

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 24, 2025**

1. Call to Order: The March 24, 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 Tanya C. Bamford
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
Public Works Director Greg Reiff
Director of Planning & Zoning Marianne McConnell
Director of IT Richard Grier
Public Information Coordinator Derek Muller
Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Ware-Jones announced that the Spring Clean Drive will run from March 20 through May 30, 2025. Montgomery County is collecting essential toiletries and cleaning supplies for low-income families served by the Department of Health and Human Services. Montgomery Township is assisting by hosting collection boxes in the Township Building and Community & Recreation Center.

Montgomery Township's Sisterhood Supply Drive begins April 1st. Donations of hygiene products will be delivered to Mitzvah Circle to support local women in need. Collection boxes are available at the Township Building and Community & Recreation Center.

Township Manager Carolyn McCreary updated the Board on the preparations for hosting The Wall That Heals, which will be held in Montgomery Township from July 10th through the 13th. Public Information Coordinator Derek Muller presented the Township's The Wall That Heals Website which features information on volunteering, sponsoring, donations in kind, The In Memory Program, etc.

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 in Executive Session earlier this evening at 6:15 p.m. in the Township building to discuss a personnel matter and a litigation matter. Mr. Walko stated that the topic discussed is a legitimate subject 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. Chimera, and unanimously carried (5-0), the minutes of the March 10, 2025 Board meeting and the Payment of Bills for March 24, 2025, in the amount of \$310,724.83 were approved as submitted.

Recognition:

7. American Red Cross Lifesaving Award: Chief Wiegman reported that Justin Tohanczyn, a member of the Fire Department of Montgomery Township, received an American Red Cross Lifesaving Certificate of Extraordinary Personal Action for helping save a man's life in December 2023 on a Royal Caribbean Cruise Ship. Mr. Tohanczyn heard the medical call and immediately went to the aid of a 58-year-old man who was in cardiac arrest. Justin helped with CPR, cleared the man's airway, gathered medical history, applied and delivered the shock with the AED. The man's vitals improved and he was transported to the ship's medical center.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board recognized Justin Tohanczyn for his life-saving actions on December 12, 2023.

8. National Library Week Proclamation: Ms. McCreary reported that the North Wales Area Library is a vital resource for Montgomery Township residents, providing lifelong learning and literacy, community connection, technology and job support as well as essential services. It is the Board of Supervisors' honor to proclaim April 6 to 12 as National Library Week.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware-Jones, and unanimously carried the Board proclaimed April 6 – 12, 2025 as National Library Week in Montgomery Township.

Introduction:

9. Appointment of Environmental Advisory Committee Applicant:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board appointed Andy Mehrotra to the Environmental Advisory Committee to serve an existing three-year term to expire on January 1, 2018.

Presentation:

10. Environmental Advisory Committee Proposal for Native Meadow Garden: Committee members Jonathan Katz and Scott Hemmons presented their ideas for implementing a Native Garden/Meadow in one of the Township Parks. Their goal is to gauge the Board's interest and how to best proceed. The next steps would include a site evaluation, funding sources, etc. The

Board recommended that the EAC make this presentation to the Park Board, so that they can provide input and recommendations.

Public Hearing:

11. Proposed Amendments to Zoning Ordinance #25-347: Ms. Ware-Jones opened the public hearing at 7:38 p.m. by motion, seconded by Ms. Staab. Notes of testimony were taken by Court Reporter Paula Meszaro. Ms. McConnell reported that staff is requesting the adoption of the proposed amendments to the Montgomery Township Zoning Code, Chapter 230, Article XXX, Wireless Telecommunications Facilities to update the current regulations to remain consistent with current technologies, policies, state and federal regulations, and laws associated with wireless communications. In addition, the ordinance will provide Tower-based Wireless Telecommunications Facilities by right within Municipal or Municipal Authority owned properties meeting specific criteria set forth in the regulations. The proposed ordinance was submitted and reviewed by the Montgomery County Planning Commission, Montgomery Township Planning Commission, Township Staff and consultants. Mr. Walko introduced the exhibits into the record. The hearing was closed at 7:41 p.m.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board adopted Ordinance No. 25-347 to amend Chapter 230, Article XXX of the Code of Montgomery Township as presented.

Planning and Zoning:

12. Tress Settlement Stipulation – 108 Cathedral Drive: Ms. McConnell reported that in September 2024, the Township filed a land use appeal in the Montgomery County Court of Appeals, docket #2024-22216, of the Zoning Hearing Board decision for a proposed relative quarters at 108 Cathedral Drive. The issue was the size of the addition. The applicant did shrink down the size as it relates to appearance and moved the addition towards the front of the property rather than the back. The proposed change has less impact on the neighbors at the rear of the home. To resolve the appeal, a stipulated agreement has been prepared for the Board's consideration. Exhibit A depicted the modifications to the 1st and 2nd floors of the proposed relative quarters addition. If the Board approves the settlement agreement, the Township shall withdraw its land use appeal upon court approval.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board authorized the Settlement Stipulation, Docket No. 2024-22216, and facilitate court approval.

13. Deeds of Dedication – Right-of-Way along Horsham Road & Bethlehem Pike: Ms. McConnell reported that Deeds of Dedication have been created for the ultimate right-of-way along Horsham Road and Bethlehem Pike in accordance with the approved Preliminary/Final Land Development plans dated February 2, 2024 last revised January 25, 2025 for the Quick Lube of Carolina Montgomeryville land development project.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Resolution 2025-06, authorizing the acceptance of the deeds of dedication of the ultimate right-of-way along Horsham Road and Bethlehem Pike.

14. Village Shopping Center – Sewage Treatment Facility Oversight Agreement: Ms. McCreary reported that as part of the proposed redevelopment of the Village Shopping Center, and a condition of the preliminary/final land development approval granted by the Board of Supervisors, the applicant has agreed to enter into an oversight agreement for the private wastewater treatment facility that services the shopping center and the adjacent residential development (The Orchards). The agreement has been reviewed by the applicant's attorney, the Township Solicitor, and the Pennsylvania Department of Environmental Protection (PADEP). Discussion followed and it was noted that the DEP wants clarity for the Township to inspect and oversee, but it is not the Township's responsibility to run the facility. Ms. Bamford inquired about listing the Montgomery Township Municipal Sewer Authority as the inspector, but it was noted that the agreement states that the Township can use its agents and professionals, which covers the Sewer Authority if the Township wants it to do the inspection.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board approved the oversight agreement between Montgomery Township and Montgomery Sewer Company, Inc.

New Business:

15. Department Reports: Monthly reports were submitted by each department for activity in the month of February. Ms. Staab inquired about the Bark Park and the plan for the rotational area. Mr. Reiff informed the Board that the Township will most likely have to temporarily close the Bark Park to reseed and rest the grass as last year's drought did not help the area maintain healthy grass. Jen Ames, GIS Analyst, provided an update on the current GIS applications available for public and staff use and the applications planned for the future.

16. Committee Board Liaison Reports: Ms. Long reported that the gym floor replacement at the Community and Recreation Center is moving along. The Public Safety Committee met and welcomed their newest member Chris Leonardo. Public Works responded to many wind and power outages and traffic signals. The Police are in the midst of the hiring process and the red light cameras were discussed. Ms. Chimera reported that the Shade Tree Commission celebrated the birthday of one of its longest-serving members, Jay Glickman, and discussed the final details for the upcoming Arbor Day Tree Giveaway. There was no Planning Commission meeting. Ms. Bamford reported that the Park Board discussed a potential Blue Bird Box project and the Windlestrae House project fundraising and grant applications. The dog park grass is not in good shape and it has been recommended that the Township close the park for rehabilitation and direct residents to the old park. The Sewer Authority discussed the Rose Twig Park bathroom project which might be completed by mid-April. The Sewer Authority also discussed the

possibility of raising the rates for uses and how to go about it in a reasonable way. Ms. Staab reported that the EAC discussed the Native Plant Garden project. The Business Development Partnership worked on Welcome Packets for new businesses and will be hosting a Networking event in September at Marks Jewelers. Ms. Ware-Jones reported that the Senior Committee discussed their seminars for 2025, hosting an average of 2 a month. The Montgomery County Senior Games will be held the week of May 5th this year and the Community and Recreation Center will host the corn hole tournament again.

17. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Bamford, the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary