 200.00   | \$       | 200.00    | 1.00       | \$              | 200.00    | \$             | -    | 1.00                                      | \$   | 200.00                                           | \$    | -  |        |
| <b>B. <u>SOIL EROSION AND SEDIMENT CONTROL</u></b>  |                                        |    |       |    |          |          |           |            |                 |           |                |      |                                           |      |                                                  |       |    |        |
| 1.                                                  | Construction Entrance                  | EA | 2     | \$ | 3,500.00 | \$       | 7,000.00  | 2.00       | \$              | 7,000.00  | \$             | -    | 2.00                                      | \$   | 7,000.00                                         | \$    | -  |        |
| 2.                                                  | Concrete Washout                       | EA | 1     | \$ | 500.00   | \$       | 500.00    | 1.00       | \$              | 500.00    | \$             | -    | 1.00                                      | \$   | 500.00                                           | \$    | -  |        |
| 3.                                                  | 12" Silt Socks                         | LF | 250   | \$ | 9.00     | \$       | 2,250.00  | 250.00     | \$              | 2,250.00  | \$             | -    | 250.00                                    | \$   | 2,250.00                                         | \$    | -  |        |
| 4.                                                  | Tree Protection                        | LF | 185   | \$ | 3.75     | \$       | 693.75    | 185.00     | \$              | 693.75    | \$             | -    | 185.00                                    | \$   | 693.75                                           | \$    | -  |        |
| 5.                                                  | Permanent Seeding                      | SF | 3,120 | \$ | 0.15     | \$       | 468.00    | 3,120.00   | \$              | 468.00    | \$             | -    | 3,120.00                                  | \$   | 468.00                                           | \$    | -  |        |
| 6.                                                  | Inlet Protection                       | EA | 3     | \$ | 150.00   | \$       | 450.00    | 3.00       | \$              | 450.00    | \$             | -    | 3.00                                      | \$   | 450.00                                           | \$    | -  |        |
| <b>C. <u>CURB AND PAVEMENT</u></b>                  |                                        |    |       |    |          |          |           |            |                 |           |                |      |                                           |      |                                                  |       |    |        |
| 1.                                                  | Concrete Curb                          | LF | 900   | \$ | 18.00    | \$       | 16,200.00 | 900.00     | \$              | 16,200.00 | \$             | -    | 900.00                                    | \$   | 16,200.00                                        | \$    | -  |        |
| 2.                                                  | Concrete Curb Ramp                     | EA | 1     | \$ | 2,000.00 | \$       | 2,000.00  | 1.00       | \$              | 2,000.00  | \$             | -    | 1.00                                      | \$   | 2,000.00                                         | \$    | -  |        |
| 3.                                                  | Detectable Warning Surface             | SF | 10    | \$ | 80.00    | \$       | 800.00    | 10.00      | \$              | 800.00    | \$             | -    | 10.00                                     | \$   | 800.00                                           | \$    | -  |        |
| 4.                                                  | Concrete Pavement                      | SF | 2,220 | \$ | 17.00    | \$       | 37,740.00 | 2,204.00   | \$              | 37,468.00 | \$             | -    | 2,204.00                                  | \$   | 37,468.00                                        | 16.00 | \$ | 272.00 |
| 5.                                                  | Concrete Steps                         | LF | 40    | \$ | 150.00   | \$       | 6,000.00  | 40.00      | \$              | 6,000.00  | \$             | -    | 40.00                                     | \$   | 6,000.00                                         | \$    | -  |        |
| 6.                                                  | 1.5 in. Wearing Course                 | SY | 1,520 | \$ | 9.50     | \$       | 14,440.00 | 1,470.00   | \$              | 13,965.00 | \$             | -    | 1,470.00                                  | \$   | 13,965.00                                        | 50.00 | \$ | 475.00 |
| 7.                                                  | 3 in. Binder Course                    | SY | 1,070 | \$ | 14.25    | \$       | 15,247.50 | 1,070.00   | \$              | 15,247.50 | \$             | -    | 1,070.00                                  | \$   | 15,247.50                                        | \$    | -  |        |
| 8.                                                  | 6 in. 2A Subbase                       | SY | 1,070 | \$ | 8.00     | \$       | 8,560.00  | 1,070.00   | \$              | 8,560.00  | \$             | -    | 1,070.00                                  | \$   | 8,560.00                                         | \$    | -  |        |
| <b>D. <u>STRIPING AND SIGNAGE</u></b>               |                                        |    |       |    |          |          |           |            |                 |           |                |      |                                           |      |                                                  |       |    |        |
| 1.                                                  | 4" Wide Parking Striping               | LF | 252   | \$ | 1.00     | \$       | 252.00    | 252.00     | \$              | 252.00    | \$             | -    | 252.00                                    | \$   | 252.00                                           | \$    | -  |        |
| 2.                                                  | 24" Wide Thermoplastic Striping        | LF | 145   | \$ | 10.00    | \$       | 1,450.00  | 95.00      | \$              | 950.00    | \$             | -    | 95.00                                     | \$   | 950.00                                           | 50.00 | \$ | 500.00 |
| 3.                                                  | On-Site Painted Directional Arrows     | EA | 8     | \$ | 300.00   | \$       | 2,400.00  | 8.00       | \$              | 2,400.00  | \$             | -    | 8.00                                      | \$   | 2,400.00                                         | \$    | -  |        |
| 4.                                                  | PennDOT Thermoplastic Pavement Legends | EA | 5     | \$ | 350.00   | \$       | 1,750.00  | 5.00       | \$              | 1,750.00  | \$             | -    | 5.00                                      | \$   | 1,750.00                                         | \$    | -  |        |
| 5.                                                  | Painted ADA Symbols                    | EA | 2     | \$ | 200.00   | \$       | 400.00    | 2.00       | \$              | 400.00    | \$             | -    | 2.00                                      | \$   | 400.00                                           | \$    | -  |        |
| 6.                                                  | Gore Striping                          | LF | 50    | \$ | 25.00    | \$       | 1,250.00  | 50.00      | \$              | 1,250.00  | \$             | -    | 50.00                                     | \$   | 1,250.00                                         | \$    | -  |        |
| 7.                                                  | ADA Parking Signs                      | EA | 2     | \$ | 300.00   | \$       | 600.00    | 2.00       | \$              | 600.00    | \$             | -    | 2.00                                      | \$   | 600.00                                           | \$    | -  |        |
| 8.                                                  | Traffic Control Signs                  | EA | 22    | \$ | 300.00   | \$       | 6,600.00  | 22.00      | \$              | 6,600.00  | \$             | -    | 22.00                                     | \$   | 6,600.00                                         | \$    | -  |        |



# ESCROW RELEASE NO.: 1

DATE PREPARED: 20-Aug-2025

|                                                              |                                                         |                                        |
|--------------------------------------------------------------|---------------------------------------------------------|----------------------------------------|
| <b>PROJECT NAME:</b> Airport Square - Shake Shack            | <b>TOTAL ENG/INSP/LEGAL (CASH ESCROW):</b> \$ 26,300.00 | <b>MONTGOMERY TOWNSHIP</b>             |
| <b>DEVELOPER:</b> RE Plus Airport Square LLC c/o Wafra, Inc. | <b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00  | <b>TOWNSHIP NO.:</b> LDS-716           |
| <b>ESCROW AGENT:</b> Montgomery Township                     |                                                         | <b>G&amp;A PROJECT NO.:</b> 2021-09033 |
| <b>TYPE OF SECURITY:</b> Cash                                | <b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 39,433.01      | <b>AGREEMENT DATE:</b> 14-Jul-2022     |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                | TOTAL COST           | RELEASE REQUESTS     |             |                      | BALANCE             |
|----------------------------------------------------------------------|----------------------|----------------------|-------------|----------------------|---------------------|
|                                                                      |                      | CURRENT              | PRIOR       | TOTAL                |                     |
| CONSTRUCTION                                                         | \$262,886.75         | \$ 246,006.75        | \$ -        | \$ 246,006.75        | \$ 16,880.00        |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$x.xx) | \$ -                 | \$ -                 | \$ -        | \$ -                 | \$ -                |
| CONTINGENCY (10%)                                                    | \$ 26,288.68         | \$ -                 | \$ -        | \$ -                 | \$ 26,288.68        |
| <b>TOTAL</b>                                                         | <b>\$ 289,175.43</b> | <b>\$ 246,006.75</b> | <b>\$ -</b> | <b>\$ 246,006.75</b> | <b>\$ 43,168.68</b> |

| CONSTRUCTION ITEMS                                                                                | UNIT | QUANTITY | UNIT COST    | TOTAL COST   | CURRENT REQUEST |              | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(incl. current release) |              | AVAILABLE FOR RELEASE<br>(incl. current release) |              |
|---------------------------------------------------------------------------------------------------|------|----------|--------------|--------------|-----------------|--------------|----------------|------|-------------------------------------------|--------------|--------------------------------------------------|--------------|
|                                                                                                   |      |          |              |              | QTY             | COST         | QTY            | COST | QTY                                       | COST         | QTY                                              | COST         |
| <b>E. SIDEWALK EXTENSION</b>                                                                      |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. Curb Removal                                                                                   | LF   | 60       | \$ 8.00      | \$ 480.00    | 60.00           | \$ 480.00    |                | \$ - | 60.00                                     | \$ 480.00    |                                                  | \$ -         |
| 2. Concrete Sidewalk                                                                              | SF   | 1,620    | \$ 17.00     | \$ 27,540.00 | 1,461.00        | \$ 24,837.00 |                | \$ - | 1,461.00                                  | \$ 24,837.00 | 159.00                                           | \$ 2,703.00  |
| 3. Concrete Curb Ramp                                                                             | EA   | 6        | \$ 2,500.00  | \$ 15,000.00 | 3.00            | \$ 7,500.00  |                | \$ - | 3.00                                      | \$ 7,500.00  | 3.00                                             | \$ 7,500.00  |
| 4. Detectable Warning Surface                                                                     | SF   | 60       | \$ 80.00     | \$ 4,800.00  | 30.00           | \$ 2,400.00  |                | \$ - | 30.00                                     | \$ 2,400.00  | 30.00                                            | \$ 2,400.00  |
| 5. 12" Silt Socks                                                                                 | LF   | 390      | \$ 9.00      | \$ 3,510.00  | 390.00          | \$ 3,510.00  |                | \$ - | 390.00                                    | \$ 3,510.00  |                                                  | \$ -         |
| 6. 24" Wide Thermoplastic Striping                                                                | LF   | 36       | \$ 10.00     | \$ 360.00    | 36.00           | \$ 360.00    |                | \$ - | 36.00                                     | \$ 360.00    |                                                  | \$ -         |
| <b>F. LANDSCAPING</b>                                                                             |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. Shade Tree (2.5" - 3" caliper)                                                                 | EA   | 6        | \$ 600.00    | \$ 3,600.00  | 6.00            | \$ 3,600.00  |                | \$ - | 6.00                                      | \$ 3,600.00  |                                                  | \$ -         |
| 2. Ornamental Tree (2" - 2.5" caliper or 8-10')                                                   | EA   | 2        | \$ 400.00    | \$ 800.00    | 2.00            | \$ 800.00    |                | \$ - | 2.00                                      | \$ 800.00    |                                                  | \$ -         |
| 3. Evergreen Shrubs & Deciduous Shrubs (18" - 24")                                                | EA   | 3        | \$ 90.00     | \$ 270.00    | 3.00            | \$ 270.00    |                | \$ - | 3.00                                      | \$ 270.00    |                                                  | \$ -         |
| 4. Evergreen Shrubs & Deciduous Shrubs (24" - 30")                                                | EA   | 3        | \$ 90.00     | \$ 270.00    | 3.00            | \$ 270.00    |                | \$ - | 3.00                                      | \$ 270.00    |                                                  | \$ -         |
| 5. Evergreen Shrubs & Deciduous Shrubs (30" - 36")                                                | EA   | 7        | \$ 90.00     | \$ 630.00    | 5.00            | \$ 450.00    |                | \$ - | 5.00                                      | \$ 450.00    | 2.00                                             | \$ 180.00    |
| 6. Groundcover Shrubs (15" - 18" spread)                                                          | EA   | 43       | \$ 35.00     | \$ 1,505.00  | 33.00           | \$ 1,155.00  |                | \$ - | 33.00                                     | \$ 1,155.00  | 10.00                                            | \$ 350.00    |
| 7. Ornamental Grasses                                                                             | EA   | 6        | \$ 12.00     | \$ 72.00     | 6.00            | \$ 72.00     |                | \$ - | 6.00                                      | \$ 72.00     |                                                  | \$ -         |
| <b>G. LIGHTING</b>                                                                                |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. Single LED Steup                                                                               | EA   | 4        | \$ 4,200.00  | \$ 16,800.00 | 4.00            | \$ 16,800.00 |                | \$ - | 4.00                                      | \$ 16,800.00 |                                                  | \$ -         |
| 2. Wall Packs                                                                                     | EA   | 3        | \$ 2,000.00  | \$ 6,000.00  | 3.00            | \$ 6,000.00  |                | \$ - | 3.00                                      | \$ 6,000.00  |                                                  | \$ -         |
| <b>H. STORM DRAINAGE</b>                                                                          |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. Tie Into Existing Storm Structure                                                              | EA   | 1        | \$ 5,000.00  | \$ 5,000.00  | 1.00            | \$ 5,000.00  |                | \$ - | 1.00                                      | \$ 5,000.00  |                                                  | \$ -         |
| 2. Convert Existing 'C' Inlet to 'M' Top                                                          | EA   | 1        | \$ 2,500.00  | \$ 2,500.00  | 1.00            | \$ 2,500.00  |                | \$ - | 1.00                                      | \$ 2,500.00  |                                                  | \$ -         |
| 3. 4' Dia. Storm Manhole                                                                          | EA   | 1        | \$ 5,000.00  | \$ 5,000.00  | 1.00            | \$ 5,000.00  |                | \$ - | 1.00                                      | \$ 5,000.00  |                                                  | \$ -         |
| 4. 8" HDPE                                                                                        | EA   | 180      | \$ 13.00     | \$ 2,340.00  | 180.00          | \$ 2,340.00  |                | \$ - | 180.00                                    | \$ 2,340.00  |                                                  | \$ -         |
| <b>I. MISCELLANEOUS</b>                                                                           |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. Patio Block Wall                                                                               | SF   | 315      | \$ 45.00     | \$ 14,175.00 | 315.00          | \$ 14,175.00 |                | \$ - | 315.00                                    | \$ 14,175.00 |                                                  | \$ -         |
| 2. 4' High Fence                                                                                  | LF   | 120      | \$ 14.50     | \$ 1,740.00  | 120.00          | \$ 1,740.00  |                | \$ - | 120.00                                    | \$ 1,740.00  |                                                  | \$ -         |
| 3. Accessibility Railings                                                                         | LF   | 40       | \$ 12.00     | \$ 480.00    | 40.00           | \$ 480.00    |                | \$ - | 40.00                                     | \$ 480.00    |                                                  | \$ -         |
| 4. As- Built Plans                                                                                | LS   | 1        | \$ 2,500.00  | \$ 2,500.00  |                 | \$ -         |                | \$ - |                                           | \$ -         | 1.00                                             | \$ 2,500.00  |
| <b>Q. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC (\$509/h)</b>                                  |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. 10% Annual Construction Cost Increase<br>(Balance as of mm/dd/yy - \$x.xx)                     | LS   | 1        | \$ -         | \$ -         |                 | \$ -         |                | \$ - |                                           | \$ -         | 1.00                                             | \$ -         |
| <b>R. CONTINGENCY</b>                                                                             |      |          |              |              |                 |              |                |      |                                           |              |                                                  |              |
| 1. 10% Contingency<br>(Released upon certification of completion and receipt of Maintenance Bond) | LS   | 1        | \$ 26,288.68 | \$ 26,288.68 |                 | \$ -         |                | \$ - |                                           | \$ -         | 1.00                                             | \$ 26,288.68 |

## NOTES:

2022-03-03

Initial construction cost recommendation issued for Land Development Agreement.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #04f

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|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| SUBJECT:       | Atlas Broadband Escrow Release #4 -1011 Lansdale Avenue LDS-23-006 |
| MEETING DATE:  | August 25, 2025                                                    |
| BOARD LIAISON: | Audrey Ware-Jones, Chairwoman                                      |
| INITIATED BY:  | Marianne McConnell, Director of Planning and Zoning                |

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**BACKGROUND:**

Attached is a construction escrow release requested by Atlas Broadband for a two-lot subdivision on Lansdale Avenue, as recommended by the Township Engineer.

The original amount of escrow was \$74,784.60, held as a Letter of Credit with Univest Bank and Trust Company. This is the fourth release in the amount of \$7,590.00. The new balance will be \$10,098.60.

**MOTION/RESOLUTION:**

**MOTION** to authorize as part of the consent agenda.



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

August 21, 2025

File No. 2305031

Carolyn McCreary, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Atlas Broadband Solutions, LLC (LDS-23-006)  
1011 Lansdale Avenue - Escrow Release 4

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$7,590.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. Please note that the following items will need to be address prior to the start of the 18-month maintenance period.

- The tree disturbance documented in our April 14, 2025 letter shall be addressed.
- Five (5) Aronia arbutifolia planted at the perimeter of the rain garden are dead and must be replaced.
- One (1) Myrica pensylvanica planted at the perimeter of the rain garden is dead and must be replaced.

Also, the developer will be required to provide maintenance security in an amount of \$10,197.90.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/si

Enclosure: Release of Escrow Form and Summary (8/21/25)

cc: Marianne McConnell, Director of Planning and Zoning  
Mary Gambino, Project Coordinator – Montgomery Township  
John Walko, Esq., Solicitor Kilkenny Law  
Anthony Rossi - Atlas Broadband Solutions, Inc. – Applicant  
Susan Rice, P.E. – STA Engineering, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.  
Damon Drummond, P.E., PTOE – Gilmore & Associates, Inc.

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



## RELEASE OF ESCROW FORM

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 07/27/2025

Development: 1011 Lansdale Ave - Atlas Broadband - LDS-23-006

G&A Project #: 2305031

Release #: 4

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$17,688.60. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Ms. Carolyn McCreary  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 08/21/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$7,590.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 8/21/25  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Atlas Broadband Solutions, Inc. for 1011 Lansdale Ave - Atlas Broadband - LDS-23-006, in the amount of \$17,688.60, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$7,590.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$7,590.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.  
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$74,784.60 pursuant to a signed Land Development Agreement and that \$57,096.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$10,098.60 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

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

RELEASED BY: \_\_\_\_\_

Department Director



PROJECT NAME: 1011 Lansdale Ave - Atlas Broadband  
DEVELOPER: Atlas Broadband Solutions, Inc.  
ESCROW AGENT: Univest Bank and Trust Co.  
TYPE OF SECURITY: Letter of Credit

TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 6,800.00  
TOTAL ADMINISTRATION (CASH ESCROW): \$ 2,500.00  
MAINTENANCE BOND AMOUNT (15%): \$ 10,197.90

MONTGOMERY TOWNSHIP  
TOWNSHIP NO.: LDS-23-006  
G&A PROJECT NO.: 2305031  
AGREEMENT DATE: 16-May-2024

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                 | TOTAL COST   | RELEASE REQUESTS |              |              | BALANCE      |
|-----------------------------------------------------------------------|--------------|------------------|--------------|--------------|--------------|
|                                                                       |              | CURRENT          | PRIOR        | TOTAL        |              |
| CONSTRUCTION                                                          | \$ 67,986.00 | \$ 7,590.00      | \$ 57,096.00 | \$ 64,686.00 | \$ 3,300.00  |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$xx.xx) | \$ -         | \$ -             | \$ -         | \$ -         | \$ -         |
| CONTINGENCY (10%)                                                     | \$ 6,798.60  | \$ -             | \$ -         | \$ -         | \$ 6,798.60  |
| TOTAL                                                                 | \$ 74,784.60 | \$ 7,590.00      | \$ 57,096.00 | \$ 64,686.00 | \$ 10,098.60 |

| CONSTRUCTION ITEMS                   | UNIT | QUANTITY | UNIT COST   | TOTAL COST  | CURRENT REQUEST |             | PRIOR REQUESTS |             | TOTAL REQUESTS (incl. current release) |             | AVAILABLE FOR RELEASE (incl. current release) |             |
|--------------------------------------|------|----------|-------------|-------------|-----------------|-------------|----------------|-------------|----------------------------------------|-------------|-----------------------------------------------|-------------|
|                                      |      |          |             |             | QTY             | COST        | QTY            | COST        | QTY                                    | COST        | QTY                                           | COST        |
| A. EARTHWORK                         |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. Topsoil Placement                 | CY   | 555      | \$ 8.20     | \$ 4,551.00 |                 | \$ -        | 555.00         | \$ 4,551.00 | 555.00                                 | \$ 4,551.00 |                                               | \$ -        |
| B. EROSION CONTROL                   |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. Strip & Stockpile Topsoil         | CY   | 650      | \$ 3.50     | \$ 2,275.00 |                 | \$ -        | 650.00         | \$ 2,275.00 | 650.00                                 | \$ 2,275.00 |                                               | \$ -        |
| 2. Rock Construction Entrance        | LS   | 1        | \$ 2,000.00 | \$ 2,000.00 |                 | \$ -        | 1.00           | \$ 2,000.00 | 1.00                                   | \$ 2,000.00 |                                               | \$ -        |
| 3. 12" Filter Sock                   | LF   | 335      | \$ 5.00     | \$ 1,675.00 |                 | \$ -        | 335.00         | \$ 1,675.00 | 335.00                                 | \$ 1,675.00 |                                               | \$ -        |
| 4. Tree Protection Fence             | LF   | 550      | \$ 3.00     | \$ 1,650.00 |                 | \$ -        | 550.00         | \$ 1,650.00 | 550.00                                 | \$ 1,650.00 |                                               | \$ -        |
| 5. Concrete Washout                  | LS   | 1        | \$ 1,000.00 | \$ 1,000.00 |                 | \$ -        | 1.00           | \$ 1,000.00 | 1.00                                   | \$ 1,000.00 |                                               | \$ -        |
| 6. Temporary Seeding                 | LS   | 1        | \$ 200.00   | \$ 200.00   |                 | \$ -        | 1.00           | \$ 200.00   | 1.00                                   | \$ 200.00   |                                               | \$ -        |
| C. STORM SEWER                       |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. 4" PVC                            | LF   | 135      | \$ 16.00    | \$ 2,160.00 |                 | \$ -        | 135.00         | \$ 2,160.00 | 135.00                                 | \$ 2,160.00 |                                               | \$ -        |
| 2. 6" PVC                            | LF   | 85       | \$ 18.00    | \$ 1,530.00 |                 | \$ -        | 85.00          | \$ 1,530.00 | 85.00                                  | \$ 1,530.00 |                                               | \$ -        |
| 3. 10" PVC                           | LF   | 254      | \$ 20.00    | \$ 5,080.00 |                 | \$ -        | 254.00         | \$ 5,080.00 | 254.00                                 | \$ 5,080.00 |                                               | \$ -        |
| 4. 12" PVC                           | LF   | 13       | \$ 22.00    | \$ 286.00   |                 | \$ -        | 13.00          | \$ 286.00   | 13.00                                  | \$ 286.00   |                                               | \$ -        |
| 5. Yard Inlet                        | EA   | 4        | \$ 2,000.00 | \$ 8,000.00 |                 | \$ -        | 4.00           | \$ 8,000.00 | 4.00                                   | \$ 8,000.00 |                                               | \$ -        |
| 6. Pop-up emitter                    | EA   | 1        | \$ 50.00    | \$ 50.00    |                 | \$ -        | 1.00           | \$ 50.00    | 1.00                                   | \$ 50.00    |                                               | \$ -        |
| D. SEEPAGE BED                       |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. Excavation                        | CY   | 80       | \$ 10.00    | \$ 800.00   |                 | \$ -        | 80.00          | \$ 800.00   | 80.00                                  | \$ 800.00   |                                               | \$ -        |
| 2. AASHTO #3 Stone                   | TN   | 146      | \$ 16.00    | \$ 2,336.00 |                 | \$ -        | 146.00         | \$ 2,336.00 | 146.00                                 | \$ 2,336.00 |                                               | \$ -        |
| 3. Amended Soils                     | CY   | 41       | \$ 40.00    | \$ 1,640.00 |                 | \$ -        | 41.00          | \$ 1,640.00 | 41.00                                  | \$ 1,640.00 |                                               | \$ -        |
| 4. Permanent Seeding                 | SF   | 1,500    | \$ 0.50     | \$ 750.00   |                 | \$ -        | 1,500.00       | \$ 750.00   | 1,500.00                               | \$ 750.00   |                                               | \$ -        |
| E. SITE IMPROVEMENTS                 |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. Concrete Sidewalk inc. 2A subbase | SF   | 600      | \$ 12.00    | \$ 7,200.00 |                 | \$ -        | 600.00         | \$ 7,200.00 | 600.00                                 | \$ 7,200.00 |                                               | \$ -        |
| 2. Driveway - 4 inch 2A Base         | SY   | 506      | \$ 8.00     | \$ 4,048.00 |                 | \$ -        | 506.00         | \$ 4,048.00 | 506.00                                 | \$ 4,048.00 |                                               | \$ -        |
| 3. Driveway - 2 inch Wearing Course  | SY   | 506      | \$ 15.00    | \$ 7,590.00 | 506.00          | \$ 7,590.00 |                | \$ -        | 506.00                                 | \$ 7,590.00 |                                               | \$ -        |
| F. LANDSCAPING                       |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. Deciduous Tree - 2.5" caliper     | EA   | 9        | \$ 525.00   | \$ 4,725.00 |                 | \$ -        | 7.00           | \$ 3,675.00 | 7.00                                   | \$ 3,675.00 | 2.00                                          | \$ 1,050.00 |
| 2. Evergreen Tree - 8-10' Tall       | EA   | 2        | \$ 550.00   | \$ 1,100.00 |                 | \$ -        | 2.00           | \$ 1,100.00 | 2.00                                   | \$ 1,100.00 |                                               | \$ -        |
| 3. Shrubs                            | EA   | 16       | \$ 90.00    | \$ 1,440.00 |                 | \$ -        | 16.00          | \$ 1,440.00 | 16.00                                  | \$ 1,440.00 |                                               | \$ -        |
| G. MISCELLANEOUS                     |      |          |             |             |                 |             |                |             |                                        |             |                                               |             |
| 1. Iron Pins                         | EA   | 2        | \$ 325.00   | \$ 650.00   |                 | \$ -        | 2.00           | \$ 650.00   | 2.00                                   | \$ 650.00   |                                               | \$ -        |
| 2. Concrete Monuments                | EA   | 3        | \$ 750.00   | \$ 2,250.00 |                 | \$ -        |                | \$ -        |                                        | \$ -        | 3.00                                          | \$ 2,250.00 |
| 3. As-Built Plan                     | LS   | 1        | \$ 3,000.00 | \$ 3,000.00 |                 | \$ -        | 1.00           | \$ 3,000.00 | 1.00                                   | \$ 3,000.00 |                                               | \$ -        |



# ESCROW RELEASE NO.: 4

DATE PREPARED: 21-Aug-2025

|                                                   |                                                 |                             |
|---------------------------------------------------|-------------------------------------------------|-----------------------------|
| PROJECT NAME: 1011 Lansdale Ave - Atlas Broadband | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 6,800.00 | MONTGOMERY TOWNSHIP         |
| DEVELOPER: Atlas Broadband Solutions, Inc.        | TOTAL ADMINISTRATION (CASH ESCROW): \$ 2,500.00 | TOWNSHIP NO.: LDS-23-006    |
| ESCROW AGENT: Univest Bank and Trust Co.          |                                                 | G&A PROJECT NO.: 2305031    |
| TYPE OF SECURITY: Letter of Credit                | MAINTENANCE BOND AMOUNT (15%): \$ 10,197.90     | AGREEMENT DATE: 16-May-2024 |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT                                 | TOTAL COST   | RELEASE REQUESTS |              |              | BALANCE      |
|-----------------------------------------------------------------------|--------------|------------------|--------------|--------------|--------------|
|                                                                       |              | CURRENT          | PRIOR        | TOTAL        |              |
| CONSTRUCTION                                                          | \$ 67,986.00 | \$ 7,590.00      | \$ 57,096.00 | \$ 64,686.00 | \$ 3,300.00  |
| ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$xx.xx) | \$ -         | \$ -             | \$ -         | \$ -         | \$ -         |
| CONTINGENCY (10%)                                                     | \$ 6,798.60  | \$ -             | \$ -         | \$ -         | \$ 6,798.60  |
| TOTAL                                                                 | \$ 74,784.60 | \$ 7,590.00      | \$ 57,096.00 | \$ 64,686.00 | \$ 10,098.60 |

| CONSTRUCTION ITEMS                                                                                | UNIT | QUANTITY | UNIT COST   | TOTAL COST  | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(incl. current release) |      | AVAILABLE FOR RELEASE<br>(incl. current release) |             |
|---------------------------------------------------------------------------------------------------|------|----------|-------------|-------------|-----------------|------|----------------|------|-------------------------------------------|------|--------------------------------------------------|-------------|
|                                                                                                   |      |          |             |             | QTY             | COST | QTY            | COST | QTY                                       | COST | QTY                                              | COST        |
| H. <u>ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)</u>                                   |      |          |             |             |                 |      |                |      |                                           |      |                                                  |             |
| 1. 10% Annual Construction Cost Increase<br>(Balance as of m/d/y - \$x.xx)                        | LS   | 1        |             | \$ -        |                 | \$ - |                | \$ - |                                           | \$ - | 1.00                                             | \$ -        |
| I. <u>CONTINGENCY</u>                                                                             |      |          |             |             |                 |      |                |      |                                           |      |                                                  |             |
| 1. 10% Contingency<br>(Released upon certification of completion and receipt of Maintenance Bond) | LS   | 1        | \$ 6,798.60 | \$ 6,798.60 |                 | \$ - |                | \$ - |                                           | \$ - | 1.00                                             | \$ 6,798.60 |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

Item # 05

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|               |                                             |
|---------------|---------------------------------------------|
| SUBJECT:      | Review of Zoning Hearing Board Applications |
| MEETING DATE: | August 25, 2025                             |
| BOARD LIAISON | Audrey R. Ware-Jones, Chairwoman            |
| INITIATED BY: | Marianne McConnell, Zoning Officer          |

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**BACKGROUND:**

Included in your packet is a summary of the applications before the Zoning Hearing Board for their September 3, 2025 meeting.

**Potential Action of the Board:**

The Board may remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

The Board may send the Solicitor's office to oppose an application. This action would require a motion, second, and vote of the Board.



## Montgomery Township Zoning Hearing Board

Meeting Date: [September 3, 2025 – 6:30 pm](#)

*The agenda for the scheduled hearing is as follows:*

1. **Application # 250080007 – 92 County Line Road / 92 County Line Road Associates, LLC** – The applicant, 92 County Line Road Associates, LLC, is the owner of the 11.52-acre property located at 92 County Line Road. The Property is currently improved with a 75, 950 square-foot industrial building and associated improvements. Approximately 22,192 square feet of the building is leased to an indoor batting cage facility. The applicant intends to lease the remaining 53,758 square feet of the building and southeast parking lot to Rivian LLC. Rivian intends to operate an electric vehicle sales and service center that will include test driving by appointment; assistance with online ordering; vehicle pick-up by customers; automotive repair and service; and related activities.

The Applicant requests the following relief from the Code of Montgomery Township:

1. Variances from the provisions of Sections 230-103.A and 230-111 of the to permit a Sales and Service Center for Electric Vehicles use within the LI Limited Industrial Zoning District, and to permit the use to be conducted, in part, outside of the Building in the southeast parking lot, and without enclosure by buildings.
2. Variances from the provisions of Sections 230-112.A and 230-112.B to permit the outdoor storage of electric vehicles, up to 14.76 feet from the side property line, where no outdoor storage is permitted within twenty-five (25) feet of the side property line, and without the outdoor storage of electric vehicles being enclosed by fencing.

**\*\*Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request\*\***

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #06

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|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| SUBJECT:       | Accept Resignations and Appoint Alternates as Full Members of the Planning Commission |
| MEETING DATE:  | August 25, 2025                                                                       |
| BOARD LIAISON: | Audrey Ware-Jones, Chairwoman                                                         |
| INITIATED BY:  | Marianne McConnell, Director of Planning & Zoning                                     |

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**BACKGROUND:**

The Planning Commission has received two recent resignations in the last few months, Frank Davey and Jim Rall, and would like to thank them both for their years of service and commitment to Montgomery Township. Due to these resignations, the Planning Commission currently has five members and three alternates previously appointed by the Board of Supervisors. In order to maintain the number of members, we request to appoint two alternates, Ratuke Patel and Alex Rigney, to full members, resulting in seven members and one alternate.

**MOTION/RESOLUTION:**

**MOTION** to appoint Ratuke Patel and Alex Rigney as full members of the Planning Commission with terms to expire January 2027 and January 2026 respectively.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.

Frank W. Davey

March 4, 2025

Montgomery Township Board of Supervisors  
1001 Stump Road  
Montgomeryville, PA 18936

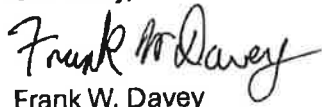
To the Montgomery Township Board of Supervisors,

This letter is to inform you that effective immediately, I am resigning my position on the Montgomery Township Planning Commission.

I have decided to run for Judge of Elections for the Montgomery 7 precinct and in order to be considered qualified, I may not hold an appointed office on any commission within two months of the election.

I appreciate the confidence that you had in me to appoint me to the Planning Commission in the first place and am thankful for the time that I did serve on the commission. I know there are alternates for the Planning Commission already in place so do not anticipate my resignation to have a detrimental effect on the commission agenda.

Sincerely,

A handwritten signature in black ink that reads "Frank W. Davey". The signature is written in a cursive style with a large, stylized "F" and "D".

Frank W. Davey

Cc: Carolyn McCreary

## James V. Rall

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Montgomery Township Planning Commission

July 7 2025

Dear Planning Commission Members,

I am writing to formally resign from my position as a member of the Montgomery Township Planning Commission.

This decision was not easy for me and took careful consideration. However, I have accepted a new position with a Landscape company in Easton Md. that will not allow me the time to return to the area to attend meetings. I am deeply grateful for the opportunities I have had while serving on the commission and being afforded the chance to lend a voice in the shaping of the township.

Thank you once again for the support and encouragement during my time on the commission. I hope we can stay in touch, and I wish the township continued growth and prosperity

Warm regards,

*Jim Rall*

James V. Rall



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #07

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SUBJECT: Authorization to Advertise Amendments to Chapter 230 – Accessory Family Dwelling  
MEETING DATE: August 25, 2025  
BOARD LIAISON: Audrey Ware-Jones, Chairwoman  
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

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**BACKGROUND:**

Staff is requesting the authorization to advertise for proposed amendments to the Montgomery Township Code, Section 230-149C, replacing provisions for “relative quarters” with provisions for “accessory family dwelling”.

Township staff and consultants have had the opportunity to review the details of the proposed text amendments.

During their July 17<sup>th</sup>, 2025 meeting, the Planning Commission unanimously recommended the Board of Supervisors authorize the advertisement of the proposed ordinances as presented.

**RECOMMENDATION:**

Staff recommends that the Board of Supervisors authorize the advertisement to amend Chapter 230 of the Code of Montgomery Township as presented.

**MOTION/RESOLUTION:**

**Motion** to authorize staff to advertise the proposed amendments to Chapter 230 of the Code of Montgomery Township as presented.

1. Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
2. Chairwoman will call for public comment.
3. Chairwoman will call for a vote.

**MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2025-\_\_\_\_\_**

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO REPLACE PROVISIONS FOR “RELATIVE QUARTERS” WITH PROVISIONS FOR “ACCESSORY FAMILY DWELLING”; AND PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE AND AN EFFECTIVE DATE;**

**WHEREAS**, Section 230-187 of the Montgomery Township Zoning Code and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Supervisors of Montgomery Township to enact amendments to the Montgomery Township Zoning Code; and

**WHEREAS**, the Board of Supervisors of Montgomery Township has determined that it is in the best interests of the residents of Montgomery Township to update provisions for accessory dwelling units; and

**WHEREAS**, a public hearing was held, following public notice, for the purpose of considering this amendment to the Montgomery Township Zoning Code; and,

**WHEREAS**, the Board of Supervisors of Montgomery Township, after public hearing, pursuant to public notice, and after receipt of recommendations from the Montgomery Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Code be amended as set forth herein and that such amendment is in accordance with the spirit and the intent of the Montgomery Township Zoning Code.

**NOW, THEREFORE**, be it, and it is hereby ORDAINED by the Montgomery Township Board of Supervisors, and it is hereby ENACTED and ORDAINED by authority of same as follows:

**SECTION 1.** The Zoning Code of Montgomery Township, Section 230-149.C, shall be amended to read as follows:

- C. Accessory family dwelling. One accessory dwelling unit to a single-family detached dwelling shall be permitted as a residence by family members or a family caregiver.
  - (1) Any on-lot septic system shall be recertified if the sewage flows will increase.
  - (2) The building shall maintain the appearance of a single-family detached dwelling with a single front entrance. Additional entrances may be placed on the side or rear of the structure. The dwelling units may internally share the single front entrance.
  - (3) The conversion shall not be permitted if it would require the placement of an exterior stairway on the front of the building or would require the placement of off-street parking spaces in the required front yard (other than up to three spaces in a driveway).
  - (4) Separate cooking and sanitary facilities shall be provided for each dwelling unit.
  - (5) The accessory family dwelling shall occupy no more than 25% of the total floor area of the principal residence, not including any garage.

- (6) An accessory family dwelling shall be part of the principal residence. An internal connection shall be provided between the accessory dwelling unit and the principal residence.
- (7) The required off-street parking for the principal dwelling plus one additional off-street parking space for the accessory family dwelling shall be provided.
- (8) Each accessory family dwelling shall be registered with the Township Zoning Officer, who shall keep a record of its use to ensure compliance with this chapter. A fee shall be imposed by the Township Board of Supervisors for the registration of said use, which said fee shall be fixed periodically by the Board of Supervisors by resolution. Registration of an accessory family dwelling shall expire upon conveyance of the property, at which time the new property owner may reregister said use if warranted.
- (9) The record owner of the property shall grant a deed restriction limiting such use in accordance with the foregoing provisions in favor of the Township, which agreement shall contain the following provisions:
  - (a) A description of the dimensions and location of accessory use.
  - (b) Being in a recordable document acceptable to the Township for filing with the Montgomery County Recorder of Deeds Office. All costs for the preparation and recording of the foregoing document are the responsibility of the applicant for the accessory use.
  - (c) The rental of an accessory family dwelling shall not be permitted, nor shall it be used in any way as an income property.

**SECTION 3. Severability.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this Ordinance. It is hereby declared to be the express intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof not been included herein.

**SECTION 4. Repealer.** All Resolutions, Ordinances, or parts of Ordinances conflicting or inconsistent herewith are hereby repealed to the extent of the conflict or inconsistency.

**SECTION 5. Effective Date.** This Ordinance shall become effective immediately after adoption by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania.

Enacted and ordained by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS

Attest: \_\_\_\_\_

Montgomery Township  
Planning Commission Meeting Minutes  
July 17, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, July 17, 2025. The members of the Planning Commission in attendance included: Steve Krumenacker, Alex Rigney, Tom Borghetti, Staci Klemmer, Dave Fetzer and Rutuke Patel. Also present: Mark Plachta, Township Solicitor; Candyce Chimera, Board of Supervisors, Marianne McConnell, Director of Planning and Zoning/Zoning Officer; and Mary Gambino, Land Development & Project Coordinator.

The meeting was called to order at 7:00 p.m. by Chairman Tom Borghetti.

After The Pledge of Allegiance and Roll Call, a motion was made by Alex Rigney, and seconded by Dave Fetzer, to approve the minutes of the May 15, 2025 meeting. All in favor.

*Proposed Land Development Application Knightsbridge 3-Lot Subdivision LDS-25-002:*

Susan Rice, of STE Engineering, presented the proposed land development plan for a three-lot subdivision at Knapp Road and Sycamore Drive, stating that improvements include curbing and sidewalks on Knapp Road and Sycamore Drive, and sidewalks only along Sycamore Drive. She further stated that the revised plans will incorporate all comments of the reviewing agencies. This 3-lot subdivision is the development of lot 2 on the 107 Knapp Road 2-lot subdivision, recently approved by the Board of Supervisors with certain conditions to be fulfilled at the development of lot 2.

Stormwater management was discussed with the Commission. Rutuke Patel questioned the location of the piping between the lots. Ms. Rice explained that stormwater piping will be provided between lots two and three and seepage pits will be installed in the front of all three lots. She further stated that approval from the Montgomery County Conservation District was anticipated for the Erosion and Sedimentation Control Plan.

Traffic concerns were discussed next. Steve Krumenacker questioned the location of the driveway on lot 3 and if its location could be moved to the other side of the property to avoid the intersection with Beechwood Drive. Ms. Rice explained that the relocation was considered with the township traffic engineer, but the relocation was thought to be a less ideal location. The current location has the driveway exiting onto Sycamore Drive before the intersection with Beechwood Drive. Tom Borghetti questioned if the driveway on lot 3 will provide enough room for a turnaround so that the residents won't be backing into the street. Ms. Rice replied that an adequate area for a turnaround will be provided. Rutuke Patel questioned stop sign locations. Ms. Rice replied that there are stop signs on both Sycamore Drive and Beechwood Drive and the stop sign on Sycamore Drive will be relocated to the right of the lot 3 driveway so that traffic will stop before the driveway. She further stated that adequate sight distances will be provided, in accordance with PennDOT specifications, at

the intersections of Beechwood Drive and Sycamore Drive and Sycamore Drive and Knapp Road.

Ms. Rice then reviewed the requested waivers as follows:

1. From §92-2.C: Which requires driveways to be 50 feet from intersections:

Ms. Rice reiterated that the driveway on lot 3 will be less than 50 feet from the intersection with Beechwood Drive but the stop sign at the intersection with Beechwood Drive will be located to the right of the driveway, requiring traffic to stop before the driveway, and a turnaround area will be provided for the driveway so that the residents won't be backing into the intersection. She further stated that the driveway location for Lot 3 meets PennDOT sight distance requirements.

2. From §205-18.A(3)(a): Which requires the minimum internal diameter of storm drains to be 15 inches:

Ms. Rice stated that 12-inch pipes are proposed as a controlling element for the stormwater management design. If the seepage pits were to have 15-inch pipes, the seepage pits would have to be two or three times larger than the current design.

3. From §205-18.D(3)(f): Which requires stormwater management facilities to be designed for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the respective zoning district per the Township Zoning Ordinance:

Ms. Rice stated that the stormwater management facilities are designed for the proposed impervious coverage plus an additional 1,000 square feet for each lot, to allow for future impervious installation such as patios and pool decking.

4. From §205-81 & §82: Which requires the submission of final plans to be separate from the submission of preliminary plans.

Ms. Rice has combined the plans for preliminary and final approval.

Ms. Rice then discussed a fifth waiver request from §205-52.A(2)(c)[3]: Which requires small street trees to be provided at a ratio of two small street trees for each required street tree, at a minimum spacing of 24 feet on center:

Ms. Rice explained that small size street trees had been recommended by the township landscape consultant because larger trees will interfere with overhead wires and cabling. The plan had shown the required 8 street trees but substituting the small size trees will require 16 small street trees. She stated underground utilities, driveway locations, and stormwater drains are all within the area where street trees are to be planted. An additional 8 trees won't fit in this space but the applicant will provide as many as possible, and plant the additional required trees between lots 2 and 3 and elsewhere on the properties. Tom Borghetti suggested Ms. Rice meet with the township traffic engineer and landscape consultant to finalize the location of the required street trees. Marianne McConnell pointed out that the approval resolution for 107 Knapp Road must be adhered to with the

development of these three lots or the approval resolution for 107 Knapp Road will need to be amended. Ms. McConnell suggested that a waiver of the location of street trees, to be outside the required right-of-way location, might be an appropriate waiver request. Ms. Rice stated that she will work with the township landscape architect to ensure the conditions of the original resolution are met and will submit a revised waiver letter to address this issue, as well as a fee in lieu of curb ramp.

Upon motion by Tom Borghetti, and second by Steve Krumenacker, the proposed land development plan of Knightsbridge 3-lot subdivision was recommended for approval to the Board of Supervisors, conditioned upon satisfaction of the township consultants and staff, with waivers to be determined by the Board of Supervisors. All in favor.

*Proposed Ordinance Amendment Mobile Food Vendors 2025-349:*

Marianne McConnell presented a summary of the proposed ordinance which expands the allowable zoning districts in which mobile food vendors can be located. Currently, mobile food vendors are permitted in the RS Regional Shopping Center District and HLI II Highway Limited Industrial II District. The proposed ordinance would increase the permitted zoning districts to include all non-residential zoning districts. In addition to RS-Regional Shopping Center, and HLI II Highway Limited Industrial II Districts, the new locations would include Commercial, Shopping Center, Business Office and Professional, Limited Industrial, Expressway Corridor Preservation Overlay, and Highway Limited Industrial Districts. The proposed ordinance would also allow mobile food vendors to operate on private residential property as a caterer for a private event. Alex Rigney questioned the provision that limits operating to four-hour time blocks. Ms. McConnell replied that the operating times can be adjusted. Tom Borghetti questioned if mobile food vendors would be permitted at special events, and if ice cream trucks would be included in the provisions of the ordinance. Ms. McConnell replied that special events could be added to the proposed ordinance and that ice cream trucks would not be included since they are moving vendors and are not stationary as is a food truck. Candyce Chimera questioned the permit fee. Ms. McConnell replied that a residential permit would be \$25.00 for a 30-day period and a non-residential permit would be \$100.00 for a specified period. The permits will be for one location only. Rutuke Patel remarked that the township should advertise the new requirements for mobile food vendors. Ms. McConnell stated that the hearing will be advertised prior to consideration by the Board of Supervisors. After further discussion, it was agreed that the proposed ordinance may be too broad and an amended ordinance, limiting the zoning districts and/or lot size, and amending operating hours, would be needed.

Upon motion by Steve Krumenacker, and second by Rutuke Patel, the Planning Commission recommended that the proposed ordinance be reviewed and revised to scale back the allowable zoning districts and requirements for placement of mobile food vendors, with consideration given to operating hours. All in favor. (Not sure if Alex voted yes or no).

**Proposed Zoning Ordinance Amendment Relative Quarters 2025-350:**

Marianne McConnell presented an overview of the proposed ordinance regarding accessory family dwelling units. Some of the proposed amendments include limiting the accessory family dwelling to no more than 25% of the total floor area of the principal residence, not including the garage; recertifying on-lot septic systems if sewage flows increase; maintaining the appearance of a single-family dwelling with a single front entrance; separate cooking and sanitary facilities for each dwelling unit; allowing an accessory dwelling unit as part of the principal residence or contained within an existing accessory structure such as a garage; adding one additional off-street parking space; registering with the zoning officer; and granting deed restrictions. Ms. McConnell stated that the proposed ordinance allows for accessory dwelling units to be in an accessory structure, such as a detached garage. She asked for comment on this provision. Staci Klemmer questioned the concerns with an accessory dwelling unit being located in a detached garage. Ms. McConnell stated that it would become an enforcement concern. She further stated that the current ordinance requires an internal connection, and a detached garage would not allow a connection. Steve Krumancker questioned if Air BnBs are permitted in the township. Ms. McConnell replied that they are currently not allowed. Dave Fetzer stated that there is a big push in the country for affordable housing and more jurisdictions are allowing various types of accessory dwelling units. Steve Krumenacker stated that the proposed ordinance needs more thought and discussion.

Upon motion by Tom Borghetti, and second by Steve Krumenacker, the Planning Commission recommended that the proposed ordinance be considered by the Montgomery County Planning Commission and the Board of Supervisors, with the elimination of the provision allowing an accessory dwelling unit in an accessory structure, such as a detached garage. Further provisions for future accessory dwelling units in accessory structures can be considered in a future ordinance amendment. All in favor.

**Horsham Township Proposed Official Map Adoption:**

Ms. McConnell gave an overview of the updated Horsham Township Official Map to include the former Naval Air Station Joint Reserve Base at Willow Grove. The Pennsylvania Municipal Planning Code requires a township to notify neighboring municipalities whenever an amendment is made to an official township map. She asked the Planning Commission for any questions or concerns that can be relayed to Horsham Township prior to adoption of the official Horsham Township map amendment. Ms. McConnell stated that the Naval Air Station Joint Reserve Base at Willow Grove is to be developed as mixed use with public lands. She further stated that Horsham Township continues to work with the federal government in the development of this area. The proposed map amendment is the first step in many to follow to adopt the amended map. Steve Krumenacker stated that this would be a perfect opportunity to address affordable housing in the area.

Upon motion by Tom Borghetti, and second by Dave Fetzer, the Planning Commission requested a memo be sent to Horsham Township notifying the township of the Montgomery Township Planning Commissions' discussion of their official map amendment and

recommendation to consider affordable housing provisions. No other concerns were noted. All in favor.

There being no further business to come before the Commission, a motion was made by Alex Rigney, and seconded by Dave Fetzer, to adjourn the meeting at 8:25 p.m.

DRAFT



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #08

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|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| SUBJECT:       | Adoption of Resolutions for Easements for Road Improvements on North Wales Road |
| MEETING DATE:  | August 25, 2025                                                                 |
| BOARD LIAISON: |                                                                                 |
| INITIATED BY:  | Carolyn McCreary, Township Manager                                              |

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**BACKGROUND:**

In order to make the necessary road improvements on North Wales Road and install a traffic signal at Airport Square Road, the Township must acquire easements from three property owners in the area of the work. The properties are Batteries and Bulbs, Taco Bell and Golf Galaxy. The Solicitor has reviewed the plans and prepared the resolutions related to each parcel. These documents are included in the packet.

**RECOMMENDATION:**

Staff recommends the Board adopt the resolutions as presented.

**MOTION/RESOLUTION:**

**Motion** to adopt Resolution No. 2025-14, authorizing the condemnation of a portion of 777-781 Bethlehem Pike for public roadway improvements.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.

**Motion** to adopt Resolution No. 2025-15, authorizing the condemnation of a portion of 931 North Wales Road for a traffic signal easement for public roadway improvements.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.

**Motion** to adopt Resolution No. 2025-16, authorizing the condemnation of a portion of 801 Bethlehem Pike for public roadway improvements.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.

**MONTGOMERY TOWNSHIP**  
**MONTGOMERY COUNTY, PA**  
**RESOLUTION NO. 2025-14**

**A RESOLUTION OF THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
AUTHORIZING THE CONDEMNATION OF CERTAIN PORTIONS OF REAL  
ESTATE LOCATED AT 777-781 BETHLEHEM PIKE, MONTGOMERY TOWNSHIP,  
MONTGOMERY COUNTY, PARCEL NUMBER 46-00-00148-00-4,  
FOR PUBLIC ROADWAY IMPROVEMENTS**

**WHEREAS**, Montgomery Township (“Township”) requires additional road right of way to provide for safe and efficient public travel along the roads of the Township;

**WHEREAS**, Article I, Section 10 of the Pennsylvania Constitution and Section 2312 of the Second Class Township Code authorize the taking of property through eminent domain located along or adjacent to roadways that may be necessary to eliminate dangerous curves, widen roads, provide a free and unobstructed view, or otherwise benefit the public;

**WHEREAS**, the real property with a street address of 777-781 Bethlehem Pike, Montgomery Township, Montgomery County, Pennsylvania, being Montgomery County Parcel **46-00-00148-00-4** (the “Subject Property”), is an approximately 1.0087 acre +/- tract of land owned by the Ellie Herter Trust and Philp Herter.

**WHEREAS**, to effectuate public roadway improvements for the benefit of public travel, the Township desires to condemn portions of the Subject Property to acquire: 1) fee simple absolute title for roadway right of way improvements, 2) a temporary construction easement, and 3) a traffic signal easement. The portions of the Subject Property to be acquired for such purposes are set forth in Exhibit “A” (two plan sheets).

**NOW, THEREFORE, be it RESOLVED**, and it is hereby resolved as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Montgomery Township Board of Supervisors hereby authorizes the condemnation and taking of portions of the Subject Property to obtain: 1) fee simple absolute title for roadway improvements, 2) a temporary construction easement, and 3) a traffic signal easement, which are more fully described in the attached and incorporated Exhibit, for the public purposes and road improvements as set forth above.
3. The Board of Supervisors hereby authorizes the preparation by its staff, engineer, and/or other consultants as/if necessary to document the complete description of the Subject Property for the condemnation paperwork, to conduct any surveys related thereto, or to take such other actions as are necessary to effectuate the condemnation of the Subject Property.

4. The Board of Supervisors hereby authorizes its solicitor to record, file, and/or provide all necessary documents including, but not limited to, a Declaration of Taking, notice to the condemnee, and notice of filing of the Declaration of Taking, and to take those actions which are necessary to commence and complete the condemnation proceeding to acquire the Subject Property for the aforesaid purpose.
5. Montgomery Township authorizes its Supervisors and the Township Manager to execute those documents that are necessary to give effect to this Resolution, and to tender just compensation to the condemnee based upon the Township's appraised value of the Subject Property.

RESOLVED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in a public meeting held the 25<sup>th</sup> day of August, 2025.

**ATTEST:**

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_  
Carolyn McCreary  
Township Secretary

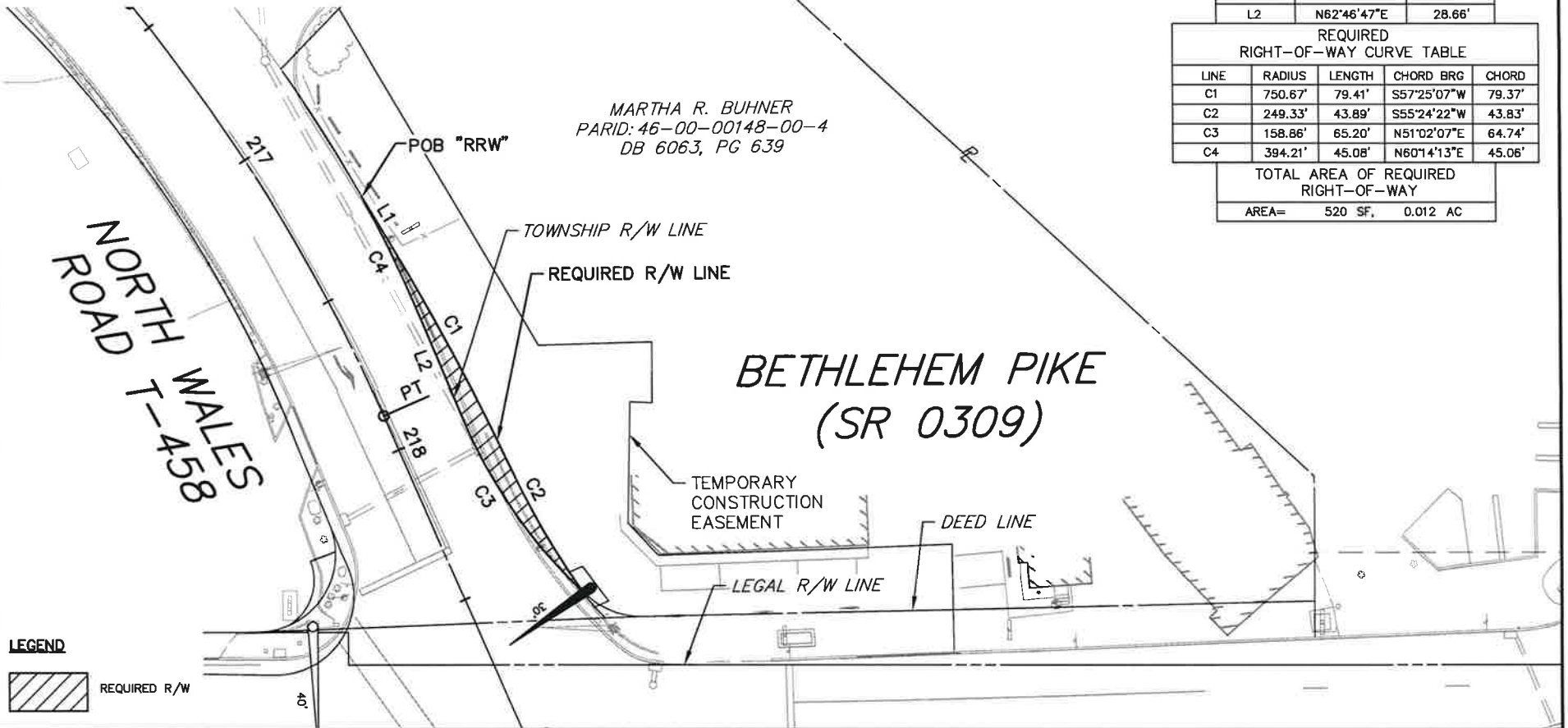
By: \_\_\_\_\_  
Audrey R. Ware-Jones, Chair  
Montgomery Township  
Board of Supervisors

**EXHIBIT “A”**

**Plans for Required Right of Way**

**NOTES:**

1) THE BEARING SYSTEM IS BASED ON THE PARENT TRACT  
DEED BOOK 6063 PAGE 639.



| REQUIRED RIGHT-OF-WAY<br>LINE TABLE |             |          |
|-------------------------------------|-------------|----------|
| LINE                                | BEARING     | DISTANCE |
| L1                                  | S54°26'34"W | 14.73'   |
| L2                                  | N62°46'47"E | 28.66'   |

| REQUIRED<br>RIGHT-OF-WAY CURVE TABLE |         |        |             |        |
|--------------------------------------|---------|--------|-------------|--------|
| LINE                                 | RADIUS  | LENGTH | CHORD BRG   | CHORD  |
| C1                                   | 750.67' | 79.41' | S57°25'07"W | 79.37' |
| C2                                   | 249.33' | 43.89' | S55°24'22"W | 43.83' |
| C3                                   | 158.86' | 65.20' | N51°02'07"E | 64.74' |
| C4                                   | 394.21' | 45.08' | N60°14'13"E | 45.06' |

| TOTAL AREA OF REQUIRED<br>RIGHT-OF-WAY |         |          |
|----------------------------------------|---------|----------|
| AREA=                                  | 520 SF, | 0.012 AC |

**LEGEND**



REQUIRED R/W



**PLAN OF REQUIRED RIGHT-OF-WAY  
FROM THE LANDS OF MARTHA R. BUHNER (PARID# 46-00-00148-00-4)**

**EXHIBIT A**

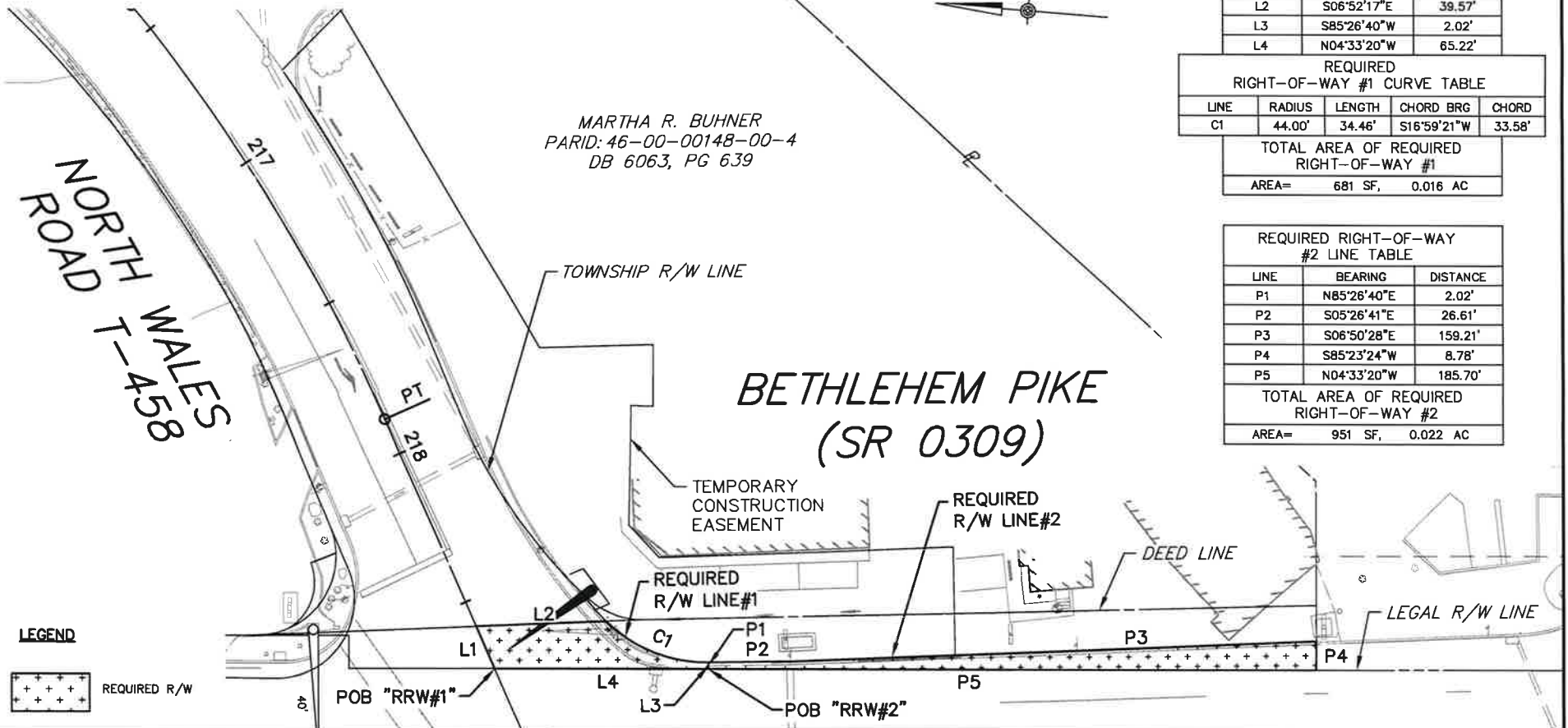
425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447

**Bowman**

MARCH 28, 2024  
JOB #817128  
SCALE: 1" = 30'  
SHEET: 1 of 1  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY

**NOTES:**

1) THE BEARING SYSTEM IS BASED ON THE PARENT TRACT  
DEED BOOK 6063 PAGE 639.



**PLAN OF REQUIRED RIGHT-OF-WAY  
FROM THE LANDS OF MARTHA R. BUHNER (PARID# 46-00-00148-00-4)**

**EXHIBIT A**

425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447

**Bowman**

MARCH 28, 2024  
JOB #817128  
SCALE: 1" = 30'  
SHEET: 1 of 1  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY

**MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY, PA  
RESOLUTION NO. 2025-15**

**A RESOLUTION OF THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
AUTHORIZING THE CONDEMNATION OF A PORTION OF REAL ESTATE  
LOCATED AT 931 NORTH WALES ROAD, MONTGOMERY TOWNSHIP,  
MONTGOMERY COUNTY, PARCEL NUMBER 46-00-00157-00-4,  
FOR A TRAFFIC SIGNAL EASEMENT FOR PUBLIC ROADWAY IMPROVEMENTS**

**WHEREAS**, Montgomery Township (“Township”) desires to provide for safe and efficient public travel along the roads of the Township;

**WHEREAS**, Article I, Section 10 of the Pennsylvania Constitution and Section 2312 of the Second Class Township Code authorize the taking of property through eminent domain located along or adjacent to roadways that may be necessary to eliminate dangerous curves, widen roads, provide a free and unobstructed view, or otherwise benefit the public;

**WHEREAS**, the real property with a street address 931 North Wales Road, Montgomery Township, Montgomery County, Pennsylvania, being Montgomery County Parcel **46-00-00157-00-4** (the “Subject Property”), is an approximately 59,444 sq.ft. +/- tract of land owned by Montgomeryville Investors, LP.

**WHEREAS**, to effectuate public roadway improvements for the benefit of public travel, the Township desires to condemn a limited portion of the Subject Property to erect and maintain a traffic signal pursuant to a traffic signal easement.

**NOW, THEREFORE, be it RESOLVED**, and it is hereby resolved as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Montgomery Township Board of Supervisors hereby authorizes the condemnation and taking of portions of the Subject Property to obtain a traffic signal easement in order to erect and maintain a traffic signal in the area shown in Exhibit “A,” for the public purposes and road improvements as set forth above.
3. The Board of Supervisors hereby authorizes the preparation by its staff, engineer, and/or other consultants as/if necessary to document the complete description of the Subject Property for the condemnation paperwork, to conduct any surveys related thereto, or to take such other actions as are necessary to effectuate the condemnation of the Subject Property.
4. The Board of Supervisors hereby authorizes its solicitor to record, file, and/or provide all necessary documents including, but not limited to, a Declaration of Taking, notice to the

condemnee, and notice of filing of the Declaration of Taking, and to take those actions which are necessary to commence and complete the condemnation proceeding to acquire the Subject Property for the aforesaid purpose.

5. Montgomery Township authorizes its Supervisors and the Township Manager to execute those documents that are necessary to give effect to this Resolution, and to tender just compensation to the condemnee based upon the Township's appraised value of the Subject Property.

RESOLVED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in a public meeting held the 25<sup>th</sup> day of August, 2025.

**ATTEST:**

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_  
Carolyn McCreary  
Township Secretary

By: \_\_\_\_\_  
Audrey R. Ware-Jones, Chair  
Montgomery Township  
Board of Supervisors



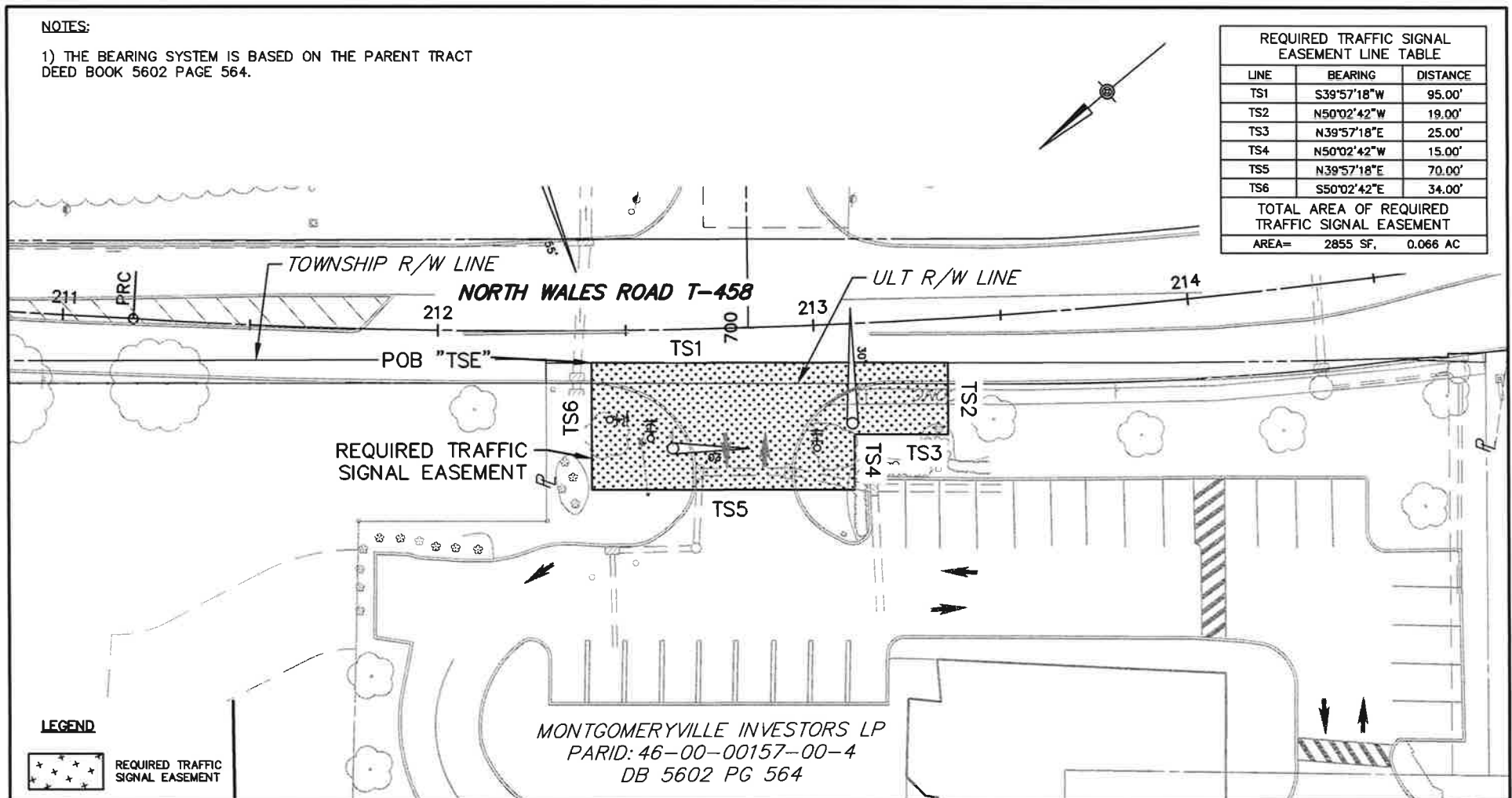
**EXHIBIT “A”**

**Plan for Traffic Signal Easement**

**NOTES:**

1) THE BEARING SYSTEM IS BASED ON THE PARENT TRACT  
DEED BOOK 5602 PAGE 564.

| REQUIRED TRAFFIC SIGNAL<br>EASEMENT LINE TABLE    |             |          |
|---------------------------------------------------|-------------|----------|
| LINE                                              | BEARING     | DISTANCE |
| TS1                                               | S39°57'18"W | 95.00'   |
| TS2                                               | N50°02'42"W | 19.00'   |
| TS3                                               | N39°57'18"E | 25.00'   |
| TS4                                               | N50°02'42"W | 15.00'   |
| TS5                                               | N39°57'18"E | 70.00'   |
| TS6                                               | S50°02'42"E | 34.00'   |
| TOTAL AREA OF REQUIRED<br>TRAFFIC SIGNAL EASEMENT |             |          |
| AREA=                                             | 2855 SF,    | 0.066 AC |



**LEGEND**



**PLAN OF REQUIRED TRAFFIC SIGNAL EASEMENT  
FROM THE LANDS OF MONTGOMERYVILLE INVESTORS LP (PARID# 46-00-00157-00-4)**

425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



JANUARY 23, 2023  
JOB #817128  
SCALE: 1" = 25'  
SHEET: 1 of 1  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY

**MONTGOMERY TOWNSHIP**  
**MONTGOMERY COUNTY, PA**  
**RESOLUTION NO. 2025-16**

**A RESOLUTION OF THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
AUTHORIZING THE CONDEMNATION OF A PORTION OF REAL ESTATE  
LOCATED AT 801 BETHLEHEM PIKE, MONTGOMERY TOWNSHIP,  
MONTGOMERY COUNTY, PARCEL NUMBER 46-00-00142-00-1,  
FOR PUBLIC ROADWAY IMPROVEMENTS**

**WHEREAS**, Montgomery Township (“Township”) requires additional road right of way to provide for safe and efficient public travel along the roads of the Township;

**WHEREAS**, Article I, Section 10 of the Pennsylvania Constitution and Section 2312 of the Second Class Township Code authorize the taking of property through eminent domain located along or adjacent to roadways that may be necessary to eliminate dangerous curves, widen roads, provide a free and unobstructed view, or otherwise benefit the public;

**WHEREAS**, the real property with a street address of 801 Bethlehem Pike, Montgomery Township, Montgomery County, Pennsylvania, being Montgomery County Parcel **46-00-00142-00-1** (the “Subject Property”), is an approximately 41.9 acre +/- tract of land owned by RE Plus Airport Square, LLC

**WHEREAS**, to effectuate public roadway improvements for the benefit of public travel, the Township desires to condemn portions of the Subject Property to acquire: 1) fee simple absolute title for roadway right of way improvements as shown in Exhibit “A”, and 2) a temporary construction easement as shown in Exhibit “B”.

**NOW, THEREFORE, be it RESOLVED**, and it is hereby resolved as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Montgomery Township Board of Supervisors hereby authorizes the condemnation and taking of portions of the Subject Property to obtain: 1) fee simple absolute title for roadway right of way improvements as shown in Exhibit “A” and 2) a temporary construction easement as shown in Exhibit “B”, for the public purposes and road improvements as set forth above.
3. The Board of Supervisors hereby authorizes the preparation by its staff, engineer, and/or other consultants as/if necessary to document the complete description of the Subject Property for the condemnation paperwork, to conduct any surveys related thereto, or to take such other actions as are necessary to effectuate the condemnation of the Subject Property.

4. The Board of Supervisors hereby authorizes its solicitor to record, file, and/or provide all necessary documents including, but not limited to, a Declaration of Taking, notice to the condemnee, and notice of filing of the Declaration of Taking, and to take those actions which are necessary to commence and complete the condemnation proceeding to acquire the Subject Property for the aforesaid purpose.
5. Montgomery Township authorizes its Supervisors and the Township Manager to execute those documents that are necessary to give effect to this Resolution, and to tender just compensation to the condemnee based upon the Township's appraised value of the Subject Property.

RESOLVED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in a public meeting held the 25<sup>th</sup> day of August, 2025.

**ATTEST:**

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_  
Carolyn McCreary  
Township Secretary

By: \_\_\_\_\_  
Audrey R. Ware-Jones, Chair  
Montgomery Township  
Board of Supervisors

**EXHIBIT “A”**

**Plan for Required Right of Way**

**Exhibit “B”**

**Plan for Temporary Construction Easement**

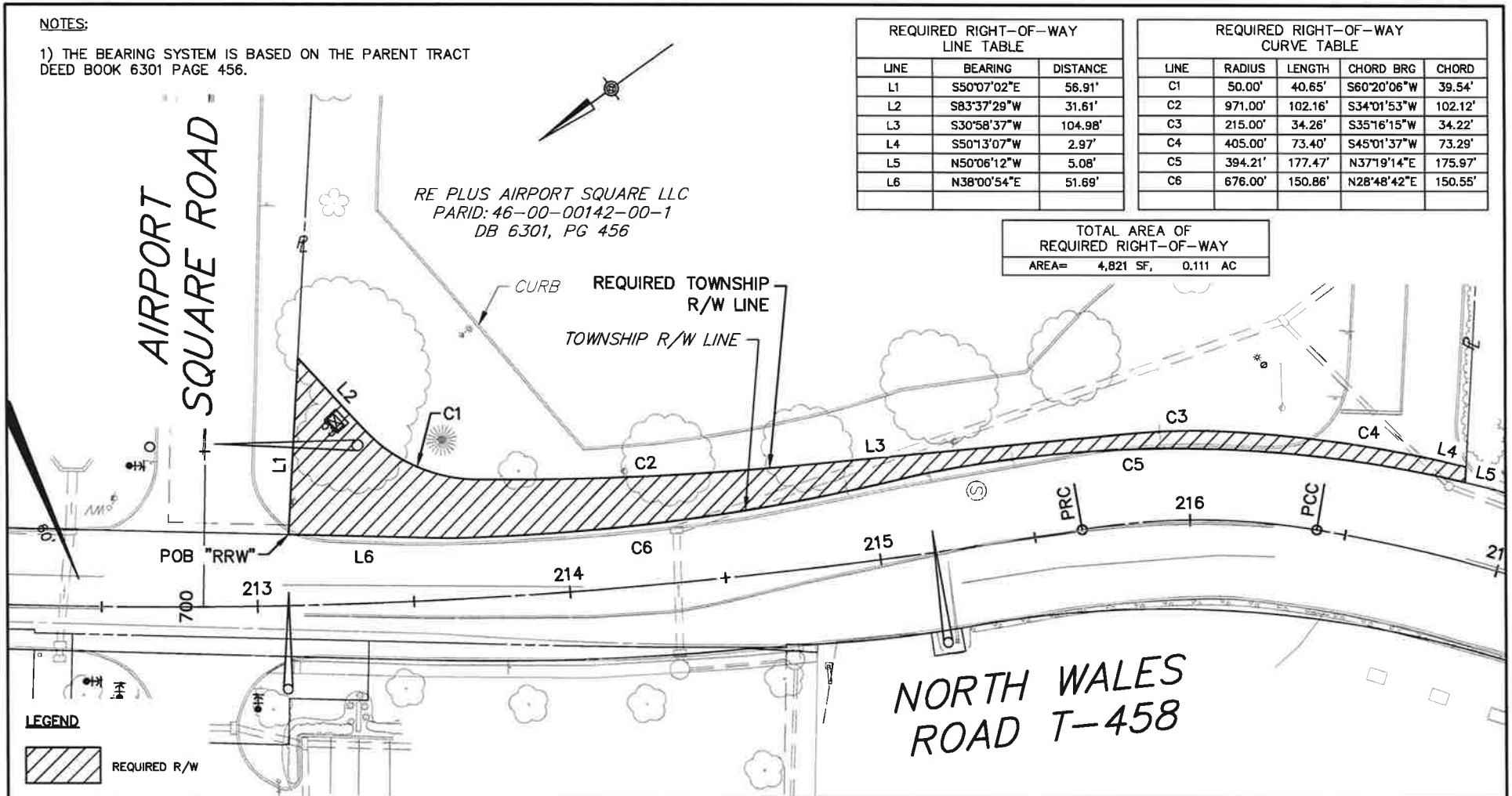
**NOTES:**

1) THE BEARING SYSTEM IS BASED ON THE PARENT TRACT  
DEED BOOK 6301 PAGE 456.

| REQUIRED RIGHT-OF-WAY<br>LINE TABLE |             |          |
|-------------------------------------|-------------|----------|
| LINE                                | BEARING     | DISTANCE |
| L1                                  | S50°07'02"E | 56.91'   |
| L2                                  | S83°37'29"W | 31.61'   |
| L3                                  | S30°58'37"W | 104.98'  |
| L4                                  | S50°13'07"W | 2.97'    |
| L5                                  | N50°06'12"W | 5.08'    |
| L6                                  | N38°00'54"E | 51.69'   |

| REQUIRED RIGHT-OF-WAY<br>CURVE TABLE |         |         |             |         |
|--------------------------------------|---------|---------|-------------|---------|
| LINE                                 | RADIUS  | LENGTH  | CHORD BRG   | CHORD   |
| C1                                   | 50.00'  | 40.65'  | S60°20'06"W | 39.54'  |
| C2                                   | 971.00' | 102.16' | S34°01'53"W | 102.12' |
| C3                                   | 215.00' | 34.26'  | S35°16'15"W | 34.22'  |
| C4                                   | 405.00' | 73.40'  | S45°01'37"W | 73.29'  |
| C5                                   | 394.21' | 177.47' | N37°19'14"E | 175.97' |
| C6                                   | 676.00' | 150.86' | N28°48'42"E | 150.55' |

| TOTAL AREA OF<br>REQUIRED RIGHT-OF-WAY |           |          |
|----------------------------------------|-----------|----------|
| AREA=                                  | 4,821 SF, | 0.111 AC |



**LEGEND**



**PLAN OF REQUIRED RIGHT-OF-WAY  
FROM THE LANDS OF RE PLUS AIRPORT SQUARE LLC (PARID# 46-00-00142-00-1)**

425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



NOVEMBER 22, 2023  
JOB #817128  
SCALE: 1" = 30'  
SHEET: 1 of 1  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY

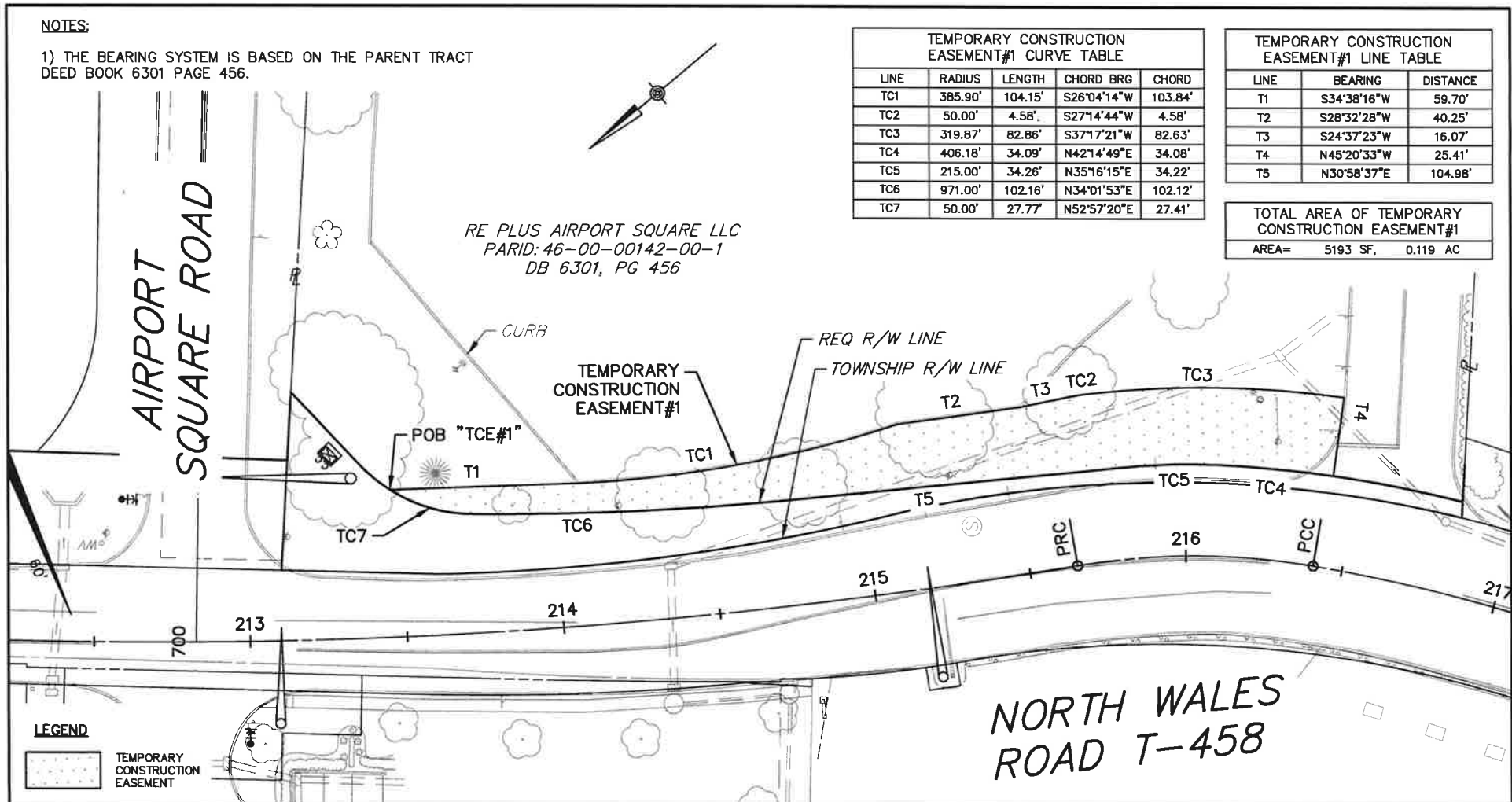
**NOTES:**

1) THE BEARING SYSTEM IS BASED ON THE PARENT TRACT  
DEED BOOK 6301 PAGE 456.

| TEMPORARY CONSTRUCTION<br>EASEMENT#1 CURVE TABLE |         |         |             |         |
|--------------------------------------------------|---------|---------|-------------|---------|
| LINE                                             | RADIUS  | LENGTH  | CHORD BRG   | CHORD   |
| TC1                                              | 385.90' | 104.15' | S26°04'14"W | 103.84' |
| TC2                                              | 50.00'  | 4.58'   | S27°14'44"W | 4.58'   |
| TC3                                              | 319.87' | 82.86'  | S37°17'21"W | 82.63'  |
| TC4                                              | 406.18' | 34.09'  | N42°14'49"E | 34.08'  |
| TC5                                              | 215.00' | 34.26'  | N35°16'15"E | 34.22'  |
| TC6                                              | 971.00' | 102.16' | N34°01'53"E | 102.12' |
| TC7                                              | 50.00'  | 27.77'  | N52°57'20"E | 27.41'  |

| TEMPORARY CONSTRUCTION<br>EASEMENT#1 LINE TABLE |             |          |
|-------------------------------------------------|-------------|----------|
| LINE                                            | BEARING     | DISTANCE |
| T1                                              | S34°38'16"W | 59.70'   |
| T2                                              | S28°32'28"W | 40.25'   |
| T3                                              | S24°37'23"W | 16.07'   |
| T4                                              | N45°20'33"W | 25.41'   |
| T5                                              | N30°58'37"E | 104.98'  |

| TOTAL AREA OF TEMPORARY<br>CONSTRUCTION EASEMENT#1 |          |          |
|----------------------------------------------------|----------|----------|
| AREA=                                              | 5193 SF, | 0.119 AC |



**LEGEND**



**PLAN OF TEMPORARY CONSTRUCTION EASEMENTS  
FROM THE LANDS OF RE PLUS AIRPORT SQUARE LLC (PARID# 46-00-00142-00-1)**

425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



NOVEMBER 22, 2023  
JOB #817128  
SCALE: 1" = 30'  
SHEET: 1 of 2  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY



**NOTES:**

1) THE BEARING SYSTEM IS BASED ON THE PARENT TRACT DEED BOOK 6301 PAGE 456.

**TEMPORARY CONSTRUCTION EASEMENT#2 LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| T1   | S50°07'02"E | 10.38'   |
| T2   | N13°03'51"W | 22.81'   |

**TEMPORARY CONSTRUCTION EASEMENT#2 CURVE TABLE**

| LINE | RADIUS  | LENGTH | CHORD BRG   | CHORD  |
|------|---------|--------|-------------|--------|
| TC1  | 799.93' | 15.82' | S10°14'04"W | 15.82' |

**TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT#2**

AREA= 71 SF, 0.002 AC

**TEMPORARY CONSTRUCTION EASEMENT#3 LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| T3   | S70°52'46"W | 28.90'   |
| T4   | N72°18'30"E | 28.91'   |

**TEMPORARY CONSTRUCTION EASEMENT#3 CURVE TABLE**

| LINE | RADIUS   | LENGTH | CHORD BRG   | CHORD  |
|------|----------|--------|-------------|--------|
| TC2  | 1579.34' | 39.57' | S18°23'23"E | 39.57' |
| TC3  | 1625.00' | 40.29' | N18°24'16"W | 40.29' |

**TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT#3**

AREA= 1154 SF, 0.026 AC

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT

**AIRPORT SQUARE ROAD**

AIRPORT SQUARE SHOPPING ASSOCIATES  
PARID: 46-00-01340-00-9  
DB 6050, PG 2311

RE PLUS AIRPORT SQUARE LLC  
PARID: 46-00-00142-00-1  
DB 6301, PG 456

TEMPORARY CONSTRUCTION EASEMENT#3

PROPERTY LINE

CURB

TEMPORARY CONSTRUCTION EASEMENT#2

POB "TCE#2"



**PLAN OF TEMPORARY CONSTRUCTION EASEMENTS  
FROM THE LANDS OF RE PLUS AIRPORT SQUARE LLC (PARID# 46-00-00142-00-1)**

425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



JANUARY 23, 2023  
JOB #817128  
SCALE: 1" = 50'  
SHEET: 2 of 2  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #09

---

|                |                                                          |
|----------------|----------------------------------------------------------|
| SUBJECT:       | Authorize Purchase of Battalion 2 Station Air Compressor |
| MEETING DATE:  | August 25, 2025                                          |
| BOARD LIAISON: | Annette M. Long                                          |
| INITIATED BY:  | William Wiegman, Fire Chief                              |

---

**BACKGROUND:**

The station air compressor at Battalion 2 is no longer operational. Atlas Copco Compressor Services evaluated the air compressor and stated that it cannot be repaired and has outlived its operational lifespan. Atlas Copco provides regular preventive maintenance to the department's air compressors and recently replaced the air compressor at Battalion 1. The air compressors keep a constant air supply in the apparatus and provide air to outlets throughout the station to ensure operational readiness.

Atlas Copco provided a quote to replace and install a new air compressor at Battalion 2.

|                                |                   |
|--------------------------------|-------------------|
| New compressor                 | \$3,450.00        |
| Installation of new compressor | \$2,317.66        |
| <b>Total</b>                   | <b>\$5,767.66</b> |

**BUDGET IMPACT:**

The impact on the capital budget is \$5,767.66. The department budgeted \$6000.00 in its 2026 capital budget plan to replace and install a new air compressor. The department is requesting to purchase the compressor in 2025 and not wait until 2026 to purchase the compressor.

**RECOMMENDATION:**

Staff recommends that the Board of Supervisors approve the purchase and installation of a new air compressor by Atlas Copco at Battalion 2 for \$5,767.66.

**MOTION/RESOLUTION:**

- 1) **Motion** to approve the purchase and installation of a new air compressor by Atlas Copco at Battalion 2 for \$5,767.66.
- 2) Motion by:\_\_\_\_\_ Second by:\_\_\_\_\_
- 3) Chair will call for public comment.
- 4) Chair will call for a vote.

# Atlas Copco Compressor Services



## Montgomery Township

Todd Jasuta

Quote no: 130811590

Created: 07-29-2025

Expiration: 08-28-2025

*Sustainable Productivity*

**Atlas Copco**

## Fixed Price Quote #130811590

**Montgomery Township**  
**Attn to: Todd Jasuta**  
  
STUMP RD 1001  
MONTGOMERYVILLE, 18936-9605  
  
Phone: +1 215-251-2752  
tjasuta@MONTGOMERYTWP.ORG

Dear Todd Jasuta,

We appreciate your interest in our Fixed Price Service.

Fixed Price services range from a simple inspection and diagnostics visit to a full overhaul of compressors and ancillary equipment. Fixed Prices are executed according to the manufacturer's recommendations, including all required parts/kits for the standard maintenance visit, labor, travel and accommodation, when needed, and a complete diagnostics report after each visit. Fixed price jobs are invoiced as one single price.

With Fixed Price services, the correct level of maintenance will be carried, according to parts wear needs, avoiding breakdowns. We only use Genuine Parts and Lubricants which will protect your investment and guarantee high performance levels.

Having the unit serviced by competent and experienced Atlas Copco service engineers is the best way to ensure maintenance is properly carried out and higher operational efficiency.

Atlas Copco is always available to provide you solutions for all of your compressed air needs, from generation to point of use, guaranteeing best performance from your whole system. Genuine parts and lubricants, specially developed for your compressor needs, are kept in stock and our service technicians are always up to date with our maintenance standards and will provide you with the best service in the market.

In case you need additional information on this quotation or any of our other service products, please feel free to contact me at any time.

Kind regards,

**Kathy Highley**  
Inside Sales

260 Corporate Drive  
Reading, PA 19605

Cell:  
Fax: 610-376-4998  
Kathy.Highley@atlascopco.com

### Atlas Copco Compressors LLC

300 Technology Center Way  
Ste. 550  
Rock Hill, SC 29730, USA

Phone: +1 866-472-1013  
[www.atlascopco.com/service-usa](http://www.atlascopco.com/service-usa)  
[www.atlascopco.com/air-usa](http://www.atlascopco.com/air-usa)





## Fixed Price Overview

# FIXED PRICE SERVICE – WHAT IS IT?



The most efficient way you can conduct one-off basis services, done based on equipment running conditions and elapsed time



We focus on keeping our biggest enemy under control – energy consumption



Our technicians **any future potential problems and prevent unnecessary downtime and additional breakdown costs**



It is a proactive intervention, helping satisfy your requirements for planned production downtime and budget control



We reduce your administration costs, with easier order entering and follow-up

## WHAT DO WE WANT TO DELIVER TO YOU?



Reduce energy consumption (the 'real enemy') and total cost of ownership

Machine uptime, availability and reliability

Keeping compressed air quality at maximum level

Best preventive maintenance solution which was designed for machine and adapted according to ambient conditions

Cheap parts lead to inferior performance, higher pressure drop and a higher risk of breakdown

A breakdown may cost our customers much more than the repair cost itself

Non-OEM filters will be clogged and decreased air quality compared to genuine filter performance

Preventive maintenance approach focusing on providing best performance

### Atlas Copco Compressors LLC

300 Technology Center Way  
Ste. 550  
Rock Hill, SC 29730, USA

Phone: +1 866-472-1013  
[www.atlascopco.com/service-usa](http://www.atlascopco.com/service-usa)  
[www.atlascopco.com/air-usa](http://www.atlascopco.com/air-usa)



### Pricing and Services Summary

| Machine Description | Serial Nr |  |  |  | One Time Price |
|---------------------|-----------|--|--|--|----------------|
| INSTALL CR5         | NA        |  |  |  | \$ 2,317.66    |
| Total Price         |           |  |  |  | \$ 2,317.66    |

- Please notice that the consolidated one-time price per machine will be shown on the invoice.
- Pricing does not include freight.
- Pricing does not include taxes
- Pricing applies to services performed during normal working hours, weekdays, from 8am – 5pm
- **INSTALL ONLY/INCLUDES PARTS AND LABOR. QUOTATION DOES NOT INCLUDE CR5.**

Install new CR5 (NOT PART OF THIS QUOTTION) compressor in customer facility. Compressor is located upstairs in a fire station. **Customer will remove old compressor and bring it downstairs and have the new compressor upstairs in time for installation.** Set compressor in place and fasten down to floor. Pipe compressor into the existing line going to the current air dryer. Wire compressor into the existing disconnect (10 AWG wire). Remove existing airline that is no longer being utilized. Install air fitting in system for air availability upstairs. Take away old unit for disposal

**NOTE:** *Technicians will need access to work area upon arrival. Any unforeseen issues or delays that inhibit technicians from completing outlined job scope may be quoted as additional costs above and beyond pricing shown on this quotation.*

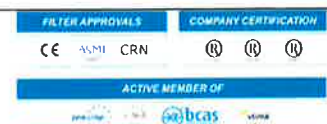
**Payment Terms:** Net 30 days after invoice date. Payment terms are subject to credit approval and may require a down payment.

**Credit Card Payments:** All credit card payments will be assessed a surcharge up to 3%

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In the event there is a substantial increase in the cost of goods due to new and changing tariffs from the time a quote is provided until goods have been received, any resulting price increases will be negotiated by the parties in good faith.

**Quote Validity is (15) days**

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## Parts list

Equipment: INSTALL

### Part Description

NIPPLE SOCKET D20X 3/4 NPT

ELBOW 90 DEG. D20

BOLT ADAPTOR 1/4-3/8INCH

KIT AIRNET D20 1/2 INCH NPT

PIPE STRAIGHT D20

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### FILTER APPROVALS

CE ASME CRN

### COMPANY CERTIFICATION

ISO 9001 ISO 14001

### ACTIVE MEMBER OF

ISO 9001 ISO 14001 ISO 45001



## The following conditions apply

### 1. The Responsibilities and rights of the parties

- 1.1. The customer will ensure that:
  - 1.1.1. The routine maintenance of the equipment is carried out in accordance with Atlas Copco's instruction book;
  - 1.1.2. The equipment log book is filled in daily;
  - 1.1.3. At all times the equipment is kept in the environmental conditions recommended by Atlas Copco and the instructions relating to the operation of the equipment as advised by Atlas Copco from time to time are followed.
- 1.2. The customer will confirm to Atlas Copco that the instruction manual for the equipment is in his possession.
- 1.3. Atlas Copco will contact the customer before the planned time for the visit. The customer will then ensure the equipment is available for inspection.
- 1.4. Maintenance and Inspection will be carried out during normal working hours, 8.00 am - 5.00 pm, Monday to Friday. If this is not practical, any extra cost incurred by Atlas Copco in carrying out maintenance or inspection outside normal working hours will be borne by the customer and invoiced separately.
- 1.5. If any major changes occur in the operating or site conditions of the equipment, this agreement shall become null and void. Major changes would normally involve re-location of the unit, change of coolant or power.
- 1.6. The customer shall inform Atlas Copco immediately in the event of: malfunctions such as abnormal noise, leakage or any other phenomenon that may result in premature failure of the equipment; malfunctions of the hour meter; a planned transfer of the equipment or changes in its environmental conditions.
- 1.7. The customer will give necessary assistance to Atlas Copco in the performance of its obligations under this agreement by providing lifting facilities, lighting and unrestricted access to the equipment at the agreed time. Any costs and/or expenses incurred by Atlas Copco as a result of access to the equipment or facilities being delayed from the agreed time will be borne by the customer and invoiced separately by Atlas Copco.
- 1.8. The customer shall be responsible for a 25% restocking fee for any replacement parts order cancelled after the shipment of the parts.

### 2. Services

- 2.1. The price includes all costs of labor and material to perform a fixed price repair as described in the "Quotation" section excluding applicable taxes, except where under the terms of this agreement Atlas Copco is entitled to make an extra charge for these.
- 2.2. After visit a report on the condition of the equipment will be submitted to the customer by Atlas Copco.

### 3. Limitation and Termination

- 3.1. Atlas Copco shall not be obliged to inspect any equipment in the event of:
  - 3.1.1. Negligence by the customer in the performance of daily maintenance according to Clause 1.1;
  - 3.1.2. Any failure of the equipment caused by unforeseen circumstances including, but not limited to failure, interruption or out of specification provision of services to the equipment such as quality and/or quantity of cooling water, air, electrical power etc., accidental or willful damage to the equipment by the customer or a third party.
- 3.2. This agreement may be terminated by mutual agreement in writing of the parties.
- 3.3. Atlas Copco shall be entitled to terminate this agreement by notice in writing to the customer:
  - 3.3.1. In the circumstances referred to in Clauses 1.5 and 3.1;
  - 3.3.2. If the customer goes into liquidation or makes any voluntary arrangement with its creditors or becomes subject to an administration order or an encumbrance takes possession of or a receiver is appointed over any of the property or assets of the customer;
  - 3.3.3. If the customer ceases or threatens to cease to carry on business.
- 3.4. Neither party shall be liable to the other party for any indirect, consequential, incidental, special, punitive or exemplary damages or loss, of any kind, including, without limitation, any loss of business, lost profits or interruption of services (even if such party has been advised of the possibility of such damages or such damages could have been reasonably foreseen by such party). The total liability of the parties under this agreement after customer's payment of the purchase price for the product(s)/service(s) shall be limited to the amount of such purchase price as the exclusive remedy of the non-breaching party.
- 3.5. Temporary hire of equipment is not included to cover equipment outages unless otherwise agreed in writing by Atlas Copco.

### 4. Force Majeure

- 4.1. The delay or non-performance of any obligation under this agreement shall be excused if caused by an event beyond such party's reasonable control including but not limited to:
  - 4.1.1. Acts of God, restriction in the use of power, storm, lock out, strike, fire, civil commotion or civil unrest, act of war, compliance with the regulation or order of any governmental authority, quarantine, epidemic, or pandemic.

### 5. Guarantee

- 5.1. Atlas Copco warrants that the products provided are free from defects in material and workmanship and services are performed in a workmanlike manner. Atlas Copco standard equipment warranty applies and is available upon request.
- 5.2. THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES (WRITTEN, ORAL, IMPLIED, OR OTHERWISE), AND ALL OTHER WARRANTIES, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY DISCLAIMED.

### 6. Environmental Damages

- 6.1. The Environmental Management at any site on which Atlas Copco equipment is used is the responsibility of the Customer. In this regard Atlas Copco disclaims any responsibility for any infringement which occurs related to Acts, Rules or Regulations pertaining to environmental pollution aspects such as noise, atmospheric, water, sewer, dangerous goods, waste disposal etc.

### 7. General

- 7.1. If any term of this agreement is held by any court or other competent authority to be void or unenforceable in whole or in part the other terms of this agreement and the remainder of the affected term shall continue to be valid.
- 7.2. Any notice to be given by either party to the other under this agreement may be delivered by hand or sent by first class post to the other party at the address for that party shown in this agreement. Any notice delivered by hand shall be deemed to have been served on delivery and any notice sent by post shall be deemed to have been served within 48 hours after posting.
- 7.3. Any waiver by Atlas Copco of a breach of any terms of this agreement by the customer shall not be considered as a waiver of any subsequent breach of the same term or any other term.
- 7.4. Pricing does not include taxes and freight and will be added to the invoice.

### 8. SMARTLINK

The equipment may include a data monitoring service called SMARTLINK. The data received by Atlas Copco may be used by Atlas Copco and certain third party distributors and contractors for the purpose of increasing overall customer service. Atlas Copco will use commercially reasonable efforts to ensure that Purchaser's data is kept confidential. Purchaser acknowledges that the use of the SMARTLINK is provided "as is", that use of the service is entirely at Purchaser's risk, and that Atlas Copco may discontinue the SMARTLINK service at any time. Purchaser may request discontinuance of the SMARTLINK service at any time. SMARTLINK Terms and Conditions are available upon request.

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FILTER APPROVALS COMPANY CERTIFICATION

CE AEN CRN R R R

ACTIVE MEMBER OF

protec hsa btaas vira

Pricing does not include freight.  
Pricing does not include taxes

Pricing applies to services performed during normal working hours, weekdays, from 8am – 5pm

Signed for and on behalf of Atlas Copco:

Signature:

Signed for and on behalf of the customer:

Signature:

Name: Kathy Highley

Name: Todd Jasuta

Position: Inside Sales

Position:

Date: 07/29/2025

Date: 07/29/2025

Customer# 100631513

PO#

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#### FILTER APPROVALS

CE ASME CRN

#### COMPANY CERTIFICATION

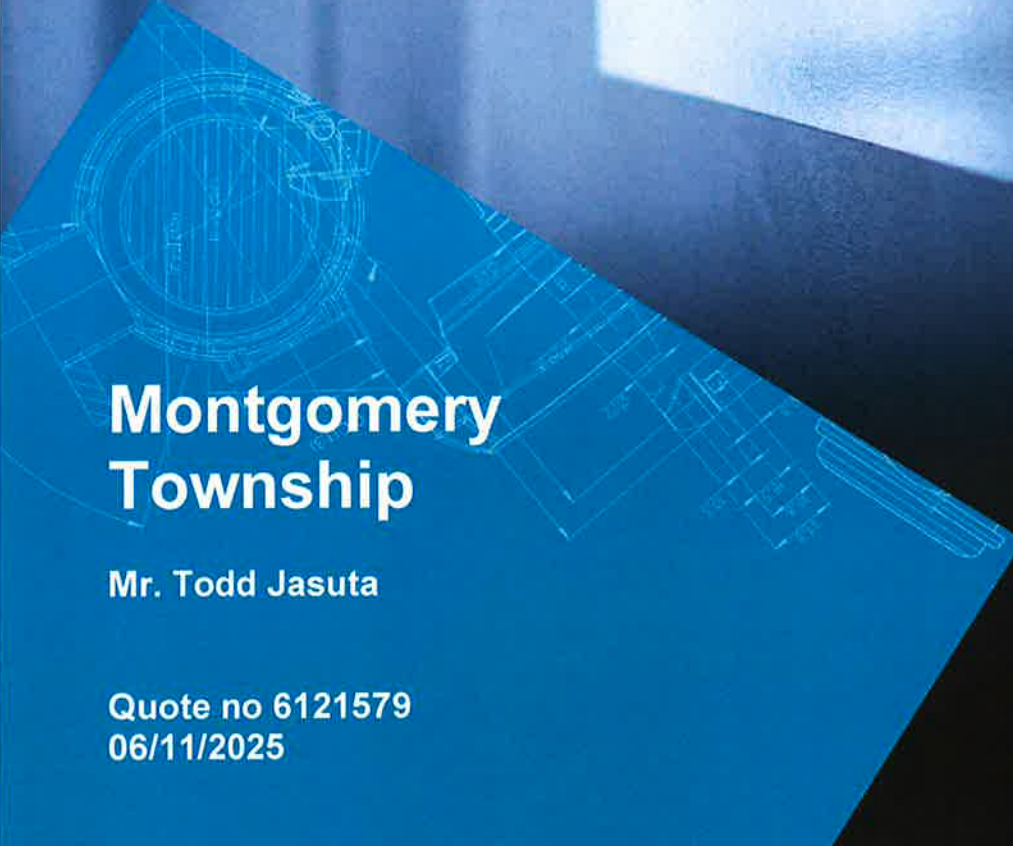
ISO 9001 ISO 14001

#### ACTIVE MEMBER OF:

ISO 9001 ISO 14001 ISO 45001

The Atlas Copco logo, featuring the company name in a stylized, italicized font, is centered within a blue rectangular box. The box is positioned in the upper right corner of the document. The background of the entire page is a dark, moody photograph of an industrial interior, possibly a factory or workshop, with a large, illuminated 'Atlas Copco' sign visible in the background.

*Atlas Copco*

A blue, semi-transparent technical drawing overlay is positioned in the lower-left quadrant of the page. It features a circular diagram with internal lines and a rectangular diagram with various labels and dimensions, suggesting a mechanical or engineering context.

# Montgomery Township

Mr. Todd Jasuta

Quote no 6121579  
06/11/2025



**Quote**  
Quote number: 6121579  
Date: 06/11/2025  
2/12

**Contact:** Mr. Todd Jasuta  
**Company:** Montgomery Township  
**Address:** 1001 STUMP RD  
MONTGOMERYVILLE PA 18936-9605  
United States  
**Phone:** +1 215-251-2752  
**Email:** tjasuta@montgomerytwp.org

Dear Mr. Todd Jasuta

Thank you for your recent enquiry. Further to our discussions, please find enclosed our quotation as per your requirements.

We trust the enclosed information is of interest and look forward to hearing back with your comments. If you require any further information on this or any of our products or services, please do not hesitate to contact me.

Best Regards,

Greg Jordan  
Sales Engineer  
Mobile: +1 610-675-8838  
greg.jordan@atlascopco.com

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**Quote**  
Quote number: 6121579  
Date: 06/11/2025  
3/12

## Price Summary

| Product Number                                                                                                                                                                                                                                                               | Description           | Qty | Unit Value (USD) | Total Price (USD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----|------------------|-------------------|
| 2020041506                                                                                                                                                                                                                                                                   | CR5-CRS1-230/1-80V-IS | 1   | 3,450.00         | 3,450.00          |
| Oil Injected Cast-Iron Recip Compressor - Air Cooled<br>-Capacity: 17.4 CFM @ 175 PSI<br>-Motor: 5HP, ODP motor<br>- Voltage: 230/1/60hz<br>- 175 PSI Maximum Operating Pressure<br>-Receiver: 80gal, vertical<br>-Electronic drain<br>-Aftercooler<br>-Low oil level switch |                       |     |                  |                   |
| Grand Total (excl VAT) USD                                                                                                                                                                                                                                                   |                       |     |                  | 3,450.00          |

### Note:

Per Atlas Copco Terms & Conditions.  
Pricing does not include freight, sales tax or installation.

## Payment & delivery conditions

|                       |                                     |
|-----------------------|-------------------------------------|
| Quote valid to:       | 07/11/2025                          |
| Commissioning:        | Not included unless otherwise noted |
| Installation:         | Not included unless otherwise noted |
| Warranty:             | See Standard Conditions of Sale     |
| Payment terms:        | 30 days net                         |
| Incoterms & location: | DAP - Delivery at Place             |
| Freight:              | Delivery Freight Charges            |

**Delivery Terms** Equipment will be delivered in our standard packaging unless otherwise stated (off-loading and positioning to be done by others). Optional items may impact delivery. Delivery time can be confirmed upon acceptance of your order/final instructions to proceed.

**Credit Card Payments** All credit card payments will be assessed a surcharge not to exceed 3%.



# CR5-CRS1-80V

Piston



**Product**

2020041506

**Links**



**Brochure**



**Technical Data**



**Dimensional  
Drawing**



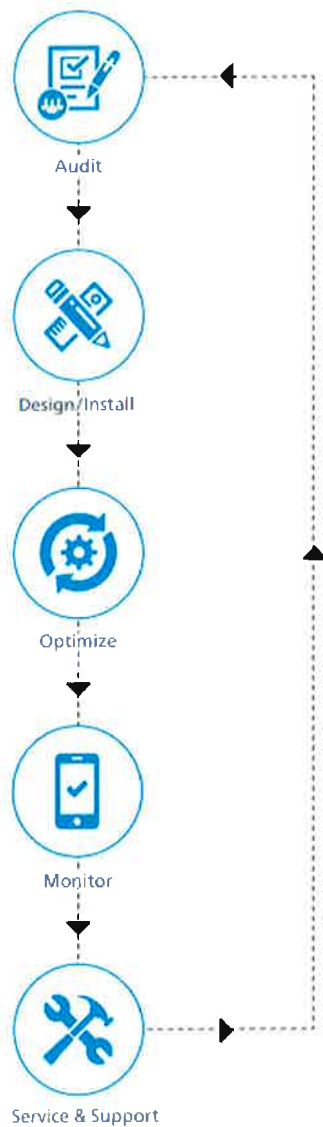
**Installation  
Guide**

## Technical Specifications

HP: 5  
Motor (v/ph/hz): 230/1  
Air Outlet: 3/4"  
L x W x H (in): 35x28x77  
Weight (lbs): 561.0  
ACFM 100PSI: 18.0  
ACFM 175PSI: 17.4  
Tank Gallons: 80V

## Atlas Copco – The Connected Efficiency Journey

*Our promise to you is we do more. And together with you, we are more!* No other company offers more technologies to produce and manage air, but we don't try to be a total solutions provider and we're not a 'one-stop-shop'. Instead, we innovate in the focused areas where we are confident we can provide a complete solution that has the lowest cost of ownership, maximizing efficiency and, most importantly, offer a complete service package that is second to none.



### Audit

Every air journey starts here. Our trained audit teams use ultrasonic leak detection and precision flow measurement equipment, and the non-intrusive audit system can be scaled for any operation. We learn exactly where you are now and prove what you can save. It's the backbone of our promise and what we stand behind before asking you to invest. Anybody who claims a saving based purely on product performance and not on your unique circumstances is just guessing – we like to deal solely in facts. We can help you determine if a compressor upgrade qualifies for rebates from your local electrical utility company.



### Design & Install

We apply creative thinking and advanced software to design integrated air production and distribution systems. At our custom design facility in Houston, Texas, we can custom fit our products to meet your specific needs. Our designs emphasize today's efficiency with future expansion that's ready when you are. Our unrivaled experience means we know what creates a great installation, and our local team will support you. We can do a computer-designed turnkey installation of your entire system, including equipment, air treatment, and state-of-the-art piping throughout your facility, no matter the size.



### Optimize

This is the biggest advancement in compressed air over the last decade. Control systems leveraged by the Internet of Things mean you no longer need to be with your machine to make it perform. Optimizer 4.0, our simple and sophisticated user interface, ensures that you're always in the know, in control and in charge of your savings. No matter how many compressors, dryers, blowers or pumps you have, you're like the conductor of the orchestra—and you make it play in perfect tune.



### Monitor

Just about all Atlas Copco equipment comes with remote monitoring and diagnostic capability. Our team keeps an eye on your system and contacts you if a need arises. Most importantly, we monitor your demand and suggest savings to make you an energy efficiency rock star! You can be away from the office or take that hard-earned vacation with complete peace of mind because we've got your back. However, if you want to watch your product while away, all you need is a smartphone.



### Service & Support

Help is always close at hand. Atlas Copco has over 4,000 employees across the U.S., so one of our factory trained technicians is never far away. We can dispatch them at a moment's notice and GPS technology lets you know where they are. Plus our centralized technical support team is as close as your phone. All of us work together to provide a service solution that fits your needs—whether it's doing your own maintenance or us taking full responsibility for keeping your system running.



## Quote

Quote number: 6121579

Date: 06/11/2025

6/12

## Standard Terms and Conditions of Sale

**1. GENERAL** – As used herein, "Atlas Copco" means Atlas Copco Compressors LLC, or its applicable division, which is offering or supplying the Goods. "Purchaser" means the entity to which Atlas Copco's offer is made or the entity purchasing the Goods from Atlas Copco. "Equipment" means equipment, product, furnished to Purchaser by Atlas Copco. "Component" shall mean spare part, equipment component, accessory and similar items furnished by Atlas Copco. Equipment and Component and associated services shall be collectively referred to as "Goods". "Affiliates" shall mean Atlas Copco AB and its wholly-owned subsidiaries. Atlas Copco's sale of any Goods is expressly conditioned on Purchaser's assent to these Standard Terms and Conditions of Sale ("Terms"). Any acceptance of Atlas Copco's offer is expressly limited to acceptance of these Terms. Any terms or conditions (previously, contemporaneously, or hereafter) provided by Purchaser which add to, vary from, or conflict with these Terms are hereby expressly objected to. Unless otherwise expressly agreed in writing by a duly authorized representative of Atlas Copco these Terms supersede all other communications and agreements and notwithstanding any conflicting or different terms and conditions in any order or acceptance of Purchaser. Orders shall be subject to acceptance at Atlas Copco Compressors LLC's principal corporate offices in Rock Hill, South Carolina.

**2. DELIVERY** – Unless otherwise agreed in writing, Goods manufactured, assembled or warehoused in the continental United States are delivered F.O.B. shipping point, and Goods shipped from outside the continental United States are delivered F.O.B. point of entry. Where the scheduled delivery of Goods is delayed by Purchaser or by reason of any of the events of force majeure referred to in Section 6, Atlas Copco may move such Goods to storage for the account of and at the risk of Purchaser. Shipping dates are approximate and are based upon prompt receipt of all necessary information and approvals from Purchaser. Atlas Copco reserves the right to make delivery in installments. Claims for damage, shortage or errors in shipping must be reported to Atlas Copco within three (3) business days following delivery to Purchaser along with photo and documentary evidence. The burden of proof is on the Purchaser to clearly establish the extent of the damage or shortage. If no claim is received within three (3) business days, Purchaser shall be deemed to have irrevocably accepted the Goods.

**3. SECURITY AND RISK OF LOSS** – Upon request from Atlas Copco, Purchaser agrees to execute a security agreement covering the Goods sold or other assets and to perform all acts which may be necessary to perfect and assure a security position of Atlas Copco. Notwithstanding any agreement with respect to delivery terms or payment of transportation charges, the risk of loss or damage shall pass to Purchaser and delivery shall be deemed to be complete upon delivery to a private or common carrier or upon moving into storage upon receiving inspection, whichever occurs first.

### 4. PRICES –

- a. Prices shall be as stated on Atlas Copco's quotation, which shall be valid for thirty (30) days unless otherwise specified. The price does not include any taxes or any other governmental charges, unless specifically listed as separate line items. Purchaser is responsible for all applicable taxes and governmental charges (except any taxes on Atlas Copco's income). Atlas Copco will accept a valid exemption certificate from Purchaser, if applicable.
- b. Quoted prices are firm for shipments scheduled not more than 360 days from an acknowledged purchase order date. If shipments are scheduled beyond 360 days from the purchase order date or if shipments are delayed for the convenience of Purchaser beyond 360 days from the purchase order date, the quoted price are subject to an adjustment at Atlas Copco's sole discretion.
- c. In the event when purchase order is issued by Purchaser, there is substantial impact on the previously quoted price due to new tariffs, taxes, duties or charges imposed by any governmental authority on the importation of Goods and/or sub-components of Goods (collectively "tariffs"), the parties will negotiate in good faith any resulting price increase. In the event that new tariffs are imposed after Atlas Copco's acceptance of purchase order, Atlas Copco shall have the right to adjust the prices of such Goods to reflect the additional costs incurred due to the new tariffs. Atlas Copco shall notify Purchaser in writing of any new tariffs imposed and the corresponding price adjustment within thirty (30) days of the imposition of such tariffs. Both parties agree to act in good faith and cooperate fully to implement the price adjustment in a fair and equitable manner, consistent with the terms of this agreement and applicable laws and regulations.
- d. This agreement applies to new Goods only. Purchases of used equipment shall be on terms to be agreed upon at time of sale to Purchaser.

**5. PAYMENT** – Unless otherwise specified, payment terms shall be due thirty (30) days upon receipt of invoice. Orders with shipping location outside the U.S. require advance payment in full prior shipping. Progress payments shall be defined by Atlas Copco in a written quotation. All credit card payments will be assessed a surcharge not to exceed 3%. If Purchaser fails to pay any invoice when due, Atlas Copco may defer deliveries under this or any other agreement with Purchaser, except upon receipt of satisfactory security for or cash in payment of any such invoice. A service charge of the lesser of 12% per annum calculated monthly or the highest rate permitted by applicable law shall be charged on all overdue accounts. Failure to pay invoices when due shall, at the option of Atlas Copco, constitute a default. In addition to all other remedies Atlas Copco may have under these conditions of sale or applicable law, Atlas Copco shall be entitled to suspend delivery of any Goods. Purchaser shall reimburse Atlas Copco for all costs incurred in collecting any late payments, including, without limitation, attorney's fees. If, in the reasonable judgment of Atlas Copco, the financial condition of Purchaser at any time prior to delivery does not justify the terms of payment specified, Atlas Copco may require payment in advance or cancel any outstanding order, whereupon Atlas Copco shall be entitled to receive reasonable cancellation charges. In the event Purchaser changes the shipping location to one outside the U.S., payment must be received in full prior to shipping. If delivery is delayed by Purchaser, payment shall become due on the date Atlas Copco is prepared to make delivery. Should manufacture be delayed by Purchaser, pro rata payments shall become due if and to the extent required at Atlas Copco by its contracts with the manufacturer. All installment deliveries shall be separately invoiced and paid for without regard to subsequent deliveries. Delays in delivery or non-conformities in any installment shall not relieve Purchaser of its obligations to accept any pay for remaining installments. In the event Purchaser directs Atlas Copco to submit invoices and makes payments via an on-line portal, invoices may include an administrative fee.



**6. FORCE MAJEURE** – Except of Purchaser's payment obligations hereunder, neither party is liable for loss, damage, detention, or delay, or be deemed to be in default from causes beyond its reasonable control including but not limited to acts of God, fire, flood, strike or other concerted action of workmen, acts of terrorism, act or omission of any governmental authority, changes in import or export regulations, insurrection or riot, embargoes, sanctions, epidemics, pandemics, materials shortages or substantial increases in materials costs. The affected party shall provide prompt notice of a force majeure event and shall use commercially reasonable efforts to mitigate its effects. In the event of delay due to any such cause, the date of delivery will be postponed by such length of time as may be reasonably necessary to make for the period caused by a force majeure event.

**7. WARRANTY –**

- a. **Equipment:** Atlas Copco warrants that all stationary compressors, compressed air dyers, and other equipment manufactured by Atlas Copco and Affiliates shall be free of defects in design, material and workmanship for a period of fifteen (15) months from date of shipment to Purchaser, or twelve (12) months from date of initial start-up, whichever occurs first, except as otherwise set out in the quotation. In the event Goods are put into storage due to Purchaser's inability to take delivery, the above warranty starts on the day of delivery into storage.
- b. **Component:** Atlas Copco warrants that all Components shall be free from defects in design, material and workmanship for a period of six (6) months from the date of shipment to Purchaser or the date it is mounted.
- c. **Service:**
  - I. **Labor:** Atlas Copco warrants that any services performed by Atlas Copco in connection with the sale, installation, servicing or repair of a Good shall be performed in a workmanlike manner. If any nonconformity with this warranty appears within thirty (30) days after the services are performed, the exclusive obligation of Atlas Copco shall be to re-perform the services in a conforming manner.
  - II. **Repairs:** Atlas Copco warrants Goods repaired or replaced pursuant to the above warranty against defects in design, workmanship and material for a period of ninety (90) days from date of start-up of such repaired or replaced Goods or the expiration of the original warranty, whichever is longer.
- d. Should any failure to conform with this warranty appear prior to or after shipment of the Good to Purchaser during the specified periods under normal and proper use and provided the Good has been properly stored, installed, handled and maintained by the Purchaser, Atlas Copco shall, if given prompt written notice by Purchaser, repair or replace, the non-conforming Good or authorize repair or replacement by the Purchaser at Atlas Copco's expense. Replaced Goods become the property of Atlas Copco.
- e. When the nature of the defect is such that it is appropriate in the judgment of Atlas Copco to do so, repairs will be made at the site where the Good is located. Repair or replacement under applicable warranty shall be made at no charge for replacement parts (F.O.B. Atlas Copco Warehouse), warranty labor, serviceman transportation and living costs, when work is performed during normal working hours (8 a.m. to 4:30 p.m. Monday through Friday, exclusive of holidays). Labor performed at other times will be billed at the overtime rate then prevailing for services of Atlas Copco personnel.
- f. The Atlas Copco warranty does not extend to Goods not manufactured by Atlas Copco or Affiliates. As to such Goods, Purchaser shall be entitled to proceed only upon the terms of that particular manufacturer's warranty. The Atlas Copco warranty does not apply to defects in material provided by Purchaser or to design stipulated by Purchaser. The above warranties do not cover (a) normal wear and tear of the Goods; (b) damage or accidents resulting from abuse, misuse, or the negligent acts of persons not under the reasonable control of Atlas Copco; (c) damage to equipment caused by the failure of the Purchaser to follow Atlas Copco's written storage and maintenance instructions; and (d) failure of the Purchaser to have the startup performed by an Atlas Copco authorized service provider for Goods that require such start-up.
- g. Used Goods, Goods not manufactured by Atlas Copco or Affiliates and Goods excluded from the above warranties are sold AS IS with no representation or warranty.
- h. **THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OF QUALITY, WRITTEN, ORAL OR IMPLIED, AND ALL OTHER WARRANTIES, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS ARE HEREBY DISCLAIMED. Correction of nonconformities as provided above shall be Purchaser's exclusive remedy and shall constitute fulfillment of all liabilities of Atlas Copco (including any liability for direct, indirect, special, incidental or consequential damage) whether in warranty, strict liability, contract, tort, negligence, or otherwise with respect to the quality of or any defect in Goods or associated services delivered or performed hereunder.**

**8. ORDER HOLDS** – In the event that: (a) the Purchaser places an order on hold for a period of up to sixty (60) calendar days from the hold notification; or (b) Atlas Copco places an order on hold due to failure by Purchaser to pay any "milestone payment" when due and such failure remains un-remedied for a period of five (5) business days; then the Purchaser agrees to pay a storage fee of two percent (2%) of the total order value per week until the hold is removed. If the length of such hold exceeds sixty (60) calendar days, Atlas Copco may, at its option and at any time thereafter, terminate the contract and recover cancellation charges set forth below ("Cancellation Schedule"). Any fees, charges, and assessments due under this Section 8 are liquidated damages intended to be a reasonable advance estimate of costs resulting from an order placed on hold and not a penalty. Additionally, Atlas Copco is not liable for delays in performance of the work due to orders placed on hold, and Atlas Copco's time for performance of the work will be extended for a period equal to the time lost by reason of such delay.

**9. STORAGE FEE** – If Purchaser is not able to accept delivery on the date agreed to by the parties, Purchaser will pay Atlas Copco a storage fee equivalent to one and one half percent (1.5%) of the total order value per calendar month or fraction thereof (calculated and charged on a per day basis) until the date of delivery ("Storage Fee"). Additionally, if Atlas Copco is performing installation services and at the time of delivery Buyer's location is not ready or is unsafe for installation, Atlas Copco reserves the right to postpone or to discontinue work. In such event, Atlas Copco may charge Purchaser an amount equivalent to the Storage Fee until such time that the location is ready and safe for installation, as determined by Atlas Copco.

**10. LIMITATION OF LIABILITY** – IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, HOWEVER ARISING, WHETHER IN WARRANTY, STRICT LIABILITY, CONTRACT, TORT, NEGLIGENCE OR OTHERWISE, INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS OR REVENUE, LOSS OF USE OF THE GOODS OR FACILITIES, DOWNTIME COST, OR DELAY COSTS. EXCEPT AS PROVIDED IN SECTION 14, PATENT INDEMNITY AND LIABILITIES WHICH CANNOT BE LIMITED OR EXCLUDED BY APPLICABLE LAW, ATLAS COPCO'S LIABILITY ON ANY CLAIM WHETHER IN WARRANTY, STRICT LIABILITY, CONTRACT, TORT, NEGLIGENCE OR OTHERWISE FOR ANY LOSS OR DAMAGE ARISING OUT OF, OR RELATED TO THIS CONTRACT OR THE PERFORMANCE OR BREACH THEREOF, SHALL IN NO CASE EXCEED THE PURCHASE PRICE ALLOCABLE TO THE SERVICE, GOOD OR PART THEREOF WHICH GIVES RISE TO THE CLAIM. All causes of action against Atlas Copco arising out of or relating to this contract or the performance hereof shall expire unless brought within one year of time of accrual thereof.

**11. CONFIDENTIALITY** – Atlas Copco and Purchaser (as to information disclosed, the "Disclosing Party") may each disclose Confidential Information to the other party hereto (the "Receiving Party"). "Confidential Information" shall mean all information related to the business, products, or services of the Disclosing Party that is not generally known to the public, and all pricing and terms of the contract, provided that the obligations of this Section shall not apply as to any portion of the Confidential Information which: (i) is or becomes generally available to the public other than as a result of disclosure by the Receiving Party, its representatives or its affiliates, or (ii) has been or is subsequently independently developed by the Receiving Party, its representatives or affiliates, without reference to the Confidential Information, or (iii) is required to be disclosed by law or valid legal process provided that the Receiving Party who intends to make such disclosure shall promptly notify the Disclosing Party in advance of such disclosure and reasonably cooperate in attempts to maintain the confidentiality of the Confidential Information. The Receiving Party agrees, except as otherwise required by law: (i) to use the Confidential Information only as the Disclosing Party intended it to be used by the Receiving Party in connection with providing or receiving the Good, and (ii) to take reasonable measures to prevent disclosure of the Confidential Information, except disclosure to its employees to the extent necessary to facilitate providing or receiving Goods. Upon the Disclosing Party's request, the Receiving Party shall destroy or return to Disclosing Party all copies of Confidential Information. If either party or any of their respective affiliates or representatives is required or requested by subpoena, interrogatories, or similar legal process to disclose any Confidential Information, such party agrees to provide the Disclosing Party with prompt written notice of such request, so that the Disclosing Party may seek an appropriate protective order or waive compliance by the Receiving Party with the provisions herein. It is understood and agreed that this Section 9 survives any expiration/termination of the contract.

**12. INTELLECTUAL PROPERTY** – As between Atlas Copco and Purchaser, Atlas Copco shall retain and own all patents, copyright, trademarks, trade secrets, and other intellectual property embodied in or associated with the Good. Without limiting the generality of the foregoing, Atlas Copco shall retain and own all right, title and interest in and to all inventions, discoveries, know-how, works of authorship, drawings, designs, processes, and ideas developed, discovered or conceived by Atlas Copco or its employees in connection with the manufacture of the ordered Goods. No drawings, designs, or anything else provided by Atlas Copco shall be deemed to be "work made for hire" as that term is used in connection with the U.S. Copyright Act.

**13. SOFTWARE** – In the event the Good contains or otherwise includes software, the software shall remain the proprietary property of Atlas Copco (and/or its Affiliates or licensors, if applicable), and in no event shall title thereto be sold or transferred to Purchaser. Subject to Purchaser complying with these Terms, Purchaser is granted a non-exclusive, non-transferable license to properly use the software in machine readable object code form only. Any license so granted is limited to the proper use of the Good containing the software only in the manner authorized by Atlas Copco. Purchaser shall not sublicense the software to any other entity nor assign its license rights. Notwithstanding the above, in the event Purchaser transfers (in compliance with all applicable laws and regulations) title to any Good containing the software, the license granted hereby shall transfer to Purchaser's transferee. Any license granted hereunder shall continue: (i) until terminated in accordance with this contract, or (ii) for the useful life of the Good in which the software is embedded or is otherwise an integral part, or (iii) for the useful life of the software, whichever is shorter. Any modification, alteration, or removal or unauthorized use of the software constitute a breach of this contract and shall automatically terminate any license granted hereby. Purchaser shall not (and shall not permit any third party to) create derivative works based on the software, or reverse engineer, or disassemble or decompile the software, or transfer, copy, or modify, the software. In the event a separate written applicable Atlas Copco-provided Software License is provided with the Good, specified in Atlas Copco's quotation, and/or otherwise communicated to Purchaser, then the software shall be governed, in order of precedence, by the terms of the separate Software License and then by any non-conflicting terms hereof.

**14. PATENT INDEMNITY** – Atlas Copco agrees to defend, indemnify and hold harmless Purchaser for a claim by any third party alleging that any Good or service furnishes by Atlas Copco hereunder infringes any United States patent, trademark, or copyright. Atlas Copco's obligations in this Section are conditioned upon Purchaser promptly (i) notifying Atlas Copco in writing of the third party's claim; (ii) giving Atlas Copco full authority to control the defense and settlement of the suit or proceeding; and (iii) providing Atlas Copco with full information and reasonable assistance at Atlas Copco's expense. Atlas Copco shall ensure that no such settlement intending to bind Purchaser shall be entered into without Purchaser's prior written consent, which consent shall not be unreasonably withheld or delayed. In case the Good (or any portion thereof) as a result of any suit or proceeding so defended is held to constitute infringement or its use by Purchaser is enjoined, Atlas Copco will, at Atlas Copco's option and expense: (i) procure for Purchaser the right to continue using the Good; (ii) replace the Good with substantially equivalent non-infringing Good; (iii) modify the Good so it becomes non-infringing; or (iv) take back the Good and refund or credit monies paid by Purchaser to Atlas Copco for such Good less a reasonable allowance for use. Atlas Copco will have no duty or obligation to Purchaser under this Section to the extent that the Good is (i) supplied according to Purchaser's design or instructions wherein compliance therewith has caused Atlas Copco to deviate from Atlas Copco's normal designs or specifications, (ii) modified, (iii) combined with items, systems, methods, or processes not furnished by Atlas Copco and by reason of said design, instruction, modification, or combination a claim is brought against Purchaser. If by reason of such design, instruction, modification or combination, a claim is brought against Atlas Copco or its Affiliate, Purchaser shall protect Atlas Copco and its Affiliate in the same manner and to the same extent that Atlas Copco has agreed to protect Purchaser under the provisions above in this Section. THIS SECTION 14 STATES ATLAS COPCO'S AND ITS

AFFILIATES' EXCLUSIVE LIABILITY FOR INFRINGEMENT OF ANY THIRD PARTY'S PATENT, COPYRIGHT AND/OR TRADEMARK.

**15. SMARTLINK** – Equipment may include a data monitoring service called SMARTLINK. If Equipment includes the SMARTLINK service, the transmission of data to Atlas Copco is intended to start when Equipment has been properly installed, regardless of whether Purchaser registers to use the SMARTLINK service. Atlas Copco shall own all data related to the SMARTLINK service, and the data received by Atlas Copco may be used by Atlas Copco and certain third party distributors and contractors for the purpose of potentially increasing overall customer service and for other commercial purposes. Purchaser acknowledges that the use of the SMARTLINK service is provided "as is", that use of the service is entirely at Purchaser's risk, and that Atlas Copco may discontinue the SMARTLINK service at any time. Purchaser may request discontinuance of the SMARTLINK service at any time. The use of the SMARTLINK service by Purchaser may require registration by Purchaser as requested by Atlas Copco.

**16. TERMINATION** – Any order or contract may be cancelled by Purchaser only upon payment of reasonable charges (including an allowance for profit) based upon costs and expenses incurred, and commitments made by Atlas Copco, which are further set out in the Cancellation Schedule below.

**17. COMPLIANCE WITH LAWS** – Both parties shall comply with all applicable local, state and federal and international laws and regulations, including foreign trade and customs requirements or any embargoes or other sanctions. Goods, technical data, technology, software, and services provided by Atlas Copco to Purchaser shall at all times be subject to all applicable export control laws and regulations, including but not limited to applicable U.S. Export Administration Regulations, United Nations resolutions and European Union directives relating to trade embargoes and restrictions. Purchaser agrees and warrants that no Goods, parts, materials, services, technical data, technology, software or other technical information or assistance furnished by Atlas Copco, or any good or product resulting therefrom, shall be used for any purpose connected with chemical, biological or nuclear weapons, or missiles capable of delivering such weapons or exported or re-exported by Purchaser or its authorized transferees, if any, directly or indirectly, in violation of any law or regulation. Purchaser agrees and warrants that Purchaser shall not violate or cause Atlas Copco to violate the U.S. Foreign Corrupt Practices Act of 1977 (as amended), in connection with any sale of the Goods. In the event Atlas Copco's performance under the order or any part thereof or related to it, is prevented by any impediments arising out of applicable local and/or international foreign trade and customs requirements or any embargoes or other sanctions, Atlas Copco shall have the right to terminate the order or any part thereof or related to it, without any further liability, with immediate effect and without prior notice to Purchaser.

**18. U.S. GOVERNMENT CONTRACTS** – If the Goods are to be used in the performance of a U.S. Government contract or subcontract, Purchaser expressly agrees to notify Atlas Copco in writing in connection with Purchaser's order. Further, if the Goods are to be used in the performance of a U.S. Government contract or subcontract, only those clauses of the applicable U.S. Government procurement regulations which are mandatorily required by federal statute to be included in this contract shall be incorporated herein by reference.

**19. EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS** – If applicable to this contract, Atlas Copco and Purchaser shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, veteran status or disability.

**20. REMEDIES** – The remedies expressly provided for in these Terms shall be in addition to any other remedies, which Atlas Copco may have under the Uniform Commercial Code or other applicable law.

**21. CHOICE OF LAW** – The validity, performance, and all other matters arising out of or relating to the interpretation and effect of these Terms and/or the contract shall be governed by and construed in accordance with the internal laws of the U.S. state in which Atlas Copco's applicable sales or service facility is located without giving effect to any choice or conflict of law provision or rule (whether in such State or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of such State. Atlas Copco and Purchaser expressly agree that the United Nations Convention on International Sale of Goods shall not apply.

**22. MISCELLANEOUS –**

- a. Typographical and/or clerical errors in Atlas Copco's quotations are subject to Atlas Copco's correction.
- b. Purchaser's issuance of an order or Purchaser's receipt of the Goods from Atlas Copco shall constitute full acceptance of these Terms without prejudice to any other manner in which acceptance of these Terms may be evidenced.
- c. **THESE TERMS CONTAIN THE ENTIRE AGREEMENT BETWEEN ATLAS COPCO AND PURCHASER WITH RESPECT TO TERMS AND CONDITIONS AND SUPERSEDE ALL PREVIOUS OR CONTEMPORANEOUS STATEMENTS, AGREEMENTS, AND REPRESENTATIONS WITH RESPECT TO TERMS AND CONDITIONS.** These Terms cannot be superseded, amended, or modified except by an applicable negotiated agreement signed in handwriting by an authorized sales manager of Atlas Copco and an authorized representative of Purchaser containing terms and conditions substantially similar to the terms and conditions of these Terms. Any order issued by Purchaser to Atlas Copco is for Purchaser's internal purposes and no term or condition stated in such document shall modify these Terms. Atlas Copco's execution of any document issued by Purchaser shall constitute only an acknowledgment of receipt thereof, and shall not be construed as an acceptance of any of the terms or conditions therein that differ from, conflict with, or add to these Terms.
- d. Neither party shall assign or transfer the contract without the prior written consent of the other party (which consent shall not be unreasonably withheld); any purported assignment in violation of this sentence shall be void. Irrespective of the



**Quote**

Quote number: 6121579

Date: 06/11/2025

10/12

foregoing, Atlas Copco may without consent assign the contract (or any of rights or obligations hereunder) to any of its affiliates and/or use sub-contractors.

- e. The provisions of these Terms are severable and the invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of any other provision.
- f. Neither party's failure to enforce, or its waiver of a breach of, any provision contained in these Terms shall constitute a waiver of any other breach or of such provision.
- g. All headings, captions and numbering in this document are for convenience of reference only and shall not be used to interpret any meaning of any terms or condition.
- h. The parties are independent contractors under this contract and no other relationship is intended including, without limitation, any partnership, franchise, joint venture, agency, employer/employee, fiduciary, master/servant relationship, or any other special relationship.
- i. All rights and obligations contained in these Terms, which by their nature or effect are required or intended to be kept, observed, or performed after the termination or expiration of the order/contract will survive and remain binding upon and for the benefit of the parties, their successors, and permitted assigns.



**Quote**  
Quote number: 6121579  
Date: 06/11/2025  
11/12

#### **PAYMENT TERMS**

Unless expressly agreed to in writing on a specific contract or order, subject to credit approval, our standard payment terms are:

For orders under \$150,000 the payment terms shall be **Net 30 days** from date of shipment.

For orders over \$150,000 or with lead times greater than six months the following terms shall apply:

##### **1. Domestic Shipments**

- A. 30% of order value 30 Days from date of customer's purchase order.
- B. 30% of order value after passage of 1/3 of the time from date of customer's order to the originally scheduled shipment date.
- C. 30% of order value after passage of 2/3 of the time from date of customer's order to the originally scheduled shipment date.
- D. 10% of order value, net 30 days from date of shipment.

In those cases where progress payments are required, all work on the order will cease if payment is not received in accordance with the payment schedule.

##### **2. Export Shipments**

All export shipments shall be paid in full prior to shipment except when purchaser procures an irrevocable letter of credit in favor of Atlas Copco Compressors LLC, from a U.S. federally insured bank or lending institution.

Should the order fall in a category that requires progress payments, the letter of credit shall be arranged to release payment in accordance with the agreed payment schedule.

##### **3. Payment Retention**

Payment retention will not be allowed. If required, a bank guarantee can be furnished at Atlas Copco's expense in lieu of retention.

##### **4. Credit Approval**

All terms are subject to credit approval by Atlas Copco Compressors LLC.

#### **CANCELLATION SCHEDULE**

##### **Definitions:**

**Standard Stocked Equipment** - equipment as shown in the current catalog and available for shipment from the US Distribution Center.

**Standard Non-Stocked Equipment** - equipment as shown in the current catalog but not currently stocked at the US Distribution Center.

**Engineered Equipment** - equipment requiring customized features not shown in the current catalog.

##### **Orders for Standard Stocked Equipment**

\* 20% of equipment price

##### **Orders for Standard Non-Stocked Equipment**

A) Prior to release for manufacturing:

\* 20% of equipment price

B) After production has started:

\* 40% of equipment price

C) After production has been completed:

\* 60% of equipment price

##### **Orders for Engineered Equipment**

A) Prior to release for manufacturing:

\* 20% of the purchase price

B) After production has started

\* 40% of the base compressor price

\* 40% of optional equipment of purchased materials will be charged

C) After production has completed

\* 60% of the base compressor price

\* 100% of optional equipment



**Quote**

Quote number: 6121579

Date: 06/11/2025

12/12

The parties acknowledge and agree that in the event of early termination Atlas Copco will suffer a substantial injury for which it is impracticable and extremely difficult to establish actual damages. The recovery of termination charges is not a penalty and is reasonable in light of the difficulty and non-feasibility of obtaining the actual costs.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Company: \_\_\_\_\_

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #10

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|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| SUBJECT:       | Authorize Advertisement of Ordinance Amendments for Traffic Control<br>(Parking and Trucks) |
| MEETING DATE:  | August 25, 2025                                                                             |
| BOARD LIAISON: | Annette M. Long                                                                             |
| INITIATED BY:  | William R. Peoples, Police Chief                                                            |

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**BACKGROUND:**

Included in your packet is a memorandum from Officer Mike Jenkins with the Highway Safety Unit outlining the proposed changes to the ordinances. These proposed changes have been discussed over recent months in the Traffic Engineers/Staff meeting and presented to the Public Safety Committee in May. An overview of the changes was shared by Supervisor Long as part of her Committee Liaison report to the Board. The red-lined ordinances with the proposed changes are also in the packet.

The proposed changes include: restriction of truck traffic on Stump Road between Witchwood Drive and Welsh Road, prohibited parking on Country Club Drive at Pinecrest Lane, methods of parking to include prohibiting overnight parking at Township parks, restricted parking in the center of cul-de-sacs, prohibition of parking of large trucks, commercial vehicles, trailers and other large vehicles on any Township-owned road.

**RECOMMENDATION:**

Staff recommends the Board authorize the advertisement of the proposed ordinance amendments.

**MOTION/RESOLUTION:**

**Motion** to authorize the advertisement of the proposed ordinance amendments as presented.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.





## MONTGOMERY TOWNSHIP POLICE DEPARTMENT

---

William R. Peoples  
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936  
215-362-2301 • Fax 215-362-6383

To: Montgomery Township Public Safety Committee  
From: William R. Peoples, Chief of Police  
Date: May 8, 2025  
Ref: Proposed Parking Ordinance Modifications

Below, you will find several modifications to the current Montgomery Township Parking Ordinances, accompanied by notes that describe the proposed changes. I would like to discuss these suggested modifications with the Public Safety Committee and provide recommendations at the next Township Traffic Engineer Meeting. In a separate attachment, you will find select Montgomery Township Ordinances that are currently in effect and correlate to the proposed modifications.

Thank you for your time. I look forward to discussing this at our next Public Safety Meeting Scheduled for May 21, 2025.

Respectfully,

A handwritten signature in blue ink that reads "William R. Peoples".

William R. Peoples  
Chief of Police



## MONTGOMERY TOWNSHIP POLICE DEPARTMENT

William R. Peoples  
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936  
215-362-2301 • Fax 215-362-6383

Thursday, May 8, 2025

To: Chief W. Peoples  
From: Ofc. M. Jenkins  
Re: Overview of Changes to Parking Ordinances

**1. § 222-18. Truck traffic restricted; penalty. EXHIBIT A**

- a. Stump Rd, both directions, between Witchwood Dr and Welsh Rd
- b. Restricting trucks with an overall length greater than 30 ft. (including combinations)
  - i. Exception: Residential Deliveries and Emergency Vehicles
- c. Supported by engineering study – Gilmore & Associates, Inc.
- d. Originated from residential traffic complaints
  - i. 2024-27396

**2. § 222-20. Parking prohibited at all times. EXHIBIT B**

- a. Country Club Drive at Pinecrest Lane
  - i. Both directions from McLaughlin Road to the Crosswalk adjacent to 200 Country Club Drive
  - ii. Curb painting is recommended to denote new restrictions
- b. Supported by engineering study – Local Technical Assistance Program (PennDOT)
- c. HSU sight distance analysis
- d. Originated from residential traffic complaint
  - i. 2025-02426

**3. § 222-23. Methods of parking. EXHIBIT C**

- a. Replacement of existing ordinance in its entirety
- b. Adopting PAVC statutes 3351 – 3354
- c. Keeping 6 original regulations that are not currently covered by the PAVC
- d. Addition of 1 new regulation prohibiting overnight parking in the Twp parks
- e. Originated from several residential complaints of parking in the center of cul-de-sacs (Orchards Dev.) and within intersections

**4. Parking of certain vehicles within township limits. EXHIBIT D**

- a. New regulation/section
- b. Prohibits parking of large trucks, commercial vehicles, trailers, and other large vehicles on any township owned roadway
- c. Originated from several residential complaints about car-haulers and box trucks parked on residential streets

1.

**§ 222-18. Truck traffic restricted; penalty. [Added 12-11-1989 by Ord. No. 87-I; amended 10-25-2021 by Ord. No. 21-326]**

- A. It shall be unlawful for any person to drive a vehicle other than a passenger car, motorcycle, pickup truck or van on any of the following streets or parts of streets:

| Name of Street        | Limits                                                                                                                           |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Country Club Drive    | Entire length                                                                                                                    |
| Montgomery Glen Drive | Between Doylestown Road and Horsham Road (Route 463)                                                                             |
| Pinecrest Lane        | Entire length                                                                                                                    |
| Stump Road            | Between Witchwood Drive and Welsh Road, both directions<br>any vehicle greater than 30 feet in length, including<br>combinations |

- B. Nothing in this section shall prohibit any person from driving an emergency vehicle on any of those streets or parts of streets or from driving on any of those streets or parts of streets a truck or other commercial vehicle making local deliveries to or pickups from premises located along that street or part of a street.
- C. Any person who violates any provision of this section shall, upon conviction, be sentenced to pay a fine of \$25 and costs.



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

April 8, 2025

File No. 21-0101601

Carolyn McCreary  
Montgomery Township Manager  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Stump Road (Welsh Road to Witchwood Drive) – Truck Restriction Analysis  
Montgomery Township, Montgomery County

Dear Ms. McCreary,

Pursuant to your request, Gilmore & Associates, Inc. has updated the previous November 2, 2021 safety evaluation regarding heavy vehicles (trucks) using Stump Road between Welsh Road (SR 0063) and Witchwood Drive in Montgomery Township. A location map is provided on **Figure 1**. Based on the investigation, we offer the following for consideration by Montgomery Township.

## **I. DESCRIPTION**

**Stump Road** is a local two-way Township roadway which extends from Welsh Road (SR 0063) to Bethlehem Pike (SR 0309) along the studied segment. The Witchwood Road to Welsh Road segment serves mostly residential properties and there are no commercial businesses that require large truck deliveries. For purposes of this discussion, Stump Road is considered to be oriented in a north/south direction. The cartway width varies from 24-36 feet with a posted speed limit of 35 miles per hour. There are generally no shoulders along the studied roadway segment.

Photos of the roadways and intersections are attached.

## **II. ANALYSIS**

G&A performed a review to evaluate the existing conditions and concerns associated with truck traffic along Stump Road. A PennDOT TE-109 form has been completed and is attached. The following was observed:

### ***Stump Road and Welsh Road***

- Property damage from trucks observed on the northwest and northeast corners.
- Truck turning templates demonstrate that trucks over 30 feet in length are unable to navigate the intersection without encroaching into opposing lanes and/or striking the curb and pedestrian ramps.

Based on the property damage observed and the provided truck turning templates, the radii are inadequate to accommodate truck turning movements for trucks over 30 feet in length. Restricting truck traffic along this segment is recommended.

---

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

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

### ***Stump Road and Witchwood Drive***

Truck turning templates were prepared demonstrating that trucks are able to navigate the intersection of Stump Road and Witchwood Drive. Trucks may continue eastbound on Witchwood Drive to access Route 309 South.

Target Shopping Center and/or the Route 202 Parkway. Stump Road narrows just south of the intersection of Witchwood Drive to Welsh Road. We recommend large trucks be prohibited from Witchwood Road to Welsh Road along this segment of Stump Road.

### **III. CRASH DATA**

PennDOT crash data was reviewed for the most recent five-year period at the intersection. There was a total of 20 reportable crashes within this period along this segment of Stump Road. 2 crashes of the total 20 reported crashes were involving trucks and noted in bold below. The crash data is provided in the crash summary.

### **IV. RECOMMENDATIONS**

Based on the residential area, cartway width, intersection radii, and observed property damage, we recommend restricting trucks over 30 feet in length along Stump Road between Welsh Road and Witchwood Drive. Appropriate signage should be revised at both ends of the restriction and posted at Gwynedd Lea Drive and Welsh Road. The proposed signage locations are provided on the attached sketch. We recommend the following signs be installed at the locations noted below:

#### **Stump Road (south of Witchwood Drive)**

- R5-2 NO TRUCKS sign, size 24"x24"
- **OVER 30 FT IN LENGTH sign, size 24"x18"**
- **R5-2-3 EXCEPT RESIDENTIAL DELIVERIES sign, size 24"x18"**

#### **Witchwood Drive (approaching Stump Road)**

- M4-4 TRUCK sign, size 24"x12"
- **OVER 30 FT IN LENGTH sign, size 24"x18"**
- R3-1 NO RIGHT TURN sign, size 24"x24"
- R3-2 NO LEFT TURN sign, size 24"x24"
- **R5-2-3 EXCEPT RESIDENTIAL DELIVERIES sign, size 24"x18"**

#### **Welsh Road (approaching Stump Road)**

- M4-4 TRUCK sign, size 24"x12"
- **OVER 30 FT IN LENGTH sign, size 24"x18"**
- R3-1 NO RIGHT TURN sign, size 24"x24"
- R3-2 NO LEFT TURN sign, size 24"x24"
- **R5-2-3 EXCEPT RESIDENTIAL DELIVERIES sign, size 24"x18"**

#### **Stump Road (north of Welsh Road)**

- R5-2 NO TRUCKS sign, size 24"x24"
- **OVER 30 FT IN LENGTH sign, size 24"x18"**
- **R5-2-3 EXCEPT RESIDENTIAL DELIVERIES sign, size 24"x18"**

#### **Gwynedd Lea Drive (north of Welsh Road)**

- **R5-2 NO TRUCKS sign, size 24"x24"**
- **R5-2-3 EXCEPT RESIDENTIAL DELIVERIES sign, size 24"x18"**

If the Board agrees with these recommendations, §222-18 should be updated to include the Truck restrictions for Stump Road between Welsh Road and Witchwood Drive. We remind the Township that the revised signage installed within the state right-of-way (Welsh Road SR 0063) requires permission from PennDOT. If the Township wishes to move forward with these improvements, a draft letter has been prepared for your use for submission to PennDOT.

If you have any questions regarding the above, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Damon Drummond".

Damon Drummond, P.E., PTOE  
Senior Transportation Engineer  
Gilmore & Associates, Inc.

cc: Greg Reiff, Montgomery Township Director of Public Works  
William Peoples, Chief of Police  
Michael Jenkins, Highway Safety Unit  
Pete Bryne, PennDOT  
Leslie Bogdnoff, P.E., Gilmore & Associates, Inc.  
Jim Dougherty, P.E., Gilmore & Associates, Inc.



# AMENDMENT

## Country Club Dr at Pinecrest Ln

### § 222-20. Parking prohibited at all times.

Parking shall be prohibited at all times in the following locations:

| Street/Shopping Center/Area                            | Side/Area | Location                                                                                                                      |
|--------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| 5 Points Plaza [Added 7-13-1998 by Ord. No. 98-99]     | Fire lane | Entire length                                                                                                                 |
| 202 Marketplace [Added 7-13-1998 by Ord. No. 98-99]    | Fire lane | Entire length                                                                                                                 |
| Airport Square [Added 7-13-1998 by Ord. No. 98-99]     | Fire lane | Entire length                                                                                                                 |
| Bell Run Boulevard [Added 7-11-1994 by Ord. No. 94-35] | Both      | From Knapp Road to end of divided section                                                                                     |
| Bell Run Boulevard [Added 7-11-1994 by Ord. No. 94-35] | Both      | From Welsh Road to end of divided section                                                                                     |
| Bell Run Boulevard [Added 4-7-1997 by Ord. No. 97-73]  | East      | From Emerson Drive South 75 feet and North to Hemingway Drive                                                                 |
| Bell Run Boulevard [Added 4-7-1997 by Ord. No. 97-73]  | West      | From Freedom Drive South 75 feet and North 75 feet                                                                            |
| Bell Run Boulevard [Added 4-7-1997 by Ord. No. 97-73]  | West      | From Hemingway Drive South 75 feet and North 75 feet                                                                          |
| Bethlehem Pike                                         | Both      | Entire length                                                                                                                 |
| Bridlepath Road [Added 8-23-2021 by Ord. No. 21-323]   | North     | From Greenbriar Drive to the property line of Bridle Path Elementary School                                                   |
| Bridlepath Road [Added 8-23-2021 by Ord. No. 21-323]   | South     | Between Greenbriar Drive and a point 100 feet in a westerly direction from the property line of Bridle Path Elementary School |
| Bridlepath Road [Added 10-21-1996 by Ord. No. 96-67]   | South     | From Taylor Road to Bridle Path School                                                                                        |
| Claremont Drive [Added 4-7-1997 by Ord. No. 97-73]     | Both      | From Upper State Road to County Line                                                                                          |

| <b>Street/Shopping Center/Area</b>                                                  | <b>Side/Area</b>  | <b>Location</b>                                                                                      |
|-------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------|
| Claremont Drive [Added 7-27-1992 by Ord. No. 92-2]                                  | North             | Upper State Road and dividing line between Wethersfield & Gwynmere properties                        |
| Claremont Drive [Added 7-27-1992 by Ord. No. 92-2]                                  | South             | Upper State Road and end of Spring Valley Park property (opposite Runnymede Drive)                   |
| Commerce Drive                                                                      | Both              | Entire length                                                                                        |
| Commerce Drive [Added 7-22-1985 by Ord. No. 87B; amended 4-27-1987 by Ord. No. 87E] | Both              | Between Enterprise Road and cul-de-sac                                                               |
| Commerce Drive [Added 7-22-1985 by Ord. No. 87B]                                    | Both              | Between Stump Road and Enterprise Road                                                               |
| Country Club Drive                                                                  | Both              | McLaughlin Road to 180 feet south of Pinecrest Lane                                                  |
| Cricklewood Circle                                                                  | Inside of circle  | Cricklewood Drive, counterclockwise 50 feet to sign                                                  |
| Cricklewood Circle                                                                  | Outside of circle | Entire length                                                                                        |
| Cricklewood Drive                                                                   | Both              | Entire length                                                                                        |
| Davis Drive [Added 12-18-2006 by Ord. No. 06-210]                                   | Both              | From Kenas Road to Annabel Drive                                                                     |
| Domorah Drive [Added 7-22-1985 by Ord. No. 87B]                                     | Both              | Entire length                                                                                        |
| Enterprise Road [Added 7-22-1985 by Ord. No. 87B]                                   | Both              | Entire length                                                                                        |
| Fairacres Drive [Added 10-21-1996 by Ord. No. 96-67]                                | Both              | Between Upper State Road and North/South Stone Ridge Drive                                           |
| Gwynedd Crossing [Added 7-13-1998 by Ord. No. 98-99]                                | Fire lane         | Entire length                                                                                        |
| Horsham Road [Added 9-23-1985 by Ord. No. 87C]                                      | Both              | Between Five Points (intersection of Township Routes 309, 202 and 463) and the Horsham Township line |
| Kenas Road [Added 4-7-1997 by Ord. No. 97-73]                                       | West              | Windlestrae Park                                                                                     |

| <b>Street/Shopping Center/Area</b>                                  | <b>Side/Area</b>    | <b>Location</b>                                               |
|---------------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Keystone Drive [ <b>Added 4-27-1987 by Ord. No. 87E</b> ]           | Both                | Between Bethlehem Pike (Route 309) and Welsh Road             |
| Knapp Road [ <b>Added 2-27-1989 by Ord. No. 87H</b> ]               | Montgomery Township | Between Lansdale Avenue and Norway Drive                      |
| McLaughlin Road [ <b>Added 7-11-1994 by Ord. No. 94-35</b> ]        | Both                | From County Club Drive to end of divided section              |
| McLaughlin Road [ <b>Added 10-21-1996 by Ord. No. 96-67</b> ]       | Both                | From County Club Drive to Route 309                           |
| Meadowood Drive                                                     | Both                | Between Fellowship Park and Rosewood Drive                    |
| Montgomery Commons [ <b>Added 7-13-1998 by Ord. No. 98-99</b> ]     | Fire lane           | Entire length                                                 |
| Montgomery Glen Drive [ <b>Added 5-29-2012 by Ord. No. 12-260</b> ] | Both                | From Route 463 to Independence Drive at the playground        |
| Montgomery Glen Drive [ <b>Added 5-29-2012 by Ord. No. 12-260</b> ] | East                | From Hopkins Court to North Wales Road                        |
| Montgomery Glen Drive [ <b>Added 10-25-1993 by Ord. No. 93-25</b> ] | South               | Between Hopkins Court and North Wales Road                    |
| Montgomery Glen Drive [ <b>Added 5-29-2012 by Ord. No. 12-260</b> ] | West                | From North Wales Road to Independence Drive at the playground |
| Montgomery Mall [ <b>Added 7-13-1998 by Ord. No. 98-99</b> ]        | Fire lane           | Entire length                                                 |
| North Wales Plaza [ <b>Added 7-13-1998 by Ord. No. 98-99</b> ]      | Fire lane           | Entire length                                                 |
| North Wales Road                                                    | Both                | Between Route 463 and Knapp Road                              |
| North Wales Road [ <b>Added 3-11-1985 by Ord. No. 87A</b> ]         | East                | Between Welsh Road (Route 63) and Knapp Road                  |
| Progress Drive [ <b>Added 4-27-1987 by Ord. No. 87E</b> ]           | Both                | Entire length                                                 |

| <b>Street/Shopping Center/Area</b>                            | <b>Side/Area</b> | <b>Location</b>                                                                                  |
|---------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------|
| Regency Drive [Added 9-10-2018 by Ord. No. 18-308]            | Both             | From Hartman Road to Drake Lane                                                                  |
| Richardson Road                                               | Both             | Entire length                                                                                    |
| Route 202 (DeKalb Pike)                                       | Both             | Between Welsh Road and a point 500 feet in a northerly direction from Welsh Road                 |
| Route 202 (Doylestown Road) [Added 2-22-1988 by Ord. No. 87F] | Both             | Between County Line Road and a point 500 feet in a southwesterly direction from County Line Road |
| Stump Road [Added 9-15-1986 by Ord. No. 87D]                  | East             | Widened section of Stump Road adjacent to Village of Neshaminy Falls                             |
| Upper State Road [Added 7-27-1992 by Ord. No. 92-2]           | Both             | County Line Road and north property line of Mary Mother of the Redeemer Church                   |
| Water Tower Square [Added 7-13-1998 by Ord. No. 98-99]        | Fire lane        | Entire length                                                                                    |
| Welsh Road [Added 8-22-1988 by Ord. No. 87G]                  | West             | Between Route 202 and a point 500 feet in a westerly direction from Route 202                    |
| Windlestrae Park [Added 7-13-1998 by Ord. No. 98-99]          | Fire lane        | Entire length                                                                                    |

New NO PARKING area indicated by yellow and red lines.



**Figure 7: Aerial View of Proposed Parking Restrictions**

Refer to Figure 7 for an aerial view of the study area with the proposed parking restrictions. The red lines indicate a statutory restriction is in place. The yellow lines indicate where additional parking restrictions are warranted as described above in the warrant analysis. When posting the restrictions, there does not have to be any differentiation between statutory and non-statutory restrictions.

## Parking Restriction Assessment for Country Club Drive

All residents appear to have access to off-street parking. Concern was expressed related to on-street parking primarily on the east side of Country Club Drive from the marked crosswalk located 150 feet south of the study intersection to the intersection with McLaughlin Road (T-410) located about 150 feet north of the study intersection. Secondary concern was expressed about potential parking on the west side of Country Club Drive.

The criteria to restrict parking can be found in Title 67, Section 212.114. Section 212.114(a) lists nine different warrants; if any one of the warrants are met, the Township may choose to restrict parking on Country Club Drive. The nine warrants were applied as follows:

1. The distance between the center of the center line pavement markings (or the center of the roadway if center line pavement markings are not present) and the curb or edge of roadway is less than 19 feet on major arterial highways, or less than 18 feet on other roadways.

**MET.** Roadway width was measured at 26 feet from curb to curb making the distance between the center of the roadway and the edge of roadway about 13 feet.

2. The street width is such that, if vehicles are parked along one or both curb faces or edges of the roadway, two vehicles cannot move abreast of one another in the same or the opposite direction without one yielding to allow the other vehicle to pass.

**PARTIALLY MET.** If a vehicle were to park along one edge of Country Club Drive, the effective width would be reduced to about 18 feet which is barely sufficient to allow two vehicles to move abreast of one another in the same or the opposite direction without one yielding to allow the other vehicle to pass. If vehicles were to park along both edges of Country Club Drive, the effective width would be reduced to about 10 feet which is insufficient.

3. A capacity analysis indicates that parking should be removed at all times or during certain hours to accommodate the traffic volume.

**Did not perform, but this warrant would not be met on Country Club Drive – volumes are too low.**

4. At an intersection, the available corner sight distance for a driver on the minor road is less than the necessary minimum stopping sight distance value for the driver on a through roadway.

**MET on the east side of Country Club Drive.** With no parked vehicles present, sight distance was adequate. However, if vehicles are parked on the east side of Country Club Drive anywhere from the marked crosswalk south of the intersection to the intersection with McLaughlin Road north of the intersection, sight distance would not be adequate.



5. An analysis of vehicle crashes indicates that at least three crashes during the previous 3-year period have been directly or indirectly attributed to one of the following primary causes:
- i. Vehicles parking on the roadway.
  - ii. Vehicles entering or leaving the parked position.
  - iii. Drivers or passengers getting out of parked vehicles on the street side.
  - iv. Reduced sight distance due to the parked vehicles.

**Not met. Only one reportable crash related to parking.**

6. The area is designated as an official bus stop or as a loading and unloading zone.

**Not met.**

7. The area is adjacent to or opposite of a fire station driveway or any other type of driveway or intersection where turning maneuvers would be restricted if parking were present.

**Not met.**

8. The width of the shoulder is not sufficient to allow a vehicle or its load to park completely off the roadway.

**N/A. Roadway is curbed and does not have shoulders. Off-street parking is available for residents.**

9. Along roadways having three or more lanes and speed limits of 40 miles per hour or above, parking may be restricted to allow vehicles to use the berm or shoulder as a clear recovery area.

**N/A.**

**Warrant 1 and Warrant 2 (partial) and Warrant 4 are satisfied for the east side of Country Club Drive from the marked crosswalk located 150 feet south of the study intersection to the intersection with McLaughlin Road located about 150 feet north of the study intersection. Therefore, parking restrictions can be posted in the study area where appropriate.**

**Warrant 1 and Warrant 2 (partial) are satisfied for the west side of Country Club Drive from the marked crosswalk located 150 feet south of the study intersection to the intersection with McLaughlin Road north of the study intersection. Therefore, parking restrictions can be posted in the study area where appropriate.**

Refer to Figure 7 for an aerial view of the study area with the proposed parking restrictions. The red lines indicate a statutory restriction is in place. The yellow lines indicate where additional parking restrictions are warranted as described above in the warrant analysis. When posting the restrictions, there does not have to be any differentiation between statutory and non-statutory restrictions.



## EXHIBIT C

### § 222-23 Methods of parking. (To Replace Current Section)

- A. The Township adopts sections 3351 through 3354 of the PA Vehicle Code (Title 75).
- B. In addition to subsection A, the following types of parking are prohibited:
  - 1. Parking for commercial purposes, including but not limited to parking a motor vehicle for the sale thereof, for repair or awaiting repair thereto or for making sales therefrom.
  - 2. Parking of a motor vehicle which does not have affixed thereto the valid year's registration plate or valid certificate of inspection.
  - 3. Stopping for the purpose of loading or unloading or taking on or discharging passengers in places where it is not permitted. Such stopping is permitted where appropriate signs are placed.
  - 4. Parking in areas designated and marked as loading zones for commercial purposes.
  - 5. Parking in an area designated and marked as a fire lane.
  - 6. Parking in an area posted as a no-parking zone.
  - 7. Parking of any vehicle, after hours, in any Township Park.
    - i. In accordance with Chapter 166 Parks and Recreation Areas, § 166-1. Hours.

# TO BE REPLACED, OLD SECTION

Township of Montgomery, PA

## § 222-23. Methods of parking.

- A. ~~All vehicles shall be parked with the right side of the vehicle nearest the curbline and the right wheels of said vehicle within 12 inches of the curb and be not nearer than three feet to vehicles in front and back. [3354]~~
- B. The following types of parking are prohibited:
- (1) ~~Parallel parking when the right wheels of the parked vehicle are more than 12 inches from the curb. [3354]~~
  - (2) ~~Double parking, that is, parking alongside a parked vehicle in a nondesignated area. [3353]~~
  - (3) Parking for commercial purposes, including but not limited to parking a motor vehicle for the sale thereof, for repair or awaiting repair thereto or for making sales therefrom.
  - (4) Parking of a motor vehicle which does not have affixed thereto the valid year's registration plate or valid certificate of inspection.
  - (5) ~~Parking that will so obstruct the entrance to a building as to prevent the usual and proper use of such building at the time, blocking driveway or entranceway. [3353]~~
  - (6) Stopping for the purpose of loading or unloading or taking on or discharging passengers in places where it is not permitted. Such stopping is permitted where appropriate signs are placed.
  - (7) Parking in areas designated and marked as loading zones for commercial purposes.
  - (8) Parking in an area designated and marked as a fire lane.
  - (9) ~~Parking by nonhandicapped persons in an area designated and marked as a parking area for mobility handicapped persons or those using wheelchairs. No nonhandicapped persons shall park their vehicles bearing handicapped person registration plates in a designated handicapped parking area. [3354]~~
  - (10) ~~Parking on sidewalk. [3353]~~
  - (11) ~~Parking within 15 feet of a fire hydrant. [3353]~~
  - (12) ~~Parking within 20 feet of an intersection. [3353]~~
  - (13) Parking in area posted as a no-parking zone.
  - (14) ~~Parking a motor vehicle in a direction opposite to traffic movement on highway. [3354]~~

**§ 166-1. Hours. [Amended 8-2-1993 by Ord. No. 93-18; 2-8-2016 by Ord. No. 16-294]**

- A. All Township parks, with the exception of the Township's Bark Parks, shall be open only from sunrise to one hour after sunset, except where the park is illuminated at nighttime, in which case the illuminated portion of the park shall be open until 11:00 p.m.
- B. The Township's Bark Parks shall be open only from 8:00 a.m. to one hour after sunset.
- C. Special permission for use following one hour after sunset may be obtained upon application made at the Township Administration Building, at least five days in advance, to the Township's Park and Recreation Board, but in no case shall the park be open after 10:00 p.m., excepting where the designated park is illuminated, in which case the park shall not be open after 11:00 p.m.
- D. In the event that as a result of further development of park and park areas there are park areas which are partially illuminated, the illuminated portion of the park shall be opened until 11:00 p.m., but the nonilluminated area of the park shall be closed one hour after sunset.

**§ 222-26. Unmetered lots established.**

The following are established as the unmetered parking lots operated by the Township:

| <b>Lot</b>                 | <b>Location</b>                                           | <b>Maximum<br/>Parking<br/>Time</b> | <b>Days in<br/>Operation</b> | <b>Hours of<br/>Operation</b>       |
|----------------------------|-----------------------------------------------------------|-------------------------------------|------------------------------|-------------------------------------|
| Municipal Building Lot     | West side of Municipal Building (front of police station) | 24 hours                            | All                          | All                                 |
| Autumn Woods Fitness Trail | Richardson Road                                           | While using the park only           | All                          | From sunrise to 1 hour after sunset |
| Fellowship Park            | Meadowood Drive                                           | While using the park only           | All                          | From sunrise to 1 hour after sunset |
| Taylor Road Park           | Bridle Path Road                                          | While using the park only           | All                          | From sunrise to 1 hour after sunset |
| Natural Area               | Pecan Drive                                               | While using the park only           | All                          | From sunrise to 1 hour after sunset |

**§ 222-27. Handicapped parking.**

The Board of Supervisors, at its discretion, may provide at convenient and suitable locations in one or both of the unmetered parking lots reserved parking spaces for handicapped and shall designate those spaces by appropriate signs. It shall be unlawful and a violation of this article for any person to park in any such reserved parking space any vehicle unless that vehicle bears or displays either a handicapped registration plate or a handicapped parking placard, provided that all provisions, requirements and restrictions contained in the other sections of this article shall apply to vehicles lawfully parked in reserved parking spaces for handicapped.

**§ 222-28. Parking after closing.**

It shall be unlawful for any person to park a vehicle or to allow a vehicle to remain parked, occupied or unoccupied in any unmetered parking lot for longer than the maximum parking time prescribed by § 222-26 of this article or at any time when the lot is not in operation and is closed to public use.

**§ 222-29. Lots for certain vehicle types.**

The unmetered parking lots established by § 222-26 of this article shall be for the use of passenger cars, passenger vans, passenger buses, motorcycles, and pickup trucks only, and it shall be unlawful for any person to park any other kind or class of vehicle in any such lot.

**§ 222-30. Manner of parking.**

Every vehicle parked in an unmetered parking lot shall be parked wholly within the lines bounding

or marking the individual parking space assigned to that vehicle. It shall be unlawful for any person to park a vehicle otherwise than as required by this section or to park a vehicle elsewhere than in an individual parking space, the prohibited areas including but not limited to the access and exit driveways and turning and maneuvering spaces.

**§ 222-31. Suspension of regulations.**

The Chief of Police may, in order to perform routine police functions or for special occasions, temporarily suspend the regulations and requirements of this article. Such special occasions may include exhibitions, demonstrations, celebrations and other similar uses. Like permission may be granted where special uses are being made of premises in near proximity to areas defined in § 222-26 of this article.

**§ 222-32. Violations and penalties.**

Any person who violates any provision of this article shall, upon conviction, be sentenced to pay a fine of not more than \$15 and costs.

## EXHIBIT D

### Parking of Certain Vehicles Within Township Limits (New Section)

1. Prohibitions: The following types of vehicles are prohibited from parking on any Township roadway or trafficway between the hours of 8:00pm and 6:00am:
  - a. Any truck, van, or vehicle combination having a gross weight, registered gross weight, gross vehicle weight rating in excess of 14,000 lbs., or registered Class 6 or higher
  - b. Any trailer or semi-trailer
  - c. Any mobile home
  - d. Any recreational vehicle/trailer
  - e. Any boat or boat trailer
  - f. Any bus
  - g. Any construction vehicle/machinery, including but not limited to, a backhoe, front-end loader, skid-steer, or excavator
  - h. Any vehicle required to bear placards for the transportation of hazardous materials
2. Exclusions: The provisions of this chapter do not apply to the following:
  - a. Township-owned vehicles
  - b. Ambulance, fire, and rescue vehicles
  - c. Vehicles used and operated by the US Postal Service
  - d. Vehicles engaged in the construction or repair of streets, curbs, sidewalks, or utilities
  - e. Vehicles engaged in making routine household deliveries or rendering routine household services to a property located within the block or street where the vehicle is parked
  - f. Vehicles subject to this chapter that are parked, stored, or otherwise kept within an enclosed building or garage upon a residential lot
  - g. Vehicles that are in the process of being loaded or unloaded
3. Removal of Vehicles:
  - a. Any vehicle which is not moved at the end of the time period for which it may lawfully remain, or upon the direction of Montgomery Township, may be removed by the Township immediately and without notice.
  - b. All costs for such removal shall be assessed against the vehicle owner or person(s) parking such vehicle.
4. Exceptions:
  - a. Exceptions to this chapter may be granted by Montgomery Township for just cause.
5. Violations and Penalties:
  - a. Any person or entity violating any provision of this chapter shall be guilty of a summary offense and, upon conviction, shall be sentenced to pay a fine of not less than \$50 nor more than \$300, plus court costs. Each day's violation of any of the provisions of this chapter shall constitute a separate offense.

### Surrounding area Parking Ordinances for large vehicles.

| Municipality                       | Time      | Gross Weight  | Vehicle Class     | Trailers                  | Motorhomes               | Width | Comercial Vehicle                                   |
|------------------------------------|-----------|---------------|-------------------|---------------------------|--------------------------|-------|-----------------------------------------------------|
| Hatfield                           | 2100-0600 |               | Over 4b           | No 2100-0600              | No 2100-0600             |       |                                                     |
| Horsham                            |           |               | 2 or 3 Commercial | prohibited                | prohibited               |       | Yes with other 1.5 ton capacity                     |
| Lower Gwynedd                      | 1900-0700 | 9,001 or over | Class 1-3         | Attached to truck 5k - 9k | prohibited               |       |                                                     |
| Upper Gwynedd                      | 1800-0600 | 7,000lbs +    | Class 3 +         | prohibited                | prohibited               |       |                                                     |
| Lansdale                           | 2100-0600 | 12,000 lbs +  |                   | prohibited (unattached)   | prohibited               |       | Defined vehicle over 12,000 lbs                     |
| North Wales                        |           | 8,000 lbs     |                   |                           |                          | 82"   | Vehicles over 48 hours / construction over 24 hours |
| North Wales - residential district |           | 11,000 lbs +  |                   |                           |                          | 80"   |                                                     |
| Warrington                         |           | 5000 +        | Class 6           | prohibited                | prohibited               |       |                                                     |
| New Britain                        | 2030-0900 | 8500 lbs +    |                   | Prohibited over 10'       |                          |       | Any CMV truck / van                                 |
| Whitemarsh                         |           |               |                   | prohibited                | Over 26' long or 7' wide |       |                                                     |
| Whitpain                           |           | 10,000 lbs    |                   | prohibited over 10k       |                          |       | vehilces over 10k for commercial purpose            |
| East Norriton                      |           |               |                   |                           |                          |       | restrict all commercial equipment                   |
| West Norriton                      | 2000-0600 | 10,000 lbs    |                   |                           |                          |       |                                                     |



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #11

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|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| SUBJECT:       | Authorize Advertisement of Proposed Ordinance Amendment: Approval of Red-Light Camera Enforcement Late Fee |
| MEETING DATE:  | August 25, 2025                                                                                            |
| BOARD LIAISON: | Annette M. Long                                                                                            |
| INITIATED BY:  | William Peoples, Police Chief                                                                              |

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**BACKGROUND:**

The ordinance adopted for the red-light camera initiative now needs to be amended to include a collection fee for those motorists who fail to remit payment or appeal the violation in the prescribed period. The proposed collection fee is \$35.00

Once the ordinance is amended, the Township Solicitor will review and the Township Manager will execute the agreement with Municipal Collections of America, Inc. to serve as the Township's third-party collection agency.

**RECOMMENDATION:**

Staff recommends the Board authorize the advertisement of the proposed ordinance amendment

**PROPOSED MOTION:**

**Motion** to authorize the advertisement of the proposed ordinance amendment, establishing a collection fee of \$35.00 related to the red-light camera enforcement program.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.

**§ 222-42 Violations and penalties.**

- A. The penalty for violating this article shall be a fine of \$100.
- B. A fine is not authorized for a violation of this article if any of the following apply:
- (1) The intersection is being manually controlled; or
  - (2) The signal is in the mode described in Section 3114 of the Motor Vehicle Code<sup>[1]</sup> (relating to flashing signals).  
*[1] Editor's Note: See 75 Pa.C.S.A. § 3114.*
- C. A fine is not authorized during any of the following, but a warning may be sent to the violator:
- (1) The first 60 days of operation of the automated red light enforcement systems at the initial intersections.
  - (2) The first 30 days for each additional intersection selected for the automated red light enforcement system.
- D. A penalty imposed under this section shall not be deemed a criminal conviction. It shall not be made part of the operating record under Section 1535<sup>[2]</sup> (relating to the schedule of convictions and points) of the individual upon whom the penalty is imposed, nor may the imposition of the penalty be subject to merit rating for insurance purposes.  
*[2] Editor's Note: See 75 Pa.C.S.A. § 1535.*
- E. No surcharge points may be imposed in the provision of motor vehicle insurance coverage. Fines collected under this article shall not be subject to 42 Pa.C.S.A. § 3571 (relating to commonwealth portion of fines, etc.) or 42 Pa.C.S.A. § 3573 (relating to municipal corporation portion of fines, etc.).
- F. Upon receipt of the final determination of violation liability letter pursuant to § 222-42, and failure to pay the applicable fine pursuant to §§ 222-42 and 222-49, a cost of collection fee of \$35 will be added to the outstanding balance, and the matter will be referred to a third-party collection agency.

COLLECTION SERVICES AGREEMENT  
MUNICIPAL COLLECTIONS OF AMERICA, INC.

This COLLECTION SERVICES AGREEMENT is hereby entered into this \_\_\_\_ day of July, 2025 by and between Municipal Collections of America, Inc., (MCOA) and the Montgomery Township Police Department (hereinafter referred to as THE CLIENT).

WHEREAS, MCOA is a duly licensed collection agency in the State of Illinois and authorized to operate in the State of Pennsylvania; and

WHEREAS, MCOA possesses the personnel, experience, expertise, and equipment to effectively aid THE CLIENT in collecting fines through an effective collection process; and

WHEREAS, THE CLIENT may wish to list certain debts with MCOA for collection from time to time and MCOA may wish to accept such claims for collection.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby mutually acknowledged, the parties hereto hereby agree as follows:

**ARTICLE I**

Any debts and/or fines listed for collection with MCOA will be collected and administered pursuant to all the terms and conditions in this Agreement.

All debts and fines submitted to MCOA for collection shall be submitted using the forms and procedures designated by MCOA and pursuant to this agreement.

Upon request of MCOA, THE CLIENT, or its Agents, will provide any relevant documentation deemed necessary for use by MCOA in its collection efforts in a timely manner.

MCOA will acknowledge receipt of any debts listed for collection within five days thereof.

MCOA retains the right to reject any debt submitted for collection. MCOA shall provide THE CLIENT with an explanation for any such rejection.

**ARTICLE II**

MCOA shall use its best efforts and any lawful means which in its judgment and discretion it believes will result in the collection of the debt/fines which are listed for collections.

### **ARTICLE III**

No fees shall be payable to MCOA unless money is collected, at which time MCOA shall be paid as follows:

**If THE CLIENT adds a 35% Collection Fee to a debt upon delinquency:**

Upon payment, MCOA shall receive 25.92% of the balance paid on each debt after THE CLIENT has added a 35% late fee to the balance at delinquency.

**If THE CLIENT does NOT add a 35% Collection Fee to a debt upon delinquency:**

Any debts that are not eligible for adding on the cost of collection by THE CLIENT shall be recovered with MCOA receiving 25% of the proceeds.

### **ARTICLE IV**

Upon THE CLIENT'S listing of a debt for collection, MCOA shall have the exclusive right to collect the amounts owed thereunder until such time as it determines the debt is uncollectable or THE CLIENT requests return of the debt to THE CLIENT. Any inquiries concerning any debt listed for collections, including attempts to make payment, shall be referred at the earliest possible time to MCOA.

MCOA will deposit any money collected in THE CLIENT'S separate bank trust account established for that purpose.

After deduction of the fees allowable by this Agreement, MCOA will forward to THE CLIENT THE CLIENT'S share of any amounts collected. Remittance to THE CLIENT will be made by the 5<sup>th</sup> of the month for any amounts collected by the last day of the preceding month.

In the event that any funds are paid to THE CLIENT for debts which have been listed for collection, THE CLIENT will report such collections to MCOA daily for accounting pursuant to this agreement.

### **ARTICLE V**

THE CLIENT hereby authorizes MCOA to accept a negotiated settlement on any debt listed for collection; provided, however, that unless otherwise authorized by THE CLIENT, any such settlement shall be no less than 100% of the available balance.

Should THE CLIENT make any settlement or otherwise takes any action in derogation of MCOA's exclusive right to collect on any debt listed for collection, then MCOA shall be entitled to payment in full, as delineated in Article III hereof, based on the full amount of the violation, as listed. Any such payments which may become due may be deducted from the CLIENT'S next monthly payment from MCOA

## **ARTICLE VI**

MCOA shall indemnify, defend, and hold THE CLIENT harmless from any claim or action arising out of MCOA'S performance or non-performance of its obligations under this agreement, including but not limited to any debt of the Fair Debt Collection Practices Act (15 U.S.C. 1601, et seq.), any law dealing with the credit rating of any individual, and other applicable laws arising out of the acts or omissions of MCOA or its agents or employees. Conversely, THE CLIENT shall indemnify, defend, and hold MCOA harmless from and against any and all liability, costs and expenses, excluding attorneys' fees arising solely out of or in connection with any claims or suits for loss or damages arising out of acts of THE CLIENT or its employees.

Further, THE CLIENT warrants and represents to MCOA that any debt listed for collection will be a legal and valid debt owed to THE CLIENT; and in addition to the indemnities listed above, THE CLIENT agrees to indemnify and hold MCOA harmless against any and all liability, costs, and expenses, excluding attorneys' fees occasioned by claims or suits under the Federal "Fair Debt Collection Practices Act", due to the breach of these warranties and representations.

## **ARTICLE VII**

This Agreement is for a period of 12-months from the date first above written, however, it shall continue under the same terms and conditions for additional one-year periods until termination by either party, by notice given in writing to the other party, at least sixty days prior to termination.

In the event of termination of the Agreement by either party, THE CLIENT shall have the option of requesting that MCOA continue to process any active payment plans under the same terms and conditions of this Agreement until completion.

## **ARTICLE VIII**

At least once per year, MCOA will return to THE CLIENT such debts, which MCOA determines, in its sole judgment and discretion, to be uncollectible.

## **ARTICLE IX**

Any notice to be given pursuant to this Agreement shall be deemed as served when placed in the United States Mail, with postage prepaid, sent by certified mail, return receipt requested; to the address designated, in writing, by either party. Until such time as a different address is designated notices shall be sent as follows:

If to MCOA,

Municipal Collections of America, Inc.  
3348 Ridge Road  
Lansing, Illinois 60438

If to THE CLIENT,

Montgomery Township Police Dept.  
Montgomery Township Building  
1001 Stump Rd  
Montgomeryville, PA 18936

## **ARTICLE X**

This agreement contains the entire agreement between the parties hereto and supersedes any prior agreements or understandings between the parties, except to the extent specifically provided for herein. This agreement may only be altered, amended or modified by written instrument signed by both parties hereto.

The terms of this shall be severable. In the event any of the terms or provisions of this agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this agreement shall remain in full force and effect.

This agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the parties hereto except to the extent specifically provided for herein.

Notwithstanding any other provision of this agreement, it is expressly agreed and understood that, in connection with the performance of this agreement, MCOA shall comply with all applicable federal, state, CLIENT and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. Without limiting the foregoing, MCOA hereby certifies, represents and warrants to THE CLIENT that all MCOA'S employees and/or agents who will be providing products and/or services with respect to this agreement shall be legally authorized to work in the United States. MCOA shall also, at its expense, secure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this agreement.

## **ARTICLE XI**

This agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same agreement. For the purposes of executing this agreement, any signed copy of this agreement transmitted by fax machine or e-mail shall be treated in all manners and respects as an original document. The signature of any party on a copy of this agreement transmitted by fax machine or e-mail shall be considered for these purposes as an original signature and shall have the same legal effect as an original signature. Any such faxed or e-mailed copy of this agreement shall be considered to have the same binding legal effect as an original document. At the request of either party any fax or e-mail copy of this

agreement shall be re-executed by the parties in an original form. No party to this agreement shall raise the use of fax machine or e-mail as a defense to this agreement and shall forever waive such defense

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement of the date first above written.

Municipal Collections of America, Inc.

THE CLIENT

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

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

Title: \_\_\_\_\_ Date \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #12

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|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| SUBJECT:       | Approval of Payment for the Rose Twig Restroom Construction Project |
| MEETING DATE:  | August 25, 2025                                                     |
| BOARD LIAISON: | Tanya C. Bamford,                                                   |
| INITIATED BY:  | Carolyn McCreary, Township Manager                                  |

---

**BACKGROUND:**

Montgomery Township Municipal Sewer Authority (MTMSA) approached the Township with a plan to donate a restroom at Rose Twig Park at an estimated cost of \$500,000. During the design and bidding process, the Board of Supervisors agreed to pay for anything above that cost estimate.

Included in the packet is an invoice from MTMSA in the amount of \$164,110.00 which breaks down the costs of the project.

**RECOMMENDATION:**

Staff recommends the Board approve the payment of the invoice.

**MOTION/RESOLUTION:**

**Motion** to approve the invoice from the Montgomery Township Municipal Sewer Authority in the amount of \$164,110 for the Rose Twig Restroom Project.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.



# Invoice

## Project: Rose Twig Restroom Project

### Description of Costs:

- Building and Installation Costs: \$445,962
- Electrical Contract: \$108,275
- Engineering Design and Inspection: \$84,264
- Misc Costs (County, Advertising, Legal, Etc): \$8,608
- Outstanding To Date (Retainage and Inspections): \$17,000

**Total Project Cost: \$664,110**

Less MTMSA Contribution to Township in honor of 60<sup>th</sup> Anniversary - \$500,000

**Township Portion Billed: \$164,110**

### Payable to:

MTMSA  
1001 Stump Road  
Attn – Sewer Department  
Montgomeryville, PA 18936

Phone: (215) 393-6930  
Fax: (215) 362-8711

[www.mtmsa.org](http://www.mtmsa.org)  
[mtmsa@mtmsa.org](mailto:mtmsa@mtmsa.org)

1001 Stump Road  
Montgomeryville, PA 18936

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #13

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|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| SUBJECT:       | Request for Authorization to Purchase Two (2) Speed Alert Signs |
| MEETING DATE:  | August 25, 2025                                                 |
| BOARD LIAISON: | Audrey R. Ware-Jones, Chairwoman                                |
| INITIATED BY:  | Greg Reiff, Public Works Director                               |

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**BACKGROUND:**

In 2025, the Public Works Department is scheduled to purchase two (2) Speed Alert Signs in an effort to slow traffic and improve employee safety while working in roadways, as approved in the 2025 Capital Investment Plan.

Attached is a quote from All Traffic Solutions, Inc., under CoStars Contract #012-E22-305 in the amount of \$13,018.00. The equipment meets the specifications prepared by the department.

**BUDGET IMPACT:**

A total of \$15,000.00 is included in the 2025 Capital Investment Plan to purchase Speed Alert Signs.

**RECOMMENDATION:**

It is recommended the Board of Supervisors approves the purchase per the 2025 Capital Investment Plan.

**MOTION/RESOLUTION:**

**Motion** to approve the purchase of two (2) Speed Alert Signs from All Traffic Solutions, Inc., at a total cost of \$13,018.00 per their quote dated August 18, 2025.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.



**Mail Purchase  
Orders to:**

3100 Research Dr.  
State College, PA  
16801

All Traffic Solutions Inc.  
PO Box 221410  
Chantilly, VA 20153  
Phone: 814-237-9005  
Fax: 814-237-9006  
DUNS #: 001225114  
Tax ID: 25-1887906  
CAGE Code: 34FQ5

Contract:  
**Co-Star: 012-E22-305**

**QUOTE Q-89219**

**DATE:** 08/18/2025

**PAGE  
NO:** 1

**Questions contact:  
MANUFACTURER:  
All Traffic Solutions**

Julie Styskin  
(866) 366-6602  
x 250  
jstyskin@alltrafficsolutions.com

**Independent Sales Rep:**

**BILL TO:**

Montgomery Township Police Department-PA  
1001 Stump Rd  
Montgomeryville, PA 18936

Billing Contact:

**SHIP TO:**

Montgomery Township Police Department-PA  
1001 Stump Rd  
Montgomeryville, PA 18936  
Attn: Scott Stutzman

**PAYMENT**

**TERMS:**

Net 30

**CUSTOMER:**

Montgomery Township  
Police Department-PA

**CONTACT:**(267) 549-8034

**ITEM NO:**

**DESCRIPTION:**

**QTY:**

**EACH:**

**EXT.  
PRICE:**

|         |                                                                                                                                                           |   |            |             |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|-------------|
| 4001626 | VZW communications prep                                                                                                                                   | 2 | \$0.00     | \$0.00      |
| 4001094 | Bundle Radar; SpeedAlert 18, 16Ah LFP Battery (2),Charger, Bluetooth, Data Collection, Pictures, Reporting, Tamper/Battery Alerts, & PremierCare Warranty | 2 | \$5,556.00 | \$11,112.00 |
| 4001299 | 3 Year Warranty                                                                                                                                           | 2 | \$0.00     | \$0.00      |
| 4900081 | Carrying Case; SA18, iA18 softcase with storage pockets                                                                                                   | 2 | \$248.00   | \$496.00    |
| 4000750 | App, Mobile User Interface perpetual license (only 1 required per account—Bluetooth required, enabled separately)                                         | 1 | \$0.00     | \$0.00      |
| 4000641 | Shipping and Handling Common Carrier                                                                                                                      | 2 | \$150.00   | \$300.00    |
| 4000263 | Portable post, standard, folding assembly (add mounting bracket separately)                                                                               | 2 | \$555.00   | \$1,110.00  |

Special Notes:

**SALES  
AMOUNT:**

\$13,018.00

**TOTAL  
USD:**

\$13,018.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #14

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|                |                                                           |
|----------------|-----------------------------------------------------------|
| SUBJECT:       | Award Bid for Leaf and Yard Waste Collection and Disposal |
| MEETING DATE:  | August 25, 2025                                           |
| BOARD LIAISON: | Audrey R. Ware-Jones, Chairwoman                          |
| INITIATED BY:  | Carolyn McCreary, Township Manager                        |

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**BACKGROUND:**

A condition of eligibility for funding under DEP's 904 Recycling Performance Grant Program is that the Township provides a separate collection of Leaf and Yard Waste with disposal at a composting facility. The regulations specifically require that the Township provide for a curbside pick-up of bagged leaf and yard waste at least twice per year in the spring and fall and provide for a drop-off and disposal of leaf and yard waste at least once per month.

Staff received and opened one bid on August 25, 2025. The one bid was received from our current contractor, Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons. The bid specifications authorize the Board to award either a one, two, or three-year contract or reject any and all bids.

J.P. Mascaro's bid totals per year are as follows:

| <b><u>One Year Totals</u></b> | <b><u>Total Contract</u></b> | <b><u>Extra Container Costs</u></b> |
|-------------------------------|------------------------------|-------------------------------------|
| One-Year: \$46,250.00         | \$ 46,250.00                 | \$875 each                          |
| Two-Year: \$47,814.00         | \$ 95,628.00                 | \$900 each                          |
| Three-Year: \$49,520.00       | \$148,560.00                 | \$925 each                          |

The previously awarded two-year contract total was \$73,560.

**RECOMMENDATION:**

Award the Residential Leaf and Yard Waste Collection and Disposal bid to Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons.

**MOTION/RESOLUTION:**

**Motion** to award the bid for Residential Leaf and Yard Waste Collection and Disposal to Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons, for a \_\_\_\_\_-year contract in the amount of \$ \_\_\_\_\_, beginning on November 1, 2025 and ending on October 31, 20\_\_\_\_.

- 1) Motion by:\_\_\_\_\_ Second by:\_\_\_\_\_
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #15

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SUBJECT: Recognition of Sponsors and Community Partners for The Wall That Heals  
MEETING DATE: August 25, 2025  
BOARD LIAISON: Audrey Ware-Jones, Chair  
INITIATED BY: Carolyn McCreary, Township Manager

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**BACKGROUND:**

Montgomery Township hosted The Wall That Heals, a traveling replica of the Vietnam Veterans Memorial, from July 10 to July 13, 2025. This event provided residents and visitors with a profound opportunity for reflection, education, and healing. The event's success was made possible through the generous support of community sponsors and partners who contributed resources and services to ensure accessibility and impact.

**BUDGET IMPACT:**

None

**RECOMMENDATION:**

It is recommended that the Board of Supervisors adopt Resolution 2025-13, formally recognizing and thanking the sponsors and community partners of The Wall That Heals for their exceptional generosity and community spirit.

**MOTION/RESOLUTION:**

**Motion** to adopt Resolution 2025-13.

- 1) Motion by:\_\_\_\_\_ Second by:\_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP  
RECOGNIZING AND THANKING THE SPONSORS AND COMMUNITY PARTNERS OF  
THE WALL THAT HEALS**

**RESOLUTION 2025-13**

**WHEREAS**, Montgomery Township had the distinct honor of hosting The Wall That Heals, a traveling replica of the Vietnam Veterans Memorial, from July 10 to July 13, 2025, offering residents and visitors a powerful opportunity for reflection, education, and healing; and

**WHEREAS**, the success of this event was made possible through the generous support of our sponsors, whose contributions ensured a meaningful and accessible experience for all who attended; and

**WHEREAS**, the Board of Supervisors wishes to formally recognize and thank the event's sponsors and community partners for their outstanding support and commitment to honoring the legacy of those who served.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Montgomery Township extends its deepest gratitude to these sponsors and community partners for their exceptional generosity and community spirit, and for helping to make The Wall That Heals a truly memorable and impactful event.

**RESOLVED** at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 25th day of August 2025.

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Audrey R. Ware-Jones, Chairwoman

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Annette M. Long, Vice-Chairwoman

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Tanya C. Bamford, Member

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Beth A. Staab, Member

Candyce Fluehr Chimera, Member

Attest: Carolyn McCreary, Secretary



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD INFORMATION SUMMARY**  
Item #16

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|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| SUBJECT:       | Proposed Expansion of Fire Career Staffing – Continuation of Discussion |
| MEETING DATE:  | August 25, 2025                                                         |
| BOARD LIAISON: | Annette M. Long, Public Safety Committee Liaison                        |
| INITIATED BY:  | William Wiegman, Fire Chief and Carolyn McCreary, Township Manager      |

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**BACKGROUND:**

At the April 28 Board of Supervisors public meeting, Chief Bill Wiegman provided an overview and update on the need to expand the Fire Department. Costs were shared with the Board of Supervisors at their June 23 public meeting. The rationale for the conversion was shared with the Public Safety Committee meeting in May, and the financial data was reviewed with the Finance Committee on July 24.

Finance staff prepared an estimate of the cost for this expansion using Chief Wiegman's staffing recommendations of six (6) firefighters on a squad and the terms of the current collective bargaining agreement. Benefit costs were calculated based on current premiums, projected premium increases and for health insurance an equal mix of participant classifications (i.e. employee, employee/spouse, family).

Based on the numbers provided and our current assessed valuation we have calculated that a 1.4 mill increase would be necessary to fund this expansion. This will generate \$3,021,423 and bring our millage to 4.34 mills (from 2.94).

During the discussion at the June 23 public meeting, the Board requested staff to evaluate overtime costs if the Township were to take a "phased" approach over three years and increase real estate taxes each year over three years instead of one.

(NEW) At the July 28 public meeting, Board consensus was to host in-person meetings to give residents a chance to learn about the plan, the reason for it and the impact it would have on their Township real estate taxes. Emails were sent to all of the HOA points of contact for the residential neighborhoods in the Township. We have also continued to publicize the plan in our e-news and social media platforms. As of today, we have met with residents in Montgomery Walk and Neshaminy Falls. Both are 55+ communities. No other HOA has reached out and requested a meeting.

On Thursday, August 28 at 7:00 P.M., Chief Wiegman and I are hosting an in-person town hall meeting here at the Township building. It will be live-streamed and recorded.

We are now seeking Board consensus as to whether you would like staff to obtain costs for a fire services study, as this has been suggested by Ms. Bamford. I have reached out to one firm and their communication is included in this packet. A second firm was identified, and I have emailed them

for information. However, we do not want to move forward in this direction without the Board's consensus that you wish to take this approach, as the cost will need to be determined based on what the Board is looking for, involve staff contributions in the process and a determination of how long it will take.

We would like this opportunity to also answer any additional questions and address concerns that the Board has after reviewing the information previously provided.



# MONTGOMERY TOWNSHIP TOWN HALL MEETING

**PRIORITIZING PUBLIC SAFETY.**

Learn and ask questions about:

- ✔ Chief Wiegman's proposal to hire 19 additional career firefighters.
- ✔ Why expanding career fire staff is critical.
- ✔ What this means for your taxes.



MontTwp.org/  
FireDeptExpansion



Montgomery Township Municipal Building



August 28 at 7:00 p.m.



<https://www.youtube.com/@montgomerytownship>

**COST OF WAGES FOR 2026 FOR ADDITION/**

| <b>HIRE 19 ADDITONAL FIREFIGHTERS ALL AT ONCE - STAFF 24/7</b> |                    |                 |             |                |               |                        |
|----------------------------------------------------------------|--------------------|-----------------|-------------|----------------|---------------|------------------------|
|                                                                | <b>Employee</b>    | <b>Position</b> | <b>Rate</b> | <b>OT Rate</b> | <b>Weeks</b>  | <b>Annual Hours</b>    |
| 1                                                              | Current Staff      | Captain         | 53.51       | 80.27          |               | 2080                   |
| 2                                                              | Current Staff      | FF3             | 44.06       | 66.09          |               | 2080                   |
| 3                                                              | Current Staff      | FF3             | 44.06       | 66.09          |               | 2080                   |
| 4                                                              | Current Staff      | FF3             | 44.06       | 66.09          |               | 2080                   |
| 5                                                              | Current Staff      | FF3             | 44.06       | 66.09          |               | 2080                   |
| 1                                                              | New Hire           | Bat Chief       | 55.77       | 83.66          | 52.00         | 2080                   |
| 2                                                              | New Hire           | Bat Chief       | 55.77       | 83.66          | 52.00         | 2080                   |
| 3                                                              | New Hire           | Bat Chief       | 55.77       | 83.66          | 52.00         | 2080                   |
| 4                                                              | New Hire           | Bat Chief       | 55.77       | 83.66          | 52.00         | 2080                   |
| 5                                                              | New Hire           | Captain         | 53.51       | 80.27          | 52.00         | 2080                   |
| 6                                                              | New Hire           | Captain         | 53.51       | 80.27          | 52.00         | 2080                   |
| 7                                                              | New Hire           | Captain         | 53.51       | 80.27          | 52.00         | 2080                   |
| 8                                                              | New Hire           | Captain         | 53.51       | 80.27          | 52.00         | 2080                   |
| 9                                                              | New Hire - PT Pool | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 10                                                             | New Hire - PT Pool | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 11                                                             | New Hire - PT Pool | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 12                                                             | New Hire - PT Pool | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 13                                                             | New Hire - PT Pool | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 14                                                             | New Hire           | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 15                                                             | New Hire           | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 16                                                             | New Hire           | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 17                                                             | New Hire           | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 18                                                             | New Hire           | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| 19                                                             | New Hire           | FF1             | 39.66       | 59.49          | 52.00         | 2080                   |
| <b>WAGES FOR ADDITIONAL 19 FIREFIGHTERS</b>                    |                    |                 |             |                | <b>39,520</b> | <b>\$ 1,816,733.87</b> |

Current Staff (5 FF) 10,400

**Total Hours Needed To Run 24/7 (24 FF\*2,080hrs/yr) 49,920**

**OT Hours Needed To Cover Shortage of 13 FF 27,040**

**OT Hours Needed To Cover Shortage of 12 FF 24,960**

**AL STAFF ONLY**

| <b>HIRE ONLY SIX ADDITIONAL FIREFIGHTERS - STAFF 24/7</b> |                 |                      |                        |                                   |
|-----------------------------------------------------------|-----------------|----------------------|------------------------|-----------------------------------|
| <b>Base Hours</b>                                         | <b>OT Hours</b> | <b>Base Wages</b>    | <b>OT Wages</b>        | <b>TOTAL WAGES<br/>ADD'L + OT</b> |
| 2,080                                                     | 2,458           | -                    | 197,324.14             | 197,324.14                        |
| 2,080                                                     | 2,458           | -                    | 162,465.31             | 162,465.31                        |
| 2,080                                                     | 2,458           | -                    | 162,465.31             | 162,465.31                        |
| 2,080                                                     | 2,458           | -                    | 162,465.31             | 162,465.31                        |
| 2,080                                                     | 2,458           | -                    | 162,465.31             | 162,465.31                        |
| 2,080                                                     | 2,458           | 116,008.39           | 205,651.24             | 321,659.63                        |
| 2,080                                                     | 2,458           | 111,311.05           | 197,324.14             | 308,635.20                        |
| 2,080                                                     | 2,458           | 82,496.01            | 146,242.92             | 228,738.93                        |
| 2,080                                                     | 2,458           | 82,496.01            | 146,242.92             | 228,738.93                        |
| 2,080                                                     | 2,458           | 82,496.01            | 146,242.92             | 228,738.93                        |
| 2,080                                                     | 2,458           | 82,496.01            | 146,242.92             | 228,738.93                        |
| <b>22,880</b>                                             | <b>27,040</b>   | <b>\$ 557,303.48</b> | <b>\$ 1,835,132.48</b> | <b>\$ 2,392,435.96</b>            |

| <b>Staff Size of 11 - Each Would Need To Work 4,538 hrs/year<br/>2,080 Reg hrs + 2,458 OT hrs</b> |                      |
|---------------------------------------------------------------------------------------------------|----------------------|
| <b>Additional Cost To Township If ONLY Hiring 6 EE's</b>                                          |                      |
|                                                                                                   | <b>\$ 575,702.08</b> |



| HIRE ONLY SEVEN ADDITIONAL FIREFIGHTERS - STAFF 24/7 - 24HR ON / 48 OFF |                    |                   |                |                      |                        |                        |  |
|-------------------------------------------------------------------------|--------------------|-------------------|----------------|----------------------|------------------------|------------------------|--|
| Base Hours                                                              | OT Hours Reg Shift | OT Hours Coverage | Total OT Hours | Base Wages           | OT Wages               | TOTAL WAGES ADD'L + OT |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | -                    | 166,966.58             | 166,966.58             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | -                    | 137,470.65             | 137,470.65             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | -                    | 137,470.65             | 137,470.65             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | -                    | 137,470.65             | 137,470.65             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | -                    | 137,470.65             | 137,470.65             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 111,311.05           | 166,966.58             | 278,277.64             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 111,311.05           | 166,966.58             | 278,277.64             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 111,311.05           | 166,966.58             | 278,277.64             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 82,496.01            | 123,744.01             | 206,240.02             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 82,496.01            | 123,744.01             | 206,240.02             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 82,496.01            | 123,744.01             | 206,240.02             |  |
| 2,080                                                                   | 848                | 1,232             | 2,080          | 82,496.01            | 123,744.01             | 206,240.02             |  |
| <b>24,960</b>                                                           | <b>10,176</b>      | <b>14,784</b>     | <b>24,960</b>  | <b>\$ 663,917.20</b> | <b>\$ 1,712,724.98</b> | <b>\$ 2,376,642.18</b> |  |

**Staff Size of 12 -Each Would Need To Work 4,160 hrs/year  
2,080 Reg hrs + 2,080 OT hrs**

**Additional Cost To Township If ONLY Hiring 7 EE's \$ 559,908.30**

## Carolyn McCreary

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**From:** Madeline Lewis <mlewis@aspirantllc.com>  
**Sent:** Monday, August 11, 2025 12:33 PM  
**To:** Carolyn McCreary  
**Subject:** Re: Montgomery Township - Fire Services Study

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Manager McCreary,

Thank you for reaching out. From my understanding, there might be a desire to either validate the current direction with an external review or to examine additional service models and transition approaches. Clarifying this will help us ensure the study is focused on the right questions and delivers the most useful, actionable findings.

While it's true our firm has significant law enforcement expertise, each project team is assembled to match the specific subject matter. For a study of this scope, we would bring in multiple fire service experts we've worked with previously, a municipal operations consultant (such as a former township manager), and a financial analyst. This approach provides a more holistic view—avoiding the “when you have a hammer, everything looks like a nail” trap—so that fire operations, municipal considerations, and fiscal sustainability are all weighed equally.

To give the Board flexibility, here is one way the project could be structured. You can select any single phase or combine them, and once priorities are confirmed, I can prepare a tailored cost proposal for review.

### Phase 1 – Baseline Assessment and Service Model Options

- Establishes a clear picture of current conditions and outlines viable paths forward.
- Review of current call data, staffing models, and service coverage.
- Comparative benchmarking against similar municipalities, including both full-time and combination departments.
- Mutual aid and regionalization analysis to understand inter-municipal workload impacts and potential shared-service agreements.
- Volunteer recruitment and retention feasibility, with cost comparisons to career staffing.
- Identification of service model options (e.g., phased/staggered transition, full-time combination, expanded mutual aid) and an analysis of the pros and cons of each.

### Phase 2 – Transition Roadmap (Onboarding and Integration)

- Provides a practical plan for moving to the preferred service model.
- Hiring an Onboarding Plan – Sequence, recruitment strategies, and integration with existing volunteer staff.
- Training Needs Assessment – Required certifications, ongoing training schedules, and estimated costs.

- Gear and Equipment Planning – PPE, radios, and other role-specific gear, with replacement cycles and costs.
- Recommended timeline for rollout, including communications and cultural integration strategies.

### Phase 3 – Long-Term Financial & Capital Planning

- Provides the broader fiscal and infrastructure outlook for the chosen model.
- Service demand forecasting by call type (fire, EMS, rescue) with peak staffing implications.
- Risk and insurance analysis, including impact on ISO ratings and potential insurance savings.
- Capital asset planning for apparatus, facilities, and major equipment, with associated cost estimates.
- Long-term cost projections – Detailed 5-year forecast plus high-level 10-year outlook to capture major capital cycles.
- Funding strategy review, including grant opportunities (SAFER, AFG), dedicated fire tax adjustments, and other revenue sources.

Once I have a clearer understanding of the Township's priorities and the type of analysis you're looking for, I can provide a detailed cost proposal, identify the key consultants who would be assigned, and outline an estimated timeline for completion.

Best,  
Maddie

Madeline Lewis  
Co-Founder  
Aspirant Consulting Group, LLC  
[aspirantllc.com](http://aspirantllc.com)  
Cell: 484.340.2242  
Email: [MLewis@aspirantllc.com](mailto:MLewis@aspirantllc.com)



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On Fri, Aug 8, 2025 at 4:38 PM Carolyn McCreary <[cmccreary@montgomerytwp.org](mailto:cmccreary@montgomerytwp.org)> wrote:

Good afternoon Ms. Lewis,

Tanya Bamford shared your contact information with me after her conversation with you and asked that I reach out to you about the possibility of your firm conducting a study for us, as the Board of Supervisors considers transitioning to a fully combination department in 2026.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #17

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|                |                                   |
|----------------|-----------------------------------|
| SUBJECT:       | New Business – Department Reports |
| MEETING DATE:  | August 25, 2025                   |
| BOARD LIAISON: |                                   |
| INITIATED BY:  | Audrey Ware-Jones, Chairwoman     |

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**BACKGROUND:**

The Township staff has prepared reports for the month of July. If there are any questions, the Department Directors will be available to answer them at the public meeting.

Additionally, this is an opportunity for staff to bring items or issues of interest to the Board of Supervisors for which they need input or direction.

This month, Public Information Coordinator Derek Muller will present a report on the requirement for digital accessibility.

**ADMINISTRATION REPORT**  
**July 2025**

**Administrative Matters (Township Manager)**

- Participated in virtual meeting with Consortium Executive Committee to discuss upcoming meeting agendas and speakers
- Observed Police Officer candidate interviews.
- Held final meeting with staff for The Wall That Heals (TWTH) planning.
- Attended virtual walk-thru meeting for TWTH escort with participating municipalities.
- Participated in Wissahickon Watershed Quality Improvement Plan (WQIP) presentation with regulators.
- Worked at The Wall That Heals event (July 8<sup>th</sup> through July 13<sup>th</sup>).
- Met with the Fire Chief and the Finance Director to review overtime scenarios for a phased fire staff expansion.
- Attended the Chamber of Commerce Executive Committee meeting.
- Participated in second round of interviews for Police Officer candidates.
- Attended a virtual VMSC Executive Committee to review financial matters and strategic plan.
- Met with Chief Peoples and Officer Jenkins to discuss next intersection for red light cameras.
- Met with Battalion 1 building committee members to discuss future improvements.
- Participated in final conference call with Vietnam Veterans Memorial Fund staff liaison.
- Conducted podcast interview with Chief Wiegman to explain his proposed fire staffing expansion.
- Attended Comcast's virtual meeting regarding updates for municipalities.
- Met with representatives from Airport Square Associates to discuss the Village of Windsor project.
- Held meeting with Chief Peoples, Chief Wiegman and Public Works Director Reiff for an "after action" report on The Wall That Heals event.
- Held virtual meeting with my co-Chair of the APMM Professional Development Committee.
- Held virtual meeting with Penn Medicine's engineer to discuss project.
- Attended virtual meeting regarding preparations for the WQIP presentation to municipalities within the watershed.
- Held staff meeting with the Traffic Engineers to review ongoing and upcoming projects.
- Held staff meeting with the Engineer to review ongoing projects and discuss 2026 projects.
- Participated in a conference call with the Solicitor to review ongoing legal work.
- Held agenda preparation meetings with the Department Heads.
- Attended the Finance Committee meeting.

## **Public Information**

### **Ongoing Initiatives**

- Continued communication with Township residents, businesses, and staff through various channels.
- Developed and refined communication and community engagement strategies.
- Promoted Recreation & Community events and programs.

### **Major Projects & Content Development**

- Documented and assisted with The Wall That Heals.
- Recorded and released a podcast episode discussing the potential Fire Department Expansion.
- Began recording a podcast sharing staff reflections on The Wall That Heals.
- Coordination on the regional Public Information Symposium addressing the topic of Digital Accessibility.

### **Committee Meetings:**

- Business Development Partnership
- Environmental Advisory Committee
- Regional Public Information Consortium (chair)

### **Professional Development & Training**

- Attended the following webinars:
  - Elevating Your Internal Communications (3CMA)
  - Hurricane Ready: Social Media Planning for Peak Storm Season (Social News Desk)

## **Human Resources**

### **July 2025**

- Organized and conducted a second interview for the dispatch specialist position
- Investigated a Kids U incident – unfounded
- Organized and conducted six dispatch specialist phone screens
- Format, compile, and distribute DVHT monthly newsletter
- Met w Twp Manager and PW Director about a WC situation
- Met w DVWCT, Twp Manager, and PW Director about WC issue w employee
- Revise and add addendum to the JD for PW Floater position to include details about the job task responsibility/clarify when tasks will be completed
- Organized and conducted two Dispatch Specialist interviews
- Met w employee on WC to explain revised JD and get input on feasibility to complete tasks listed
- Worked on Health Benefit summary plans for 2026
- Attended Tyler training for payroll process
- Worked on Personnel File project

## **Community and Recreation Center Report**

### **July 2025**

\*\*\*\*\* July 2025 will not soon be forgotten in Montgomery Township. Windlestrae Park played host to the “**The Wall that Heals**.” The traveling replica of the Vietnam Veterans Memorial, which honors and educates communities about the sacrifices of Vietnam veterans. The week of July 8<sup>th</sup> through July 13<sup>th</sup> was an event that created a true sense of Community throughout our Township. It proved to be an amazing experience for all who volunteered or attended the “Wall.”

The Staff of the Recreation Center was proud to play a small part in the incredibly special occasion.

***Below is a review of programming activity and facility usage for July 2025 at the Recreation Center:***

- **Kids University 2025** was in full operation at Montgomery Elementary School, and the CRC on Fridays during July. 170 participants were the average daily attendance. Over 40 Counselors provided a well-planned daily schedule. Their enthusiasm, creativity, responsibility, and concern for all campers were the driving force of the successful program.
- The **Montgomery Township Concert Series** conducted four concerts during July. Three performances were held outside this year. Food Trucks were again a big hit each Wednesday evening of the performances.
- The monthly **Red Cross CPR** class attracted 6 students on July 8th.
- **Fundamental Tennis** conducted lessons and during July. The sessions were conducted at the Rose Twig courts.
- Summer **Specialty Camps** were popular during July. The following Camps were held in July:
  - A) **Mad Science** July 21 to 24.
  - B) **Tennis Camps** took place on the Rose Twig Tennis courts throughout July. 44 Children took part.
  - C) **Soccer Shots** throughout the Summer on the front Lawn.
- Group Exercise classes were held six days a week in July. There was no slowdown in summer participation.
- The Splash pad and accessible playground was a “Hit” with Grandparents and toddlers again this July.

- Group Pickleball lessons were held on Tuesdays and Thursdays in July.

The Fall recreation program schedule begins the week of September 9th . Classes, programs, and Special Events for individuals and families will be publicized through our Public Information Department and social media.

**Normal Fall/Winter 2025- 2026 facility hours of operation will begin on Monday September 8<sup>th</sup>:**

Monday through Friday - 5:30 am to 9:00 pm  
Saturday and Sunday – 8:00 am to 5:00 pm

Floyd S. Shaffer, Community Recreation Center Director

**DEPARTMENT OF FIRE SERVICES  
JULY 2025  
MONTHLY ACTIVITY REPORT**

During July, the Department of Fire Services performed the following activities:

**SIGNIFICANT INCIDENTS**

- 07/04/2025 Dwelling Fire, 1045 Trewellyn Ave, Lower Gwynedd
- 07/13/2025 Elevator Rescue, 106 Witchwood Drive, Salvatore Outdoor, Montgomery
- 07/16/2025 Building Fire, 700 Lower State Road, Addison at English Village, Horsham
- 07/16/2025 Vehicle Rescue, 202 Parkway & Knapp Road, Montgomery
- 07/19/2025 Vehicle Rescue, Bethlehem Pike & North Wales, Montgomery
- 07/25/2025 Dwelling Fire, 121 N. Towamencin Ave., Lansdale

**ADMINISTRATIVE**

Meetings attended during July

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads' Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors
- Officers and Members of FDMT & FDMT Relief
- FDMT, FDMT RA, and FDMT Safety Committee monthly meetings
- The Wall That Heals
- Fighting Fire with Foresight, Podcast about DFS Expansion
- Montgomery County Emergency Management
- Penn Medicine Parking Garage Review Meeting
- National Night Out Planning
- PA Youthful Fire Prevention and Intervention Steering Committee
- MT Finance Committee Meeting
- Montgomery County PIP
- PML/PA Career Fire Chief Association Credentialing Program

**COMMUNITY EVENTS & CRR**

- 07/04/2025 Chalfont Borough July 4<sup>th</sup> Parade, Fire Police
- 07/04/2025 Oreland July 4<sup>th</sup> Parade and Fire Expo
- 07/04/2025 Stoneridge Bike Parade
- 07/08/2025 The Wall That Heals Procession
- 07/09 to 07/13 The Wall That Heals
- 07/13/2025 Hogs and Honey Christmas in July Toy Run, Fire Police

**FIRE MARSHAL'S OFFICE**

**Inspections:**

- Life Safety Fire Inspections/Re-inspections - 101
- Closed Out Life Safety Inspections- 51
- Smoke Detectors Installations- 03
- Knox Box Updates/Installs- 02
- Fire Marshal Follows Up- 02

**Plans Review Update:**

- Penn Medicine- meeting with Township Staff and Penn Medicine regarding locations of fire protection features and sprinklers in the parking garage

**DEPARTMENTAL TRAINING**

The following training occurred during July for the Department:

20 classes (153 staff attended classes), 120 training hours (389 staff training hours)

**Department Hosted Training**

- Apparatus Familiarization
- Driver Training
- Fire Police
- Pump and Tanker Operations
- Annual Driver Requalification
- Strategy, Tactics, and Operations
- Vehicle Rescue
- Water Rescue

**Department Attended Training**

- EMT
- Montgomery County Emergency Management
- Fire Protection in Lithium-Ion Battery Facilities
- Emergency Responder Safety Institute Traffic Safety
- ProBoard Hazmat Operations
- ProBoard Hazmat Technician
- Breaking the Silence of Suicide in Public Safety
- Horsham Air Base Joint Training

**DEPARTMENTAL OPERATIONS**

- The department's fire police unit continues training to achieve National Proboard Certification in Traffic Incident Management.
- Firefighters Weltman, Rubas, and Lowry were appointed to the Montgomery County Urban Search and Rescue Team after completing skill testing and interviews.
- The department participated in The Wall That Heals.
- The department's driver operators participated in annual requalification training.
- The FDMT voted into probationary membership one firefighter and one junior firefighter.

**OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION**

- Staff are continuing to develop the Township's Continuity of Operations Plan. Staff are working to refine the Township's Communication Plan and EOC Operations.
- The department is working with GIS to create internal and external Dashboards for Emergency Management.
- The Office of Emergency Management participated in The Walls That Heals.





Custom ▾ Jul 1, 2025 - Jul 31, 2025 ▾

76%

FIRE

Percentage of Total Incidents

24%

EMS

Percentage of Total Incidents

95

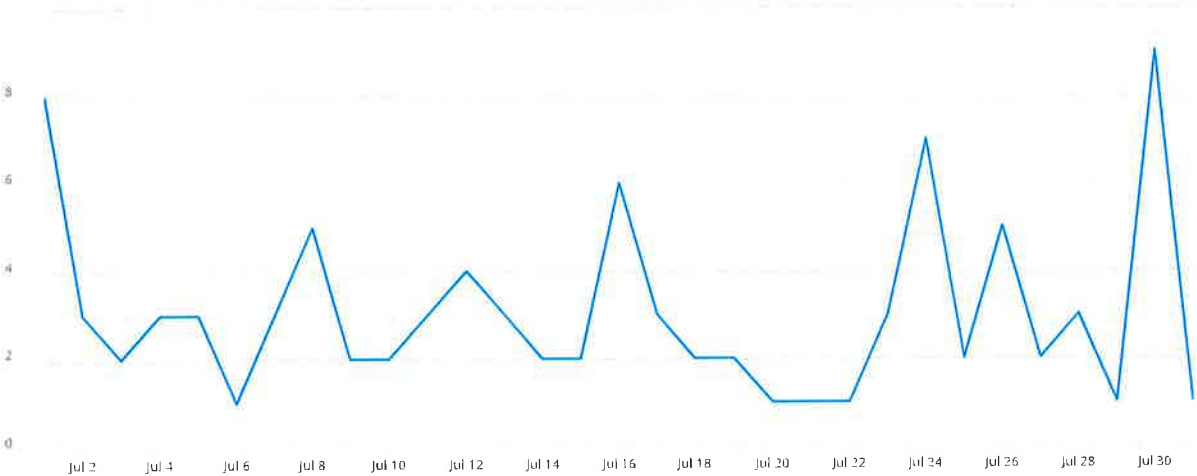
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



| Counts                                              | % Rows | % Columns | % All   |         |        |         |         |         |         |        |         |         |         |       |
|-----------------------------------------------------|--------|-----------|---------|---------|--------|---------|---------|---------|---------|--------|---------|---------|---------|-------|
| Week Ending                                         | 7/6/25 | 7/13/25   | 7/20/25 | 7/27/25 | 8/3/25 | 8/10/25 | 8/17/25 | 8/24/25 | 8/31/25 | 9/7/25 | 9/14/25 | 9/21/25 | 9/28/25 | Total |
| (10) Fire, other                                    | 1      |           |         |         |        |         |         |         |         |        |         |         |         | 1     |
| (11) Structure Fire                                 |        | 1         | 1       | 1       |        |         |         |         |         |        |         |         |         | 3     |
| (31) Medical assist                                 | 3      | 4         | 3       | 4       | 3      |         |         |         |         |        |         |         |         | 17    |
| (32) Emergency medical service (EMS) incident       |        |           | 4       | 1       | 1      |         |         |         |         |        |         |         |         | 6     |
| (35) Extrication, rescue                            |        | 1         | 1       |         |        |         |         |         |         |        |         |         |         | 2     |
| (41) Combustible/f., spills & leaks                 |        | 2         | 1       |         | 1      |         |         |         |         |        |         |         |         | 4     |
| (42) Chemical release, reaction, or toxic condition |        |           |         | 1       |        |         |         |         |         |        |         |         |         | 1     |
| (44) Electrical wiring/equipm. problem              |        | 1         | 1       | 1       |        |         |         |         |         |        |         |         |         | 3     |
| (52) Water problem                                  |        |           | 1       |         |        |         |         |         |         |        |         |         |         | 1     |
| (55) Public service assistance                      | 2      |           | 1       | 1       | 1      |         |         |         |         |        |         |         |         | 5     |
| (61) Dispatched and canceled en route               | 3      |           | 1       | 2       |        |         |         |         |         |        |         |         |         | 6     |
| (65) Steam, other gas mistaken for smoke            |        | 1         | 1       |         | 1      |         |         |         |         |        |         |         |         | 3     |
| (70) False alarm and false call, other              | 4      | 4         | 2       | 3       | 2      |         |         |         |         |        |         |         |         | 15    |
| (73) System or detector malfunction                 | 4      |           | 1       |         | 1      |         |         |         |         |        |         |         |         | 6     |

| Week Ending                                                      | 7/6/25 | 7/13/25 | 7/20/25 | 7/27/25 | 8/3/25 | 8/10/25 | 8/17/25 | 8/24/25 | 8/31/25 | 9/7/25 | 9/14/25 | 9/21/25 | 9/28/25 | Total |
|------------------------------------------------------------------|--------|---------|---------|---------|--------|---------|---------|---------|---------|--------|---------|---------|---------|-------|
| (74)<br>Unintentional<br>system/detect<br>operation (no<br>fire) | 3      | 8       |         | 7       | 4      |         |         |         |         |        |         |         |         | 22    |
| Total                                                            | 20     | 22      | 18      | 21      | 14     |         |         |         |         |        |         |         |         | 95    |

## Filter (13/13/2020)

## Filters

Days In Alarm Date/Time 6/1/25 to 6/30/25

Is Locked true

## Incident Type

| Incident Type                                      | # of Incidents |         |           | Grand Total |
|----------------------------------------------------|----------------|---------|-----------|-------------|
|                                                    | Combination    | Stipend | Volunteer |             |
| Alarm system activation, no fire - unintentional   | 4              | 1       |           | 5           |
| Alarm system sounded due to malfunction            | 1              |         | 1         | 2           |
| Arcing, shorted electrical equipment               | 1              |         | 4         | 5           |
| Assist police or other governmental agency         | 3              | 1       | 3         | 9           |
| Building fire                                      | 4              |         | 3         | 5           |
| CO detector activation due to malfunction          |                | 1       | 1         | 2           |
| Carbon monoxide detector activation, no CO         | 1              | 2       | 1         | 4           |
| Detector activation, no fire - unintentional       | 1              |         | 1         | 2           |
| Dispatched & canceled en route                     | 2              | 1       | 5         | 8           |
| False alarm or false call, other                   | 1              |         | 1         | 2           |
| Gas leak (natural gas or LPG)                      | 1              |         | 1         | 2           |
| Medical assist, assist EMS crew                    | 5              | 1       |           | 6           |
| Motor vehicle accident with injuries               |                |         | 2         | 2           |
| Outside rubbish fire, other                        |                |         | 1         | 1           |
| Overheated motor                                   |                |         | 1         | 1           |
| Public service                                     | 1              |         | 1         | 3           |
| Removal of victim(s) from stalled elevator         |                |         | 2         | 2           |
| Smoke detector activation due to malfunction       | 1              |         | 1         | 2           |
| Smoke detector activation, no fire - unintentional | 2              | 2       | 2         | 7           |
| Sprinkler activation, no fire - unintentional      | 1              |         | 1         | 2           |
| System malfunction, other                          | 2              | 1       | 2         | 5           |
| Trench/below-grade rescue                          | 1              |         |           | 1           |
| Vehicle accident, general cleanup                  |                |         | 1         | 1           |
| Grand Total                                        | 38             | 10      | 37        | 15          |

## Average Response Time

| Unit Name | Average Response Time Alarm To Arrival |         |           |
|-----------|----------------------------------------|---------|-----------|
|           | Combination                            | Stipend | Volunteer |
| AC18      | 03m:42s                                |         | 05m:57s   |
| AC18-1    |                                        | 06m:27s | 03m:16s   |
| BC18      |                                        | 03m:09s | 03m:56s   |
| CH18      | 00m:12s                                |         | 03m:30s   |
| CT18      | 03m:14s                                |         |           |
| CT18-1    |                                        |         | 05m:48s   |
| CT18-2    | 05m:55s                                | 06m:27s | 06m:08s   |
| DC18      | 02m:30s                                | 04m:29s | 04m:38s   |
| FM47-6    |                                        |         | 03m:44s   |
| POV       | 04m:30s                                | 05m:52s | 04m:52s   |
| SD18      | 05m:11s                                | 04m:51s | 03m:51s   |
| SD18-1    | 04m:35s                                | 05m:20s | 04m:16s   |
| SS18      | 05m:19s                                | 13m:42s | 06m:19s   |
| SS18-1    | 07m:03s                                |         | 05m:17s   |
| STA18A    | 04m:44s                                | 05m:37s | 03m:25s   |
| STA18B    | 05m:43s                                | 05m:46s | 03m:00s   |
| TR18      | 10m:21s                                | 07m:45s | 05m:07s   |
| TW18      | 02m:38s                                | 01m:20s | 04m:21s   |

## Average Personnel Response

| Average Personnel Response |         |           |             |
|----------------------------|---------|-----------|-------------|
| Combination                | Stipend | Volunteer | Grand Total |
| 7.24                       | 7.3     | 12.7      | 5.56        |

## Automatic &amp; Mutual Aid

| Aid Given Or Received       | # of unique Incident Number |
|-----------------------------|-----------------------------|
| Automatic aid given         | 10                          |
| Automatic aid received      | 4                           |
| Mutual aid given            | 0                           |
| None                        | 49                          |
| # of unique Incident Number | 15                          |

Filter: state=init

Filters: Days in Alarm DateTime: 5/1/25 to 8/10/25 Is Locked: true

Department Overall Response Times

Average Response Time Alarm To Arrival

| Combination | Sigens     | Volunteers |
|-------------|------------|------------|
| 0h:04m:20s  | 0h:05m:11s | 0h:04m:00s |

Department Average Response Time

Average Response Time Alarm To Arrival  
0h:4m:47s





## DEPARTMENT OF PLANNING & ZONING

### July 2025

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**Permits Submitted – 107**

**YTD Permits Submitted – 729**

**Fees Collected - \$ 105,248**

**2025 YTD Fees - \$ 965,345**

**Permits Issued – 74**

**Violations / Complaints Investigated – 33**

#### **Non-Residential Building Permits Submitted / Under Review:**

*My Salon Suite – 668 Bethlehem Pike – Tenant Fit-out*

*Montgomeryville Mitsubishi – 1011 Bethlehem Pk – New construction 24,620 sq ft auto dealership*

*Montgomery Mall – 804 Bethlehem Pike – Loading Dock wall repair*

*Costco – 740 Upper State Rd – interior alterations*

*Balisto Bistro – 411 Doylestown Rd – Tenant Fit-Out*

*Penn Medicine – 200 Dekalb Pike / New Parking Garage*

*Giant Food Stores – 1251 Knapp Road – Interior Renovations*

*Panera Bread – Airport Square Shopping Center – New 4,237 sq ft restaurant with drive-thru*

*Balaji Supermarket – 741 Bethlehem Pike – Interior Renovations*

*Costco – 740 Upper State Road – Interior Renovations*

#### **Non-Residential Building Permits Issued / Under Construction:**

*Chase Bank – 773 Bethlehem Pike – New 3,310 sq ft bank with drive-thru*

*Penn Medicine – 200 Dekalb Pike – Main Building Foundation*

*Penn Medicine – 200 Dekalb Pike – Parking Garage Foundation*

*Dollar Tree – 145 Witchwood Drive - Tenant Fit-Out*

*D-Bats – 92 County Line Road – Baseball Academy*

*Take 5 Oil Change Facility – 737 Bethlehem Pike – New Oil Change Facility*

*Penn Medicine – 200 Dekalb Pike – Geothermal*

*Montgomeryville Skilled Nursing – 640 Bethlehem Pike – Interior Renovations / water damage*

*Dick's Sporting Goods – 1251 Knapp Road – Tenant Fit-Out*

*Lakeside Educational – 1350 Welsh Road – Interior office renovations*

*Bharatiya Temple – 1612 County Line Road – New Learning Center building*

#### **New Residential Building Permits Submitted / Under Review:**

*635 Stream View Drive – new 1568 sq ft manufactured home (issued 7/15)*

#### **Non-Residential Certificates of Occupancy Issued:**

*Sprouts Farmers Market – 751 Horsham Road*

## Zoning Hearing Board Applications heard:

1. **Application #25060003 – Rosenberger & Zuck / 131 Shady Lane** - The applicants propose to install 12x16 square foot shed 11 feet from the side property line where a minimum of 15 feet is required and 15 feet from the rear property line where a minimum of 30 feet is required. The applicants seek a variance from the provisions of Section 230-149B(2) of the Code of Montgomery Township in order to place the 192 sq ft shed in the proposed location. - *Granted*

2. **Application #25060004 – Talpur LLC / 939 Horsham Road** – The applicant is the equitable owner of the property located at 939 Horsham Road. The applicant seeks a variance and/or special exception to use the property for a doctor’s office and residential rental. The applicant seeks relief from the provisions of 230-26 and 230-149 of the Code of Montgomery Township. – *continued to August meeting*

3. **Application #25060005 – Royal Space Academy / 804 Bethlehem Pike – Montgomery Mall -** The applicant proposes to operate a virtual laser tag and children’s party facility within an inline former retail space in the Montgomery Mall. The applicant seeks a use variance and/or special exception from the provisions of Section 230-94A of the Code of Montgomery Township to operate an indoor amusement within the RS – Regional Shopping Center District.

| LAND DEVELOPMENT                             |                  |                                      |                   |          |                                                 |                                                                                         |
|----------------------------------------------|------------------|--------------------------------------|-------------------|----------|-------------------------------------------------|-----------------------------------------------------------------------------------------|
| PROJECT NAME                                 | #                | LOCATION                             | APP. DATE         | MTPC     | STATUS                                          |                                                                                         |
| Higher Rock – Phase 1 & 2                    | 694              | Bethlehem Pike                       | 12/18/17          |          | Phase 1 Completed<br>Phase 2 Under Construction | Design Center completed. Awaiting revised plans for Office Bldg & amended DEP approval? |
| Village at Windsor                           | 704              | Horsham and North Wales – Vacant Lot | 3/22/19           |          | Under Review                                    | Preliminary Approved July 2022 – Awaiting Bldg Permit submittal                         |
| Bharatiya Temple – phase 2 – Learning Center | 707              | County Line Road                     | 8/14/19           |          | Approved with conditions Jan 2022               | Under Construction                                                                      |
| Antonucci 2 lot Subdivision                  | 715              | 311 Stump Road                       |                   |          |                                                 | Finalizing DEP Sewer Module                                                             |
| Rita's Water Ice                             | LD-23-002W       | 752 Horsham Road                     |                   | X        | Reviews completed. Awaiting response            | Staff Meeting held 6/1/23. Awaiting Resubmittal                                         |
| JP Morgan Chase Bank                         | LD-23-003        | 773 Bethlehem Pike                   | 4/24/23           | 3/21/24  | BOS 7/8/23                                      | Approved. Finalizing LD                                                                 |
| Taco Bell                                    | LD-23-004        | North Wales Road                     | 4/28/23           | 6/20/24  | BOS 7/8/24                                      | Approved. Finalizing LD                                                                 |
| Penn Medicine                                | LD-23-005 (C-79) | Dekalb Pike                          | 5/4/23            |          | BOS 8/28/23                                     | Approved. Awaiting Building permits                                                     |
| Atlas Broadband                              | LD-23-006 C-80   | 1011 Lansdale Ave                    | 5/5/23<br>7/28/23 |          | BOS Approved CU 9/26, LD 11/13/23               | Under Construction                                                                      |
| Lloyd Industries                             | LD-23-008        | 231 Commerce Drive                   | 9/1/2023          |          | Staff Meeting held 1/29/24                      | Resubmitted Fall 2024, reviews completed                                                |
| Panera Bread                                 | LD-23-009        | 801 Bethlehem Pike                   | 11/6/23           | 8/15/24  | BOS 9/23/24                                     | Approved. Finalizing LD                                                                 |
| Panera Bread                                 | C-24-001         | 801 Bethlehem Pike                   | 2/29/24           | 4/18/24  | BOS 4/25/24                                     | Approved                                                                                |
| 309 Autovest Properties, LP / Mitsubishi     | C-81             | 1011 Bethlehem Pike                  | 10/3/23           | 11/16/23 | BOS 11/27/23                                    | Approved                                                                                |
| 309 Autovest Properties, LP / Mitsubishi     | LD-23-011        | 1011 Bethlehem Pike                  | 12/27/23          | 6/20/24  | BOS 7/8/24                                      | BOS Approved. Finalizing LD                                                             |
| Quick Lube of Carolina                       | LDS-24-001       | 737 Bethlehem Pike                   | 2/7/24            | 4/18/24  | BOS 4/25/24                                     | Submitted Building permit for review                                                    |
| Harry Hassan / Village Shopping Center       | C-82             | 511 Stump Road                       | 11/16/23          | done     | BOS 12/11/23                                    | Approved.                                                                               |
| Harry Hassan / Village Shopping Center       | LDS-24-002       | 511-521 Stump Rd                     | 2/15/24           | 6/20/24  | BOS 9/9/24                                      | BOS Approved. Awaiting DEP Sewer Approval                                               |
| 109 Holly Drive                              | LDS-24-004       | Holly Drive                          | 4/25/24           | 7/18/24  | BOS 9/23/24                                     | Approved. Finalizing LD                                                                 |
| Line Street                                  | LDS-24-008       | 1819 N Line Street                   | 6/10/24           | 11/21    | BOS 12/16/24                                    | Approved. Finalizing LD                                                                 |
| Dunleavy – BP Text Amendment                 | LDS-24-009       | 1008 Upper State Rd                  | 9/9/24            | 11/21    | BOS 10/28/24<br>Authorize Ad<br>BOS 1/27/25     | Sent to MCPC to review changes 11/12/24                                                 |
| 92 County Line Rd Associates                 | C-24-002         | 92 County Line Rd                    | 11/12/24          | 1/16/25  | BOS 1/27/25                                     | BOS approved with conditions                                                            |
| Caracausa – 2 lot subdivision                | LDS-24-010       | 107 Knapp Rd                         | 12/02/24          | 1/16/25  | BOS 2/10/25                                     | BOS Approved                                                                            |
| Pecan Drive – 4 lot subdivision              | LDS-25-001       | Pecan & Beechwood                    | 1/28/25           |          |                                                 | Under review                                                                            |



|                                   |            |                     |           |         |               |              |
|-----------------------------------|------------|---------------------|-----------|---------|---------------|--------------|
| Knightsbridge – 3 lot subdivision | LDS-25-002 | Sycamore Drive      | 3/24/25   | 7/15/25 | BOS 9/22/2025 | Under review |
| Connect Vet Services / Salas      | CU-25-0001 | 1008 Upper State Rd | 4/28/25   | 5/15/25 | BOS 6/23/25   | Approved     |
| Stein                             | LDS-25-003 | 510 Bethlehem Pike  | 4/29/25   |         |               | Under review |
| Connect Vet Services              | LDS-25-004 | 1008 Upper State Rd | 7/21/2025 |         |               | Under review |
|                                   |            |                     |           |         |               |              |
|                                   |            |                     |           |         |               |              |

### **Other Planning Department Projects:**

**Scanning (Scantek / Laserfiche)** – All property files upstairs have been scanned and formatted into individual property folders. Basement property files have been picked up for scanning. Currently scanning in-house all new documents, forms, permits to link to the electronic property file. The department continues to clean out files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been scanned. Land Development files in the basement have been scanned. Rolled plans are in the process of being scanned. Next pickup scheduled for July 25, 2025. The department has leased a large plan scanner for in-house future scans, copies, and right to know requests.

**Tyler Software / EP&L** - The gathering of information for the Permitting, Land Development, and Zoning Hearing Board modules within the software has been completed. Tyler Software will continue to build the program for Permitting, Land Development and Zoning Hearing Board processes. Permitting, Zoning Hearing Board, and Land Development is currently being tested and updated accordingly. Current permit / certificates have been forwarded to Tyler for creation of forms and reports. The mapping of fields for data conversion was completed. Completed first pass of the data conversion for review. The mapping has been completed and awaiting the 2<sup>nd</sup> pass. Payments processing is being finalized. End User Training was held week of April 21<sup>st</sup> and we went Live on April 28<sup>th</sup>.

### **2025 Proposed Ordinance Amendments**

Use Regulations  
Relative Suites (Accessory Dwelling Unit)  
Mobile Food Vendors  
EV Ordinance (with Fire Department) – adopted June 2025

**2025 Community Forestry Workshop** – This year's workshop is scheduled for Friday, November 7, 2025. The draft agenda has been prepared. Awaiting final topic descriptions and speaker information to submit for credit approvals. The attendees will earn credits for ISA, PCH, and PA Pesticide licenses.

# MONTGOMERY TOWNSHIP POLICE DEPARTMENT



**MONTHLY ACTIVITY  
REPORT JULY 2025**



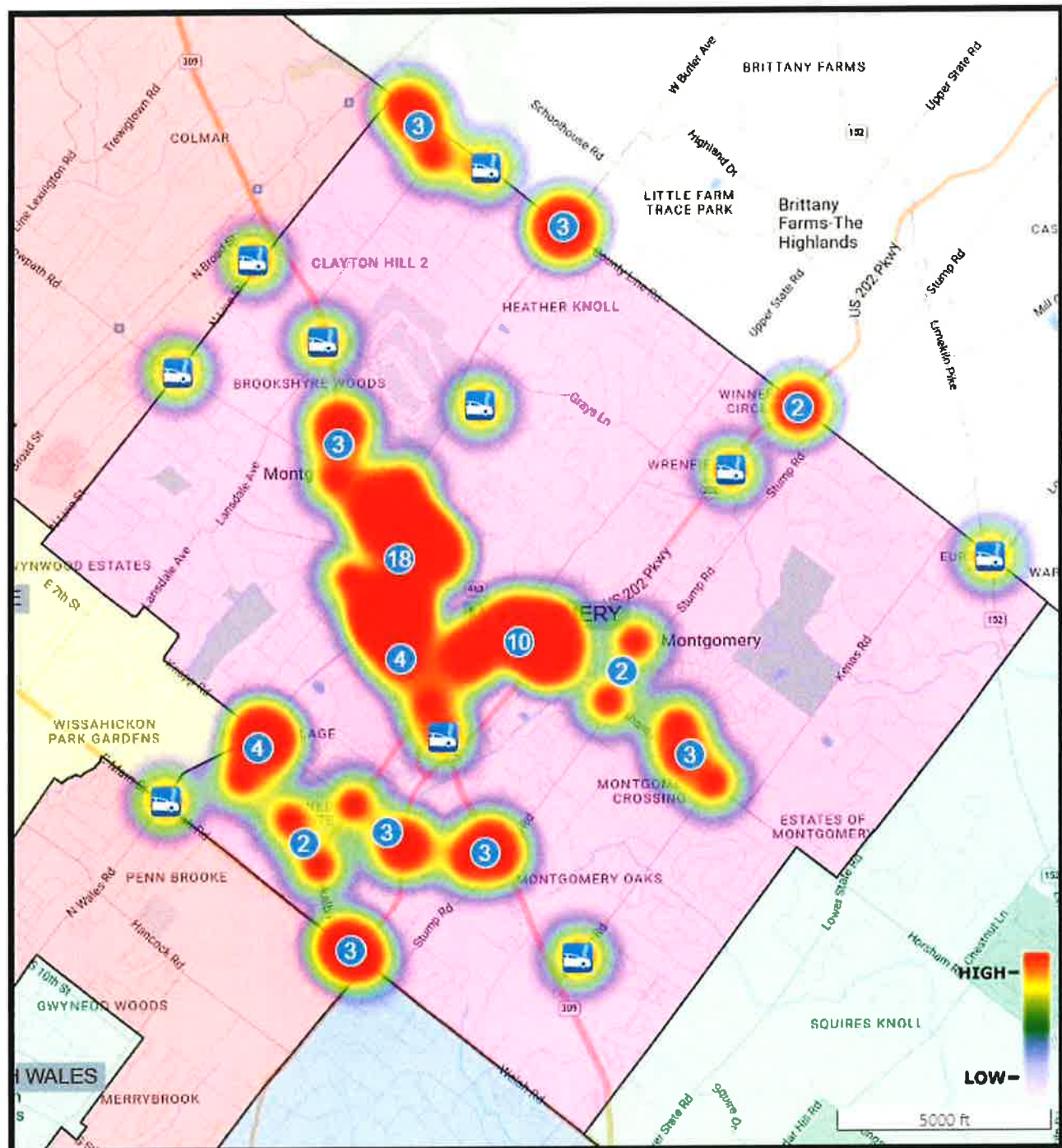
# MONTGOMERY TOWNSHIP POLICE DEPARTMENT



## July Activity Report for 2025

|                                        |                                |        |
|----------------------------------------|--------------------------------|--------|
| <b>Crime Data:</b>                     | Total Calls for Service:       | 2,810  |
|                                        | Total Part I Crimes:           | 30     |
|                                        | Total Part II Crimes:          | 141    |
|                                        | Total Criminal Arrests:        | 54     |
| <b>Crash Data:</b>                     | Total Crashes:                 | 75     |
|                                        | Reportable Crashes:            | 24     |
|                                        | Non Reportable Crashes:        | 51     |
|                                        | Injuries:                      | 23     |
| <b>Traffic Enforcement Activities:</b> | Traffic Stops:                 | 740    |
|                                        | Traffic Citations:             | 296    |
|                                        | Warning Notices:               | 4      |
|                                        | Field Contact Cards:           | 597    |
|                                        | Traffic Complaints Received    | 35     |
|                                        | Selective Enforcements:        | 144    |
| <b>Other Police Activities:</b>        | Assist Fire Department:        | 45     |
|                                        | Building Alarms:               | 74     |
|                                        | Direct Patrols:                | 478    |
|                                        | Lockouts:                      | 9      |
|                                        | Medical Assistance:            | 150    |
|                                        | School Walk-Through:           | 0      |
|                                        | Vacant Home Checks:            | 17     |
|                                        | Training Hours:                | 166.34 |
| <b>Speciality Unit Usage:</b>          | Canine Unit:                   | 18     |
|                                        | Mobile Incident Response Team: | 1      |
|                                        | Montgomery County SWAT-CR:     | 1      |
| <b>Bus Patrol Violations</b>           | Violations reviewed            | 109    |
|                                        | Civil Citations Issued         | 92     |
| <b>Red Light Camera Violations</b>     | Violations reviewed            | 863    |
|                                        | Civil Citations Issued         | 765    |
|                                        |                                |        |

## July 2025 Crash Heat Map





## MONTHLY ACTIVITY REPORT

7/1/2025 to 7/31/2025

Jurisdictions: All - Ticketing Zones: Montgomery - School Districts: All

Citations Reviewed

109

Citations Approved

92

Approval rate

84.4%

Tickets Mailed

92

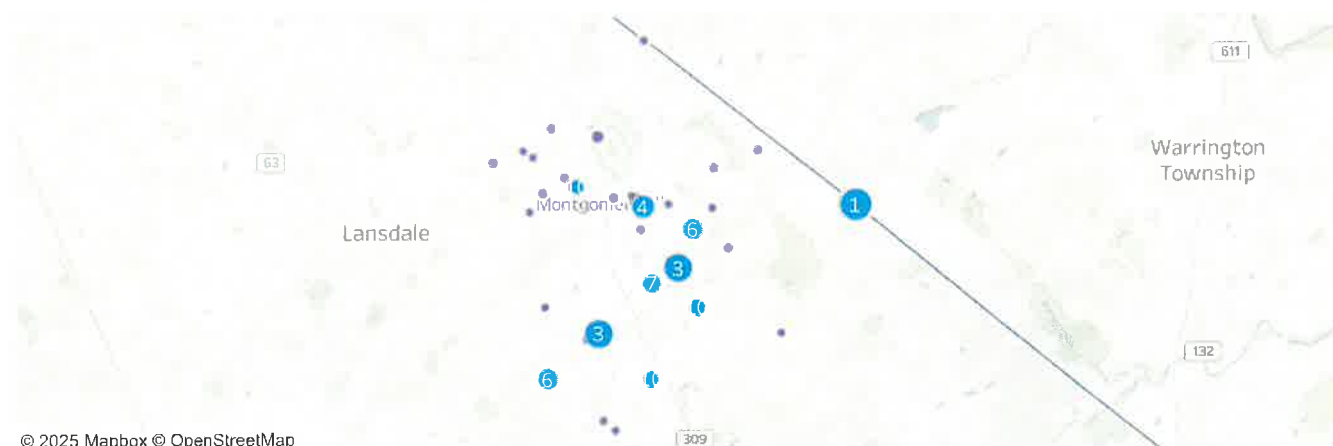
In State

93.5%

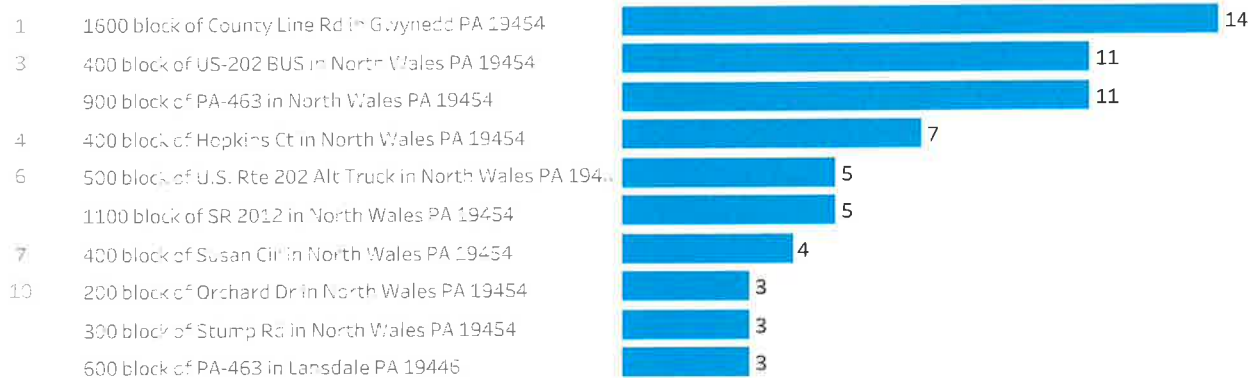
Hearings requested

14

### Top 10 Locations for Tickets Mailed



© 2025 Mapbox © OpenStreetMap



### Top 5 Disapproval Reasons



## Automated Red Light Enforcement Violation Statistics - Workflow (Law Enforcement)



### Selection Criteria:

Violation Event Date From: 07/01/2025

Violation Event Date To: 07/31/2025

### Law Enforcement Stage Review:

|                                    |       |        |
|------------------------------------|-------|--------|
| Total Accepted Events (Backoffice) | 863   |        |
| Violation Not Processed            |       |        |
| New Violations                     | 0     | 0%     |
| In Review                          | 0     | 0%     |
|                                    | <hr/> |        |
|                                    | 0     |        |
| Violation Processed                |       |        |
| Rejected Violations                | 98    | 11,36% |
| Accepted Violations                | 765   | 88,64% |
|                                    | <hr/> |        |
|                                    | 863   |        |



## **MONTGOMERY TOWNSHIP POLICE DEPARTMENT**

### **Calls for Service**

**Year 2025 July**

| <b>Call for Service</b>                      | <b>Totals</b> |
|----------------------------------------------|---------------|
| THEFT                                        | 2             |
| THEFT SHOPLIFTING                            | 17            |
| THEFT FROM VEHICLE (INSIDE)                  | 1             |
| THEFT FROM BUILDING                          | 1             |
| THEFT ALL OTHERS                             | 2             |
| MOTOR VEHICLE THEFT                          | 4             |
| SIMPLE ASSAULT                               | 2             |
| BAD CHECKS                                   | 1             |
| FRAUD ALL OTHERS                             | 9             |
| RECOVER STOLEN PROPERTY NOT FOR LOCAL THEFTS | 2             |
| CRIMINAL MISCHIEF ALL                        | 5             |
| PROPERTY DAMAGE REPORT                       | 2             |
| SEX OFFENSE ALL OTHERS                       | 1             |
| DRUG POSSESSION OFFENSE                      | 19            |
| OVERDOSE                                     | 2             |
| FAMILY OFFENSES - DOMESTIC                   | 20            |
| DUI-ALCOHOL/UNDER INFL                       | 8             |
| PUBLIC INTOXICATION / DRUNKENESS             | 2             |
| FIGHT                                        | 1             |
| DISORDERLY CONDUCT / HARASSMENT              | 1             |
| NOISE COMPLAINT                              | 2             |



## **MONTGOMERY TOWNSHIP POLICE DEPARTMENT**

### **Calls for Service**

**Year 2025 July**

| <b>Call for Service</b>                    | <b>Totals</b> |
|--------------------------------------------|---------------|
| PFA/ICC VIOLATION                          | 1             |
| MUN ORD VIOLATIONS                         | 2             |
| DISTURBANCE                                | 15            |
| HARASSMENT                                 | 4             |
| TRESPASSING                                | 4             |
| FIREWORKS                                  | 9             |
| ALL OTHER OFFENSES (EXCEPT TRAFFIC)        | 2             |
| OPEN DOORS/WINDOWS GENERAL POLICE          | 7             |
| SUSPICIOUS AUTO                            | 48            |
| SUSPICIOUS ACTIVITY                        | 45            |
| SUSPICIOUS PERSON                          | 10            |
| DOWN-WIRES / POLES /TREES / LIMBS          | 1             |
| SURVEILLANCE                               | 2             |
| ALARM BURGLARY OR HOLD UP RESIDENCE        | 55            |
| ALARM BURGLARY OR HOLDUP NON RESIDENCE     | 12            |
| JUVENILE MATTER (NON CRIMINAL ONLY)        | 3             |
| ALARMS (FIRE ALARMS)                       | 7             |
| FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD  | 1             |
| FUMES - ODOR UNKNOWN / STRANGE OUTSIDE BLD | 1             |
| ATTEMPTED SUICIDES                         | 1             |
| UNATTENDED DEATHS                          | 2             |
| FOUND ARTICLES                             | 6             |





## **MONTGOMERY TOWNSHIP POLICE DEPARTMENT**

### **Calls for Service**

**Year 2025 July**

| <b>Call for Service</b>                 | <b>Totals</b> |
|-----------------------------------------|---------------|
| LOST ARTICLES                           | 2             |
| MISSING PERSON                          | 2             |
| BARKING DOG/ANIMAL NOISE                | 1             |
| LOST / FOUND / STRAY ANIMALS            | 9             |
| ANIMAL COMPLAINTS ALL                   | 17            |
| REPORTABLE MV CRASH W/INJURY            | 14            |
| REPORTABLE MV CRASH NO INJURIES         | 10            |
| NON REPORTABLE MV CRASH                 | 47            |
| NON REPORTABLE MV CRASH HIT & RUN       | 4             |
| TRAFFIC OFFENSE ALL OTHER               | 1             |
| SELECTIVE ENFORCEMENT TRAFFIC           | 144           |
| TRAFFIC MV COMPLAINT                    | 35            |
| TRAFFIC ENFORCE / STOP                  | 731           |
| TRAFFIC HAZARD                          | 14            |
| DISABLED MV                             | 28            |
| PARKING ENFORCEMENT                     | 7             |
| PARKING VIOLATION COMPLAINT             | 4             |
| ABANDONED IMPOUND/TOWAWAY               | 5             |
| SIGNALS SIGNS OUT                       | 15            |
| TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN | 4             |
| PROPERTY CHECK / AREA CHECK             | 2             |
| VACANT HOME CHECK                       | 17            |



## **MONTGOMERY TOWNSHIP POLICE DEPARTMENT**

### **Calls for Service**

**Year 2025 July**

| <b>Call for Service</b>             | <b>Totals</b> |
|-------------------------------------|---------------|
| LOCK OUT                            | 9             |
| MEDICAL ASSISTANCE                  | 150           |
| NOTIFICATIONS                       | 1             |
| OTH PUB SERV/WELFARE CHK            | 53            |
| ASSIST CITIZEN                      | 71            |
| EMOTIONALLY DISTURBED PERSON (EDP)  | 8             |
| CHILD CUSTODY EXCHANGE              | 1             |
| ASSISTING-FIRE DEPT                 | 45            |
| ASSISTING-OTHER POLICE DP           | 29            |
| ASSISTING-OTHER AGENCIES            | 8             |
| WATER LEAK                          | 1             |
| ASSISTING OTHER OFFICER             | 1             |
| LODGE PRISONER                      | 1             |
| PROCESS OTHER AGENCY PRISONER       | 1             |
| K-9 UNIT REQUEST / RESPONSE LOCAL   | 1             |
| WARRANTS-LOCAL                      | 1             |
| WARRANTS-OTHER AGENCIES             | 4             |
| WARRANT ATTEMPT TO SERVE            | 9             |
| PRISONER WATCH /JAIL DUTY/TRANSPORT | 18            |
| COMMUNITY POLICING                  | 8             |



## **MONTGOMERY TOWNSHIP POLICE DEPARTMENT**

Calls for Service

Year 2025 July

| <b>Call for Service</b>              | <b>Totals</b> |
|--------------------------------------|---------------|
| COURT                                | 35            |
| POLICE INFORMATION                   | 28            |
| TRAINING                             | 30            |
| FIELD CONTACT INFORMATION            | 4             |
| FINGERPRINT                          | 11            |
| CIVIL MATTER                         | 12            |
| SPECIAL DETAIL ASSIGNMENT            | 28            |
| MUNICIPAL PERMIT APPLICATION         | 3             |
| REPOSSESSION                         | 5             |
| BACKGROUND CHECK                     | 10            |
| PFA INFORMATION                      | 4             |
| SPECIAL RESPONSE TEAM                | 5             |
| COMMUNITY RELATIONS ACTIVITY         | 5             |
| DIRECTED PATROL                      | 478           |
| SURRENDER OF PROPERTY (NOT RECOVERY) | 1             |
| 911 HANG UP / CHK WELFARE            | 40            |
| FOOT PATROL                          | 28            |
| FOLLOW UP                            | 45            |
| CHILDSEAT INSPECTION                 | 3             |
| PRESCRIPTION DRUG TAKE BACK          | 1             |



***MONTGOMERY TOWNSHIP POLICE DEPARTMENT***

Calls for Service

Year 2025 July

| Call for Service           | Totals |
|----------------------------|--------|
| VEHICLE MAINTENANCE        | 49     |
| FOIA/RIGHT TO KNOW REQUEST | 1      |
| SEX OFFENDER REGISTRATION  | 1      |
| RETURN TO STATION          | 2      |
| CALL BY PHONE              | 39     |

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**July 2025**

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**COMMENDATIONS:**

On July 9, 2025, Michael Campo dropped off a dessert tray for the officers to show his appreciation for them after responding to a call for service at his residence.

On July 16, 2025, Kenneth and Judith Mawson sent a letter to the department thanking Officer Millevoi for his assistance while responding to a call for service at their residence.

On July 19, 2025, Pumpericks Deli dropped off a lunch tray to show their appreciation for the department.

On July 22, 2025, a food donation was received from Sprouts Farmers Market to show their appreciation for the department.

On July 23, 2025, Donald Love dropped off donuts to show his gratitude towards Officer Moran for her kindness and professionalism while responding to a call for service at their residence.

**EDUCATION:**

On July 8 & 9, 2025, Officer Seydel attended SWAT training in Montgomery County.

On July 9, 2025, Sergeant Woch, Officer Haber, and Officer Eufrasio participated in a Canine Training day in Montgomery Township.

On July 30, 2025, Sergeant Woch, Officer Haber, and Officer Eufrasio participated in a Canine Training day in Montgomery Township.

**NOTED INCIDENTS:**

On July 1, 2025, officers responded to Target, 125 Witchwood Drive, for a report of a theft. Officers met with loss prevention, who advised them that an employee had stolen four iPads in total, valued at \$3,996.00, on two separate occasions. The employee was taken into custody and charged with theft by unlawful taking.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
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On July 1, 2025, officers responded to the parking lot of Wawa, 1008 Bethlehem Pike, for a report of a suspicious vehicle. Officers arrived on location and made contact with a male operator and a female passenger who were sitting in a gray Kia. While speaking with the occupants, officers observed drug paraphernalia in plain view. A consent search of the vehicle and the passenger yielded crack cocaine, methamphetamine, and drug paraphernalia. The passenger was taken into custody for violations of the Drug Act.

On July 2, 2025, officers responded to Jonathan Drive for a report of a physical disturbance. Upon arrival, officers were notified that a group of juvenile females had been involved in a physical altercation at Whispering Pines Park, 455 Stump Road. Officers made contact with all the parties involved and noted injuries to all those involved. The investigation revealed two parties engaged in a mutual fight when other parties jumped in and continued assaulting each other. All the juveniles involved in the altercation were advised that they would be recommended to the Youth Aid Panel for disorderly conduct charges.

On July 3, 2025, officers responded to Dicks Sporting Goods, 804 Bethlehem Pike, for a late report of a retail theft that occurred on June 27, 2025. Officers met with store employees who stated sixteen Easton Ghost Softball bats were stolen; the total value of the stolen bats is \$5,499.89. Through investigation, officers learned that this has been a recurring theft at Dicks Sporting Goods throughout the Tri-County area. The investigation is ongoing.

On July 4, 2025, officers were on routine patrol on Stump Road and Bethlehem Pike when they observed a male walking through the Uninvest parking lot fall to the ground. The officers made contact with the male and noticed he was extremely pale and lethargic while talking. While speaking with the male, he lifted his shirt showing his stomach, which had two puncture wounds consistent with being stabbed. An ambulance was immediately requested while officers continued to evaluate the male, who stated he had been stabbed with a knife two days ago. While evaluating the male, officers could see that the male had a large laceration from hip to hip with fatty tissue and intestines exposed. Further investigation revealed there was no threat to the public as the male's wounds were self-inflicted. The male was transported to the hospital, where he underwent emergency surgery. Officers filed a petition for an involuntary mental health evaluation.

On July 12, 2025, officers responded to a residence on Cowpath Road for a disturbance. The caller reported that his juvenile stepson was experiencing a mental health crisis and was causing a disturbance in the residence. Officers made contact with the juvenile and observed him lying on the floor. He began screaming and making statements that did not make sense. Officers requested an ambulance to assess the juvenile; the juvenile became aggressive with officers and paramedics while attempting to assess him. During the encounter, officers located a vape pen with a high concentration of THC. The juvenile was transported to Lansdale Hospital for further evaluation.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**July 2025**

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On July 12, 2025, officers conducted a traffic stop in the 500 block of Doylestown Road on a black Nissan for a motor vehicle violation. Officers approached the vehicle and made contact with the operator. During the encounter, officers learned that the operator is required to have an ignition interlock system in the vehicle in order to operate it. The officer confirmed that she has a limited license and checked her interlock system, finding it was not functioning correctly as required by law. The officer noted the odor of an alcoholic beverage emanating from her person and conducted standardized field sobriety tests, which she failed. The operator was taken into custody for Driving Under the Influence. Further investigation into the ignition interlock revealed that the driver used her juvenile daughter to manipulate the ignition interlock system on numerous occasions. During this incident, the same daughter was the front seat passenger. Additional charges to be filed.

On July 16, 2025, officers responded to the intersection of the Route 202 Parkway and Knapp Road for a vehicle crash. Upon arrival, officers made contact with the operator of a black Mercedes-Benz. The crash investigation revealed that the operator was traveling northbound on the Route 202 Parkway and crossed over the double yellow lane lines, entering the southbound lanes of the Route 202 Parkway. Subsequently, the operator crashed into a vehicle traveling southbound with a family of four inside. The striking vehicle proceeded to travel off the roadway and into the embankment along the Route 202 Parkway. The driver was investigated for Driving Under the Influence and was subsequently taken into custody. All occupants were transported for possible minor injuries. The blood results of the operator revealed a BAC of .188% at the time of the crash.

On July 17, 2025, officers responded to a report of a pedestrian struck by a vehicle on Doylestown Road near County Line Road. The investigation revealed that a male was struck by a silver Lexus while crossing Doylestown Pike. The pedestrian was treated at the scene and then transported to Grandview Hospital for further treatment. Surveillance video from a nearby business captured the collision. It showed the silver Lexus exiting the parking lot of the CVS at 548 Doylestown Road and striking the pedestrian as it began traveling northbound on Doylestown Road. The pedestrian was seen going up and over the Lexus before hitting the ground. During a later interview, the pedestrian reported having no recollection of the incident. His primary injury was a fracture of his nasal bones. This case remains under investigation.

On July 22, 2025, officers responded to a residence on Goodwin Lane regarding a suicidal individual. The caller reported that their autistic son was running around the house with a knife held to his wrist. Upon arrival, officers met the family outside the residence. The officers then entered the house and found the individual in the kitchen with a large knife pressed against his wrist. Officers quickly formulated a plan and initiated dialogue with the individual to de-escalate the situation. After approximately ten minutes of communication, the officers persuaded him to drop the knife. Furthermore, they convinced him to seek mental health treatment. The individual

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**July 2025**

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was transported to Lansdale Hospital, and an officer filed a petition for an involuntary mental health evaluation.

On July 23, 2025, officers responded to Best Buy, 801 Bethlehem Pike, for a late report of a retail theft that occurred on July 19, 2025. Officers met with a store employee who stated they noticed multiple items missing during their weekly store inventory. The investigation revealed that two males were seen on camera concealing four Nest Thermostats in their pants, valued at \$1,119.96, before leaving the store without paying. The two suspects were identified, and arrest warrants were issued. The case is active and the investigation is ongoing as the suspects were involved in multiple thefts throughout the county.

On July 26, 2025, officers responded to Water Tower Cinema, 750 Montgomery Glen Drive, for a report of an assault. While en route, officers were advised that eight males had assaulted an employee in the back parking lot and were fleeing in a black Mercedes and a red Mazda. Officers responded to the scene while others attempted to locate the fleeing vehicles. Upon arrival, officers learned that a movie theater employee was taking out the trash when he noticed two vehicles speeding and driving recklessly through the parking lot. The employee reported that the vehicles nearly hit him, prompting him to yell at them to slow down. He stated that both vehicles then stopped, and eight males, aged approximately 15 to 25, exited the vehicles and began yelling at him. The situation escalated, and the males assaulted him by punching and kicking him. The employee reported falling to the ground, where the males continued to kick him for approximately five minutes. The employee was transported to Lansdale Hospital for further evaluation. No surveillance video captured the incident. Montgomery Township Police, along with surrounding agencies, searched the area for the vehicles involved but were unable to locate them. This incident remains under investigation.

On July 29, 2025, officers responded to Cricklewood Circle for a domestic dispute. Upon arrival, officers spoke with the female victim, who stated that she and her boyfriend were having a verbal argument that turned physical. Officers noted the female had visible injuries to her right eye. The male suspect was not on location when officers arrived. Officers made contact with the suspect by phone, and he admitted to the assault. The male was advised to turn himself in to the police, or an arrest warrant would be issued. The suspect turned himself in on July 30, 2025, and he was charged with domestic assault.



**Montgomery Township Police Department**  
**Monthly Activity Report**  
**July 2025**

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**Case Follow-Up:**

On June 6, 2025, officers responded to Crown Jewelers, 804 Bethlehem Pike, for a report of a theft. Upon arrival, officers met with the owner, who advised that he had a male customer visit on May 29 and examine three gold necklaces, four gold coins, and a gold bar. The total for the merchandise was \$29,000. The customer attempted to pay with a debit/credit card, but the transaction was declined. The same male suspect returned with \$29,000 in cash, wrapped in three bundles of \$10,000 each, in a gallon-sized zip-loc bag. The male asked to see the merchandise, which was already boxed up. The male suspect handed the owner the money while reaching for the merchandise, grabbed the box of items, and ran out of the store. At this time, the owner looked down and could see that the money was counterfeit and contacted the police. Officers seized the bag of counterfeit money to process for fingerprints. The money and video surveillance were turned over to the Detective Division. After a thorough investigation, a fingerprint was recovered, and a suspect was identified. On July 25, 2025, the detective division took the suspect into custody and transported him to the Montgomery County Correctional Facility, where he was remanded on \$25,000.00 cash bail.

**UPCOMING EVENTS:**

On August 8, 2025, from 6:00 pm to 9:00 pm, the department is hosting National Night Out in conjunction with the township fireworks.

On August 16, 2025, from 1:00 pm to 3:00 pm, the department is hosting Coffee with a Cop at Starbucks, 776 Bethlehem Pike, North Wales, PA, 19454.

On August 29, 2025, from 1:00 pm to 3:00 pm, the department is hosting Coffee with a Cop at Target, 125 Witchwood Drive, North Wales, PA, 19454.

# Montgomery Township Public Works Department

## Monthly Report – July 2025

### PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Scott Y. attended several meetings and continued working on preparations for The Wall That Heals.
- The following tree work was done throughout the Township:
  - Scott D., Larry K., Anthony & J. Gormley removed 1 dead maple tree from Township property behind Ashley Circle.
- The following work was done at William F. Maule Park at Windlestrae in preparation for The Wall That Heals:
  - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley prepared William F. Maule Park at Windlestrae and Windlestrae Park – Rose Twig for the arrival of The Wall That Heals.
  - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley set up for the procession of The Wall That Heals.
  - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley helped build the apex of The Wall That Heals and finished the construction of the frame and panels.
  - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley helped set up chairs for The Wall That Heals opening ceremony.
- Anthony & J. Gormley replaced broken benches at Windlestrae Park – Rose Twig and Spring Valley Park (upper).
- Scott D. & Larry K. sprayed bamboo at the Country Lane basin and Windlestrae Park – Rose Twig.
- Scott Y. & Larry K. began curb spraying throughout the Township.
- Scott D., & Scott Y. took delivery of the new Whispering Pines Park sign.
- Scott Y. & Josh rough cut the Forrest Trail basin, the trail to the basin behind 124 Bellows Way, the lower basin at the CRC, and the hill at LA Fitness overlooking the Route 202 Parkway for the PD.
- Larry K., Anthony & J. Gormley removed brush overgrowth covering traffic signs at Costco Drive and Route 202 Parkway.
- Bryan assisted with the leaf collection that took place on July 19<sup>th</sup> at William F. Maule Park at Windlestrae.

### ROADS:

- Scott S. attended several meetings and continued working on preparations for The Wall That Heals.
- Bryan, Chris, Scott S. & Joe performed routine drainage maintenance throughout the Township prior to the numerous rainstorms as part of the MS4 Stormwater requirements.
- Bryan, Joe, & Chris replaced several failing concrete storm sewer lids throughout the Township as part of the MS4 Stormwater requirements.
- The following work was done at William F. Maule Park at Windlestrae in preparation for The Wall That Heals:
  - Joe, Bryan, Chris, Scott S. & J. Gross sealed the cracks in parking lot at William F. Maule Park at Windlestrae.
  - Bryan, Chris, & J. Gross line striped all the parking spaces in parking lot at William F. Maule Park at Windlestrae.
  - Joe, Bryan, Chris, Scott S., & J. Gross finished milling and patching several very large cracks in the walking path and parking lot at William F. Maule Park at Windlestrae.
- Scott S., Joe, Bryan, J. Gross & Chris removed and replaced 125' of deteriorated storm sewer pipe across Canterbury Lane.
- Scott S. handled several resident complaints throughout the Township.
- Chris, Joe, Bryan, J. Gross began inspecting all Township owned basins as part of the MS4 Stormwater requirements.
- Joe, Bryan & Chris continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- J. Gross performed the annual services, routine maintenance and annual inspections on several Township vehicles/trailers.

## **FACILITIES:**

- Jeff cleaned the Administration & Police Department complex.
- Todd attended several meetings and continued working on preparations for The Wall That Heals.
- Dave, Todd & Larry N. finished performing the semi-annual traffic signal inspections.
- The following work was done at William F. Maule Park at Windlestrae in preparation for The Wall That Heals:
  - Dave & Larry mounted seven (7) flag holders on the pavilion at William F. Maule Park at Windlestrae.
  - Todd, Larry N. & Dave painted the bathroom floors at William F. Maule Park at Windlestrae.
  - Todd, Larry N. & Dave hung lights over the pedestrian bridge from William F. Maule Park at Windlestrae to Windlestrae Park - Rose Twig.
  - Dave, Larry N. & Todd took supplies to William F. Maule Park at Windlestrae, made plug adapter for County generator, and picked up chairs.
  - Larry N. & Dave went to Valley Forge Park with the bucket truck for aerial photos of TWTH escort.
  - Todd, Larry N. & Dave assisted with building TWTH, events/assisting visitors until 7/13/25 when TWTH was taken down.
- 7/3/25 - Knapp Rd. & North Wales Rd. - On Flash - Larry N. & J. Gormley reset MMU.
- Larry N. & Dave unclogged dog bowl fountain (sand and grass) at Spring Valley Park (upper).
- Todd, Don & Scott D. repaired leaking water fountain at Fellowship Park.
- Todd, Dave & Larry N. made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Dave, Todd & Larry N. responded to a total of 176 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.

| Project Tracking Montgomery Township                         |            |                                         |                                                                                                                                                                    |           |             |
|--------------------------------------------------------------|------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
| Job Name                                                     | Job Number | Status                                  | Task                                                                                                                                                               | PennDOT # | Last Update |
| 5 pts Plaza (Lowes)/ Horsham Road                            | 2208086    | Completed                               | Need to closeout PennDOT permit.                                                                                                                                   | 301209    | 5/29/2025   |
| North Wales & Harbob                                         | 2303013    | Plans approved.                         | Awarded 4/28/2025. Set up pre-con meeting 8/12 @ 10:00AM. Township coordinating with property owners - need 2 TCE and 2 TSE.                                       | 321552    | 6/25/2025   |
| Stump Road RRFB                                              | 2307039    | Plans approved.                         | Signal plan approved. Coordinating with property owners - need 2 TCE and 1 TSE. Conduit installed due to pending pavement . Seetign Precon with Armour.            | 335709    | 7/29/2025   |
| Raising Canes sidewalk                                       | 2303081.02 | Completed<br><del>In Construction</del> | Need to schedule final PennDOT inspection and closeout PennDOT permit. Restoration in the Spring.                                                                  | 328558    | 1/20/2025   |
| Route 63 and Parkway                                         | 999101601  | Plans approved.                         | Approved. Prohibited left-turn movement. Public works arranging install. Issue is left-turn Trap. Recommended to install 5 section head instead of 3 section head. | 336041    | 6/25/2025   |
| US 202 Parkway - merge area                                  | 999101601  | Completed                               |                                                                                                                                                                    |           | 7/29/2025   |
| Bethlehem Pike & English Village Signal Upgrades             | 220206901  | In Progress                             | addressing Comments- resubmitting by 7/4                                                                                                                           | 352572    | 6/25/2025   |
| Lansdale Avenue/Taylor Road and Cowpath Road Signal Upgrades | 2400517    | In Progress                             | Preparing plans.                                                                                                                                                   |           | 6/26/2025   |
| Bethlehem Pike and North Wales Road Signal Upgrade           | 2103021    | On Hold                                 | On hold per Village of Windsor and Chase Bank                                                                                                                      | 281180    | 10/31/2024  |
| Route 309 & Montgomery Mall South Signal Modification        | 999101601  | In Progress                             | Into pennDOT                                                                                                                                                       |           | 6/26/2025   |
| Knapp Road & Route 309                                       | 999101601  | Plans approved.                         | Submitted to PennDOT 5/30/2025 - Under Review. Response Anticipated 7/14                                                                                           | 364098    | 7/29/2025   |
| Knapp Road & North Wales Road                                |            | In Progress                             | Montco is updating pedestrain facilities. Comment sent 2/11. Requested additional ramps at Knapp /NW Road. Phone call follow up on 2/25 to engineer.               |           | 2/25/2025   |
| LPR - County Line Road/Doylestown Road                       |            | In Progress                             | PennDOT anticipated end of 7/14. Need to Get LPR report.                                                                                                           | 371729    | 7/29/2025   |
| ARLE at Stump/Horsham                                        |            | In Progress                             | Field Mtg 7/15. Bowman to submit plans                                                                                                                             |           | 7/29/2025   |
| Richardson- Cricklewood Cir                                  |            | In Progress                             | Stake out -ROW                                                                                                                                                     |           | 7/29/2025   |



**VMSC**  
Emergency Medical Services

# Montgomery Township EMS Report

July 2025

NPV Region  
911 Calls

**1048**



**176**

Municipal Responses

**0m 24s**

Chute Time

**6m 10s**

Response Time

**51m 60s**

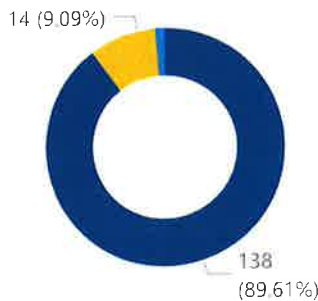
Call Time

**100%**

Agency On-Status

## Did the Patient's Condition Improve because of our Care?

● Yes ● Unknown ● No

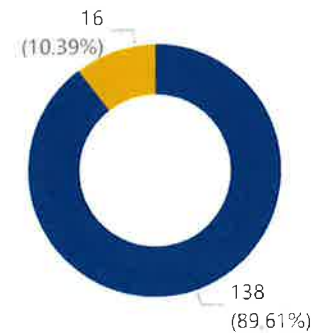


## Top 5 Call Types



## Was the Patient Transported?

● Yes ● No



## VMSC Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.

Cardiac Incidents



Stroke Incidents



Trauma Incidents



## Where are our calls?



## VMSC's June Global Scale



**Mental Health** | Responded to **44** behavioral health-related calls.



**Community Harm** | Handled **16** Overdoses, same as last month, resulting in **9** Narcan administration by EMS. Also responded to **17** incidents involving deliberate injury, up from **14** last month.



**Climate** | Dispatched to **6** weather related motor vehicle crashes.



**Diversity** | **25** patients had language barriers. **20** patients were morbidly obese. **15** were in a state of emotional distress. And **12** were developmentally impaired.

July 2025

## Patient Satisfaction Rating



"The EMS team was a dream. They were compassionate and helpful before, during, and after the transport. Thank you for all you do."

## Mutual Aid

VMSC provided mutual aid for 80 calls this period, down from 89, with the most significant contributions to Chal-Brit with 26, Freedom Valley with 29 (up from 18), Ambler with 15, Horsham with 7, and Skippack with 3.

Conversely, VMSC received mutual aid 15 times with 6 times by Freedom Valley, 3 times by Chal-Brit, 2 times by Ambler, 2 times by Skippack, and 1 time by Second Alarmers.

## Supporting Our Community

A huge thank you to Aston Township Fire Department for having us at your Community Bike Education event! We were proud to be part of such a meaningful day.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #18

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|                |                                                |
|----------------|------------------------------------------------|
| SUBJECT:       | New Business – Committee Board Liaison Reports |
| MEETING DATE:  | August 25, 2025                                |
| BOARD LIAISON: |                                                |
| INITIATED BY:  | Audrey R. Ware-Jones, Chairwoman               |

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BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of July to provide an update on those meetings.