



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
JUNE 23, 2025
7:00 P.M.

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. Announcements
4. Public Comment
5. Consent Agenda:
 - Minutes of May 27, 2025 Meeting
 - Ratification of the Payment of Bills for June 9, 2025
 - Payment of the Bills for June 23, 2025
 - Escrow Release #1 – 1819 N. Line Street

Recognition:

6. Promotion of Police Officer Tim Woch to Sergeant
7. Recognition of Citizen Police Academy Graduates
8. Police Department Commendations

Public Hearing:

9. Adoption of Ordinance 25-348 – Text Amendment for Electric Vehicles and Electric Vehicle Charging Stations
10. Conditional Use - 1008 Upper State Road (Proposed Animal Hospital)

Planning and Zoning:

11. Review of Zoning Hearing Board Applications
12. Preliminary/Final Land Development Application - Lloyd Industries

Public Works:

13. Authorize Advertisement of the 309 Corridor Traffic Signal Preemption Project
14. Authorize Advertisement of the Signal Modernization at Rt. 309/English Village Shopping Center

Parks and Recreation:

15. Proclamation of Parks and Recreation Month and Parks and Recreation Professionals Day

Administration and Finance:

16. Support of SEPTA Funding and Maintaining Levels of Service (Resolution 2025-11)

Old Business:

17. Final Update – The Wall That Heals

18. Review of Costs Associated with Expansion to a Full Career Fire Department

New Business:

19. Department Reports

20. Committee Liaison Reports

21. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT:	Announcements
MEETING DATE:	June 23, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

- Battery Recycling – We have paused the battery recycling program at the Township building. The vendor for the program is out of stock of recycling buckets, and the shipper will no longer accept the buckets for recycling. The vendor is looking for alternatives for shipping. In the meantime, we recommend residents take their batteries to Staples (free), Home Depot (free), or Batteries and Bulbs (\$2 for 1lb.)
- The Wall That Heals will be here very soon, and we are honored to be hosting it from July 10th to July 13th, 24 hours a day until 2 pm on Sunday, the 13th. Please plan on visiting this moving memorial and the mobile education center in just two and a half weeks from now. Follow our social media channels for updates and additional information.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04

SUBJECT:	Public Comment
MEETING DATE:	June 23, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

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 #05

SUBJECT: Consent Agenda
MEETING DATE: June 23, 2025
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the May 27, 2025 Board of Supervisors meeting
- Ratification of the Payment of Bills for June 9, 2025
- Payment of Bills for June 23, 2025
- Escrow Release #1 – 1819 N. Line Street

- 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
MAY 27, 2025**

1. Call to Order: The May 27, 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 Beth A. Staab
Township Solicitor John Walko, Esq.
Carolyn McCreary, Township Manager

ALSO IN ATTENDANCE:

Police Chief William Peoples
Director of Finance Blaine Bergey
Director of Planning & Zoning Marianne McConnell
Public Works Director Greg Reiff
Director of IT Richard Grier
Public Information & Admin Asst. Ava Komasz
Recording Secretary Deborah A. Rivas

ABSENT:

Supervisor Candyce Fluehr Chimera

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Ware-Jones called for public comment, and there was none.

4. Announcement of Executive Session: Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:45 p.m. in the Township building to discuss 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.

5. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the minutes of the May 12, 2025 Board meeting, the Payment of Bills for May 27, 2025 in the amount of \$355,966.89, the Escrow Release #1 for Chick Fil-A Drive Thru, and Escrow Release #3 for Atlas Broadband at 1101 Lansdale Avenue were approved as submitted.

Ceremony/Introduction:

6. Appointment and Swearing in of Police Recruit Anthony Falgiatore: Chief Peoples reported that a recruit hiring process was initiated on January 9, 2025 to fill a vacancy within the department's Patrol Division. Fifty applicants competed for the position of Recruit Police Officer in this hiring process. The process includes a written examination, a physical agility test, two police oral review boards, and a background investigation. Anthony Falgiatore was selected as the top candidate and is before the Board this evening for consideration for appointment as

Recruit Police Officer. Anthony was born in West Chester, Pennsylvania. He attended Octorara Area High School, where he graduated in 2020. Upon graduation from high school, Anthony attended Bryn Athyn College, where he received a bachelor's degree in political science. Anthony attended the Montgomery County Community College Municipal Police Academy from July 2024 until December 2024, graduating with a 90% in his classes. Chairwoman Ware-Jones administered the oath to Police Recruit Falgiatore.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (4-0), the Board appointed Anthony Falgiatore as a Recruit Police Officer in the Montgomery Township Police Department, effective May 28, 2025.

Planning/Zoning/Code Enforcement:

7. Review of Zoning Hearing Board Applications: Ms. McConnell identified the hearing applications received for the June 4, 2025 Zoning Hearing Board meeting. Application 25050001 is for Mainardi/201 Pioneer Drive seeking a variance from the provisions of Section 230-66C(3) of the Code of Montgomery Township in order to construct the proposed roof structure over a patio. Application 25050002 is for Montgomery Glen Association, Inc. requesting a variance from the provision of 230-126C(1)(c) and 230-148(2)(a) to install a second proposed community entrance sign as one sign per entrance 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.

8. Joseph Ambler Inn – Proposed Amendment to Stipulated Agreement: Ms. McCreary reported that Richard and Janet Allman (Joseph Ambler Inn Real Estate), have owned and operated the Joseph Ambler Inn, located on a 12.5-acre parcel at 1005 Horsham Road, since 1983. Throughout the years, zoning relief has been obtained to expand the inn and its operations. In July 2004, the Board of Supervisors entered into a Settlement Stipulation resolving a Joseph Ambler Inn Land Use Appeal. Specific conditions were included within this agreement. The property has been for sale, and the equitable owner has requested amendments to the existing Settlement Stipulation in order to continue operating the inn successfully. David Shakovitz, Esquire, represented the equitable owner, Barry Caplan. Mr. Caplan was able to participate in the meeting virtually. He provided his business background and interest in acquiring the Joseph Ambler Inn. He also discussed his future plans to improve the site and increase profitability. The Board was in favor of amending the agreement and looked forward to Mr. Caplan's plans for the inn.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab and unanimously carried (4-0), the Board authorized the Amended Settlement Stipulation, Docket No. 01.17870 and to facilitate court approval.

Administration and Finance:

9. Ratification of Real Estate Tax Appeal Settlement – 273 Dekalb Pike: Mr. Bergey reported that the taxpayer filed an appeal for the property at 273 Dekalb Pike for the 2023 tax year. The proposed settlement negotiated between the School District and the taxpayer is a fair market value of \$3,000,000.00 for Tax Year 2004. Applying the applicable Common Level Ratio, the assessed value would become \$1,065,000.00, resulting in a decrease of the assessed value of \$355,000.00 for 2024. The fair market value would become \$3,237,082.07 for Tax Year 2025. Applying the applicable Common Level Ratio, the assessed value would become \$987,000.00, resulting in a decrease of the assessed value of \$433,000.00 for 2025. Mr. Bergey summarized that based on the proposed settlement, the Taxpayer will be due a total refund of \$2,316.72 for the 2024-2025 tax years. The assessed value of the Property will decrease by \$433,000.00 for the 2025 tax year.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (4-0), the Board approved the stipulated settlement for 273 Dekalb Pike and authorized the Township Solicitor to execute the document on behalf of the Township.

10. Renewal of Constellation Energy Agreement for Electric Generation: Ms. McCreary reported that the Board authorized executing a five-year contract with Constellation Energy in February of 2021. At that time, it was requested that they provide rates that utilize 100% green electric generation. We have obtained new rates for 36, 48, and 60 months, respectively. Staff recommends that the Board enter into a five-year agreement to provide electric generation for the Township's electric accounts.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the execution of a contract with Constellation Energy for electrical energy supply for a five-year period for the Township buildings and Township streetlights and authorized the Township Manager to executive the agreement on behalf of the Township.

Old Business:

11. Review and Approval of Proposal for Grays Lane Traffic Calming Evaluation: Ms. McCreary reported that at the April 28, 2025 Board meeting, staff recommended increased directed patrols by the Police Department on Grays Lane. In addition, it was also discussed that an independent traffic engineer should review the studies and data collected by the Highway Safety Unit relating to Grays Lane, and make recommendations about what traffic calming measures could be implemented. Pennoni Associates was selected to provide a proposal to review the traffic calming measure options for Grays Lane. An alternative would be to contact PennDOT and seek assistance utilizing their LTAP program. However, their involvement is contingent on funding and their availability. Discussion followed. Ms. Bamford suggested that the Board consider creating a traffic calming policy for the entire Township, not just Grays Lane, as the Township must act for

safety purposes. Ms. McCreary suggested that she contact the consortium to see if other municipalities have a traffic calming policy. She will ask Officer Jenkins to reach out to PennDOT to see their availability, and Ms. McCreary will accumulate data and pull together policies.

New Business:

12. Department Reports: Each department submitted monthly reports for activity in April. Ms. McConnell provided an update on the current projects in the Planning and Zoning Department. The scanning project has been ongoing for two years now. The property and zoning hearing board files have been scanned. The land development files are currently underway. The Tyler Technologies software implementation is ongoing, and the office will soon be able to accept credit cards in person and online.

13. Committee Liaison Reports: Ms. Bamford reported that the Park and Recreation Board meeting was cancelled. The Sewer Authority is discussing a pending rate increase, including standard and usage fees. The Rose Twig Park bathroom is completed. A ribbon-cutting ceremony and first flush event will be held on June 7th. Ms. Staab reported that the EAC has been scouting locations for the naturalized meadow. The BDP was cancelled. The Northern Montgomery County Recycling Commission met. The NMCRC has 11 municipalities that have pooled their resources together to comply with Act 101. The DEP is proposing changes, reducing commercial tonnage by 50%. Ms. Long reported that the CRC did not meet. The Public Safety Committee discussed the expansion of the fire department, with the potential hiring of 19 firefighters. A feasibility study is due back in mid-June. Chief Peoples updated the committee on the ordinance regulating truck traffic and restricting overnight parking. The current bus patrol numbers include 167 violations, of which 130 received citations. The red light cameras have captured 936 violations, with 900 receiving approved warnings. Ms. Ware-Jones reported that the Senior Committee discussed their upcoming seminars for 2025 and new ideas for 2026.

14. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Staab, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 05/27/2025 - 06/23/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT000320	AT&T	06/04/2025	Regular	0.00	123.66	101689
MT000786	COMCAST	06/04/2025	Regular	0.00	10.50	101690
MT000786	COMCAST	06/04/2025	Regular	0.00	10.50	101691
MT004457	Fasco Security Products	06/04/2025	Regular	0.00	3,585.00	101692
MT003077	PECO Energy	06/04/2025	Regular	0.00	355.69	101693
MT004051	Verizon	06/04/2025	Regular	0.00	-618.48	101694
MT004051	Verizon	06/04/2025	Regular	0.00	618.48	101694
MT004051	Verizon	06/04/2025	Regular	0.00	-279.00	101695
MT004051	Verizon	06/04/2025	Regular	0.00	279.00	101695
MT004051	Verizon	06/04/2025	Regular	0.00	-195.44	101696
MT004051	Verizon	06/04/2025	Regular	0.00	195.44	101696
MT004051	Verizon	06/04/2025	Regular	0.00	371.26	101697
MT004051	Verizon	06/04/2025	Regular	0.00	-371.26	101697
MT004056	Verizon Wireless Services, LLC	06/04/2025	Regular	0.00	480.12	101698
MT004056	Verizon Wireless Services, LLC	06/04/2025	Regular	0.00	-480.12	101698
MT004056	Verizon Wireless Services, LLC	06/04/2025	Regular	0.00	600.15	101699
MT004056	Verizon Wireless Services, LLC	06/04/2025	Regular	0.00	-600.15	101699
MT004056	Verizon Wireless Services, LLC	06/04/2025	Regular	0.00	3,919.50	101700
MT004056	Verizon Wireless Services, LLC	06/04/2025	Regular	0.00	-3,919.50	101700
MT000040	Acme Uniforms For Industry	06/10/2025	Regular	0.00	215.74	101701
MT000046	Adam J. Morrow	06/10/2025	Regular	0.00	150.00	101702
MT000050	Adam Zwislewski	06/10/2025	Regular	0.00	280.00	101703
MT000075	Airgas, Inc.	06/10/2025	Regular	0.00	370.63	101704
MT000167	Amazon.com Services, Inc	06/10/2025	Regular	0.00	2,927.05	101705
MT000233	Angel G. Mejias	06/10/2025	Regular	0.00	400.00	101706
MT004607	Anh Moawad	06/10/2025	Regular	0.00	255.00	101707
MT004604	Anna Li	06/10/2025	Regular	0.00	865.00	101708
MT000279	AramSCO, Inc.	06/10/2025	Regular	0.00	124.61	101709
MT000342	B Safe LLC	06/10/2025	Regular	0.00	163.20	101710
MT000467	Brandi Blusiewicz	06/10/2025	Regular	0.00	300.00	101711
MT000469	Brandon Uzdzienski	06/10/2025	Regular	0.00	150.00	101712
MT000577	Cargo Trailer Sales, Inc	06/10/2025	Regular	0.00	17,464.00	101713
MT000580	Carl Frederick Herr	06/10/2025	Regular	0.00	100.00	101714
MT004333	CHA Consulting, Inc.	06/10/2025	Regular	0.00	446.25	101715
MT004558	Christopher Ayral	06/10/2025	Regular	0.00	50.00	101716
MT000832	County Roofers, Inc.	06/10/2025	Regular	0.00	320.00	101717
MT001201	Eric Joshua Hernandez	06/10/2025	Regular	0.00	2,047.50	101718
MT004605	Erin Drummond	06/10/2025	Regular	0.00	690.00	101719
MT004452	FearlessFunPickleball	06/10/2025	Regular	0.00	480.00	101720
MT004545	FireFlow Services Inc	06/10/2025	Regular	0.00	6,966.20	101721
MT001340	Fundamental Tennis LLC	06/10/2025	Regular	0.00	2,710.00	101722
MT001398	Gilmore and Associates Inc.	06/10/2025	Regular	0.00	22,659.52	101723
MT001426	Google Inc.	06/10/2025	Regular	0.00	21.60	101724
MT001427	Goose Squad L.L.C.	06/10/2025	Regular	0.00	900.00	101725
MT001436	Grainger	06/10/2025	Regular	0.00	169.00	101726
MT001527	Herman Goldner Company, Inc.	06/10/2025	Regular	0.00	3,511.00	101727
MT001548	Home Depot Credit Services	06/10/2025	Regular	0.00	559.88	101728
MT001552	Hoover Steel Inc.	06/10/2025	Regular	0.00	1,098.00	101729
MT001559	Hoys Landscaping Inc	06/10/2025	Regular	0.00	5,200.00	101730
MT001643	Jacob Millevoi	06/10/2025	Regular	0.00	1,793.03	101731
MT001697	Janine Cross	06/10/2025	Regular	0.00	305.00	101732
MT001856	John Bereschak	06/10/2025	Regular	0.00	300.00	101733
MT001868	John H. Mogensen	06/10/2025	Regular	0.00	100.00	101734
MT004520	Joseph K. Egenolf Jr	06/10/2025	Regular	0.00	150.00	101735

Check Report

Date Range: 05/27/2025 - 06/23/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004308	Justin Tohanczyn	06/10/2025	Regular	0.00	280.00	101736
MT002038	Keith Grierson	06/10/2025	Regular	0.00	100.00	101737
MT002134	Krishna Gudapati	06/10/2025	Regular	0.00	905.00	101738
MT004606	Kristin Mark	06/10/2025	Regular	0.00	255.00	101739
MT002170	Kyle W. Stump	06/10/2025	Regular	0.00	100.00	101740
MT002190	Lansdale Lock Shop	06/10/2025	Regular	0.00	200.00	101741
MT004594	Loadometer Corporation	06/10/2025	Regular	0.00	32,370.00	101742
MT002609	Michael Bean	06/10/2025	Regular	0.00	250.00	101743
MT002624	Michael J. Kunzig	06/10/2025	Regular	0.00	100.00	101744
MT004518	Michael Sasso	06/10/2025	Regular	0.00	200.00	101745
MT002636	Michael Shearer	06/10/2025	Regular	0.00	100.00	101746
MT004603	Michelle Balisalisa	06/10/2025	Regular	0.00	1,710.00	101747
PAYR-IAFF	Montgomery Township Professional	06/10/2025	Regular	0.00	248.86	101748
MT002796	Moyer Indoor / Outdoor	06/10/2025	Regular	0.00	20,813.00	101749
MT002824	Nagle Elevator Inspection and Testing	06/10/2025	Regular	0.00	95.00	101750
MT004138	Napa Auto Parts	06/10/2025	Regular	0.00	101.70	101751
MT002866	Nelson Wire Rope Corporation	06/10/2025	Regular	0.00	450.04	101752
MT002876	New Era Technology	06/10/2025	Regular	0.00	23,811.24	101753
MT002974	Omega Systems Consultants, Inc.	06/10/2025	Regular	0.00	4,486.25	101754
MT003009	PA Turnpike Toll By Plate	06/10/2025	Regular	0.00	72.44	101755
MT003044	Patrick Kerr	06/10/2025	Regular	0.00	50.00	101756
MT004415	Pilot Thomas Logistics, LLC	06/10/2025	Regular	0.00	5,582.43	101757
MT003227	Rachel Brick	06/10/2025	Regular	0.00	250.00	101758
MT003365	Robert H. Grunmeier II	06/10/2025	Regular	0.00	50.00	101759
MT003444	Ryan W. Irvin	06/10/2025	Regular	0.00	250.00	101760
MT003458	SafetyKleen Systems, Inc.	06/10/2025	Regular	0.00	216.13	101761
MT003555	Shapiro Fire Protection Company	06/10/2025	Regular	0.00	78.07	101762
MT003657	Staples Business Credit	06/10/2025	Regular	0.00	481.02	101763
MT003924	Tony Pich	06/10/2025	Regular	0.00	1,020.00	101764
MT004458	Trevor J. Bradley	06/10/2025	Regular	0.00	50.00	101765
MT003978	Turtle and Hughes Electrical and	06/10/2025	Regular	0.00	862.50	101766
MT003993	Uline	06/10/2025	Regular	0.00	25.50	101767
MT004080	Vinay P. Setty	06/10/2025	Regular	0.00	420.00	101768
MT004189	William Tuttle	06/10/2025	Regular	0.00	50.00	101769
MT000150	Alphagraphics Lansdale	06/10/2025	Regular	0.00	145.47	101770
MT000167	Amazon.com Services, Inc	06/10/2025	Regular	0.00	473.74	101771
MT000848	Creative Product Sourcing, Inc.	06/10/2025	Regular	0.00	85.99	101772
MT006743	Curb Appeal Detail	06/10/2025	Regular	0.00	4,900.00	101773
MT001030	DJB Specialties, Inc.	06/10/2025	Regular	0.00	718.32	101774
MT001076	DVHT Delaware Valley Health Trust	06/10/2025	Regular	0.00	209,817.48	101775
MT001090	E.M. Grant	06/10/2025	Regular	0.00	295.25	101776
MT001095	Eagle Point Gun	06/10/2025	Regular	0.00	4,860.71	101777
MT001193	EMS Educational Services Inc.	06/10/2025	Regular	0.00	270.00	101778
MT001352	Galls, an Aramark Co., LLC	06/10/2025	Regular	0.00	43.59	101779
MT001379	George Allen Portable Toilets, Inc.	06/10/2025	Regular	0.00	944.00	101780
MT001398	Gilmore and Associates Inc.	06/10/2025	Regular	0.00	3,743.28	101781
MT001412	Glick Fire Equipment Company Inc	06/10/2025	Regular	0.00	1,009.16	101782
MT001548	Home Depot Credit Services	06/10/2025	Regular	0.00	427.61	101783
MT004309	Louis Neibauer Company, Inc.	06/10/2025	Regular	0.00	304.78	101784
MT004138	Napa Auto Parts	06/10/2025	Regular	0.00	66.43	101785
MT002961	ODP Business Solutions, LLC	06/10/2025	Regular	0.00	22.59	101786
MT003046	Patriot Workwear	06/10/2025	Regular	0.00	233.00	101787
MT003109	Pennsylvania One Call System, Inc.	06/10/2025	Regular	0.00	465.45	101788
MT003334	Richter Drafting and Office Supply Co. Inc	06/10/2025	Regular	0.00	183.92	101789
MT003499	Scatton's Heating and Cooling, Inc.	06/10/2025	Regular	0.00	3,002.01	101790
MT004608	The Little Mobility Company	06/10/2025	Regular	0.00	651.96	101791
MT003982	Tyler Technologies, Inc	06/10/2025	Regular	0.00	20,767.48	101792
MT003995	Unifirst	06/10/2025	Regular	0.00	40.53	101793
MT004198	Witmer Public Safety Group Inc.	06/10/2025	Regular	0.00	894.57	101794
MT004612	Barefoot Bobby and the Breakers	06/10/2025	Regular	0.00	1,000.00	101795
MT000923	David H. Lightkep, Inc.	06/10/2025	Regular	0.00	6.02	101796

Check Report

Date Range: 05/27/2025 - 06/23/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004595	June Wu	06/10/2025	Regular	0.00	765.00	101797
MT003790	TD Card Services	06/10/2025	Regular	0.00	2,531.15	101798
MT004051	Verizon	06/10/2025	Regular	0.00	279.00	101799
MT004051	Verizon	06/10/2025	Regular	0.00	618.48	101800
MT004051	Verizon	06/10/2025	Regular	0.00	371.26	101801
MT004051	Verizon	06/10/2025	Regular	0.00	195.44	101802
MT004056	Verizon Wireless Services, LLC	06/10/2025	Regular	0.00	480.12	101803
MT004056	Verizon Wireless Services, LLC	06/10/2025	Regular	0.00	600.15	101804
MT004056	Verizon Wireless Services, LLC	06/10/2025	Regular	0.00	3,919.50	101805
MT004613	Donnelly Concrete, LLC	06/17/2025	Regular	0.00	64,890.00	101806
MT003980	Jenny & David Heitler-Klevans	06/18/2025	Regular	0.00	621.00	101807
MT000567	Canon Financial Services, Inc	06/19/2025	Regular	0.00	2,337.00	101808
MT000786	COMCAST	06/19/2025	Regular	0.00	295.61	101809
MT000787	Comcast Business	06/19/2025	Regular	0.00	1,558.38	101810
MT003077	PECO Energy	06/19/2025	Regular	0.00	6,273.78	101811
MT004616	Raja Sekhar Pilli	06/19/2025	Regular	0.00	100.00	101812
MT003790	TD Card Services	06/19/2025	Regular	0.00	3,875.80	101813
MT004051	Verizon	06/19/2025	Regular	0.00	299.00	101814
MT000006	21st Century Media Newspapers LLC	06/23/2025	Regular	0.00	800.62	101815
MT000017	911 Safety Equipment	06/23/2025	Regular	0.00	1,147.61	101816
MT000040	Acme Uniforms For Industry	06/23/2025	Regular	0.00	709.22	101817
MT000046	Adam J. Morrow	06/23/2025	Regular	0.00	350.00	101818
MT000050	Adam Zwislewski	06/23/2025	Regular	0.00	490.00	101819
MT000056	Advanced Color and Grind LLC	06/23/2025	Regular	0.00	1,610.00	101820
MT000167	Amazon.com Services, Inc	06/23/2025	Regular	0.00	615.14	101821
MT000233	Angel G. Mejias	06/23/2025	Regular	0.00	600.00	101822
MT004617	Aqua Link	06/23/2025	Regular	0.00	3,825.00	101823
MT000279	Aramco, Inc.	06/23/2025	Regular	0.00	366.78	101824
MT000467	Brandi Blusiewicz	06/23/2025	Regular	0.00	250.00	101825
MT000469	Brandon Uzdzienski	06/23/2025	Regular	0.00	100.00	101826
MT004602	Brittani Portillo	06/23/2025	Regular	0.00	75.00	101827
MT000550	C L Weber Co Inc.	06/23/2025	Regular	0.00	97.86	101828
MT000552	C.E.S.	06/23/2025	Regular	0.00	118.32	101829
MT000580	Carl Frederick Herr	06/23/2025	Regular	0.00	150.00	101830
MT000678	Chris Cardamone	06/23/2025	Regular	0.00	150.00	101831
MT004583	Christina Nava	06/23/2025	Regular	0.00	149.00	101832
MT004558	Christopher Ayral	06/23/2025	Regular	0.00	100.00	101833
MT004615	Cohen Vaughan	06/23/2025	Regular	0.00	2,961.00	101834
MT000979	Dell Marketing L.P. (IT Orders)	06/23/2025	Regular	0.00	381.62	101835
MT001030	DJB Specialties, Inc.	06/23/2025	Regular	0.00	988.94	101836
MT001042	Don Dougherty	06/23/2025	Regular	0.00	400.00	101837
MT001086	E. Thomas Brett	06/23/2025	Regular	0.00	842.50	101838
MT004609	Eck Gerald & Ainsley Haley Christine	06/23/2025	Regular	0.00	19.91	101839
MT001159	Elite 3 Facilities Maintenance, LLC	06/23/2025	Regular	0.00	5,630.00	101840
MT001220	Established Traffic Control	06/23/2025	Regular	0.00	24.30	101841
MT001229	Eureka Stone Quarry, Inc.	06/23/2025	Regular	0.00	773.59	101842
MT001230	Eurofins Environmental Testing America Holding	06/23/2025	Regular	0.00	442.50	101843
MT004452	FearlessFunPickleball	06/23/2025	Regular	0.00	640.00	101844
MT001287	First Student Charter Center	06/23/2025	Regular	0.00	2,352.00	101845
MT001287	First Student Charter Center	06/23/2025	Regular	0.00	2,352.00	101846
MT001287	First Student Charter Center	06/23/2025	Regular	0.00	2,401.00	101847
MT001327	Fred Beans Automotive Group	06/23/2025	Regular	0.00	97,010.00	101848
MT004614	Furey & Baldassari, P.C.	06/23/2025	Regular	0.00	1,225.00	101849
MT001352	Galls, an Aramark Co., LLC	06/23/2025	Regular	0.00	91.96	101850
MT001369	General Code, LLC	06/23/2025	Regular	0.00	1,195.00	101851
MT001398	Gilmore and Associates Inc.	06/23/2025	Regular	0.00	34,044.98	101852
MT004546	Globo Language Services, LLC	06/23/2025	Regular	0.00	100.00	101853
MT001430	Gouldley Welding and Fabrications Inc	06/23/2025	Regular	0.00	142.50	101854
MT001439	Granturk Equipment Co., Inc.	06/23/2025	Regular	0.00	567.04	101855
MT001527	Herman Goldner Company, Inc.	06/23/2025	Regular	0.00	1,319.53	101856
MT004239	Imagine That Arts LLC	06/23/2025	Regular	0.00	325.00	101857

Check Report

Date Range: 05/27/2025 - 06/23/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001643	Jacob Millevoi	06/23/2025	Regular	0.00	100.00	101858
MT001856	John Bereschak	06/23/2025	Regular	0.00	300.00	101859
MT001868	John H. Mogensen	06/23/2025	Regular	0.00	100.00	101860
MT004520	Joseph K. Egenolf Jr	06/23/2025	Regular	0.00	50.00	101861
MT004308	Justin Tohanczyn	06/23/2025	Regular	0.00	210.00	101862
MT002062	Kenco Hydraulics	06/23/2025	Regular	0.00	4.57	101863
MT002089	Keystone Municipal Services, Inc.	06/23/2025	Regular	0.00	7,500.00	101864
MT002190	Lansdale Lock Shop	06/23/2025	Regular	0.00	72.00	101865
MT002451	Marriott's Emergency Equipment	06/23/2025	Regular	0.00	488.50	101866
MT002470	Mary Kay Kelm, Esquire	06/23/2025	Regular	0.00	122.50	101867
MT002496	Mastertech Auto Service, LLC.	06/23/2025	Regular	0.00	775.15	101868
MT004363	Metropolitan Veterinary Associates	06/23/2025	Regular	0.00	2,817.85	101869
MT002609	Michael Bean	06/23/2025	Regular	0.00	250.00	101870
MT002624	Michael J. Kunzig	06/23/2025	Regular	0.00	170.00	101871
MT004518	Michael Sasso	06/23/2025	Regular	0.00	200.00	101872
MT002636	Michael Shearer	06/23/2025	Regular	0.00	150.00	101873
MT002688	Minuteman Press	06/23/2025	Regular	0.00	580.00	101874
MT004610	Molloy James J & Victoria M	06/23/2025	Regular	0.00	244.02	101875
PAYR-IAFF	Montgomery Township Professional	06/23/2025	Regular	0.00	273.61	101876
MT002816	myrec.com	06/23/2025	Regular	0.00	8,685.00	101877
MT004138	Napa Auto Parts	06/23/2025	Regular	0.00	150.38	101878
MT002937	North Wales Water Authority	06/23/2025	Regular	0.00	123.88	101879
MT002959	Octoraro Native Plant Nursery, Inc.	06/23/2025	Regular	0.00	4,496.00	101880
MT002961	ODP Business Solutions, LLC	06/23/2025	Regular	0.00	316.34	101881
MT002998	PA Chiefs Association of	06/23/2025	Regular	0.00	200.00	101882
MT000121	Party Animals Express	06/23/2025	Regular	0.00	260.00	101883
MT003036	Patricia A. Gallagher	06/23/2025	Regular	0.00	545.37	101884
MT003044	Patrick Kerr	06/23/2025	Regular	0.00	50.00	101885
MT003077	PECO Energy	06/23/2025	Regular	0.00	-14,722.04	101886
MT003077	PECO Energy	06/23/2025	Regular	0.00	14,722.04	101886
MT004415	Pilot Thomas Logistics, LLC	06/23/2025	Regular	0.00	3,270.43	101887
ZZ001862	Pure Cleaners	06/23/2025	Regular	0.00	1,604.00	101888
MT003227	Rachel Brick	06/23/2025	Regular	0.00	300.00	101889
MT003269	Ready Refresh	06/23/2025	Regular	0.00	176.97	101890
MT003299	Republic Services No. 320	06/23/2025	Regular	0.00	1,964.10	101891
MT003334	Richter Drafting and Office Supply Co. Inc	06/23/2025	Regular	0.00	157.51	101892
MT003444	Ryan W. Irvin	06/23/2025	Regular	0.00	50.00	101893
MT003498	Scantek	06/23/2025	Regular	0.00	11,366.59	101894
MT003533	Service Tire Truck Centers	06/23/2025	Regular	0.00	330.00	101895
MT004535	Seven Wraps	06/23/2025	Regular	0.00	6,020.00	101896
MT004535	Seven Wraps	06/23/2025	Regular	0.00	476.00	101897
MT003555	Shapiro Fire Protection Company	06/23/2025	Regular	0.00	1,452.81	101898
MT003574	Shoen Safety and Training	06/23/2025	Regular	0.00	570.00	101899
MT003583	Signal Control Products, LLC	06/23/2025	Regular	0.00	346.10	101900
MT003592	Sirchie Finger Print	06/23/2025	Regular	0.00	695.00	101901
MT003655	Standard Insurance Company	06/23/2025	Regular	0.00	9,466.31	101902
MT003768	Syrena Towing	06/23/2025	Regular	0.00	75.00	101903
MT003834	The Homer Group	06/23/2025	Regular	0.00	1,440.20	101904
MT004608	The Little Mobility Company	06/23/2025	Regular	0.00	651.96	101905
MT003844	The Pennsylvania State University	06/23/2025	Regular	0.00	569.00	101906
MT003949	Trans Union LLC	06/23/2025	Regular	0.00	95.00	101907
MT004458	Trevor J. Bradley	06/23/2025	Regular	0.00	50.00	101908
MT003975	Turf Equipment and Supply Co.	06/23/2025	Regular	0.00	96.14	101909
MT003978	Turtle and Hughes Electrical and	06/23/2025	Regular	0.00	292.50	101910
MT004006	Unwined and Paint	06/23/2025	Regular	0.00	84.00	101911
MT004080	Vinay P. Setty	06/23/2025	Regular	0.00	210.00	101912
MT004189	William Tuttle	06/23/2025	Regular	0.00	50.00	101913
MT004198	Witmer Public Safety Group Inc.	06/23/2025	Regular	0.00	36.62	101914
MT001440	Greaseband, Inc.	06/23/2025	Regular	0.00	2,750.00	101915
MT003077	PECO Energy	06/23/2025	Regular	0.00	14,931.36	101916
PAYR-PBA	Police Benevolent Association	06/05/2025	Bank Draft	0.00	1,439.00	DFT0000539

Check Report

Date Range: 05/27/2025 - 06/23/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-POL PEN	U.S. Bank	06/05/2025	Bank Draft	0.00	9,023.16	DFT0000540
PAYR-PA SCDU	PA SCDU	06/05/2025	Bank Draft	0.00	756.92	DFT0000541
PAYR-401	Empower Retirement	06/05/2025	Bank Draft	0.00	18,772.00	DFT0000542
PAYR-457	Empower Retirement	06/05/2025	Bank Draft	0.00	20,536.20	DFT0000543
PAYR-PHILA	City of Philadelphia	06/05/2025	Bank Draft	0.00	348.79	DFT0000544
PAYR-SITW	State of Pennsylvania	06/05/2025	Bank Draft	0.00	11,521.60	DFT0000545
PAYR-PBA	Police Benevolent Association	06/19/2025	Bank Draft	0.00	1,439.00	DFT0000547
PAYR-POL PEN	U.S. Bank	06/19/2025	Bank Draft	0.00	8,772.80	DFT0000548
PAYR-PA SCDU	PA SCDU	06/19/2025	Bank Draft	0.00	756.92	DFT0000549
PAYR-401	Empower Retirement	06/19/2025	Bank Draft	0.00	18,170.54	DFT0000550
PAYR-457	Empower Retirement	06/19/2025	Bank Draft	0.00	19,932.05	DFT0000551
PAYR-PHILA	City of Philadelphia	06/19/2025	Bank Draft	0.00	315.25	DFT0000552
PAYR-SITW	State of Pennsylvania	06/19/2025	Bank Draft	0.00	11,422.79	DFT0000553

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	411	228	0.00	797,679.43
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-21,185.99
Bank Drafts	14	14	0.00	123,207.02
EFT's	0	0	0.00	0.00
	425	250	0.00	899,700.46

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	411	228	0.00	797,679.43
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-21,185.99
Bank Drafts	14	14	0.00	123,207.02
EFT's	0	0	0.00	0.00
	425	250	0.00	899,700.46

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	6/2025	899,700.46
			899,700.46

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05c

SUBJECT:	Escrow Release #1 1819 N. Line Street LDS-24-008
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release, requested by Meinel Road LLC, for 1819 N. Line Street, as recommended by the Township Engineer.

The original amount of escrow was \$219,087.18, held as a Site Improvement Bond, with Merchants National Bonding, Inc. This is the first release for this project and is in the amount of \$132,220.00. The new balance will be \$86,867.18.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 18, 2025

File No. 24-00645

Marianne McConnell, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Escrow Release #1
1819 N. Line Street Subdivision (LDS 24-008)
Amendment to Vacchiano Final Land Development Application LDS 637
Green Tree Group Contracting, LLC

Dear Marianne:

We have received and reviewed the Request for Escrow Release 1 for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$132,220.00 have been completed. Please find enclosed a copy of our escrow calculation 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,

Geoffrey J. Attanasio, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

GJA/sl

Enclosure: Summary of Improvement Escrow Account (June 18, 2025)

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
James P. Dougherty, PE, Township Engineer – Gilmore & Associates, Inc.
Joe Lanier – Green Tree Group Contracting, LLC (Applicant)
Robert Cunningham, PE – Holmes Cunningham, LLC

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: 02/13/2025

Development 1819 N Line Street - LDS-24-008

G&A Project #: 2400645

Release #: 1

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$161,672.50. 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: 06/18/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$132,220.00 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.



6/18/2025

Geoffrey J. Attanasio, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Meinel Road, LLC.
for 1819 N Line Street - LDS-24-008, in the amount of \$161,672.50, 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 \$132,220.00;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby author
release of \$132,220.00; 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 vi: 0
with Montgomery Township in total sum of \$219,087.18 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 \$86,867.18 in escrow.

MOTION BY _____

VOTE: _____

SECOND BY _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO.: 1
DATE PREPARED: 18-Jun-2025

PROJECT NAME: 1819 N Line Street	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 20,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Meinel Road, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-24-008
ESCROW AGENT:		G&A PROJECT NO.: 2400645
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 29,875.52	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 199,170.16	\$ 132,220.00	\$ -	\$ 132,220.00	\$ 66,950.16
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 19,917.02	\$ -	\$ -	\$ -	\$ 19,917.02
TOTAL	\$ 219,087.18	\$ 132,220.00	\$ -	\$ 132,220.00	\$ 86,867.18

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. EROSION CONTROL												
1. Construction Entrance	EA	1	\$ 1,200.00	\$ 1,200.00	1.00	\$ 1,200.00		\$ -	1.00	\$ 1,200.00		\$ -
2. Concrete Washout	EA	2	\$ 700.00	\$ 1,400.00	2.00	\$ 1,400.00		\$ -	2.00	\$ 1,400.00		\$ -
3. Inlet Protection	EA	10	\$ 150.00	\$ 1,500.00		\$ -		\$ -		\$ -	10.00	\$ 1,500.00
4. 12 inch Silt Sock	LF	610	\$ 10.00	\$ 6,100.00	610.00	\$ 6,100.00		\$ -	610.00	\$ 6,100.00		\$ -
5. Tree Protection Fence	LF	400	\$ 1.60	\$ 640.00	400.00	\$ 640.00		\$ -	400.00	\$ 640.00		\$ -
6. Temporary Seed & Mulch	SF	41,793	\$ 0.05	\$ 2,089.65		\$ -		\$ -		\$ -	41,793.00	\$ 2,089.65
7. Permanent Seed & Mulch	SF	41,793	\$ 0.07	\$ 2,925.51		\$ -		\$ -		\$ -	41,793.00	\$ 2,925.51
8. E&S Maintenance & Removal	LS	1	\$ 2,000.00	\$ 2,000.00		\$ -		\$ -		\$ -	1.00	\$ 2,000.00
B. EARTHWORK												
1. Strip Topsoil	LS	2	\$ 500.00	\$ 1,000.00	2.00	\$ 1,000.00		\$ -	2.00	\$ 1,000.00		\$ -
2. Rough Grading	LS	2	\$ 600.00	\$ 1,200.00	2.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00		\$ -
3. Fine Grading & Topsoil Replacement	LS	2	\$ 3,500.00	\$ 7,000.00		\$ -		\$ -		\$ -	2.00	\$ 7,000.00
C. STORMWATER												
1. Convert C Inlet to S Inlet	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -		\$ -	1.00	\$ 1,000.00
2. Outlet Control Manholes	EA	3	\$ 2,500.00	\$ 7,500.00	3.00	\$ 7,500.00		\$ -	3.00	\$ 7,500.00		\$ -
3. Standard M Inlet	EA	5	\$ 2,000.00	\$ 10,000.00	5.00	\$ 10,000.00		\$ -	5.00	\$ 10,000.00		\$ -
4. Yard Drain	EA	2	\$ 1,000.00	\$ 2,000.00	2.00	\$ 2,000.00		\$ -	2.00	\$ 2,000.00		\$ -
5. 12" HDPE	EA	8	\$ 35.00	\$ 280.00	8.00	\$ 280.00		\$ -	8.00	\$ 280.00		\$ -
6. 15" HDPE	EA	396	\$ 40.00	\$ 15,840.00	396.00	\$ 15,840.00		\$ -	396.00	\$ 15,840.00		\$ -
7. Roof Leaders w/Cleanouts	LS	2	\$ 6,200.00	\$ 12,400.00	1.00	\$ 6,200.00		\$ -	1.00	\$ 6,200.00	1.00	\$ 6,200.00
Underground Basins												
8. Lot 2 - UG Basin 1 (1380 SF)	LS	1	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00		\$ -
9. Lot 3 - UG Basin 2 (1296 SF)	LS	1	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00		\$ -
10. Common Drive - UG Basin 3 (1500 SF)	LS	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00		\$ -	1.00	\$ 20,000.00		\$ -
D. UTILITIES												
1. Lot 2 - Water Service - 1 inch Type K Soft Copper (site only)	LF	362	\$ 30.00	\$ 10,860.00	362.00	\$ 10,860.00		\$ -	362.00	\$ 10,860.00		\$ -
2. Lot 3 - Water Service - 1 inch Type K Soft Copper (site only)	LF	600	\$ 30.00	\$ 18,000.00	600.00	\$ 18,000.00		\$ -	600.00	\$ 18,000.00		\$ -
E. CONCRETE												
1. Concrete Curb (Remove full height install depressed)	LF	56	\$ 100.00	\$ 5,600.00		\$ -		\$ -		\$ -	56.00	\$ 5,600.00
2. Concrete Driveway Apron	EA	1	\$ 4,000.00	\$ 4,000.00		\$ -		\$ -		\$ -	1.00	\$ 4,000.00



ESCROW RELEASE NO.: 1
DATE PREPARED: 18-Jun-2025

PROJECT NAME: 1819 N Line Street
DEVELOPER: Meinel Road, LLC
ESCROW AGENT:
TYPE OF SECURITY:
TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 20,000.00
TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00
MONTGOMERY TOWNSHIP
TOWNSHIP NO.: LDS-24-008
G&A PROJECT NO.: 2400645
AGREEMENT DATE:
MAINTENANCE BOND AMOUNT (15%): \$ 29,875.52

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 199,170.16	\$ 132,220.00	\$ -	\$ 132,220.00	\$ 66,950.16
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 19,917.02	\$ -	\$ -	\$ -	\$ 19,917.02
TOTAL	\$ 219,087.18	\$ 132,220.00	\$ -	\$ 132,220.00	\$ 86,867.18

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
F. PAVING												
1. Common Drive 6 inch 2A Subbase	SY	645	\$ 10.00	\$ 6,450.00		\$ -		\$ -		\$ -	645.00	\$ 6,450.00
2. Common Drive 2 inch Base Course	SY	645	\$ 9.00	\$ 5,805.00		\$ -		\$ -		\$ -	645.00	\$ 5,805.00
3. Common Drive 1 inch Wearing Course	SY	645	\$ 12.00	\$ 7,740.00		\$ -		\$ -		\$ -	645.00	\$ 7,740.00
4. Lot 2 Driveway 4 inch 2A Subbase	SY	180	\$ 6.50	\$ 1,170.00		\$ -		\$ -		\$ -	180.00	\$ 1,170.00
5. Lot 2 Driveway 2 inch Wearing Course	SY	180	\$ 16.00	\$ 2,880.00		\$ -		\$ -		\$ -	180.00	\$ 2,880.00
6. Lot 3 Driveway 4 inch 2A Subbase	SY	204	\$ 6.50	\$ 1,326.00		\$ -		\$ -		\$ -	204.00	\$ 1,326.00
7. Lot 3 Driveway 2 inch Wearing Course	SY	204	\$ 16.00	\$ 3,264.00		\$ -		\$ -		\$ -	204.00	\$ 3,264.00
G. MISCELLANEOUS												
1. Concrete Monument	EA	4	\$ 750.00	\$ 3,000.00		\$ -		\$ -		\$ -	4.00	\$ 3,000.00
2. As-Built Plan	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -		\$ -		\$ -	1.00	\$ 3,000.00
H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$x.xx)	LS	1	\$ -	\$ -		\$ -		\$ -		\$ -	1.00	\$ -
I. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 19,917.02	\$ 19,917.02		\$ -		\$ -		\$ -	1.00	\$ 19,917.02

NOTES:
2025-01-10 Initial construction cost issued for Development Agreement. Plans last revised 12/23/2024

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT:	Police Promotion
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Annette M. Long, Public Safety Committee Liaison
INITIATED BY:	William R. Peoples, Chief of Police

BACKGROUND:

On November 25, 2024, Sergeant Glenn Davis was promoted to Lieutenant, creating an open Sergeant position in the patrol division.

In January 2025, a multiple-phase promotional process was initiated. This process included both a written examination and an oral review board. After this highly competitive process, Officer Timothy Woch was ranked the top candidate and is recommended for promotion to the rank of Sergeant.

Officer Woch was a police officer with the Vermont State Police for a year and a half before being sworn in as a police officer with the Montgomery Township Police Department in July 2011. Officer Woch has served in several positions within Montgomery Township to include; the Highway Safety Unit, the Canine Unit, Officer in Charge, Field Training Officer, and a member of the Awards Committee. During his career, Officer Woch has received numerous letters of gratitude, awards, and accolades from not only Montgomery Township but also the surrounding jurisdictions for his dedicated police service.

Throughout his career with the Department, Officer Woch has shown exemplary dedication and professionalism in executing his duties. With great pleasure, I present Officer Timothy Woch to the Board of Supervisors for consideration for promotion to the rank of Sergeant for the Montgomery Township Police Department.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the promotion of Officer Timothy Woch to the rank of Sergeant for the Montgomery Township Police Department, effective June 24, 2025.

MOTION/RESOLUTION:

Motion to promote Officer Timothy Woch to the rank of Sergeant for the Montgomery Township Police Department, effective June 24, 2025.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: Recognize 2025 Citizen Police Academy Graduates
MEETING DATE: June 23, 2025
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: William R. Peoples, Chief of Police

BACKGROUND:

This evening, the Police Department would like to recognize several members of our community for completing the Department's 2025 Citizen Police Academy.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the members of our community who completed the Department's 2025 Citizen Police Academy.

MOTION/RESOLUTION:

Motion to recognize members of our community who participated and completed the Police Department's 2025 Citizen Police Academy.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #08

SUBJECT: Recognize Police Officer Commendations
MEETING DATE: June 23, 2025
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: William R. Peoples, Chief of Police

BACKGROUND:

This evening, the Police Department would like to recognize several members of our Department for their exceptional performance in the line of duty as recommended by the Police Department's Award Committee.

This committee, appointed by the Chief of Police, considers those cases of outstanding police performance as nominated by the officer's supervisor.

Letter of Official Commendation: Sergeant Joseph Schott, Officer Timothy Woch, Officer Jacob Beebe, Officer Craig Scully, Officer Michael Rardin, Detective Sergeant Benner.

Letter of Official Commendation: Detective Sergeant Benner, Detective Ricardo DeJesus, Detective Todd Walter.

Official Commendation for Merit: Officer Sean Orrison.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the outstanding performance of these law enforcement personnel for their actions in the line of duty while serving and protecting the community of Montgomery Township

MOTION/RESOLUTION:

Motion to recognize and commend the identified law enforcement personnel for their outstanding performance in the line of duty.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #09

SUBJECT:	Public Hearing – Proposed Amendment to Zoning Ordinance #25-348 Electric Vehicles & Charging Stations
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Staff is requesting the adoption of the proposed amendments to the Montgomery Township Zoning Code, Chapter 230, as well as amending Article XXI, to provide a new section 230-156.7 for guidance on installing electric vehicle charging stations throughout the township, as recommended by the Fire Chief and Zoning Officer.

The proposed ordinance amendment has been submitted and reviewed by the Montgomery County Planning Commission and Montgomery Township Planning Commission. The review letter and draft minutes are included in your packet.

The Board authorized the advertisement of this amendment during the meeting of April 14, 2025.

The proposed amendment was advertised on June 9, 2025, and June 16, 2025, as required.

MOTION/RESOLUTION:

MOTION to adopt Ordinance No. 25-348 to amend Chapter 230, Article XXI 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.

**ORDINANCE NO. 25-348
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY,
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING SECTION 230-5
“WORD USAGE; DEFINITIONS” TO ADD DEFINITIONS RELATED TO
ELECTRIC VEHICLES AND ELECTRIC VEHICLE CHARGING STATIONS;
AND AMENDING CHAPTER 230, ARTICLE XXI, MISCELLANEOUS, TO
PROVIDE A NEW SECTION ESTABLISHING REGULATIONS ON THE
PLACEMENT OF AND REQUIREMENTS FOR ELECTRIC VEHICLE
CHARGING STATIONS, ENERGY STORAGE SYSTEMS, AND THE
STORAGE OF ELECTRICAL VEHICLE BATTERIES**

WHEREAS, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Supervisors of Montgomery Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Montgomery Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board desires to advance, foster, and promote national, commonwealth and/or Township goals and policies that transition the use of fossil fuels to 100% renewable energy sources and encourage net-zero greenhouse gas emissions;

WHEREAS, to further such goals, the Township desires to implement policies that encourage the use of electric vehicles instead of gasoline-powered vehicles within the Township;

WHEREAS, the use of electric vehicles is becoming more prevalent in and around the Township, and the Township desires to plan for the parking and charging of electric vehicles;

WHEREAS, electric vehicles are commonly powered by an electric motor that uses energy stored in batteries that are charged by plugging the vehicle into an electric power source;

WHEREAS, there has been documented instances of electric vehicle batteries, including lithium-ion batteries, overheating and causing thermal runaway, combustion, fires, and explosions;

WHEREAS, in many instances, thermal runaway, and the resulting electric vehicle fire, occurs while the vehicle is parked and the electric vehicle’s battery is charging;

WHEREAS, when thermal runaway occurs, the fire is driven by a sustained chemical reaction that does not respond to regular firefighting efforts. For example, a battery fire in an electric vehicle could take up to twenty-four (24) hours and require at least 2,600+ gallons of water to extinguish. Further, there is an increased risk of the fire reigniting due to the battery's stored energy;

WHEREAS, in addition to the length of the fire, the fire tends to burn at a significantly higher temperature. Namely, electric vehicles typically burn at approximately 5,000 degrees Fahrenheit, whereas gasoline-powered vehicles typically burn at approximately 1,500 degrees Fahrenheit;

WHEREAS, due to the difficulties in extinguishing an electric vehicle fire and the resulting heat, surrounding structures and combustible materials are at an increased risk of ignition from the fire, which may cause structural instability and a faster spread of the fire. In addition, electric vehicle fires occurring inside of structures may not be sufficiently accessible by fire personnel to the extent required to readily extinguish such an enduring and intense fire;

WHEREAS, current fire sprinkler protection is not designed to meet the hazards caused by electric vehicle fires and may provide a false sense of security;

WHEREAS, the Board is committed to adapting Electric Vehicle Charging Station zoning code requirements as fire suppression technology improves;

WHEREAS, for the above reasons, the Board desires to regulate the placement and requirements of Electric Vehicle Charging Stations to minimize the increased risks and damage that comes from an electric vehicle fire, and to better maintain the peace, good government, health, safety and welfare of the Township and its citizens;

WHEREAS, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including advertising, submission to the planning commissions, and holding a public hearing; and

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Montgomery Township Zoning Code as set forth below:

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, as follows:

SECTION I: CODE AMENDMENTS. Montgomery Township Code is hereby amended as follows:

A. Chapter 230, Section 230-5, Word usage; Definitions, shall be amended to add the following definitions:

ELECTRIC VEHICLE (EV)

An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are electric vehicles that have a second source of motive power. Off-road, self-propelled electric mobile equipment, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not considered electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS)

A public or private parking space that is served by battery charging station equipment, including any electrical component, assembly, or cluster of component assemblies, that is designed to, or has a primary purpose of, the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an EV.

ENERGY STORAGE SYSTEM (ESS)

One or more devices installed as a system capable of storing energy and providing electrical energy into the premises wiring system or an electric power production and distribution network

LEVEL 1 ELECTRIC VEHICLE CHARGING STATION

An electric vehicle charging station that operates on a 15 to 20 amp overcurrent protective device (fuse or circuit breaker) on a 120 volt AC circuit

LEVEL 2 ELECTRIC VEHICLE CHARGING STATION

An electric vehicle charging station that operates on a 40 to 100 amp overcurrent protective device (fuse or circuit breaker) on a 220 or 240 volt AC circuit

LEVEL 3 ELECTRIC VEHICLE CHARGING STATION

An electric vehicle charging station that typically operates on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations can also be referred to as rapid charging or fast charging stations that are typically characterized

by electrical 400 to 800 volt direct current outputs to the EV that allow for faster recharging of electric vehicles.

LEVEL 4 ELECTRIC VEHICLE CHARGING STATION

Uses a charge of over 1 megawatt (MW) and is used for large commercial vehicles including but not limited to school buses, buses, and large commercial vehicles

SURFACE PARKING LOT

Parking which is not enclosed or created by a structure and is an area 'at grade,' or on ground level.

STRUCTURED PARKING LOT

Parking is an above-grade, ramp-access, open-air structure specifically designed to accommodate vehicle parking, a below-grade structure specifically designed to accommodate vehicle parking, or on-grade parking sheltered under a building elevated on piers.

B. Chapter 230, Article XXI, Miscellaneous Provisions, shall be amended to provide for a new Section 230-156.8, to provide as follows:

§230-156.8. Electric Vehicle Charging Stations.

A. Applicability

- 1) These requirements under this section for Electric Vehicle Charging Stations shall apply to all buildings regulated under the IBC and shall comply with all applicable codes, ordinances, and regulations of the Township.
- 2) The Authority Having Jurisdiction (AHJ) in Montgomery Township regarding this Ordinance will be the Montgomery Township Fire Chief or designee and the Montgomery Township Director of Planning and Zoning or designee.

B. Placement Requirements for Electric Vehicle Charging Stations.

- 1) An EVCS providing a Level 3 or Level 4 charge or a 480+ volt charging outlet shall not be installed inside or under any structures or buildings or inside, under, or on top of any parking garage or parking structure with a combustible canopy.
- 2) In a surface parking lot, the entirety of an EVCS providing a Level 2, Level 3, or Level 4 charge, including the vehicle parking space area, shall be separate from the following materials and structures by the defined distance:

Item	Distance (ft)
Point of Ingress/Egress to/from parking lot or Emergency Exit Pathway	50
Buildings/Structures	25
Utility Poles	25
Utility Distribution Infrastructure deemed to Pose a Potential Public Safety Hazard by the AHJ	25
Fuel Tank or Gas Pump	25
Electrical Meters, Gas Meters, or Gas Pipes	25

- 3) In a structured parking lot, the entirety of an EVCS providing a Level 2, Level 3, or Level 4 charge, including the vehicle parking space area, shall be separate from the following materials and structures by the defined distance:

Item	Distance (ft)
Point of Ingress/Egress to/from the structure or Emergency Exit Pathway	50
Utility Distribution Infrastructure deemed to Pose a Potential Public Safety Hazard	25
Electrical Meters, Gas Meters, or Gas Pipes	25

- 4) All Level 2, Level 3, and Level 4 EVCS shall be installed at parking spaces with at least a 10' x 20' parking stall.
- 5) All Level 2, Level 3, and Level 4 EVCS shall not be installed under a combustible canopy.
- 6) All Level 2, Level 3, and Level 4 EVCS shall include all appropriate safety and contact information for reporting issues or problems.
- 7) To protect the EVCS, all Level 2, Level 3, and Level 4 EVCS equipment shall be separated from associated parking spaces by curb stops, curbing, or bollards.
- 8) An emergency disconnect approved by the Township's Fire Code Official shall be readily accessible, within sight, and installed a minimum of 25 feet and a

maximum of 50 feet from all Level 3 and Level 4 EVCS that shall shut off all electrical power to the associated EVCS(s). The emergency disconnect switch shall contain a readily legible sign that says, "Fire Department Use Only - Electric Vehicle Charger Shutoff." The label shall not be handwritten and shall be suitable for the environment in which it is installed.

The disconnects need to be labeled and secured in an approved manner by the AHJ. The emergency disconnect is permitted to be a shunt trip device that opens a remote circuit breaker. The AHJ shall witness the operation of the emergency disconnect.

- 9) Communal (bank) EV and Lithium-Ion battery charging stations for personal transport, such as bikes, hoverboards, and scooters, shall not be located within 50 feet of the point of ingress/egress of a garage or lot. The Authority Having Jurisdiction will approve the location.

C. Permitting Process of Electric Vehicle Charging Stations, Energy Storage Systems, and the Storage of Electrical Vehicle Batteries.

- 1) All EVCS shall obtain approved Permits from the Township before installation or voltage upgrade. The electrical installation/upgrade shall be approved and accepted by the Montgomery Township Department of Planning and Zoning and a Township-approved Third-Party Electrical Inspection.
- 2) All Permits shall include plan drawings for review.
- 3) All EVCS, Energy Storage Systems, and the Storage of Electrical Vehicle Batteries shall comply with all applicable Township, Commonwealth, and Federal codes, ordinances, and regulations.

D. Energy Storage Systems

- 1) All energy storage systems shall obtain a Permit from the Township before installation or upgrade. The installation/upgrade shall be approved by the Montgomery Township Department of Planning and Zoning and a Township-approved Third-Party Electrical Inspection.
- 2) All Permits shall include a drawing of plans for review.
- 3) An ESS shall not be installed below grade without the approval of the AHJ.

E. Storage of Electrical Vehicle Batteries

- 1) All electric vehicle batteries, when separate from a vehicle, including new, used, repurposed, and damaged batteries, shall be stored in an appropriate

container/enclosure and location. The type, size, and location of the batter container/enclosures shall be approved by the AHJ.

- 2) All electric vehicle-damaged lithium-ion battery storage areas will not be located within 50 feet of the buildings. The AHJ will approve all areas used to store damaged lithium-ion batteries. This will comply with building setbacks as established per the zoning district.

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

SECTION III: REVISIONS. Montgomery Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION IV: SEVERABILITY. If any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION V: EFFECTIVE DATE. This amendment shall become effective five (5) days after date of adoption.

SECTION VI: FAILURE TO ENFORCE NOT A WAIVER. The failure of Montgomery Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania, this 23rd day of June, 2025.

ATTEST:

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Carolyn McCreary
Township Secretary

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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 22, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #25-0096-001
Proposal Name: EV Charging Stations Ordinance
Montgomery Township

Dear Ms. McConnell:

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

BACKGROUND

Montgomery Township has submitted a text amendment to add several definitions regarding electric vehicles and associated charging stations to Township Code Chapter 230 (Zoning), as well as amending Article XXI (Miscellaneous) to provide a new section 230-156.7 for guidance on installing electric vehicle charging stations throughout the township. The following topics are addressed as part of this amendment:

- Adding definitions of electric vehicle, electric vehicle charging station, energy storage system, Levels 1-4 of charging stations, and surface parking lot, and amending the definition of parking structure
- Setting out placement requirements for charging stations
- Outlining the permit process for charging stations, energy storage systems, and storing electrical vehicle batteries

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's 2022 comprehensive plan calls out in its "Transportation Implementation Strategies and Recommendations" section that the township should "promote and support the installation of Electric Vehicle infrastructure to improve air quality and support the Township's Ready for 100 Renewable Energy Resolution". It is clear that an ordinance proposal to update the zoning code to regulate the further rollout of electric vehicles across the township is in compliance with the comprehensive plan.

While electric vehicles were far less common during the drafting and publishing in 2015 of Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, the plan does call for "adapting to changing energy and



communications needs and assisting municipalities adjusting to these changes”, and that “to encourage alternative fuel vehicles, charging stations...will need to be built in the county and the region”. This text amendment seeks to assist in the adjustment to the changes that the plan mentions and is compliant with the county’s comprehensive plan as well.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the municipality may wish to consider prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

GENERAL COMMENTS

1. The MCPC has recently published an “Electric Vehicle Supply Equipment and Charging Stations” model ordinance for our municipalities to use when developing their own EV charging station regulations, such as this proposal. The ordinance can be found at <https://www.montgomerycountypa.gov/DocumentCenter/View/50029/EV-Ordinance-Fully-Charged-2025-Final> while the overall web product with associated narrative is available at <https://www.montgomerycountypa.gov/fullycharged>.
2. In general, the installation of EVSE should meet the standards/requirements of the National Electrical Code Article 625 “Electrical Vehicle Charging and Supply Equipment Systems”, and that connectors shall comply with a charging standard. We recommend that this language is included somewhere in the code.
3. The preliminary language in the ordinance describes the inadequacy of current fire sprinkler protection and notes the Board’s wishes to adapt requirements as technology improves, but there are no references to fire suppression or sprinklers in the actual ordinance language proposal.

SPECIFIC ORDINANCE COMMENTS

1. Our model ordinance does not limit level 3 charging indoors, like the new Section 230-156.7.B.1) appears to regulate, but we understand municipalities wishing to take this action at this time.
2. The requirement of a 25-foot distance from buildings/structures as shown in the table for 230-156.7.B.2) may conflict with ADA and accessibility requirements. Municipalities should require separate accessible EV charging stations, but if a set distance is included, it could potentially conflict with regulations regarding the shortest accessible routing.
3. In Section 230-156.7.B.9), there is a reference to an “authority having jurisdiction” approving the location of communal charging stations for personal transport. How will the Fire Chief or Director of Planning make the determination? Is it simply a yes/no decision based on the 50 feet distance from point of ingress?
4. In Section 230-156.7.C.1), will a new “electric vehicle charging station Permit” be developed, or will all of the necessary permits be pre-existing township permit types?
5. Regarding Section 230-156.7.C.2), we would caution that Level 1 and Level 2 EVCS may not rise to the complexity of needing plan drawings for review before a township permit is issued, as they are compatible with existing electrical infrastructure.

6. Section 230-156-7-D.3) again references an approval from the Fire Chief or Director of Planning before installing an energy storage system below grade but does not give guidance on which factors should be considered by the authority having jurisdiction before rendering a decision. This could result in an opaque or discretionary process. This is also an issue for 230-156-7-E.1) and E.2).

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal, but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Matthew Popek, AICP
Transportation Planning Manager
matthew.popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Montgomery Township
Planning Commission Meeting Minutes
May 15, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, May 15, 2025. The members of the Planning Commission in attendance included: Tom Borghetti, Rutuke Patel, Leon McGuire, and Jay Glickman. Also present: James Gallagher, Township Solicitor; 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 Jay Glickman and seconded by Rutuke Patel, to approve the minutes of the February 20, 2025 meeting. All in favor.

Proposed Electric Vehicle Ordinance (Chapter 230, Article XXI Miscellaneous Provisions)

Fire Chief Bill Wiegman addressed the commission to give an overview of the proposed ordinance. Chief Wiegman explained that Marianne McConnell had met with Fire Department officials to draft the ordinance with the intent of protecting the residents, businesses and fire fighters in dealing with electric vehicle charging stations and energy storage systems. Chief Wiegman stated that the ordinance will prohibit energy storage systems installed in basements. The proposed ordinance further provides requirements for placement of level 2, 3, and 4 electric vehicle charging stations, and energy storage systems. Jay Glickman questioned if specific criteria, mentioned in the comments of the county planning commission, would be incorporated into the proposed ordinance. Ms. McConnell stated that the proposed ordinance will not contain specific criteria, but rather will contain a statement that permitting requirements must comply with all requirements of the International Building Code. This will eliminate the need to update the ordinance whenever the building code requirements are updated. Chief Wiegman agreed. Rutuke Patel questioned why energy storage systems are prohibited only in basements and not in other areas. Chief Wiegman replied that lack of ventilation in basements, particularly on commercial properties, was the reason for the prohibition, with thermal run away the major concern. Mr. Patel stated that his garage heats up quickly in the summertime and most residential garages do the same. Chief Wiegman replied that residential garages have a higher fire rating than the rest of the house and battery storage is not a major issue in residential garages. Tom Borghetti questioned if certain construction types would provide more protection than what is required by code. Chief Wiegman stated that non-combustible or fireproof construction provides the best protection. Chief Wiegman went on to explain the need for setback requirements relating to placement of charging stations in parking garages so that egress is not limited in an emergency. The storage of batteries was also discussed. Chief Wiegman explained that the proposed ordinance provides

requirements that all batteries, when separate from a vehicle, be stored in an appropriate container/enclosure and location. He concluded by stating that the proposed ordinance will reduce fire risk to residents, businesses and fire fighters dealing with electric vehicle chargers and energy storage systems. Ms. McConnell asked for public comments and there was none. Leon McGuire stated that the proposed ordinance was in the best interest of the township and the other commission members agreed. Upon motion by Jay Glickman, and second by Leon McGuire, the Planning Commission recommended that the Board of Supervisors enact proposed Ordinance 25-348, the Electric Vehicle Ordinance. All in favor.

Conditional Use Application C-25-001 Salas Animal Hospital – 1008 Upper State Road

Christen Pionzio, attorney for the applicant, addressed the commission to discuss the conditional use application of Nicole Salas, for a surgical services veterinary hospital at 1008 Upper State Road. Also in attendance in support of the applicant was Tom Knab, of Bohler Engineering. Ms. Pionzio stated that the Board of Supervisors had enacted a Zoning Code Text Amendment, in January, 2025, to allow an animal hospital, by conditional use, in the Business Professional District. The site conforms with the requirements of an animal hospital at this location being 1.67 acres, with a proposed 10,000 square foot veterinary hospital. Ms. Pionzio further stated that the development will meet all the requirements of the ordinance and there will be no undue tax on fire, police, sewer service, or water service. Ms. Pionzio explained that emergency vehicles will have ample area to move around within the site and a PennDOT Highway Occupancy permit will be forthcoming. The hours of operation will be by appointment only, Monday through Friday, 8 a.m. to 6 p.m. There will be limited staff on-site during weekends to oversee veterinary patients who will be staying overnight. Ms. McConnell invited Ms. Salas to describe the proposed business. Ms. Salas stated that this will be the first surgical and diagnostic veterinary center in Montgomery County offering surgery, x-rays, and CT scans. This hospital will be designed to have a home atmosphere and will be less stressful than a typical veterinary emergency center. This won't be an urgent care or emergency facility. Instead, patients will be seen by appointment, mostly by referrals from other veterinarians. Leon McGuire expressed enthusiasm for the project and welcomed Ms. Salas to the township. Tom Borghetti questioned the construction timeline. Ms. Salas replied that the expected land development and construction process will be twelve to fourteen months. Tom Borghetti stated that the proposal was a great use for the property. Mr. Borghetti asked for public comment and there was none. Upon motion by Jay Glickman, and second by Leon McGuire, the commission recommended that the Board of Supervisors approve the conditional use application, subject to compliance with the recommendations of township staff and consultants. All in favor.

Proposed Land Development Application LDS-23-008 Lloyd Industries 231 Commerce Dr.

Attorney Amy Farrell addressed the commission to discuss the proposed land development at the existing Lloyd Industries, located at 231 Commerce Drive. William Lloyd was also in attendance. The application is for a 10,150 square foot addition to the existing 35,328 square foot fire damper manufacturing facility. Ms. Farrell explained that

the addition will provide modern standards and improved manufacturing processes at the facility. There is no increase in staff anticipated and the current parking meets the requirements of the ordinance. Ms. Farrell further stated that the applicant will comply with all review comments of the staff and consultants, with the exception of those covered by the waiver request letter. Tom Borghetti requested a review of the requested waivers. Ms. Farrell responded that waivers are requested as follows:

1. From Section 205-17.a.7. - to allow wheel stops in lieu of bollards spaced 5 feet apart.
 - Bollards have been incorporated into the required signage that is centered on each accessible parking stall.
2. From Section 205-18.d.3.d. - to allow basin slopes of 3:1.
 - The proposed basin will be maintained by the property owner.
3. From Section 205-18.d.3.f. - to allow the stormwater management facility design to be based on the proposed impervious area only (62.7% instead of required 65%). If additional impervious areas are proposed in the future, additional stormwater facilities will be required.
 - Future SWM facilities may be better located in areas other than the currently proposed basin.
4. From Section 205-18.d.4.d. - to not require a fence around the stormwater management facility allowing easier access to the basin.
 - Maximum water depth in the basin is 2.53 feet. Property is surrounded by other industrial properties.
5. From Section 205-49.c. - to not require landscape plans to be prepared by a registered landscape architect.
 - All outstanding landscape review comments have been addressed on the current plans other than re-locating one tree, which will be addressed.
6. From Section 205-75 & 205-76 - to not require separate preliminary and final land development plans.
 - The applicant intends to combine preliminary and final plans.
7. From Section 205-78.b & 205-78.c.1.f. - to not require existing features within 400 feet to be shown on the plans.
 - Any specific information deemed necessary by the reviewing agencies will be provided.
8. From Section 205-102.a - to not require a traffic study.
 - The applicant has requested substituting a trip generation letter, which was provided.

Marianne McConnell noted that the Gilmore review letter of May 6, 2025, mentions in item #16, "The Board should determine if curb and sidewalk are required. We note that curb exists at the cul-de-sac. Sidewalk is not present on this property nor in the general area surrounding this property". Ms. McConnell suggested adding this item to an updated waiver request letter to comply with the ordinance. Ms. Farrell agreed to this request. Tom Borghetti asked for public comment and there was none.

Upon motion by Jay Glickman, and second by Leon McGuire, the commission recommended that the Board of Supervisors approve the land development application of Lloyd Industries, for an addition to the manufacturing facility at 231 Commerce Drive, subject to compliance with comments of staff and consultants. Waivers to be determined by the Board of Supervisors at the time of land development consideration. All in favor.

Under Public Comment, Susan Emerick, of 1009 Pecan Drive, and other residents of Pecan Drive, addressed the commission with concerns regarding the proposed 4-lot subdivision at Pecan Drive and Beechwood Drive, submitted by Better Living Homes. The residents' major concern was stormwater. Ms. McConnell stated that the proposed plan has not been considered by the Planning Commission, or approved by the Board of Supervisors, but was reviewed by township staff and consultants, **and the** applicant has not moved forward with revised plans. She advised the residents to check the township website for upcoming planning commission meeting agendas, and/or call the Planning and Zoning office to see if this item is scheduled for consideration by the Planning Commission. Leon McGuire also advised the residents to check the Better Living Homes website.

There being no further business to come before the commission, the meeting was adjourned at 7:45 p.m., upon motion by Jay Glickman and second by Rutuke Patel.

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, June 23, 2025 at 7:00 p.m. during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, the Montgomery Township Board of Supervisors will hold a hearing and then consider enacting: **AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING SECTION 230-5 “WORD USAGE; DEFINITIONS” TO ADD DEFINITIONS RELATED TO ELECTRIC VEHICLES AND ELECTRIC VEHICLE CHARGING STATIONS; AND AMENDING CHAPTER 230, ARTICLE XXI, MISCELLANEOUS, TO PROVIDE A NEW SECTION ESTABLISHING REGULATIONS ON THE PLACEMENT OF AND REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING STATIONS, ENERGY STORAGE SYSTEMS, AND THE STORAGE OF ELECTRICAL VEHICLE BATTERIES.** A copy of the full text of the proposed ordinance is available for inspection and/or copying by the public by appointment at the Township Building, the offices of this newspaper, and the Montgomery County Law Library. The public is invited to attend the hearing/meeting and will be given an opportunity to provide comments regarding the proposed ordinance. Persons with disabilities, wishing to attend the public hearing/meeting and requiring auxiliary aid, service, or other accommodations to participate should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY,
TOWNSHIP MANAGER

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #10

SUBJECT: Public Hearing – Conditional Use Application
Nicole Salas - Connect Veterinary Surgical Services 1008 Upper State Road
MEETING DATE: June 23, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Nicole Salas has submitted a Conditional Use application to construct a surgical services animal hospital at 1008 Upper State Road; the Dunleavy property. The proposal is for a 10,000 square foot, single-story facility on the property consisting of 1.67 acres (72,803 square feet) and is permitted by Conditional Use, in the BP Business Office and Professional District. The applicant is requesting Conditional Use approval for the proposed use in accordance with Article XIV §230, and Article XXI, §230-156.2, of the Township Zoning Ordinance.

Township staff and consultants, as well as the County Planning Commission, have had the opportunity to review the details of the application and the corresponding review letters and comments are in your packet.

The application was presented and reviewed by the Township Planning Commission at their May 15, 2025 public meeting. The draft minutes of that meeting are also included in your packet.

The public hearing was advertised, the property posted, and notification letters were mailed to adjacent property owners.

At this public hearing, the Township Solicitor will guide you through the hearing process and handle details on behalf of the Township.

MOTION/RESOLUTION:

MOTION to permit the proposed veterinary surgical services hospital use on the property located at 1008 Upper State Road, with conditions, if required:

OR

MOTION to deny the proposed veterinary surgical services hospital use on the property located at 1008 Upper State Road.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote Vote: _____

HRMM&L
HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

33802-0003

www.HRMML.com
Lawyers@HRMML.com

J. Edmund Mullin
Steven H. Lupin
Douglas I. Zeiders
Carl N. Weiner
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Lisa A. Shearman, LL.M.
Nathan M. Murawsky
Robert J. Iannozzi Jr.
Sean E. Cullen, LL.M.
Michael S. Gill
Ron L. Woodman
Kevin M. McGrath, LL.M.
Kathleen A. Maloles
Steven J. English
Danielle M. Yacono
John F. McCaul
Zachary R. Morano
Brittany Ann Kane
Celso L. Leite
J. Braun Taylor
Grace C. Gelone
Mark A. Umansky
Gabriela A. Amado

OF COUNSEL:

Jonathan Samel, LL.M.
John C. Rafferty Jr. Senator
Noah Marlier

LANSDALE

1684 S. Broad Street
Suite 230
Post Office Box 1479
Lansdale, PA 19446-5422
Phone 215-661-0400
Fax 215-661-0315

PHILADELPHIA

123 S. Broad Street
Suite 2102
Philadelphia, PA 19109
Phone 215-661-0400
Fax 215-661-0315

April 24, 2025

Via Federal Express and Email

Marianne McConnell
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18396-9605

Re: Property: 1008 Upper State Road
Applicant: Nicole Salas
Conditional Use Application

Dear Marianne:

Please be advised that this office represents Nicole Salas, equitable owner of 1008 Upper State Road. Enclosed please find 6 packets, assembled, each containing the following

1. Conditional Use Application with Attachment;
2. Tax Map image from the Board of Assessments (showing both subject parcels);
3. Agreement of Sale for the subject property;
4. Conditional Use Plans, consisting of 4 sheets, dated April 17, 2025, by Bohler Engineering, Inc. (11 x 17 in size)
 - (a) Existing Conditions/Demolition Plan;
 - (b) Site Plan;
 - (c) Truck Circulation Plan;
 - (d) Landscape Plan;

5. Architectural Plans, consisting of 2 sheets, dated March 14, 2025 (Rendering) and March 5, 2025 (Floor Plan), by PZS Architects (11 x 17 in size);

- (a) Building Rendering;
- (b) Floor Plan;

6. Montgomery Township Ordinance No. 25-346, enacted January 27, 2025.

We have also enclosed mailing labels for owners of record of all adjoining properties and those directly across the street (including block and unit numbers), along with the following checks made payable to Montgomery Township

\$1,500.00 representing the application fee;
\$2,500.00 representing the escrow fee.

As outlined in the application instructions, a full copy of this submission is being sent to you via email, containing all PDF documents.

Kindly advise if there is any information that you require in addition to what is outlined herein. Please provide me with all meeting and hearing dates so that I may attend.

Thank you for your attention and assistance.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

/s/ Christen G. Pionzio

By: _____
CHRISTEN G. PIONZIO

CGP/dcbk
Enclosures
CC: Nicole Salas – via email

Application for Conditional Use

Township of Montgomery, Montgomery County, Pennsylvania

Notice Of Appeal

Appellant: Name: Nicole Salas

Address: 940 Lenmar Drive
Blue Bell, PA 19422

Phone: 973-769-3057 Fax: _____

E-Mail _____

Owner: Name: Daniel W. Dunleavy

Address: 2095 Upper Ridge Road
Green Lane, PA 18054

Phone: _____ Fax: _____

E-Mail _____

Attorney: Name: Christen G. Pionzio, Esquire and Celso L. Leite, Jr., Esquire

Address: 1684 South Broad Street, Suite 230, P.O. Box 1479
Lansdale, PA 19446

Phone: 215-661-0400 Fax: _____

E-Mail cpionzio@hrmml.com

Notice of Appeal
Page 2

Interest of appellant, if not owner (agent, lessee, etc.):

Equitable owner.

1. Brief Description of Real Estate Affected:

Block and Unit Number Block 15, Units 12 and 13

Location 1008 Upper State Road (Parcel Nos. 46-00-01135-00-7 and 46-00-01138-00-4)

Lot Size 86,928 +/- sq. ft.

Present Use See attached.

Present Zoning Classification BP - Business Office and Professional District

Present Improvements Upon Land See attached.

Deed Recorded at Norristown in Deed Book 5117 Page 01671

2. Specific reference to section of the Zoning Ordinance upon which application is based.

See attached

3.

Action desired by appellant or applicant (statement of proposed use)

See attached.

4. Reasons appellant believes Board should approved desired action (refer to section(s) of Ordinance under which it is felt that desired action may be allowed, as well as regulations contained in Article XVII, Signs, Article XIX, Off Street Parking and Loading and Article XXI, Miscellaneous Provisions.

See attached.

5. Has previous application for conditional use been filed in connection with these premises?
_____ Yes _____ No None known.

NOTE:

If more space is required, attach a separate sheet and make specific reference to the question being answered.

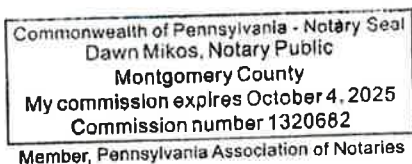
I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

24th DAY OF APRIL 20


Notary Public


Attorney for Appellant's ~~and Owner's~~ Signature
Christen G. Pionzio



Attachment to Conditional Use Application

Re: Nicole Salas (Equitable Owner)

1008 Upper State Road

Tax Parcel Nos: 46-00-01135-00-7 and 46-00-01138-00-4

Montgomery Township

Background & Proposed Use

The Property consists of two separate parcels located on the corner of Upper State Road and Horsham Road. The parcels will be merged during the land development approval process. The total gross area of the Property is approximately 1.67 acres, most of which is unimproved land. A dilapidated house is located on the Property which will be razed as part of the redevelopment. Applicant is a veterinary surgeon and intends to construct an Animal Hospital on the Property for her practice as contemplated by the Seller's recently proposed Ordinance 25-346 passed by the Board of Supervisors on January 27, 2025. This will be the first surgical center for animals in Montgomery County.

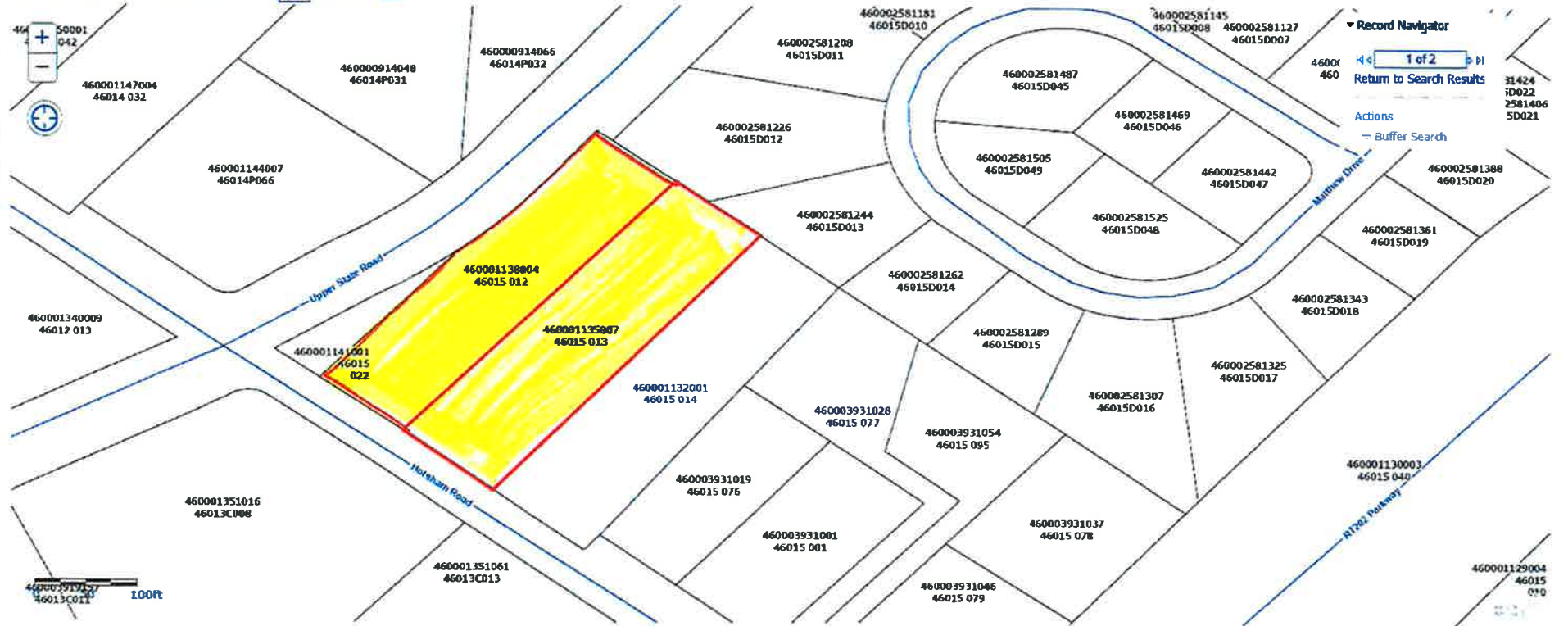
Application for Conditional Use

Applicant hereby requests conditional use approval to construct her proposed Animal Hospital in accordance with Article XIV, §230-80.A Use Regulations of the Montgomery Township Zoning Ordinance (as amended, the "**Zoning Ordinance**") and the applicable provisions of the BP District. Furthermore, Applicant can meet the requirements found in Article XXI, §230-156.2 Procedures and Standards for Conditional Use Approval of the Zoning Ordinance.

Exhibits accompanying this Application, and those presented at the Hearing in this matter will demonstrate compliance as will testimony by the applicant and her consultants.

PARID: 460001135007
DUNLEAVY DANIEL W

1008 UPPER STATE RD



Record Navigator

1 of 2
Return to Search Results

Actions
Buffer Search

AGREEMENT OF SALE

THIS AGREEMENT made this 9th day of AUGUST, 2024, entered into by and between **DANIEL W. DUNLEAVY**, an individual with an address at 2095 Upper Ridge Road, Green Lane, Pennsylvania 18054, hereinafter referred to as "Seller,"

AND

NICOLE SALAS, an individual with an address at 940 Lenmar Drive, Blue Bell, Pennsylvania 19422, or her assignee or nominee, hereinafter referred to as "Buyer."

WITNESSETH:

The parties hereto, in consideration of the mutual covenants and promises contained herein, intending to be legally bound hereby, agree upon the sale by Seller to Buyer of the following Property: All that certain lot or tract of ground known as 1008 Upper State Road, located in Montgomery Township, Montgomery County, Pennsylvania, being Montgomery County Tax Parcel Nos. 46-00-01135-00-7 and 46-00-01138-00-4 (the "Property").

1. **PURCHASE PRICE** – The Purchase Price shall be "Purchase Price").

2. **PAYMENT OF PURCHASE PRICE** –

- a. shall be paid upon execution of this Agreement to be held in escrow by Security Abstract of PA, Inc. (the "Deposit"). This sum shall be placed in an interest-bearing account with the interest earned thereon paid to the Seller if Buyer defaults under the terms of this Agreement; otherwise, interest will be paid to the Buyer.

- b. At Settlement the Buyer shall pay to Seller an additional sum of

3. **SETTLEMENT** – Settlement shall be held on or before receipt by Buyer of a fully executed copy of this Agreement provided that all conditions precedent have been satisfied or waived; otherwise, Settlement shall be postponed pending such satisfaction or waiver unless this Agreement is terminated as herein provided. Such Settlement shall be accomplished between the hours of 10 a.m. and 3 p.m. in the office of the title company insuring Buyer's title, and possession of the Property conveyed shall be delivered to Buyer at that time free of all leases or other occupancy. In the event Buyer desires to settle prior to

following receipt of this Agreement, Settlement will be held thirty (30) days after Buyer gives Seller written notice of Buyer's desire to settle.

4. **TITLE** – Title shall be free and clear of all liens and encumbrances, and shall be good and marketable and such as will be insured by any reputable title insurance company of Buyer's selection at regular premiums. In the event that there are title objections which the Seller cannot clear within thirty (30) days after notification of same by the Buyer to Seller, the Buyer shall have an option for a like period of time to clear such objections. If neither party can clear the title then, unless Buyer shall elect to accept the title that Seller is able to convey without abatement of the Purchase Price, either party may elect to terminate this Agreement. However, should any objection to the title consist of an unpaid lien of a defined or definable amount which the Seller should have discharged, the Buyer may deduct the amount thereof with the cost of discharge from the Purchase Price to be paid at Settlement. Seller warrants that Seller is the only holder of legal title to the Property, and that there are no holders of an equitable interest or title to the Property, that the Seller is under no restriction which would prohibit or prevent its conveyance of title as herein required, that all persons beneficially interested in Seller or the Property have consented to the execution of this Agreement, and that it will do nothing or suffer anything which would impair or hinder its ability so to convey.

5. **DEED** – At Settlement Seller shall deliver a duly executed recordable special warranty Deed or Deeds (the "Deed"), sufficient to vest in the Buyer or Buyer's nominee fee simple good and marketable title to Property as hereinabove set forth including any and all interest of the Seller in the beds of roads abutting the subject Property. At Settlement Seller shall deliver certified copies of resolutions required by the title company, Seller's affidavit required by the title company, any other documentation reasonably required by the title company to complete the Settlement. All state and local real estate transfer taxes shall be borne equally by the parties, provided, however, that Buyer shall bear all state and local real estate transfer taxes attributable to any assignment of this Agreement to Buyer's nominee.

6. **POSSESSION** – Seller shall deliver possession of the Property to Buyer at Settlement free of all leases or other occupancies in a broom clean condition.

7. **ADJUSTMENTS** – Water and sewer charges, and rents, if any, shall be adjusted and apportioned as of Settlement. Real estate taxes shall be adjusted and apportioned on the basis of the fiscal year for which assessed.

8. ITEMS INCLUDED – All permits, approvals, plans, studies, surveys, and other rights pertaining to the Property, including all plumbing, heating, and lighting fixtures, and systems appurtenant thereto, and forming a part thereof, as well as all ranges and other permanent fixtures, together with screens, shades, venetian blinds, and awnings, if any and all trees, shrubbery, and plants now in or on the Property herein intended to be conveyed, unless specifically excepted in this Agreement, are included in this sale and Purchase Price and shall become the Property of the Buyer at the time of Settlement of this transaction.

9. ASSESSMENTS – The Seller represents and warrants that no work for municipal improvements or levies has been commenced in connection with the Property or on any road immediately adjacent thereto which remains unpaid. Any such notices or ordinances filed prior to Settlement are to be complied with at the expense of the Seller.

10. CONDEMNATION – The Seller represents and warrants that it has no knowledge of any action or proceeding pending or instituted in eminent domain or for condemnation of any part of the subject Property. Upon learning of any such action or proceeding Seller shall give Buyer immediate written notice thereof. Should all or a material part of the subject Property be taken by condemnation or eminent domain prior to Settlement this Agreement may be terminated at the election of Buyer upon written notice to Seller. If Buyer does not elect to so terminate, then this Agreement shall remain in full force and effect. Seller agrees that Seller shall be entitled to an amount not to exceed the agreed upon Purchase Price for the Property and Buyer shall be entitled to any sums paid in excess of the Purchase Price in compensation for Buyer's work done in increasing the value of the real estate. If the part taken is not a material part of the Property, this Agreement may not be terminated but the Buyer shall be allowed a reduction in the Purchase Price as above to compensate Buyer for the part or parts taken. For the purpose of this Agreement a "material" taking shall be deemed to be more than _____ to be conveyed hereunder.

11. REPRESENTATIONS AND WARRANTIES BY SELLER – Seller hereby represents and warrants that the following are true and correct on the date hereof, and shall be true and correct on the Settlement date as though such representations and warranties had been made on the Settlement date:

a. Seller has the full right, power and authority to execute, deliver and perform this Agreement, and all actions and transactions contemplated hereby.

b. Seller is duly organized, validly existing and in good standing under the laws of the Commonwealth of Pennsylvania.

c. This Agreement constitutes a valid and binding obligation of the Seller enforceable in accordance with its terms. Neither the execution and delivery nor the performance of this Agreement will result in any breach of any term or provision of any contract, agreement or other instrument, or any judgment, decree or order of any court to which Seller is a party, and a consent or authorization of any person, firm or corporation pursuant to any of the aforementioned instruments is not required as a condition precedent to the consummation by Seller of this Agreement or the transactions contemplated hereby.

d. Any and all tax returns required to be filed up to the Settlement date have been duly filed by Seller, and all payment reported on such tax returns as due from Seller, together with all interest and penalties relating thereto, shall have been paid in full by Seller as of the Settlement date.

e. Seller has received no written notice of future improvements by any governmental or public authority the cost of any part of which is to be assessed against the Property.

f. To Seller's knowledge, the representations and warranties made by Seller in this Agreement, and the statements contained in any certificate, schedule, list or other writing furnished to Buyer pursuant hereto, contain no incorrect statement or omission of any material fact.

g. Seller is the only holder of legal title to the Property, and there are no other holders of an equitable interest or equitable title to the Property.

12. REPRESENTATIONS AND WARRANTIES BY BUYER – Buyer hereby represents and warrants that the following are true and correct on the date hereof and shall be true and correct on the Settlement date as though such representations and warranties had been made on the Settlement date:

a. Buyer has the full right, power and authority to execute, deliver and perform this Agreement, and all actions and transactions contemplated hereby.

b. Buyer is duly organized, validly existing and in good standing under the laws of Pennsylvania.

c. This Agreement constitutes a valid and binding obligation of Buyer, enforceable in accordance with its terms. Neither the execution and delivery nor the performance of this Agreement will result in any breach of any term or provision of any contract, agreement,

indenture or other instrument, or any judgment, decree or order of any court to which Buyer is a party, or by which Buyer is bound, and the consent or authorization of any person, firm or corporation pursuant to any of the aforementioned instruments is not required as a condition precedent to Buyer's consummation of this Agreement or the transactions contemplated hereby.

13. DUE DILIGENCE – Buyer shall have a period of six (6) months following receipt by Buyer of a fully executed copy of this Agreement (the “Due Diligence Period”) in order to make studies on the Property, inquiries about the Property, and otherwise satisfy itself with respect to proceeding with Settlement. In addition to other items of due diligence, Buyer may at Buyer's cost request a preliminary opinion pursuant to Section 916.2 of the Municipalities Planning Code from the Township Zoning Officer, and may process, again at Buyer's cost, a notice pursuant to Section 108 of the Municipalities Planning Code. Seller will cooperate with Buyer in conducting these studies by executing any required forms, so long as Seller is not obligated to expend any sums of money. Buyer shall have a period of five (5) days after the expiration of the due diligence period to terminate the Agreement and obtain a refund of all down monies paid, for any reason or no reason, as determined by Buyer.

14. TERMINATION – If, at any time prior to the time fixed for Settlement, Buyer shall, in Buyer's sole opinion, determine it unlikely that the conditions to Buyer's obligation to make Settlement hereunder will be satisfied in a manner which Buyer shall deem reasonably conducive to a successful development, Buyer may terminate this Agreement upon fifteen (15) days' written notice to Seller. If Buyer elects to terminate this Agreement as herein provided, all monies paid or deposited on account hereunder shall be refunded to Buyer promptly and upon the making of such refund this Agreement shall terminate and neither party shall thereafter have any rights hereunder against the other.

15. DEFAULT – Should Buyer default in the performance of the within Agreement, the Deposit shall be paid in escrow hereunder shall be paid over as liquidated damages and the Buyer shall thereupon be released from all liability and this Agreement shall become null and void. No default shall be deemed to have occurred under this Agreement unless the party alleging the default has given written notice of the default to the other party and the alleged default has not been cured within fifteen (15) days of said notice.

16. ROLLBACK TAXES – Seller agrees to pay all back taxes, penalties, interest, or other costs involved as a result of the real estate involved in this transaction having been subject to

Act 515, Act 319, or any similar act. It being the intent of the parties that Buyer's obligation shall be for taxes from the date of Settlement only at a normal rate.

17. CURE OF DEFAULT – Seller shall not exercise any remedy in the event of default unless Buyer fails to cure such default within thirty (30) days following receipt of written notice of default given by certified mail to Buyer at such place as Buyer may designate in writing from time to time.

18. BULK SALES COMPLIANCE – Seller represents that: (i) Seller is not a business entity taxable as a C corporation, and therefore is not subject to Pennsylvania income tax, (ii) has not and does not engage in the sale of goods or services subject to any sales, use, fuel, hotel or similar taxes imposed by the Commonwealth of Pennsylvania, and (iii) has not had and does not have any employees for which Seller would have liability for employment taxes. The parties hereby waive compliance with the provisions of any Pennsylvania Bulk Sales tax statutes. Seller shall indemnify, defend and save harmless Buyer, its successors and assigns from and against any and all tax claims made by the Commonwealth of Pennsylvania against Buyer (its successors and assigns) and/or the Property as a result of the transactions contemplated by this Agreement or otherwise under the Pennsylvania Bulk Sale tax statutes, which indemnity shall survive Settlement.

19. ZONING CERTIFICATION – Seller hereby certifies in accordance with the provisions of 21 Pa. Stat. §613.1, as amended, as follows:

- a. that the zoning classification of the above-described Property is BP – Business Office and Professional District;
- b. that the present use of said Property is in compliance with the zoning laws and ordinances pertaining thereto;
- c. that there is not outstanding any notice of any uncorrected violation of the housing, building, safety or fire ordinances of this municipality;
- d. that Seller will furnish said Buyer with certificates issued by the appropriate municipal officer indicating compliance with the provisions of (a), (b), and (c) hereof.

20. SITE TESTING – Prior to Settlement, Buyer shall have the right to make test borings and to have engineers, surveyors, and others enter upon the Property for the purpose of studies, topographical maps, and other surveys required by Buyer. Buyer shall also have the right to accomplish minor site clearance in order to complete an aerial topographical survey with the understanding that no large trees will be removed from or destroyed on the Property, and that any

work performed on the Property will be limited to the removal and disposal of brush and undergrowth. Buyer agrees to maintain liability insurance in the amount of at least \$1,000,000.00 to protect Seller from any claim resulting from Buyer's entry onto the Property and Buyer agrees to indemnify and hold Seller harmless from any claim or cause of action as a result of said entry.

21. RADON TESTING – Buyer, at Buyer's expense, may have the Property tested for the presence of radon gas. In the event that radon gas is determined to be present on the Property at a level higher than what is considered safe by the Environmental Protection Agency, Buyer, at Buyer's option, may terminate this Agreement and obtain a refund of all down monies paid.

22. SELLER'S ACCEPTANCE – This Agreement is subject to acceptance by Seller within ten (10) days of the date of this Agreement.

23. SURVIVAL – It is understood and agreed that whether or not it is specifically so provided herein, any provision of this Agreement, which, by its nature and effect, is required to be observed, kept, or performed after delivery of the Deed hereunder shall survive delivery of such Deed and shall not be merged therein but shall be and remain binding upon and for the benefit of the parties hereto until fully performed, kept, or observed.

24. NOTICE – You are hereby advised that the Property which is the subject of this Agreement of Sale, has no community sewage system available to it and that a permit for an individual sewage system will have to be obtained pursuant to Section 7 of the Sewage Facilities Act before this lot can be used for dwelling purposes. You should contact the local agency charged with administering the Sewage Facilities Act before signing this contract to determine the procedure and requirements for obtaining a permit for an individual sewage system. If you do not know who the local agency is, you should contact the local office of the Department of Environmental Resources.

25. PROPOSED USE – The Buyer's proposed use of the property is an animal hospital/veterinary hospital with x-ray, CAT scan, MRI and similar diagnostic imaging equipment, diagnostic laboratory equipment, rehabilitative therapy equipment, exterior animal runs and relief areas (the "Buyer's Proposed Use").

26. CONDITIONS PRECEDENT – It is understood that the Buyer's obligations to proceed to Settlement hereunder are contingent upon the following conditions, any or all of which the Buyer shall have the right to waive in whole or in part. If any such conditions have not been

satisfied or waived within twelve (12) months of the date of this Agreement, Buyer may elect to terminate this Agreement:

a. All necessary preliminary and final written approvals and permits from all federal, state, county, and local municipal and township bodies having jurisdiction of said matters including approval by the Pennsylvania Department of Labor and Industry, Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Protection, U.S. Army Corps of Engineers, county and local Boards of Health, county, regional, and local Planning Commissions, municipal or public utility providers of sewer and water, and local municipalities or any of their agencies have been obtained in form and substance as to allow for the development of the Property with the Buyer's Proposed Use.

b. Engineering tests that are satisfactory to the Buyer's engineers to permit improvement of the ground for Buyer's Proposed Use.

c. That final approval from the state, county, or other interested office allowing on-site sewage treatment and/or disposal shall have been obtained.

d. That a private water supply as meets the standards of the Pennsylvania Department of Environmental Protection and any other agency shall have been approved.

e. That the survey indicates that the subject tract contains at least 86,928 square feet +/-, and that the two (2) existing parcels can be merged into a single parcel.

f. That Buyer is able to obtain such financing as Buyer deems is required.

g. There does not exist on the Property any wetlands which are required to be protected pursuant to the Federal law dealing with the preservation of wetlands administered by the U.S. Army Corps of Engineers.

h. That Buyer has obtained a Phase I Environmental Study indicating that there is no hazardous substance present on the subject Property.

i. That there does not exist on the Property any endangered species or plants, which are required to be protected pursuant to any federal, state, county, or municipal statute or regulation.

Buyer shall exercise Buyer's best efforts to bring about the satisfaction of the Conditions Precedent but shall not be obligated to institute litigation or appeal procedures in the event that any one or all of the conditions are approved by the appropriate authority and an appeal from that decision is taken, Buyer shall not be responsible for taking further appeals in the event any action is

declared invalid. All of the approvals mentioned in the Conditions Precedent shall be final approvals by the appropriate township, county, or state agency or office and shall not be deemed final until any and all appeal periods have lapsed. Seller will cooperate fully with Buyer and agrees to execute and join in, and hereby consents to the filing and processing of all documents required in connection with the applications for obtaining satisfaction of the Conditions Precedent. Seller agrees that subsequent to the execution of this Agreement and prior to Settlement or termination of this Agreement, as the case may be, Seller will not enter into any agreement or understanding with any governmental agency, municipality, or authority or any person, persons, partnership, corporation, or other entity which may affect in any way the proposed development of the subject tract without the written consent of Buyer. Buyer may negotiate in good faith with the various regulatory agencies for relief from any costs normally associated with subdivision and development of residential land such as curb and sidewalk construction.

27. ASSESSMENT APPEAL – Seller warrants that there is no outstanding assessment appeal in process, both at the time of this Agreement and at the time of Settlement. This shall mean an appeal brought not only by the Seller, but also by any taxing body. During the term of this Agreement, Buyer shall have the right to dispute and appeal the real estate assessment for the Property. Seller agrees to give Buyer notice of any change in the assessment.

28. ASSIGNMENT – This Agreement shall bind and inure to the benefit of the legal representatives, successors, and assigns of the respective parties hereto. Seller acknowledges that Buyer is acting on behalf of a yet to be formed special purpose entity, and that Buyer has no intent to obtain legal or equitable title to the real estate. At the time of assignment, it is understood that this will be a repudiation of the Buyer's duties to the Seller and a novation on the part of the special purpose entity to assume Buyer's duties. It is understood and agreed that the Seller will look only to the named Buyer executing this Agreement, or if the Buyer has assigned his interest herein, then only to the named assignee of the said Buyer and will not hold anyone else liable as principal, whether disclosed or undisclosed, for the performance of any of the obligations or agreements herein contained. If any assignment would result in additional transfer tax, then the parties will enter into a novation at Settlement to avoid that issue.

29. RISK OF LOSS – The risk of loss by fire or other casualty under this Agreement shall remain with Seller until the time of Settlement and Buyer may elect to have Seller restore any damaged buildings or deduct the cost of any loss from the Purchase Price.

30. HAZARDOUS SUBSTANCES AND UNDERGROUND STORAGE TANKS –

Seller warrants and represents that to the best of its knowledge, information and belief (a) no hazardous substance (as defined in Section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”)), 42 U.S.C. 9601 (14), as amended by the Superfund Amendments and Re-authorization Act of 1986 (Pub. L. No. 99-499, 100 Stat. 1613 (1986) (“SARA”)) is present on the Property; (b) no hazardous waste, residual waste or solid waste as those terms are defined in Section 103 of the Pennsylvania Solid Waste Management Act, 35 P.S. 6018.103 or the regulations promulgated thereunder present on the Property; and (c) Seller has not been identified in any litigation, administrative proceedings or investigation as a responsible party for any liability or potential liability under the above-referenced laws and/or regulations. Seller will not use, generate, treat, store, dispose of, or otherwise introduce any hazardous substances, hazardous waste, residual waste, or solid waste (as defined above) into or on the Property and will not cause, suffer, allow or permit anyone else to do so. Seller warrants that no underground storage tanks exist on the Property.

31. PLANS AND SURVEYS –

Seller agrees to provide Buyer any and all plans, studies or reports in Seller’s possession relating to the Property in order to make it easier for Buyer to promptly proceed with the Agreements contained herein.

32. SELLER’S COOPERATION –

Seller agrees, upon the request of Buyer, to appear at meetings or hearings to support Buyer’s applications for approvals to fulfill the Conditions Precedent. Seller agrees not to oppose or in any fashion hinder Buyer’s applications for approvals. Seller’s cooperation shall not mean that Seller shall be required to expend any sums of money in providing the cooperation.

33. GOVERNMENTAL REQUIREMENTS –

Seller hereby acknowledges that (1) Buyer’s proposed future use of the Property will require certain environmental permits, including but not limited to a permit for discharge of fill material pursuant to 25 Pa. Code Chapter 105 and an erosion and sedimentation control permit pursuant to 25 Pa. Code Chapter 102 (the “Environmental Permits”) and (2) the Environmental Permits require, among other things, execution and recording of a declaration of restrictive covenants limiting activities on and use of certain wetland areas that are protected by law and which will not be subject to discharge pursuant to the Environmental Permits (the “Declaration”). If required prior to Settlement, Seller shall execute and record the

Declaration in accordance with the Environmental Permits. Seller shall otherwise cooperate with Buyer as necessary to comply with the Environmental Permits.

34. FOREIGN PERSON – Seller hereby certifies that Seller is not a foreign person as defined by Section 1445(f)(3) of the Internal Revenue Code of 1986 as amended.

35. CONSTRUCTION – This Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania. This Agreement was drafted by the Buyer as a matter of convenience and shall not be construed for or against either party on that account. The titles of the paragraphs are inserted only as a matter of convenience and for reference and in no way shall alter the content or the intent of any provision thereof. It is understood that the singular hereinbefore stated with respect to either the Seller or Buyer shall include the plural thereof. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular and plural, as the identity of the person or persons, corporation or corporations, may require.

36. BROKER – Seller hereby agrees to _____ at Settlement in the event Settlement is consummated. It is expressly understood and agreed between the parties that the within-named agent, broker and any sub-agent, broker and their sales people, employees, officers, and/or partners are the agents for Seller, not Buyer, and that this was disclosed during the initial interview. Said individual will in no case be liable to either party for the performance of any of the terms or covenants of this Agreement or for damages for nonperformance thereof. Further, no Agent of Seller has any authority to make any representations, covenants, agreements, or the like in respect of the Property. Agent, however, may perform services for the Buyer in connection with financing, insurance, and document preparation. Buyer further authorizes Seller's agent to prepare documents and other conveyancing services for Settlement. A Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania Real Estate Licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

The legislature and the State Real Estate Commission require that certain language be included in all Agreements of Sale, whether or not it is applicable. Those disclosures are as follows:

a. The zoning classification of the Property is BP – Business Office and Professional District. The failure of the Agreement of Sale to contain the zoning classification of the Property shall render the Agreement voidable at the option of the Buyer and, if voided, deposit tendered by the Buyer shall be returned to the Buyer without a requirement of court action.

b. Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation. Seller has arranged all necessary highway occupancy permits.

37. ADDITIONAL DOCUMENTS – Each of the parties hereto agrees to execute and deliver any additional documents or writings which may reasonably be required in order to consummate the within Agreement.

38. NOTICES – Wherever any notice or other communication is required or permitted hereunder, such notice or other communication shall be in writing and shall be delivered by (a) nationally recognized overnight courier, or (b) electronic mail, to the addresses or e-mail addresses set out below or at such other addresses in the United States as are specified by written notice delivered in accordance herewith, to the following:

TO SELLER:

Mr. Daniel W. Dunleavy
2095 Upper Ridge Road
Green Lane, Pennsylvania 18054

With a copy to:

Mr. James Dietrich
Realty One Group Supreme
515 South West End Boulevard, Suite 206
Quakertown, PA 18951

TO BUYER:

Dr. Nicole Salas
940 Lenmar Drive
Blue Bell, Pennsylvania 19422

With a copy to:

Christen G. Pionzio, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin

1684 South Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446-5422

39. PATRIOT ACT – Seller is not, and, after making due inquiry, no person who owns a controlling interest in or otherwise controls Seller is, (a) listed on the Specially Designated Nationals and Blocked Persons List (the “SDN List”) maintained by the Office of Foreign Assets Control (“OFAC”), Department of the Treasury, and/or on any other similar list (“Other Lists” and, collectively with the SDN List, the “Lists”) maintained by the OFAC pursuant to any authorizing statute, Executive Order or regulation (collectively, “OFAC Laws and Regulations”); or (b) a person (a “Designated Person”) either (i) included within the term “designated national” as defined in the Cuban Assets Control Regulations, 31 C.F.R. Part 515, or (ii) designated under Sections 1(a), 1(b), 1(c), or 1(d) of Executive Order No. 13224, 66 Fed. Reg. 49079 (published September 25, 2001) or similarly designated under any related enabling legislation or any other similar Executive Orders (collectively, the “Executive Orders”). Neither Seller nor any of its principals or affiliates (x) is a person or entity with which Buyer is prohibited from dealing or otherwise engaging in any transaction by any Anti-Terrorism Law, or (y) is a person or entity that commits, threatens, or conspires to commit or supports “terrorism” as defined in the Executive Orders, or (z) is affiliated or associated with a person or entity listed in the preceding clause (x) or clause (y). To the best knowledge of Seller, neither Seller nor any of its principals or affiliates, nor any brokers or other agents acting in any capacity in connection with the transactions contemplated herein (I) deals in, or otherwise engages in any transaction relating to, any Property or interests in Property blocked pursuant to the Executive Orders or (II) engages in or conspires to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in any Anti-Terrorism Law. As used herein, “Anti-Terrorism Law” means the OFAC Law and Regulations, the Executive Orders and the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, Pub. L. No. 107-56, 115 Stat. 272 (2001), as amended.

40. TIME OF THE ESSENCE – All times and dates set forth in this Agreement shall be deemed to be of the essence of the Agreement.

41. TENDER – Formal tender of a Deed and formal tender of the Purchase Price are hereby waived.

42. COUNTERPARTS – This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same Agreement.

43. TIME COMPUTATION – In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday, or legal holiday in the Commonwealth of Pennsylvania, in which event the period shall run until the end of the next day which is not a Saturday, Sunday, or such legal holiday.

44. INTEGRATION – The parties hereto agree that this Agreement represents the entire understanding of the parties with regard to this transaction and that there are no prior or contemporaneous agreements, covenants, or conditions with respect thereto. The Agreement may be amended only by a written amendment.


[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

SELLER:


Daniel W. Dunleavy

BUYER:


Nicole Salas

BOHLER

BOHLER ENGINEERING, INC.
10000 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.755.1000
WWW.BOHLENGE.COM

REVISIONS



NOT APPROVED FOR
CONSTRUCTION

CONDITIONAL USE
PLANS

NICOLE SALAS
PROJECT: JOURNAL HOUSE
10000 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.755.1000
WWW.BOHLENGE.COM

BOHLER

10000 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.755.1000
WWW.BOHLENGE.COM

O.J. HARTMAN
REGISTERED ENGINEER
No. 10000 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.755.1000
WWW.BOHLENGE.COM

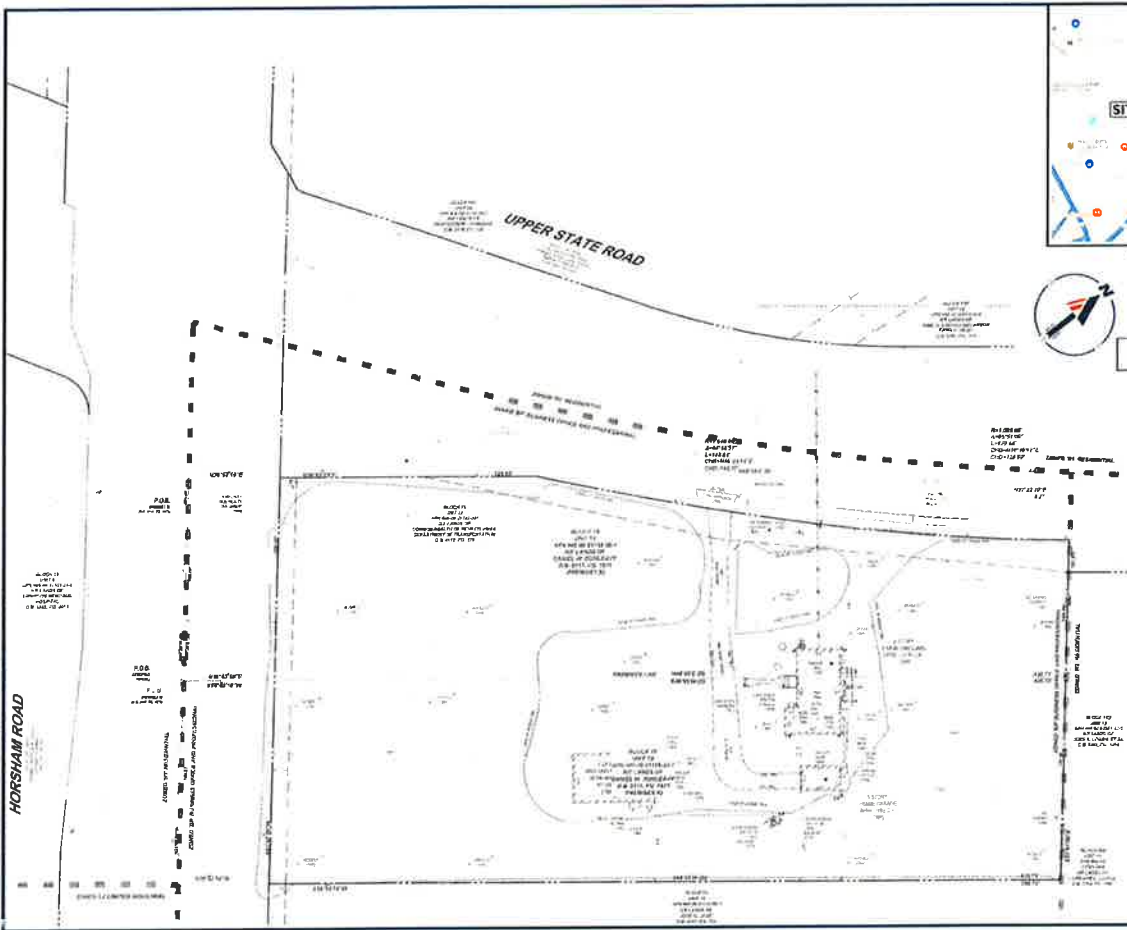
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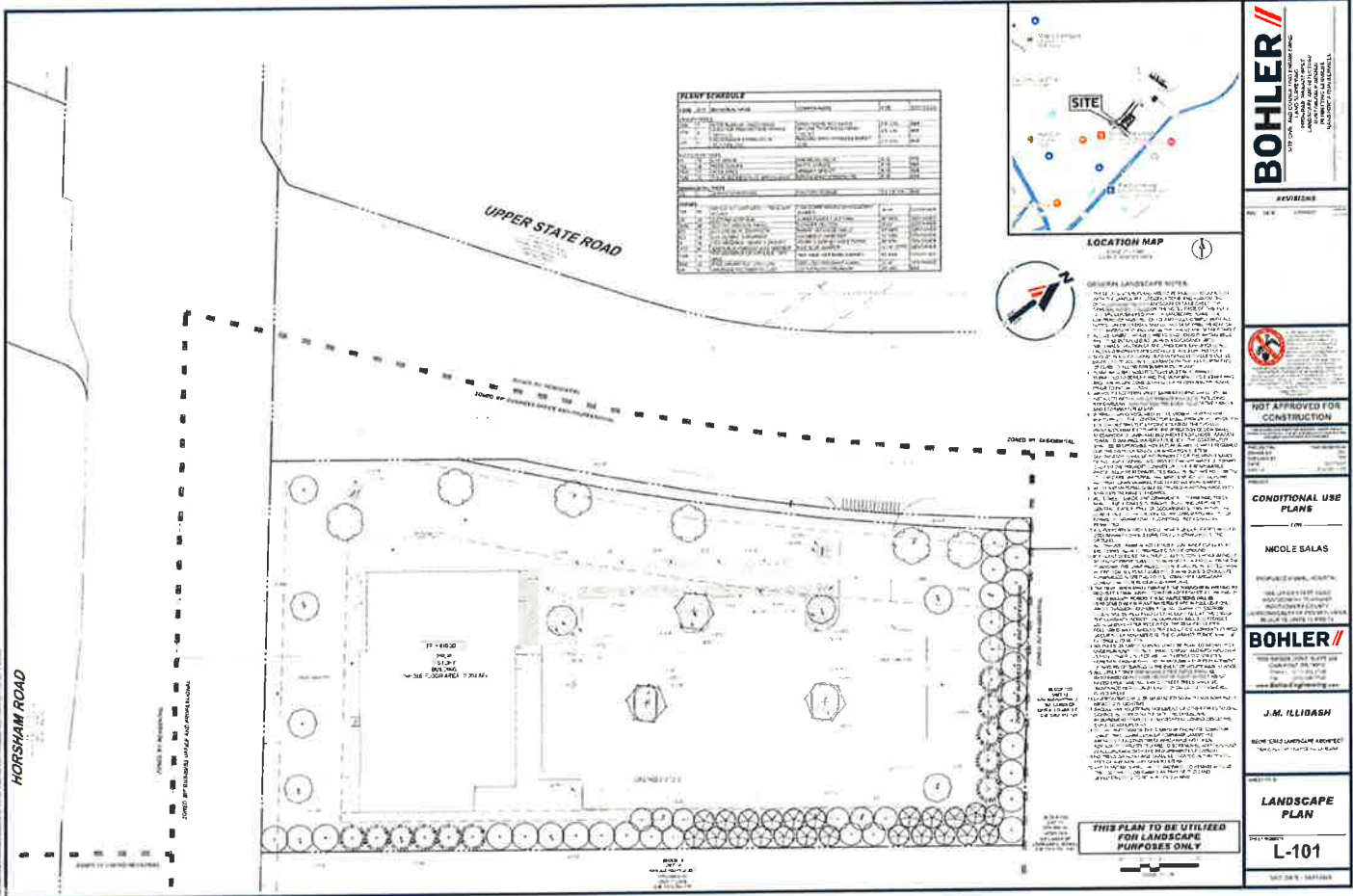
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ISSUE DATE: JAN 2018



THIS PLAN TO BE UTILIZED
FOR DEMOLITION PURPOSES
ONLY





PLANT SCHEDULE			
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GENERAL LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANT SCHEDULE AND THE LANDSCAPE PLAN.

2. THE LANDSCAPE PLAN SHALL BE USED TO GUIDE THE INSTALLATION OF PLANTINGS.

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BOHLER
LANDSCAPE ARCHITECTS
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.BOHLERLANDSCAPE.COM

REVISED
REV. 10-10-2020


NOT APPROVED FOR CONSTRUCTION

CONDITIONAL USE PLANS
FOR
NICOLE SALAS


BOHLER
LANDSCAPE ARCHITECTS
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.BOHLERLANDSCAPE.COM

J.M. ILLIDASH
SENIOR LANDSCAPE ARCHITECT
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.BOHLERLANDSCAPE.COM

LANDSCAPE PLAN
L-101
DATE: 10-10-2020



RENDER
CONNECT VET
3/14/25

P Z S
ARCHITECTS



1

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25- 346

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONTGOMERY, CHAPTER 230, ZONING, BY AMENDING ARTICLE XIV, SECTION 230-80.A REFERENCING TABLE 230-A ENTITLED "TABLE OF PERMITTED USES" TO PERMIT AN ANIMAL HOSPITAL AUTHORIZED BY CONDITIONAL USE; AND BY AMENDING SECTION 230-83 SUBSECTION B SUBPART 2 REGARDING PARKING REGULATIONS; AND BY AMENDING SECTION 230-83 [SPECIAL REGULATIONS], SUBSECTION K [SPECIAL REGULATIONS WHERE A BP DISTRICT PROPERTY SHALL ABUT A RESIDENTIAL ZONING DISTRICT] SUBPART (2) TO AMEND THE SINGLE FLOOR AREA REQUIREMENT; AND BY AMENDING SECTION 230-83 [SPECIAL REGULATIONS], SUBSECTION K [SPECIAL REGULATIONS WHERE A BP DISTRICT PROPERTY SHALL ABUT A RESIDENTIAL ZONING DISTRICT] SUBPART (11) TO ADD STANDARDS FOR INSTALLATION AND PLACEMENT OF PARALLEL AND TEMPORARY SIGNS FOR BUSINESSES WITHIN THE BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT

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

WHEREAS, the Board of Supervisors deems it to be in the best interest and general welfare of the citizens and residents of Montgomery Township to amend the Code of the Township of Montgomery, Chapter 230, Zoning, by amending Article XIV, BP Business Office and Professional Zoning District;

WHEREAS, the Montgomery Township Planning Commission, pursuant to the applicable provisions of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code, has reviewed this proposed amendment and issued a recommendation to the Board of Supervisors regarding the same; and

WHEREAS, the Board of Supervisors has met the procedural requirements of 53 P.S. §10101, et. seq. of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing.

NOW, THEREFORE, the Board of Supervisors hereby ordains the Township Code, Chapter 230, Zoning, be amended as follows:

Section 1. Chapter 230, Article XIV, Section 230-80.A [Use Regulations] Referencing Table 230-A [Entitled "Table of Permitted Uses"] is hereby amended to permit an Animal

Hospital as a use permitted in the BP Business Office and Professional Zoning District when approved as a conditional use by the Board of Supervisors.

Section 2.

Chapter 230, Article XIV, Section 230-83 Subsection B, Subpart (2) is hereby amended to replace the existing language and add, in its stead, the following: The minimum number of parking spaces shall be equal to one space for each 200 square feet of service area or part thereof or for each patron seat. For medical, dental or similar practitioners or in case of principal or branch offices of insurance companies, the minimum number of parking spaces shall be one space for each 100 square feet of service area. For Animal Hospitals, the minimum number of parking spaces shall be one space for each 250 square feet of total floor area. But in all cases, except for a congregate care/independent senior living use, the minimum required parking shall not be less than one parking space for every 250 square feet of total floor area. Notwithstanding the foregoing, the minimum number of parking spaces for a congregate care/independent senior living use shall be no less than 0.6 parking spaces per suite.

Section 3.

Chapter 230, Article XIV, Section 230-83 [Special Regulations], Subsection K [Special Regulations Where A BP District Property Shall Abut A Residential Zoning District] Subpart (2) is hereby amended to add the following:

(2.1) The single floor area of a building may be increased to a maximum of 10,000 square feet provided that:

- (a) The lot to be developed has a minimum gross lot area of at least 70,000 square feet;
- (b) The lot to be developed shall be located wholly within the BP Business Office and Professional Zoning District;
- (c) Vehicular access to the lot shall be adequate for both emergency services and for daily vehicular ingress and egress through provision of acceptable levels of service at the driveways to the public roadways. Satisfaction of these requirements shall be demonstrated during the land development approval process and/or during the PennDOT Highway Occupancy permit process, as applicable; and
- (d) Off-street parking shall be provided as required by Section 230-83.B of the Zoning Ordinance.

Section 4.

Chapter 230, Article XIV, Section 230-83 [Special Regulations], Subsection K [Special Regulations Where A BP District Property Shall Abut A Residential Zoning District] Subpart (11) is hereby amended to add the following:

- (e) One (1) Parallel Sign (as defined by Section 230-123 [Definitions] A. Types of Signs (21) [Parallel Sign]) shall be permitted in accordance with the following regulations:

- i. The total area for the parallel sign shall be calculated based on either one (1) square foot of sign area for each one (1) foot of distance a building is set back from the curblin or edge of roadway or two (2) square feet of sign area per linear foot of front building wall, whichever is less, with a maximum permitted sign area of 100 square feet. If the above calculation renders the allowable area to be less than 50 square feet, then an area of 50 square feet is allowed.
- ii. The parallel sign shall not be installed on a building wall facing a residential use, property or property line. The maximum sign area on each building wall is limited to 25% of the area of the building wall, including doors and windows, to which the sign is attached.

(f) Temporary Signs (as defined by Section 230-123 [Definitions] A. Types of Signs (29) [Temporary Sign]) shall be permitted in accordance with the provisions set forth in Section 230-127.A.(5) of the Zoning Ordinance and further provided that:

- i. No temporary sign, or banner, on a building wall may be placed facing a residential use, property or property line.
- ii. The maximum area of a temporary ground sign shall not exceed 24 square feet and the maximum size of a temporary banner shall not exceed 100 square feet.

Section 5. The Township Zoning Officer is hereby authorized and directed to amend the Montgomery Township Zoning Ordinance of 1952, as Amended In 1959 to carry out the intent and purpose of this amendment.

Section 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

Section 7. This Ordinance amendment shall be incorporated into the official ordinance book and map by reference with the same force and effect as if duly recorded therein.

Section 8. If any provision or part of this Ordinance is held invalid, the remaining provisions or parts of this Ordinance shall not be affected thereby. If the application of this Ordinance or any of its provisions or parts to any persons, property or circumstances is held invalid, the application of this Ordinance to other persons, property or circumstances shall not be affected thereby.

Section 9. Nothing in this Ordinance or in the Zoning Ordinance, as hereby amended, shall be construed to affect any rights acquired, or liability incurred, any permit validly issued, or any cause or causes of action existing under said Zoning Ordinance prior the adoption of this amendment.

Section 10. This Ordinance shall become effective five (5) days after enactment as by law provided.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 27th day of January, 2025.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: Carolyn McCreary
Carolyn McCreary, Township Secretary

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 8, 2025

File No. 2400605.03

Marianne McConnell, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Conditional Use Application Review (CU-25-001)
1008 Upper State Road – Connect Veterinary Surgical Services - Nicole Salas
Tax Map Parcel Numbers: 46-00-01138-00-4 & 46-00-011335-00-7; Block 15, Units 12 & 13

Dear Marianne:

As requested, Gilmore & Associates Inc. has reviewed the Conditional Use Application for Nicole Salas, dated April 24, 2025.

The applicant proposes to develop the two adjacent lots on the northeast corner of the Upper State Road (SR2012) and Horsham Road (SR0263) intersection as an Animal Hospital. Combined the lots total approximately 72,803 sf (1.67 acres) and are within the BP Business Office and Professional District. The application includes a 1-story, 10,000 sf building and a 40-space curbed parking area. Access to the site is proposed from Upper State Road.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors regarding the Conditional Use Application. Compliance with the Township Zoning Ordinance (Chapter 230), Township Subdivision and Land Development Ordinance (Chapter 205), the Township Stormwater Management Ordinance (Chapter 206), the Township lighting requirements (A237), as well as site accessibility would be addressed at the time of land development application when fully engineered plans would be submitted.

PLANNING REVIEW

1. Existing Land Use

- a. The existing land use is residential/vacant. The site is surrounded by residential land uses to the north and east, and commercial to the south and west across Horsham Road. Future plan submissions should be revised to note the surrounding land uses.

2. Consistency with the Comprehensive Plan

- a. Per the Future Land Use Map, the site is designated as Lower Density Residential. As per the Montgomery Township Comprehensive Plan, the Lower Density Residential land use category consists primarily of single-family detached dwellings. Across Horsham Road is designated Mixed Use. The Comprehensive Plan states that the Township has corridors that function as the hub of commercial and social activity, i.e. southside of Horsham Road at the intersection with Upper State Road. The proposed development is generally inconsistent with the Comprehensive Plan. However, its proximity to a mixed-use corridor and the intensity of the proposed use is appropriate to the area.

3. Ordinance 25-346

- a. As per Section 1 of Ordinance No. 25-346, the proposed animal hospital is permitted by conditional use in the BP District.

4. Traffic and Pedestrian Circulation


- a. The plans propose one access drive from Upper State Road.
- b. There is an existing sidewalk along Upper State Road. The plans propose a pedestrian walkway connecting the existing sidewalk to the proposed building. There is no sidewalk along Horsham Road.

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

5. Conditional Use Requirements - In order to obtain Conditional Use approval, the applicant shall demonstrate the following at the Conditional Use Hearing:
- a. The proposed use is permitted by conditional use, and it will conform to the applicable regulations of the district in which it is located or any district regulations which may relate to or apply to the use, including but not limited to setbacks, building coverage, open space and buffering.
 - b. The proposed use will conform to the regulations applicable according to use and/or district, including but not limited to regulations contained in Article XVIII, Signs, Article XIX, Off-Street Parking and Loading, Article XX, Nonconforming Uses and Article XXI, Miscellaneous Provisions.
 - c. Points of vehicular access to the lot are provided at a distance from the intersections and other points of access and in number sufficient to prevent undue traffic hazards and obstruction to the movement of traffic.
 - d. The location of the site with respect to the existing public roads giving access to it is such that the safe capacity of the public roads is not exceeded by the estimated traffic attracted or generated by the proposed use, and the traffic generated or attracted is not out of character with the normal traffic using said public roads.
 - e. A determination that the proposed use will not have an unwarranted impact on traffic in the area, either creating significant additional congestion in an area of existing congestion or posing a threat of significant additional congestion where there is a high probability of future congestion. In addition, the Board shall consider whether the proposed use will create any traffic hazard dangerous to the public safety. Ordinance No. 22-331Z Section 2(4)(e) requires a traffic management study.
 - f. Screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other, considering the type, dimension and character of the screening.
 - g. The proposed use does not adversely affect or contradict Montgomery Township's Comprehensive Plan.
 - h. The proposed use meets the purpose described in Article I of this chapter.
 - i. The proposed use is suitable for the character of the neighborhood and the uses of the surrounding properties.
 - j. The proposed use will not impair an adequate supply of light and air to adjacent property.
 - k. The proposed use will not adversely affect the public health, safety or general welfare.
 - l. The proposed use will not adversely affect transportation or unduly burden water, sewer, school, park or other public facilities.
 - m. The proposed use shall not overcrowd land or create undue concentration of population or undue intensity of use.

If you have any questions regarding the above, please contact this office.

Sincerely,


Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

JSG/VLL/DAD/JPD/si

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Christen Pionzio, Esq. – HRMML
Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Damon A. Drummond, P.E, PTOE
James P. Dougherty, P.E.



MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-1560
email: wwiegman@montgomerytp.org
www.montgomerytp.org

William Wiegman
FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

May 7, 2025

Marianne J. McConnell
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Connect Veterinary Surgical Services

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the Connect Veterinary Surgical Services

Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.3 Marking.** Where required by the *fire code official, approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.
2. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.
3. **507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

4. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department Connection (FDC).
Comment: The applicant shall indicate the location of the FDC on the plan. Once the FDC is shown on the plan, the Fire Marshal's Office will then provide direction on the installation of any additional fire hydrants.
5. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
6. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.
7. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
Comment: Upon approval of our township engineer.
8. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. **Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building.**
9. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: Shall provide a minimum of 26 feet around building for emergency access.**

GENERAL COMMENTS

10. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
11. All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location.
12. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.
13. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.
14. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

The Fire Marshal's Office recommends that the proposed plans need to be revised and reviewed by the Fire Marshal prior to the development being approved.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Scheiter".

John Scheiter
Assistant Chief / Deputy Fire Marshal



MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6920 · Fax: 215-855-1498

www.montgomerytwp.org

DATE: May 6, 2025
APPLICANT: Connect Veterinary Surgical Services / Nicole Salas
PROJECT NAME: 1008 Upper State Rd – Proposed Animal Hospital
TWP PROJECT #: C-25-001

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above. The applicant is equitable owner of the property located at the corner of Upper State and Horsham Roads. The applicant proposes to merge the two parcels creating a 1.67 acre parcel. The applicant proposes to construct a new 10,000 square foot one-story building with associated parking and improvements to operate an Animal Hospital.

Comments:

1. The property sits within the BP – Business Professional District.
2. Section 230-80A / Table 230.A - Animal Hospital is allowed by Conditional Use.
3. Shall demonstrate compliance with standards and criteria set forth in Section 230-156.2C.
4. Please provide information regarding the operations of the proposed animal hospital: hours of operation, # employees, employee shifts, peak hours of operations, anticipated volume, services providing?...
5. Full zoning, subdivision and land development regulations shall be a separate review upon submittal of Land Development application.
6. Any proposed future signage must comply with Article XVIII of the Code of Montgomery Township, shall be a separate review, and not part of the Conditional Use review process.



Zoning Officer

5/6/25

Date

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 22, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0195-003
Plan Name: Connect Veterinary Surgical Services – Conditional Use Application
(2 lots, approximately 1.67 acres)
Situate: 1008 Upper State Road, near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced conditional use application as you requested on April 29, 2025.
We forward this letter as a report of our review.

BACKGROUND

Nicole Salas has submitted a conditional use application to redevelop a property at the corner of Horsham and Upper State Roads by razing a dilapidated house and constructing an animal hospital on what will be a merged lot measuring 1.67 acres. The property, located in the BP-Business Professional zoning district, will eventually proceed through the land development process, but conditional use approval is needed first under Section 230-80.A of the township's zoning code to permit an Animal Hospital use. The hospital would measure 10,000 square feet with 40 parking spaces and access from Upper State Road only. According to the zoning table on the conditional use plans, the site will comply with all other required zoning ordinance requirements.

A previous letter dated October 4, 2024 covered a zoning ordinance change that concerned this property, allowing for an increase in building footprint in the BP zone from 5,000 to 10,000 square feet and for the Animal Hospital use to be an allowable use in the BP-Business Professional zoning district with conditional use approval.



COMPREHENSIVE PLAN COMPLIANCE

Comments are adapted from a previous letter.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows this property along with its neighbors on the north side of Horsham Road as part of the "Suburban Residential Area" future land use area. However, the other side of Horsham Road from this location, along with the Montgomeryville/Five Points corridor just northwest along Horsham Road, is part of the "Regional Mixed Use Center" area. While developments that fit with the general character of suburban residential areas are expected, the location is close enough to denser development to make sense as an area with slightly more intensive building developments than are present now. We feel that this proposed conditional use application is broadly in compliance with *Montco 2040*.

Similar to the county's plan, Montgomery Township's 2022 comprehensive plan denotes this area as "Lower Density Residential" on its future land use map, but it is across Horsham Road from a "Mixed Use" zone and down the street from Commercial zones. The plan's economic development implementation strategies also lists that the township will "analyze potential for adaptive reuse of underutilized properties and promote appropriate redevelopment options". While it is not explicitly aligned with the future land use map, the Business Professional zone was meant to offer the potential to include professional office spaces in a more low-density residential setting when it was developed in 2008. Indeed, most of the other BP zones across the township are included in non lower-density residential future land use areas. Therefore, we believe this conditional use application is compatible with the spirit of Montgomery Township's comprehensive plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

STORMWATER MANAGEMENT

The plan set provided for the conditional use application did not include any information on stormwater management. If stormwater detention is proposed underneath the parking lot, it should be in an area that is free from trees in planted islands above the facility.

LANDSCAPING

The property has a substantial number of trees now that appear to be largely removed for the building's development. Is there room for any accommodation of additional trees on the Horsham Road frontage of the property? An animal surgery center is more of a intended destination than a drive-up-on-a-whim location, so while the building is suited for a monument sign out front, most of the building does not need to be seen from the roadway to attract passing drivers. Perhaps some additional existing tree cover can be maintained or preserved during the construction process.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our comments will better achieve Montgomery Township's planning objectives for development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0195-003) on any plans submitted for final recording.

Sincerely,



Matthew Popek, AICP
Transportation Planning Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Christen G. Pionzio, Esq., Applicant's Representative

Attachments: (1) Site Plan
(2) Aerial

ZONING TABLE

APPLICANT / OWNER INFORMATION

PARKING REQUIREMENTS

LOT AREA CALCULATIONS

BULK REQUIREMENTS

UPPER STATE ROAD

HORSHAM ROAD

LOCATION MAP

PENNSYLVANIA SITE NOTES

REFERENCES

BOHLER

SITE PLAN

C-301

Aerial – 1008 Upper State Road, Montgomery Township



Connect Veterinary Surgical Services
MCPC#240195003

Montgomery
County
Planning
Commission

• This map was prepared for the Planning Commission by the Montgomery County Planning Commission, 1000 N. 10th St., Suite 100, Montgomery, PA 19120. The map was prepared on 05/22/2025. The map is for informational purposes only and does not constitute a legal document.



Montgomery Township
Planning Commission Meeting Minutes
May 15, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, May 15, 2025. The members of the Planning Commission in attendance included: Tom Borghetti, Rutuke Patel, Leon McGuire, and Jay Glickman. Also present: James Gallagher, Township Solicitor; 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 Jay Glickman and seconded by Rutuke Patel, to approve the minutes of the February 20, 2025 meeting. All in favor.

Proposed Electric Vehicle Ordinance (Chapter 230, Article XXI Miscellaneous Provisions)

Fire Chief Bill Wiegman addressed the commission to give an overview of the proposed ordinance. Chief Wiegman explained that Marianne McConnell had met with Fire Department officials to draft the ordinance with the intent of protecting the residents, businesses and fire fighters in dealing with electric vehicle charging stations and energy storage systems. Chief Wiegman stated that the ordinance will prohibit energy storage systems installed in basements. The proposed ordinance further provides requirements for placement of level 2, 3, and 4 electric vehicle charging stations, and energy storage systems. Jay Glickman questioned if specific criteria, mentioned in the comments of the county planning commission, would be incorporated into the proposed ordinance. Ms. McConnell stated that the proposed ordinance will not contain specific criteria, but rather will contain a statement that permitting requirements must comply with all requirements of the International Building Code. This will eliminate the need to update the ordinance whenever the building code requirements are updated. Chief Wiegman agreed. Rutuke Patel questioned why energy storage systems are prohibited only in basements and not in other areas. Chief Wiegman replied that lack of ventilation in basements, particularly on commercial properties, was the reason for the prohibition, with thermal run away the major concern. Mr. Patel stated that his garage heats up quickly in the summertime and most residential garages do the same. Chief Wiegman replied that residential garages have a higher fire rating than the rest of the house and battery storage is not a major issue in residential garages. Tom Borghetti questioned if certain construction types would provide more protection than what is required by code. Chief Wiegman stated that non-combustible or fireproof construction provides the best protection. Chief Wiegman went on to explain the need for setback requirements relating to placement of charging stations in parking garages so that egress is not limited in an emergency. The storage of batteries was also discussed. Chief Wiegman explained that the proposed ordinance provides

requirements that all batteries, when separate from a vehicle, be stored in an appropriate container/enclosure and location. He concluded by stating that the proposed ordinance will reduce fire risk to residents, businesses and fire fighters dealing with electric vehicle chargers and energy storage systems. Ms. McConnell asked for public comments and there was none. Leon McGuire stated that the proposed ordinance was in the best interest of the township and the other commission members agreed. Upon motion by Jay Glickman, and second by Leon McGuire, the Planning Commission recommended that the Board of Supervisors enact proposed Ordinance 25-348, the Electric Vehicle Ordinance. All in favor.

Conditional Use Application C-25-001 Salas Animal Hospital – 1008 Upper State Road

Christen Pionzio, attorney for the applicant, addressed the commission to discuss the conditional use application of Nicole Salas, for a surgical services veterinary hospital at 1008 Upper State Road. Also in attendance in support of the applicant was Tom Knab, of Bohler Engineering. Ms. Pionzio stated that the Board of Supervisors had enacted a Zoning Code Text Amendment, in January, 2025, to allow an animal hospital, by conditional use, in the Business Professional District. The site conforms with the requirements of an animal hospital at this location being 1.67 acres, with a proposed 10,000 square foot veterinary hospital. Ms. Pionzio further stated that the development will meet all the requirements of the ordinance and there will be no undue tax on fire, police, sewer service, or water service. Ms. Pionzio explained that emergency vehicles will have ample area to move around within the site and a PennDOT Highway Occupancy permit will be forthcoming. The hours of operation will be by appointment only, Monday through Friday, 8 a.m. to 6 p.m. There will be limited staff on-site during weekends to oversee veterinary patients who will be staying overnight. Ms. McConnell invited Ms. Salas to describe the proposed business. Ms. Salas stated that this will be the first surgical and diagnostic veterinary center in Montgomery County offering surgery, x-rays, and CT scans. This hospital will be designed to have a home atmosphere and will be less stressful than a typical veterinary emergency center. This won't be an urgent care or emergency facility. Instead, patients will be seen by appointment, mostly by referrals from other veterinarians. Leon McGuire expressed enthusiasm for the project and welcomed Ms. Salas to the township. Tom Borghetti questioned the construction timeline. Ms. Salas replied that the expected land development and construction process will be twelve to fourteen months. Tom Borghetti stated that the proposal was a great use for the property. Mr. Borghetti asked for public comment and there was none. Upon motion by Jay Glickman, and second by Leon McGuire, the commission recommended that the Board of Supervisors approve the conditional use application, subject to compliance with the recommendations of township staff and consultants. All in favor.

Proposed Land Development Application LDS-23-008 Lloyd Industries 231 Commerce Dr.

Attorney Amy Farrell addressed the commission to discuss the proposed land development at the existing Lloyd Industries, located at 231 Commerce Drive. William Lloyd was also in attendance. The application is for a 10,150 square foot addition to the existing 35,328 square foot fire damper manufacturing facility. Ms. Farrell explained that

the addition will provide modern standards and improved manufacturing processes at the facility. There is no increase in staff anticipated and the current parking meets the requirements of the ordinance. Ms. Farrell further stated that the applicant will comply with all review comments of the staff and consultants, with the exception of those covered by the waiver request letter. Tom Borghetti requested a review of the requested waivers. Ms. Farrell responded that waivers are requested as follows:

1. From Section 205-17.a.7. - to allow wheel stops in lieu of bollards spaced 5 feet apart.
 - Bollards have been incorporated into the required signage that is centered on each accessible parking stall.
2. From Section 205-18.d.3.d. - to allow basin slopes of 3:1.
 - The proposed basin will be maintained by the property owner.
3. From Section 205-18.d.3.f. - to allow the stormwater management facility design to be based on the proposed impervious area only (62.7% instead of required 65%). If additional impervious areas are proposed in the future, additional stormwater facilities will be required.
 - Future SWM facilities may be better located in areas other than the currently proposed basin.
4. From Section 205-18.d.4.d. - to not require a fence around the stormwater management facility allowing easier access to the basin.
 - Maximum water depth in the basin is 2.53 feet. Property is surrounded by other industrial properties.
5. From Section 205-49.c. - to not require landscape plans to be prepared by a registered landscape architect.
 - All outstanding landscape review comments have been addressed on the current plans other than re-locating one tree, which will be addressed.
6. From Section 205-75 & 205-76 - to not require separate preliminary and final land development plans.
 - The applicant intends to combine preliminary and final plans.
7. From Section 205-78.b & 205-78.c.1.f. - to not require existing features within 400 feet to be shown on the plans.
 - Any specific information deemed necessary by the reviewing agencies will be provided.
8. From Section 205-102.a - to not require a traffic study.
 - The applicant has requested substituting a trip generation letter, which was provided.

Marianne McConnell noted that the Gilmore review letter of May 6, 2025, mentions in item #16, "The Board should determine if curb and sidewalk are required. We note that curb exists at the cul-de-sac. Sidewalk is not present on this property nor in the general area surrounding this property". Ms. McConnell suggested adding this item to an updated waiver request letter to comply with the ordinance. Ms. Farrell agreed to this request. Tom Borghetti asked for public comment and there was none.

Upon motion by Jay Glickman, and second by Leon McGuire, the commission recommended that the Board of Supervisors approve the land development application of Lloyd Industries, for an addition to the manufacturing facility at 231 Commerce Drive, subject to compliance with comments of staff and consultants. Waivers to be determined by the Board of Supervisors at the time of land development consideration. All in favor.

Under Public Comment, Susan Emerick, of 1009 Pecan Drive, and other residents of Pecan Drive, addressed the commission with concerns regarding the proposed 4-lot subdivision at Pecan Drive and Beechwood Drive, submitted by Better Living Homes. The residents' major concern was stormwater. Ms. McConnell stated that the proposed plan has not been considered by the Planning Commission, or approved by the Board of Supervisors, but was reviewed by township staff and consultants, and the applicant has not moved forward with revised plans. She advised the residents to check the township website for upcoming planning commission meeting agendas, and/or call the Planning and Zoning office to see if this item is scheduled for consideration by the Planning Commission. Leon McGuire also advised the residents to check the Better Living Homes website.

There being no further business to come before the commission, the meeting was adjourned at 7:45 p.m., upon motion by Jay Glickman and second by Rutuke Patel.

June 4, 2025

RE: Proposed Conditional Use
1008 Upper State Road
Parcel #46-00-01135-00-7 and Parcel# 46-00-01138-00-4

Dear Neighbor:

This letter is to advise you that the Montgomery Township Board of Supervisors will consider, on **Monday, June 23, 2025, after 7:00 p.m.**, the Conditional Use Application of Nicole Salas, for the property located at 1008 Upper State Road, North Wales, PA, tax parcel numbers 46-00-01135-007 and 46-00-01138-004, in the BP Business Professional Zoning District. The applicant seeks permission to operate a veterinary surgical services animal hospital on the property, which is permitted in the BP Business Professional Zoning District, when approved by conditional use pursuant to Chapter 230, Article XIV, of the Township Zoning Ordinance.

At the conclusion of the hearing, the Board will consider approval of the application, unless it deems additional time is required for consideration and discussion, in which case it will hold a continued public hearing at another meeting at an announced date and time for that purpose.

The application is on file in the Planning and Zoning Office at the Township Building and may be inspected by appointment. The public is invited to attend the hearing and will be given an opportunity to provide comments regarding the application. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service, or other accommodations to participate, should contact the township office at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, June 23, 2025, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a public hearing to consider the Conditional Use Application of Nicole Salas ("Applicant") for the property located at 1008 Upper State Road, North Wales, Montgomery Township, tax parcel numbers 46-00-01138-00-4 and 46-00-01135-00-7, in the BP-Business Office and Professional District ("Property"). The Applicant seeks to permit the operation of an Animal Hospital on the Property ("Application"), which is permitted in the BP Zoning District when approved by conditional use pursuant to Section 230-80.A and Table 230-A of the Township Zoning Ordinance, as amended by Ordinance 25-346. At the conclusion of the hearing, the Board will consider approval of the Application, unless it deems additional time is required for consideration and discussion, in which case it will hold a continued public hearing at another meeting at an announced date and time for that purpose.

The Application is on file at the Planning and Zoning Office at the Township Building and may be inspected by appointment. The public is invited to attend and will be given an opportunity to provide comments regarding the Application. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

BUILD TO SUIT

SALE / LEASE

1 · 10,000 SF SINGLE STORY BLDG.
2 · 7,500 SF TWO STORY BLDGS.
2± ACRES / ZONED BP
LAND LEASE AVAILABLE



REALTY GROUP
SUPREME

Jim Dietrich

267-767-0605

484-531-7300

C-25-001

ZONING NOTICE

NICOLE SALAS

A VETERINARIAN

**SURGICA ANIMAL
HOSPITAL**

1008 UPPER STATE ROAD

7:00

**JUNE 13,
2025**

ZONING NOTICE

NICOLE SALAS

has appealed to the BOARD OF SUPERVISORS for con-

sideration of **A VETERINARIARY**

**SURGICAL ANIMAL
HOSPITAL**

at **1008 UPPER STATE ROAD**

The BOARD OF SUPERVISORS under authority of
the MONTGOMERY TOWNSHIP ZONING ORDINANCE
invites all interested parties to appear and be heard at a

PUBLIC HEARING to be held in the Montgomery Township

Building located at 1001 Stump Road, on **JUNE 23,**

at **7:00** p.m.

2025

THIS ZONING NOTICE must be displayed in a conspicuous
place in FRONT of the premises PLAINLY VISIBLE TO
PASSERSBY and kept there for the Seven Days preceding
the PUBLIC HEARING. The applicant is responsible for
the maintenance of this notice and should it be destroyed or
removed, must immediately obtain another copy.



Zoning Officer

FOR LEASE
1-2 SINGLE STORY BLDG.
2-7,500 SF TWO STORY BLDGS.
2+ ACRES / ZONED BP
LAND LEASE AVAILABLE

ONE REALTY GROUP
Jim Dietrich
267-767-0605
484-531-7300



C-25-001
ZONING NOTICE
NICOLE SALAS
has appeared before the BOARD OF SUPERVISORS for the
A VETERINARY
SURGICAL ANIMAL HOSPITAL
1008 UPPER STATE ROAD
THE BOARD OF SUPERVISORS shall authority of
the MONTGOMERY TOWNSHIP ZONING ORDINANCE
to hear all interested parties to appear and be heard on a
PUBLIC HEARING to be held in the Montgomery Township
Building located at 1000 Ridge Road on **JUNE 23, 2016**
7:00
THIS ZONING NOTICE must be displayed in a conspicuous
place in front of the premises PLACED IN THE
conspicuously and kept there for the Board of Supervisors
the PUBLIC HEARING. The applicant is responsible for
the maintenance of this notice and should it be damaged or
removed, more notices must be posted.

No. C-25-001 6/23 2025

ZONING NOTICE

NICOLE SALAS

has appealed to the BOARD OF SUPERVISORS for consideration of A VETERINARY

SURGICAL ANIMAL HOSPITAL

at 1008 UPPER STATE ROAD

The BOARD OF SUPERVISORS under authority of the MONTGOMERY TOWNSHIP ZONING ORDINANCE invites all interested parties to appear and be heard at a

PUBLIC HEARING to be held in the Montgomery Township Building located at 1001 Stump Road, on **JUNE 23, 2025**

at 7:00 p.m.

THIS ZONING NOTICE must be displayed in a conspicuous place in FRONT of the premises PLAINLY VISIBLE TO PASSERSBY and kept there for the Seven Days preceding the PUBLIC HEARING. The applicant is responsible for the maintenance of this notice and should it be destroyed or removed, must immediately obtain another copy.



Zoning Officer

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 11

SUBJECT:	Review of Zoning Hearing Board Applications
MEETING DATE:	June 23, 2025
BOARD LIAISON	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Zoning Officer

BACKGROUND:

Included in your packet is a summary of the applications before the Zoning Hearing Board for their July 2, 2025 meeting.

Potential Action of the Board:

The Board may remain neutral on the application 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: [July 2, 2025 - 6:30 pm](#)

The agenda for the scheduled hearing is as follows:

1. **Application #25060003 – Rosenberger & Zuck / 131 Shady Lane** - The applicants own and occupy the two-story single family home on a 20,007 sq ft lot within the R-2 residential zoning district. The applicant proposes 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.
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.
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 (space# 1111). 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.

****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 #12

SUBJECT:	Lloyd Industries 231 Commerce Drive LDS-23-008
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

William P. Lloyd has submitted a land development application to expand the existing 35,328 square foot fire damper warehouse and manufacturing facility, at 231 Commerce Drive, to add a 10,150 square foot addition on the southeast corner of the building. The addition is proposed to support current staff with no additional water connections needed or sewage flows anticipated. The plan includes stormwater management facilities and re-striping of the existing parking lot but does not include any paving or expansion of the lot. The property is located in the LI Limited Industrial zoning district.

Township staff and consultants, as well as the County Planning Commission, have had the opportunity to review the details of the application and the corresponding review letters, comments, and waiver requests are in your packet.

The application was presented and reviewed by the township Planning Commission at their May 15, 2025 public meeting. The draft minutes of that meeting are also included in your packet.

If the Board chooses to grant this land development plan approval, they will need to do so by adopting a resolution which has been drafted by the Township Solicitor's office. The requested waivers are for consideration by the Board.

MOTION/RESOLUTION:

MOTION to adopt Resolution No. 2025-12 approving the land development application of Lloyd Industries, with requested waivers, submitted by William P. Lloyd.

1. Motion by: _____ Second by: _____
2. Chairwoman will call for public comment.
3. Chairwomen will call for vote.

RESOLUTION 2025-12

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR 231 COMMERCE DRIVE FOR A
10,150 SQ.FT. WAREHOUSE BUILDING EXPANSION**

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Montgomery Township Board of Supervisors to regulate subdivisions and land developments within the Township; and

WHEREAS, Montgomery Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents; and

WHEREAS, William P. Lloyd (“Applicant”), is the legal owner of the current 3.4 acre parcel with a street address of 231 Commerce Drive, Montgomery Township, Montgomery County, Pennsylvania in the Township’s Limited Industrial-LI Zoning District, more specifically identified as Montgomery County Parcel Number 46-00-00544-07-6 and currently containing an existing 35,328 square foot fire damper plant and associated improvements (the “Property”);

WHEREAS, the Applicant is proposing to expand the fire damper plant with a 10,150 square foot addition on the southeast corner of the building. The addition is proposed to support current staff with no additional water connections needed or sewage flows anticipated. Along with the building addition, the land development application proposes to construct a stormwater management basin at the southeastern tip of the property and to restripe existing parking areas accessible from Commerce Drive. (“Project”);

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project prepared by R.L. Showalter & Associates, LLC, dated November 25, 2024 and last revised March 24, 2025; a Stormwater Management Facility and Erosion & Sedimentation Report prepared by R.L. Showalter & Associates, LLC, dated November 12, 2024 and last revised March 24, 2025; Drainage Area Plans prepared by R.L. Showalter & Associates, LLC, dated November 25, 2024 and last revised March 24, 2025; and a Firetruck Circulation Plan prepared by R.L. Showalter & Associates, LLC, dated November 25, 2024 and last revised March 24, 2025 (collectively, the “Plan”);

WHEREAS, the Montgomery Township Planning Commission and Montgomery County Planning Commission have reviewed the Plan and recommend the Project subject to their comments;

WHEREAS, the Applicant now desires the Township approve the Plan pursuant to Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED by the Montgomery Township Board of Supervisors, that the Plan is **APPROVED** subject to the following conditions:

A. Conditions of Plan Approval.

1. The Applicant must ensure that the Plan, and all other associated plans submitted for the Project, address any outstanding comments in the May 6, 2025 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions) and the comments and recommendations in the May 6, 2025 Gilmore & Associates, Inc. Accessibility Review Letter. Further, the Applicant shall comply with future review letters related to future Plan revisions made in response to prior comments, unless an associated waiver is granted, to the reasonable satisfaction of the Township Engineer.
2. The Applicant must comply with and address any outstanding comments in the April 23, 2025 Zoning Review Letter to the reasonable satisfaction of the Township Zoning Officer.
3. The Applicant must comply with and address any outstanding comments and conditions in the April 29, 2025 Montgomery Township Department of Fire Services review letter to the reasonable satisfaction of the Township Fire Chief.
4. The Applicant must comply with and address any outstanding comments and conditions in the September 21, 2023 Montgomery Township Police Department review letter to the reasonable satisfaction of the Township Police Chief.
5. The Applicant shall comply with the recommendations of the Montgomery Township Planning Commission and Montgomery County Planning Commission to the satisfaction of the Montgomery Township Director of Planning & Zoning.
6. A subsequent recordable final plan shall be submitted for internal Township review that addresses all Township review letter requests, further Plan details and clarifications, or revisions based upon the terms of this Resolution.
7. Applicant must comply with any applicable requirements of the Montgomery County Conservation District, Pennsylvania Department of Environmental Protection ("PaDEP"), Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDot), United States Environmental Protection Agency, the Montgomery Township Municipal Sewer Authority ("MTMSA"), the North Wales Water Authority, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits from such agencies, or enter into any required agreements such agencies require, before the Plan is recorded.
8. Unless otherwise specified herein, the conditions of this Resolution, including the payment of all required fees set forth herein, must be satisfied before the issuance of a building permit for the Project. The Applicant understands that building permits will not be issued until all fees required to be paid under this Resolution have been paid.

9. Applicant must complete and record all required easements and/or maintenance agreements or declarations, including, but not limited to: 1) a stormwater management facilities operation and maintenance agreement (requiring, in part, perpetual maintenance of all stormwater management facilities installed according to the Plan by the landowner of the Property), and 2) a landscaping declaration of covenants and restrictions (requiring, in part, perpetual maintenance of all trees and plantings installed according to the Plan by the landowner) in forms reasonably satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements.
10. Prior to recording the Plan, the Applicant shall execute a Land Development and Financial Security Agreement to guarantee the installation of all public improvements associated with the Project ("Improvements") as drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.
11. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other improvements designated by the Township Engineer.
12. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings and certain Improvements. If the end of maintenance period for trees and other plantings is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code to permit proper inspections, the Applicant agrees that the maintenance period shall be extended to comply with the code requirement and the appropriate financial security shall remain with the Township for such plantings. Furthermore, the financial security for any such maintenance

period shall provide that, pursuant to Section 205-49 of the Montgomery Township Code, a final inspection of all trees, plantings, and landscaping materials (“collectively, “Landscaping”) shall be performed when Landscaping plant materials are in full leaf only (May 1st through November 15th), and that the letter of credit or bond, as it pertains to the Landscaping, shall be extended to May 15th should the letter of credit or bond expire after November 15th without the Landscaping obtaining an approved, final inspection by the Township prior to November 15th, and shall be extended for thirty (30) days if a request for a final inspection is made after May 1st.

13. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.
14. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in the Land Development and Financial Security Agreement, for the reimbursement of the Township’s reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the Project, in accordance with the Pennsylvania Municipalities Planning Code. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs, with such charges being deducted from the Applicant’s escrow. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and Project.
15. A note shall be included on the Plan listing any waivers granted by the Board of Supervisors.
16. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
17. The Township has identified an existing stormwater runoff condition at the Commerce/Domorah driveway which sometimes results in standing stormwater at the driveway, which Applicant believes can be remedied through a modest regrading in the immediate vicinity of the driveway. Should the Township Engineer determine that the proposed regrading will address the condition, the regrading shall be depicted on the Plans, to the satisfaction of the Township Engineer, and shall be installed as part of the Project, and the costs related thereto shall be considered an Improvement subject to a land development escrow and stormwater maintenance agreement. Should the Township Engineer determine that the proposed regrading will not sufficiently address the condition and that a larger improvement project is necessary, Applicant shall cooperate with the Township and adjoining property owners, if any, in the design and installation of an improvement project, and shall pay its proportionate share thereof.

18. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

B. Waivers. The Applicant has requested the following waivers from the Township's Subdivision of Land Chapter pursuant to a written waiver request. An indication that a waiver was granted reflects that the Township has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the Township Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver after the Township has executed this Resolution shall be interpreted to mean that the waiver was granted, unless the minutes of the associated Township meeting reflect otherwise:

1. From Section 205-22.A, to not provide sidewalk along the Commerce Drive frontage. The waiver is hereby:
Granted _____ Denied _____
2. From Section 205-17.D, to not provide concrete curbs along the Commerce Drive frontage. The waiver is hereby:
Granted _____ Denied _____
3. From Section 205-17.A(7), to allow wheel stops in lieu of bollards spaced 5 feet apart. The waiver is hereby:
Granted _____ Denied _____
4. From Section 205-18.D(3)(d), to allow basin slopes of 3:1. The waiver is hereby:
Granted _____ Denied _____
5. From Section 205-18.D(3)(e), to not require a sloped basin bottom to address water quality requirements. The waiver is hereby:
Granted _____ Denied _____
6. From Section 205-18.D(3)(f), to allow the stormwater management facility design to be based on the proposed impervious area only (62.7% instead of required 65%), but if additional impervious areas are proposed in the future, additional stormwater facilities will be required. The waiver is hereby:
Granted _____ Denied _____

7. From Section 205-102.A, to not require a traffic study. A trip generation letter, dated May 1, 2025, prepared by Horner & Canter Associates has been provided in lieu of a traffic study. The waiver is hereby:

Granted _____ Denied _____

8. From Section 205-18.D(4)(d), to not require a fence around the stormwater management facility allowing easier access to the basin, when the maximum water depth in the basin is 2.53 feet and the Property is surrounded by other industrial properties. The waiver is hereby:

Granted _____ Denied _____

9. From Section 205-49.C, to not require landscape plans to be prepared by a registered landscape architect, as all outstanding landscape review comments have been addressed on the current plans other than re-locating one tree, which will be addressed prior to final plan recording. The waiver is hereby:

Granted _____ Denied _____

10. From Sections 205-75 & 205-76, to not require separate preliminary and final land development plans, but to combine preliminary and final plans. The waiver is hereby:

Granted _____ Denied _____

11. From Sections 205-78.B & 205-78.C(1)(f), to not require existing features within 400 feet to be shown on the Plans. The waiver is hereby:

Granted _____ Denied _____

This Resolution shall bind the Applicant, and the Applicant's successors and assigns. This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution, and the approvals/waivers and conditions contained herein, shall be rescinded automatically and deemed denied upon Applicant's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's signature below. The Applicant understands that accepting the Plan conditions and failing to appeal any conditions, as drafted, within thirty (30) days of the approval date set forth below shall serve as a waiver of any such right to appeal and an acceptance of all conditions that, where applicable, shall bind future owners of the Property. The Applicant agrees that the interpretation of any conditions in this Resolution, if later challenged, shall be interpreted in favor of the Township.

RESOLVED AND APPROVED this 23rd day of June, 2025.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Audrey R. Ware-Jones, Chair of the
Montgomery Township Board of Supervisors

ACCEPTANCE OF CONDITIONS:

APPLICANT/LANDOWNER:

I, William P. Lloyd, being the Applicant and Landowner, does hereby acknowledge and accept the approval for the Plan issued by the Montgomery Township Board of Supervisors and accept the conditions contained therein, including conditions contained therein as such conditions impact and will covenant the Property, as recited above. By signing this Resolution, I am signifying acceptance of the conditions contained herein.

APPLICANT/LANDOWNER: William P. Lloyd

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____

~~March 25, 2025~~
June 10, 2025

Marianne McConnell
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**& R.L. Showalter
Associates**
Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990



Reference: Lloyd Industries, LLC
231 Commerce Drive
T.M.P. #46-00-00544-07-6
Montgomery Township, Montgomery County, PA
R.L. Showalter & Associates Job Number 2024-119

Dear Marianne McConnell,

Waivers of the following requirements are requested for the above referenced project:

1. 205-17.a.7 - to allow wheel stops in lieu of bollards spaced 5 feet apart.
2. 205-18.d.3.d - to allow basin slopes of 3:1.
3. 205-18.d.3.e - to not require a sloped basin bottom to address water quality requirements.
4. 205-18.d.3.f - to allow the stormwater management facility design to be based on the proposed impervious area only.
5. 205-18.d.4.d - to not require a fence around the stormwater management facility.
6. 205-49.c - to not require landscape plans to be prepared by a registered landscape architect.
7. 205-75 & 205-76 - to not require separate preliminary and final land development plans.
8. 205-78.b & 205-78.c.1.f - to not require existing features within 400 feet to be shown.
9. 205-102.a - to not require a traffic study.
10. 205-17.D - to not require concrete curbs
11. 205-22 - to not require sidewalks

Please let us know if you any need additional information.

Very truly yours,

Wayne Kiefer, P.E.

cc: William Lloyd
James P. Dougherty, P.E.
Amea Farrell

Engineers

Planners

Surveyors



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 6, 2025

File No. 2023-09025

Marianne McConnell, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application (LD-23-008)
231 Commerce Dr., Lloyd Industries, Inc. Warehouse Expansion
Tax Map Parcel Number: 46-00-00544-07-6; Block 18A, Unit 9

Dear Marianne:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary/final land development application referenced above.

- A. Preliminary/Final Land Development Plans for Lloyd Industries, Inc. Warehouse Expansion (13 Sheets), prepared by R.L. Showalter & Associates, LLC, dated November 25, 2024, and last revised March 24, 2025.
- B. SWM & E&S Report, prepared by R.L. Showalter & Associates, LLC, dated November 12, 2025, and last revised March 24, 2025.
- C. Drainage Area Plans, R.L. Showalter & Associates, LLC, dated November 25, 2024, and last revised March 24, 2025.
- D. Fire Truck Circulation Plan, prepared by R.L. Showalter & Associates, LLC, dated November 25, 2024, and last revised March 24, 2025.
- E. Comment Response Letter, R.L. Showalter & Associates, LLC, dated March 26, 2025.
- F. Waiver Request Letter, R.L. Showalter & Associates, LLC, dated March 25, 2025.

The subject 3.4-acre parcel is within the Limited Industrial (LI) Zoning District and is used as a manufacturing and warehousing facility by Lloyd Industries, Inc. The owner and applicant, William Lloyd, proposes a 10,000 square foot building expansion along with stormwater management facilities. The plan includes re-stripping of the existing parking lot but does not include any paving or expansion of the lot. The plans indicate that the number of employees is not proposed to change.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

PLANNING REVIEW

1. Use

- a. As per ZO Section 230-103.A, the manufacturing use is permitted within the LI Zoning District.

2. Existing Conditions and Surrounding Land Uses

- a. The site is currently industrial and contains one 35,000 +/- square foot building with associated off-street parking.

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

- b. The site is located in the LI Limited Industrial District and has frontage along Commerce Drive.
- c. The site is surrounded by industrial uses.
- 3. Consistency with the Comprehensive Plan
 - a. As per the 2022 Comprehensive Plan Update the property is identified as industrial. The Future Land Use Plan identifies the property as industrial. The proposed building addition is generally consistent with the Montgomery Township Comprehensive Plan.
- 4. Traffic and Pedestrian Circulation Patterns
 - a. The existing industrial use has access from Commerce Drive. No new access drives are proposed.
 - b. There are no existing pedestrian walkways along the frontage of the site on Commerce Drive. The plans do not propose any pedestrian improvements.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

- 5. §205-49.C requires that landscape plans be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. A waiver has been requested.
- 6. §205-51.A(18) at the time of final landscape plan submission, a detailed cost estimate shall be provided for all proposed landscaping and shall include costs for materials, labor and guaranty. The response letter from R.L. Showalter & Associates dated March 26, 2025, indicates that this information is to be provided under separate cover.

LIGHTING REVIEW

- 7. The application does not include changes to existing lighting, nor do they propose any new site lighting.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

- 8. §205-10.H(6)(c) –The Township Fire Department should review the plans to determine if adequate fire access is provided. **The Applicant indicates that the Township Fire Marshal has given preliminary approval pending “No Parking” striping. Correspondence from the Fire Marshal should be submitted indicating approval of the current design.**
- 9. §205-102A – A traffic management study shall be submitted for all commercial, office, industrial, institutional, or other nonresidential uses requiring subdivision or land development approval. We note the applicant is requesting a waiver. As previously noted, a trip generation letter for the proposed 10,150 square footage expansion is recommended at a minimum. A qualified traffic engineer should provide a trip generation letter using the ITE Trip Generation Manual methodology. **The Applicant indicates that a trip generation letter will be provided by the traffic engineer under separate cover.**

General

- 10. Verify the slope shown within the southernmost gore area on the ADA Parking Stall Grading Detail. It is shown as 3.7%, but it is calculated as 0.1% based on the spot elevations and width of the space. Revise the spot elevation or slope accordingly.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

- 11. §230-139 – Existing nonconformities are noted on the plans: minimum yard abutting the street (§230-116.B(2), and parking setback from the side or rear yard (§230-117). The proposed development of the lot does not appear to alter these nonconformities.

Subdivision and Land Development Ordinance (Chapter 205)

12. §205-17.A(7) – Where parking spaces abut and are perpendicular to paved walkways the design shall provide for placement of bollards spaced five feet on center, a minimum of 16 inches from the front face of the curb, edge of parking space across the width of all the parking spaces. Bollards are required at the accessible parking spaces abutting the walkway. We recommend that the bollards be incorporated into the required accessible parking signage. The Applicant is requesting a partial waiver to allow for bollard sign posts and wheel stops in lieu of bollards spaced at 5-foot intervals.
13. §205-18.D(3)(d) – The side slopes of detention basins shall not exceed 4H:1V to permit ease of maintenance. The basin side slopes appear to be 3H:1V. A waiver has been requested to permit steeper side slopes at 3:1. We note the basin will be maintained by the property owner.
14. §205-18.D(3)(f) – Stormwater management facilities must be designed for the greater of either the total impervious cover or the maximum impervious cover ratio permitted in the zoning district. The proposed impervious cover ratio is 62.3 % and the maximum allowable in this district is 65%. A waiver is requested to allow the stormwater facility to be designed based on the proposed impervious coverage (62.7%) rather than the maximum permitted impervious cover.
15. §205-18.D(4)(d) – A minimum 4-foot high fence shall be provided around the top of the proposed basin. The Applicant has requested a waiver from this requirement to allow for easier access to the basin for maintenance.
16. §205-22 & §205-17.D – The Board should determine if curb and sidewalk are required. We note that curb exists at the cul-de-sac. Sidewalk is not present on this property nor in the general area surrounding this property.
17. §205-29 – The limit of disturbance is greater than 5,000 sf feet. The E&S plan shall be reviewed by the Montgomery County Conservation District. The Applicant will provide an MCCD Adequacy Letter once received.
18. §205-75 & 76 – The applicant has requested a waiver to allow concurrent review and approval of the preliminary and final land development plan rather than separate preliminary and final land development plans and proposed roof drains shall be depicted.
19. §205-78.B & §205-78.C(1)(f) – Existing features within 400 feet of the subject property are required to be shown on the plans. If a waiver from this requirement is considered we recommend the following be shown on the plans: existing and proposed water service and main, sanitary sewer service and main, storm sewer, and roof drains. The Applicant has requested a waiver from this section.
20. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of any and all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.

Stormwater Management Ordinance (Chapter 206)

21. §206-17 – The applicant is using non-structural BMPs to meet the volume control requirements. The proposed areas of amended soils and tree protection shall be shown on a sheet that will be recorded. The maintenance of these areas shall be included in the stormwater operation and management agreement.
22. §206-33, 34, 35, & 36 – The applicant shall enter into a stormwater operation and management agreement. The agreement shall be to the satisfaction of the Township Solicitor and shall be recorded.

General

23. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
24. An existing water meter is shown on the existing conditions plan near the southern side yard. The meter may require removal or relocation if it is still active based on the current basin layout.

25. The red maple proposed to be located near the basin emergency spillway should be located away from the flow path.
26. The stormwater management design includes that the runoff from the roof is conveyed to the proposed basin. The plans show roof drain locations but not piping to the basin. It shall be noted on the plans that runoff from the roof is to be conveyed to the basin.
27. Based on reports from the Township, runoff at the driveway causes an icing issue in the winter. It is our understanding that efforts have been made by the applicant to address the issue, but it persists. We recommend that the applicant consider additional measures to prevent the icing issue.
28. Site Accessibility review will be provided under separate cover.

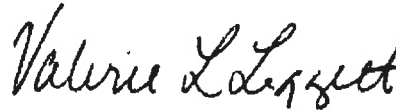
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

If you have any questions regarding the above, please contact this office.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
Gilmore & Associates, Inc.



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



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

JSG/VLL/DAD/JPD/si

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
William P. Lloyd – Lloyd Industries, Inc.
Wayne Kiefer, P.E. – R.L. Showalter & Associates, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 6, 2025

File No. 2023-09025

Marianne McConnell, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application (LD-23-008)
231 Commerce Drive, Lloyd Industries, Inc. Warehouse Addition
Tax Map Parcel Number: 46-00-00544-07-6

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Preliminary/Final Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Lloyd Industries, Inc. Warehouse Addition (13 Sheets), prepared by R.L. Showalter & Associates, LLC, dated March 24, 2025

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC) and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. ICC §§403 & 502.5 – Revise the plans to address the attached markup of the Grading & Drainage Plan, Sheet 8.
2. IBC §§1111.1 & 1111.2.1 – Revise the plans to show where the accessible entrance identification and inaccessible entrance directional signs required by these sections will be located. Add related sign details to the plans.

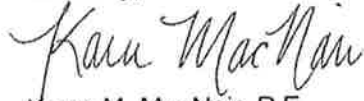
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

If you have any questions regarding the above, please contact this office.

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

Sincerely,



Karen M. MacNair, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMM/

Enc: as referenced

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
William P. Lloyd, Lloyd Industries, LLC – Applicant/ Owner
Wayne R. Kiefer, P.E., R.L. Showalter & Associates, Inc. – Design Engineer
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

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MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-1560
email: wwiegman@montgomerytp.org
www.montgomerytp.org

William Wiegman
FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR

FIRE MARSHALS OFFICE:
215-393-6936

April 29, 2025

Marianne J. McConnell

Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Lloyd Industries Expansion

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Lloyd Industries Expansion.

Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: This section has been addressed as of dated plan 11-25-25**
2. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

COMMENT: Shall keep side lot open to at least 26' wide for emergency access to rear of building and marked. See attachment for location. There shall be additional no parking signs located to the rear of the building along the blacktop property line that runs the full length. This would be the southwest location.

3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. **COMMENT: Shall provide truck turning template of MTFD ladder truck maneuvering around building. This section has been addressed as of dated plan 11-25-25**
4. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **Comment: This section has been addressed as of dated plan 11-25-25**
5. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height. **Comment: This section has been addressed as of dated plan 11-25-25**
6. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. **Comment: This section has been addressed as of dated plan 11-25-25**

GENERAL COMMENTS

7. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
8. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.
9. All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location. **Comment: The new expansion shall be fully sprinklered and tied into the existing system.**

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

X  _____

Reviewed by:
John Scheiter
Assistant Chief / Deputy Fire Marshal



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

To: Marianne J. McConnell
Director of Planning and Zoning

From: J. Scott Bendig *JSB*
Chief of Police

Date: September 21, 2023

Re: LD-23-008
Lloyd Industries
Commerce Drive

A review of the above-referenced land development application was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

ZONING REVIEW – Lloyd Industries / 231 Commerce Drive

DATE: April 23, 2025 (plans dated September 1, 2023 last revised March 24, 2025)
 PROJECT NAME: Lloyd Industries, Inc. Warehouse Expansion (10,150 sf building expansion)
 LOCATION: 231 Commerce Drive
 ZONING DISTRICT: LI – Limited Industrial
 PROPOSED USE: Manufacturing and Warehousing

	Required	Proposed
USE	Permitted	Manufacturing and Warehouse
MIN LOT SIZE	1 acre	3.4 acres
BUILDING HEIGHT	30 ft	30 ft
SETBACKS (2 or more acres)		
front	100 ft	100 ft
side	25 ft	60.3 ft
side aggregate* 230-116B(2)	100 ft	124.4
side abutting street	100 ft	34.7 (drive access) – Not applicable
rear	50 ft	84.9 ft
PARKING SPACES	25 (1 per 3 employees)	49
ON-SITE PARKING/LOADING* 230-117A	Min 10 feet side boundary line	0 ft*
BUILDING HEIGHT	30 ft	30 ft
BUILDING COVERAGE	Max 40%	29.8%
IMPERVIOUS COVERAGE including building coverage	Max 65%	62.3%
GREEN AREA	Min 35%	37.8%
LANDSCAPING	Min 25 feet width, min 50 feet width abutting residential	50 feet

ADDITIONAL COMMENTS:

- *Existing non-conformity (on-site parking / side aggregate)
- Must show compliance with regulations set forth in Sections 230-104 through 230-113 including but not limited to dust, noise, smoke, odors, outdoor storage and waste disposal.
- 75 employees are noted on sheet 6 of the plan, providing 49 parking spaces. Is there shift work or are all 75 employees on site during the same business hours?
- A shared access agreement, between the owners of 231 and 220 Commerce Drive, should be pursued and recorded so that there is something on record, in case the ownership of the properties should change in the future.



 Zoning Officer

4/23/25

 DATE

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 21, 2023

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #23-0175-001
Plan Name: Lloyd Industries Fire Damper Fabrication Plant Expansion
(1 lot, approximately 3.4 acres)
Situate: 231 Commerce Drive, near Enterprise Drive
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 1, 2023. We forward this letter as a report of our review.

BACKGROUND

William P. Lloyd has submitted a land development to expand their existing 35,328 square foot fire damper plant at 231 Commerce Drive with a 10,150 square foot addition on the southeast corner of the building. The addition is proposed to support current staff with no additional water connections needed or sewage flows anticipated. Along with the building addition, the land development application proposes to construct a stormwater management basin at the southeastern tip of the property and to restripe existing parking areas accessible from Commerce Drive. The property is located in the LI Limited Industrial zoning district and will continue to comply with all zoning requirements.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this development as part of the "Business Area" covering the Route 309 corridor south of Route 202. The plan also encourages development and transformative investment where infrastructure already exists, as well as supporting businesses that want to expand in the county. We believe that the conditional use application is compliant with *Montco 2040*.



Montgomery Township's 2022 Comprehensive Plan's Future Land Use map has this site located in the Industrial area. As noted by the plan, "future redevelopment of the Industrial area should consist of high-quality, well-planned, well-landscaped industrial/business facilities while minimizing land use impacts on surrounding areas". We largely believe that this proposal is generally compatible with the 2022 Comprehensive Plan, but will note our review comment to meet the "well-landscaped" goal.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's land development proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

LANDSCAPING

We appreciate the development's proposal to restripe the parking lot to create formalized general and handicapped-accessible parking spaces as well as a cohesive path for traffic to access the loading docks of the building. We would recommend that the Township and applicant work together to add as much green landscaping as possible in the parking lot, especially in the areas currently shown as gore striping. There are certain areas that should need to remain paved in order to accommodate wider truck wheel bases, but especially with the gore striping near the driveway throat and in the western corner away from the building, plantings or trees could be introduced to help shade parts of the parking lot.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives for institutional development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0175-001) on any plans submitted for final recording.

Sincerely,



Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: William P. Lloyd, Applicant
Thomas Knab, Renew Design, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

PROPOSED IMPROVEMENTS

1. ADDITION OF 10,000 SQ. FT. TO EXISTING BUILDING.

2. RENOVATION OF EXISTING BUILDING.

3. IMPROVEMENT OF SITE DRAINAGE.

4. IMPROVEMENT OF SITE ACCESS.

5. IMPROVEMENT OF SITE LIGHTING.

6. IMPROVEMENT OF SITE FENCING.

7. IMPROVEMENT OF SITE LANDSCAPING.

8. IMPROVEMENT OF SITE UTILITIES.

9. IMPROVEMENT OF SITE PAVING.

10. IMPROVEMENT OF SITE SECURITY.

11. IMPROVEMENT OF SITE MAINTENANCE.

12. IMPROVEMENT OF SITE SAFETY.

13. IMPROVEMENT OF SITE ENVIRONMENT.

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26. IMPROVEMENT OF SITE TEAMWORK.

27. IMPROVEMENT OF SITE COMMUNICATION.

28. IMPROVEMENT OF SITE COOPERATION.

29. IMPROVEMENT OF SITE COMPASSION.

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Aerial – 231 Commerce Drive, Montgomery Township



**Lloyd Industries Fire Damper
Fabrication Plant Expansion**
MCPC# 230175001

Montgomery
County
Planning
Commission

Site: 231 Commerce Drive, Montgomery Township, PA 19136
Project: Fire Damper Fabrication Plant Expansion
Submitted: 09/15/2023
Reviewed: 09/21/2023
Status: Pending

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Montgomery Township
Planning Commission Meeting Minutes
May 15, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, May 15, 2025. The members of the Planning Commission in attendance included: Tom Borghetti, Rutuke Patel, Leon McGuire, and Jay Glickman. Also present: James Gallagher, Township Solicitor; 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 Jay Glickman and seconded by Rutuke Patel, to approve the minutes of the February 20, 2025 meeting. All in favor.

Proposed Electric Vehicle Ordinance (Chapter 230, Article XXI Miscellaneous Provisions)

Fire Chief Bill Wiegman addressed the commission to give an overview of the proposed ordinance. Chief Wiegman explained that Marianne McConnell had met with Fire Department officials to draft the ordinance with the intent of protecting the residents, businesses and fire fighters in dealing with electric vehicle charging stations and energy storage systems. Chief Wiegman stated that the ordinance will prohibit energy storage systems installed in basements. The proposed ordinance further provides requirements for placement of level 2, 3, and 4 electric vehicle charging stations, and energy storage systems. Jay Glickman questioned if specific criteria, mentioned in the comments of the county planning commission, would be incorporated into the proposed ordinance. Ms. McConnell stated that the proposed ordinance will not contain specific criteria, but rather will contain a statement that permitting requirements must comply with all requirements of the International Building Code. This will eliminate the need to update the ordinance whenever the building code requirements are updated. Chief Wiegman agreed. Rutuke Patel questioned why energy storage systems are prohibited only in basements and not in other areas. Chief Wiegman replied that lack of ventilation in basements, particularly on commercial properties, was the reason for the prohibition, with thermal run away the major concern. Mr. Patel stated that his garage heats up quickly in the summertime and most residential garages do the same. Chief Wiegman replied that residential garages have a higher fire rating than the rest of the house and battery storage is not a major issue in residential garages. Tom Borghetti questioned if certain construction types would provide more protection than what is required by code. Chief Wiegman stated that non-combustible or fireproof construction provides the best protection. Chief Wiegman went on to explain the need for setback requirements relating to placement of charging stations in parking garages so that egress is not limited in an emergency. The storage of batteries was also discussed. Chief Wiegman explained that the proposed ordinance provides

requirements that all batteries, when separate from a vehicle, be stored in an appropriate container/enclosure and location. He concluded by stating that the proposed ordinance will reduce fire risk to residents, businesses and fire fighters dealing with electric vehicle chargers and energy storage systems. Ms. McConnell asked for public comments and there was none. Leon McGuire stated that the proposed ordinance was in the best interest of the township and the other commission members agreed. Upon motion by Jay Glickman, and second by Leon McGuire, the Planning Commission recommended that the Board of Supervisors enact proposed Ordinance 25-348, the Electric Vehicle Ordinance. All in favor.

Conditional Use Application C-25-001 Salas Animal Hospital – 1008 Upper State Road

Christen Pionzio, attorney for the applicant, addressed the commission to discuss the conditional use application of Nicole Salas, for a surgical services veterinary hospital at 1008 Upper State Road. Also in attendance in support of the applicant was Tom Knab, of Bohler Engineering. Ms. Pionzio stated that the Board of Supervisors had enacted a Zoning Code Text Amendment, in January, 2025, to allow an animal hospital, by conditional use, in the Business Professional District. The site conforms with the requirements of an animal hospital at this location being 1.67 acres, with a proposed 10,000 square foot veterinary hospital. Ms. Pionzio further stated that the development will meet all the requirements of the ordinance and there will be no undue tax on fire, police, sewer service, or water service. Ms. Pionzio explained that emergency vehicles will have ample area to move around within the site and a PennDOT Highway Occupancy permit will be forthcoming. The hours of operation will be by appointment only, Monday through Friday, 8 a.m. to 6 p.m. There will be limited staff on-site during weekends to oversee veterinary patients who will be staying overnight. Ms. McConnell invited Ms. Salas to describe the proposed business. Ms. Salas stated that this will be the first surgical and diagnostic veterinary center in Montgomery County offering surgery, x-rays, and CT scans. This hospital will be designed to have a home atmosphere and will be less stressful than a typical veterinary emergency center. This won't be an urgent care or emergency facility. Instead, patients will be seen by appointment, mostly by referrals from other veterinarians. Leon McGuire expressed enthusiasm for the project and welcomed Ms. Salas to the township. Tom Borghetti questioned the construction timeline. Ms. Salas replied that the expected land development and construction process will be twelve to fourteen months. Tom Borghetti stated that the proposal was a great use for the property. Mr. Borghetti asked for public comment and there was none. Upon motion by Jay Glickman, and second by Leon McGuire, the commission recommended that the Board of Supervisors approve the conditional use application, subject to compliance with the recommendations of township staff and consultants. All in favor.

Proposed Land Development Application LDS-23-008 Lloyd Industries 231 Commerce Dr.

Attorney Amy Farrell addressed the commission to discuss the proposed land development at the existing Lloyd Industries, located at 231 Commerce Drive. William Lloyd was also in attendance. The application is for a 10,150 square foot addition to the existing 35,328 square foot fire damper manufacturing facility. Ms. Farrell explained that

the addition will provide modern standards and improved manufacturing processes at the facility. There is no increase in staff anticipated and the current parking meets the requirements of the ordinance. Ms. Farrell further stated that the applicant will comply with all review comments of the staff and consultants, with the exception of those covered by the waiver request letter. Tom Borghetti requested a review of the requested waivers. Ms. Farrell responded that waivers are requested as follows:

1. From Section 205-17.a.7. - to allow wheel stops in lieu of bollards spaced 5 feet apart.
 - Bollards have been incorporated into the required signage that is centered on each accessible parking stall.
2. From Section 205-18.d.3.d. - to allow basin slopes of 3:1.
 - The proposed basin will be maintained by the property owner.
3. From Section 205-18.d.3.f. - to allow the stormwater management facility design to be based on the proposed impervious area only (62.7% instead of required 65%). If additional impervious areas are proposed in the future, additional stormwater facilities will be required.
 - Future SWM facilities may be better located in areas other than the currently proposed basin.
4. From Section 205-18.d.4.d. – to not require a fence around the stormwater management facility allowing easier access to the basin.
 - Maximum water depth in the basin is 2.53 feet. Property is surrounded by other industrial properties.
5. From Section 205-49.c. – to not require landscape plans to be prepared by a registered landscape architect.
 - All outstanding landscape review comments have been addressed on the current plans other than re-locating one tree, which will be addressed.
6. From Section 205-75 & 205-76 – to not require separate preliminary and final land development plans.
 - The applicant intends to combine preliminary and final plans.
7. From Section 205-78.b & 205-78.c.1.f. – to not require existing features within 400 feet to be shown on the plans.
 - Any specific information deemed necessary by the reviewing agencies will be provided.
8. From Section 205-102.a – to not require a traffic study.
 - The applicant has requested substituting a trip generation letter, which was provided.

Marianne McConnell noted that the Gilmore review letter of May 6, 2025, mentions in item #16, “The Board should determine if curb and sidewalk are required. We note that curb exists at the cul-de-sac. Sidewalk is not present on this property nor in the general area surrounding this property”. Ms. McConnell suggested adding this item to an updated waiver request letter to comply with the ordinance. Ms. Farrell agreed to this request. Tom Borghetti asked for public comment and there was none.

Upon motion by Jay Glickman, and second by Leon McGuire, the commission recommended that the Board of Supervisors approve the land development application of Lloyd Industries, for an addition to the manufacturing facility at 231 Commerce Drive, subject to compliance with comments of staff and consultants. Waivers to be determined by the Board of Supervisors at the time of land development consideration. All in favor.

Under Public Comment, Susan Emerick, of 1009 Pecan Drive, and other residents of Pecan Drive, addressed the commission with concerns regarding the proposed 4-lot subdivision at Pecan Drive and Beechwood Drive, submitted by Better Living Homes. The residents' major concern was stormwater. Ms. McConnell stated that the proposed plan has not been considered by the Planning Commission, or approved by the Board of Supervisors, but was reviewed by township staff and consultants, and the applicant has not moved forward with revised plans. She advised the residents to check the township website for upcoming planning commission meeting agendas, and/or call the Planning and Zoning office to see if this item is scheduled for consideration by the Planning Commission. Leon McGuire also advised the residents to check the Better Living Homes website.

There being no further business to come before the commission, the meeting was adjourned at 7:45 p.m., upon motion by Jay Glickman and second by Rutuke Patel.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Authorization to Bid the 309 Corridor Traffic Signal Preemption Upgrades
MEETING DATE: June 23, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

Included in the 2025 Budget are upgrades to traffic signal preemption systems, which would convert them from the current less reliable audible system to the more reliable optical system for the safety of emergency responders (Police, Fire and EMS) and motoring public when responding to emergency calls. This is a multiphase/year project and will continue with the upgrades to several intersections along the Route 309 (Bethlehem Pike) corridor as well as Knapp Road and Route 202 Parkway. Competitive bids will be solicited utilizing the PennBid website.

BUDGET IMPACT:

A total of \$100,000.00 was included in the 2025 Capital Investment Plan for the upgrades to the traffic signal preemption systems.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the authorization for the bid advertisement.

MOTION/RESOLUTION:

Motion to authorize the advertisement of the bid for the upgrades to the traffic signal preemption systems utilizing PennBid.

- 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 #14

SUBJECT: Consider Bid Authorization for the Traffic Signal Modernization at Route 309 & the English Village Shopping Center
MEETING DATE: June 23, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

Included in the 2025 Capital Investment Plan is the Traffic Signal Modernization at the intersection of Route 309 and English Village. Gilmore & Associates, the Township Engineer prepared the signal specifications to meet Township requirements, and contractors' bids will be solicited utilizing the PennBid website.

BUDGET IMPACT:

A total of \$695,000.00 has been included in the 2025 Capital Investment Plan for the Traffic Signal Modernization at the intersection of Route 309 and English Village. Additionally, the Township was awarded a grant from PennDOT's Green-Light-Go program in the amount of \$528,260.00.

RECOMMENDATION:

It is recommended the Board of Supervisors approves the authorization for the advertisement of the bid.

MOTION/RESOLUTION:

Motion to authorize the advertisement of the bid for the Traffic Signal Modernization at the intersection of Route 309 and English Village utilizing PennBid.

- 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

SUBJECT:	Proclamation of Parks & Recreation Month and Parks & Recreation Professionals' Day
MEETING DATE:	June 23, 2025
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Included in your packet is a proclamation recognizing July as Parks and Recreation Month and July 18 as Pennsylvania Parks and Recreation Professionals' Day.

MOTION/RESOLUTION:

Motion to adopt the proclamation recognizing July as Parks and Recreation Month and July 18 as Pennsylvania Parks and Recreation Professionals' Day.

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



**Park & Recreation
Professionals Day**
FRIDAY – JULY 18

**Play more.
Love more.**

Proclamation

Recognizing July as Park and Recreation Month and July 18, 2025, as Pennsylvania Park and Recreation Professionals Day

WHEREAS, Parks and Recreation promotes health and wellness, contributes to economic vitality, and fosters community identity through inclusive spaces and programs; and

WHEREAS, Parks and Recreation supports personal growth, lifelong learning, and community connection for all ages and abilities; and

WHEREAS, Parks and Recreation professionals create safe, inclusive spaces, enhancing quality of life and resilience for all residents; and

WHEREAS, July is nationally recognized as Park and Recreation Month, and **Friday, July 18, 2025**, is designated as **Pennsylvania Park and Recreation Professionals Day** by the Pennsylvania Recreation and Park Society to honor their dedication; and

NOW, THEREFORE, the Board of Supervisors of Montgomery Township proclaims:

July as Park and Recreation Month and Friday, July 18, 2025, as Pennsylvania Park and Recreation Professionals Day

in Montgomery Township and encourages all residents to enjoy local parks, thank Parks and Recreation professionals, and celebrate their contributions to the community.

Attest: _____
Audrey R. Ware-Jones, Chairwoman

Carolyn McCreary, Township Manager

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #16

SUBJECT: Support of SEPTA Funding and Maintaining Levels of Service
MEETING DATE: June 23, 2025
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

SEPTA has announced plans to cut service almost 50% and raise fares and an additional 20% due to reduced funding from the state.

North Wales and Lansdale's Borough Councils adopted a resolution asking the state legislature to establish permanent, dedicated, sustainable funding sufficient to restore service for the entire SEPTA network and, ultimately, to expand service and achieve a frequent, safe, reliable system for all riders.

We have been asked by the Transportation Partnership (formerly PTMA) to consider adopting the resolution. If the Board chooses to adopt this resolution it will be sent to our State Senator and State representatives.

MOTION/RESOLUTION:

Motion to adopt Resolution 2025-11 supporting SEPTA funding.

- 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 2025-11 IN SUPPORT OF SEPTA FUNDING

WHEREAS, the Southeastern Pennsylvania Transportation Authority (SEPTA)'s ability to operate safe, frequent, reliable transit service is an invaluable, irreplaceable, and foundational service for MONTGOMERY TOWNSHIP, for MONTGOMERY TOWNSHIP's local economy, and for the ability of MONTGOMERY TOWNSHIP's residents to move around southeastern Pennsylvania; and

WHEREAS, SEPTA transports MONTGOMERY TOWNSHIP residents as they commute to work, visit friends and family, travel to shops and restaurants, and meet their day-to-day transportation needs — while also helping sustain our local businesses by bringing people into MONTGOMERY TOWNSHIP; and

WHEREAS, funding for SEPTA and other transit agencies in Pennsylvania has stagnated while costs have escalated, a situation that threatens to impose service cuts of up to 45 percent and fare increases of over 20 percent on SEPTA riders; and

WHEREAS, these cuts would be devastating to the MONTGOMERY TOWNSHIP community, fundamentally altering the everyday lives of countless MONTGOMERY TOWNSHIP residents, workers, and business owners; and

WHEREAS, the MONTGOMERY TOWNSHIP Board of Supervisors envisions a different future for SEPTA, in which regional, and state policymakers work together to address SEPTA's immediate funding crisis, avert an impending transit disaster, and ultimately rebuild a stronger, more comfortable, more reliable system; and

WHEREAS, the MONTGOMERY TOWNSHIP Board of Supervisors believes it is vital that the Pennsylvania Governor and the General Assembly budget responsibly for transit, and is committed to working together with our local, regional, and state partners to deliver transit solutions that serve our residents and businesses and improve our quality of life;

NOW, THEREFORE, BE IT RESOLVED at the duly convened meeting conducted on this 23rd day of June, 2025, by the MONTGOMERY TOWNSHIP Board of Supervisors:

The MONTGOMERY TOWNSHIP Board of Supervisors strongly supports efforts to establish permanent, dedicated, sustainable funding sufficient to restore service for the entire SEPTA network and, ultimately, to expand service and achieve a frequent, safe, reliable system for all riders.

Audrey R. Ware-Jones, Chairwoman

Annette M. Long, Vice-Chairwoman

Tanya C. Bamford, Member

Beth A. Staab, Member

Candyce Fluehr Chimera, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #17

SUBJECT:	The Wall That Heals – Final Update
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Carolyn McCreary will provide a final update on The Wall That Heals event.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #18

SUBJECT:	Review of Costs Associated with Expansion to a Full Career Fire Department
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Annette M. Long
INITIATED BY:	William Wiegman, Fire Chief and Carolyn McCreary, Township Manager

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. He referenced the proposal for career staffing, which is again included in your packet. This was also presented at the Public Safety Committee meeting in May.

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. Included in the packet is a spreadsheet with a sample of properties in the Township and the effect this proposed millage increase would have on each of them. I have also included a ranking of real estate tax millage by Township that was shared with you as part of the 2025 budget presentation.

STAFF RECOMMENDATION:

Chief Wiegman and I are looking for Board consensus to incorporate this plan and these numbers into the Department's 2026 operating budget and include the proposed millage increase to fund this expansion of emergency services. Final approval would occur as part of the adoption of the 2026 budget and the establishment of the 2026 real estate tax millage.

Board consensus would also give us the green light to continue developing and updating job descriptions and move forward with a recommendation for a feasibility study for the potential building expansion of Battalion 1 at a later date.

Introduction

According to the US Fire Administration, volunteers account for 96.8 percent of firefighters in Pennsylvania, compared to the national average of 70.2 percent. Since the 1970s, Pennsylvania's number of volunteer firefighters has dropped from 360,000 to fewer than 37,715 per the PA Senate Resolution 6 Report in 2018. This number includes career personnel, excluding the cities of Allentown, Pittsburgh, and Philadelphia, fire police officers, and members who do not serve actively on the scene. The SR 6 Commission stated that *it is the consensus of the Commission that a public safety crisis is unfolding due to the continuing decline in the ranks of our emergency services volunteers.*

Several reasons exist for the vast drop in volunteer firefighters over the last several decades. Some of the reasons include:

- Nature of the Job
- Work/Life Balance
- Training Requirements
- National decline in Volunteerism
- Lack of legacy and generational family involvement
- Businesses no longer allow employees to leave work
- Increase in the number of incidents, including EMS
- Decrease in the number of structure fires
- Bedroom communities, transplants, lack of community connection

The Montgomery Township Department of Fire Services continues to experience the impact of this nationwide lack of volunteer firefighters despite several efforts over the years focused on the recruitment and retention of volunteer firefighters and fire police officers. These recruitment and retention initiatives have included:

- Local tax rebate incentive
- Membership to the Montgomery Township CRC
- FEMA SAFER grants
- Night and Holiday Stipend Program
- Advanced technology and equipment
- New apparatus and facilities
- Uniforms
- Physicals and Member Wellness
- Recruitment and Retention events and activities
- Investment in member and department safety
- Explorer Program with Scouting

Several barriers to recruitment and retention are specific to Montgomery Township and similar communities. These barriers include:

- Work/life balance & free time
- Lack of community connection

- Housing market
 - First time home buyers
 - Demographics of home buyers that are new to Montgomery Township
- Legacy families
- Nature of job, incidents, and number of incidents
- Dual-income homes
- Demographics of community members
- Traffic and location of stations
- Loss of members to be career firefighters in other locations
- Attrition due to age, change of life, and moving out of Montgomery Township

Montgomery Township Department of Fire Services was founded as a combination fire department in 2002. The department is proud to be a combination fire department. In the beginning, the career staff functioned to support the volunteers. This has changed over the past two decades. The lack of volunteers has forced the department members to do more with less. This change has transitioned the department to a career department that volunteer firefighters and fire police officers support. The career staff has assumed many more roles and responsibilities as the number of volunteers continues to decline. The career staff is currently responsible for most of the department's operations, including but not limited to ordering and inventory of equipment, the operational readiness of equipment and apparatus, facilities, self-contained breathing apparatus, turnout gear, fire prevention, and community risk reduction activities, and overall support of the volunteers. The goal of the Department Leadership is to have the career staff shoulder most of the operational responsibilities to allow the volunteers to focus on responding to incidents, participating in training, and managing the FDMT and the FDMT Relief Association.

The department has also increased the services offered to Montgomery Township over the past five years. The department has expanded from traditional fire rescue services to an all-hazards agency. The department has invested time and money into training staff and purchasing equipment in several disciplines to provide the best possible customer service to the citizens, business owners, and visitors to Montgomery Township. These services include community risk reduction and fire prevention activities, technical rescue, fire investigations, QRS, public safety drones, hazardous materials response, and emergency management. The department has increased service delivery and the ability to provide effective and competent services across various disciplines. The department continues to grow and refine its skills and abilities. The members of the combination department are committed to providing timely and effective interventions and resolutions with a customer-first philosophy. The department desires to expand the services provided across all days of the week and time of day.

Fire Department of Montgomery Township Membership

The Fire Department of Montgomery Township currently has 69 members. The department's volunteer membership includes 44 firefighters, 18 fire police officers, and seven administrative members. 26 of the 44 firefighters reside in Montgomery Township, and 17 of these township residents have their Proboard 1001 National Firefighter 1 Certification. In all, 33 of the 44 firefighters have obtained National Certifications as a firefighter, a departmental requirement for interior firefighters. The department has had a net gain of 4 new firefighters since January 2022.

The department currently has 11 members who meet departmental requirements for activity and are certified to FF1. 8 of these 11 active members reside in Montgomery Township. As of this writing, the department has three new probation firefighters enrolled in the Firefighter 1 Academy at the Bucks County Public Safety Training Center.

1/1/22-6/1/24	Firefighter	Fire Police	JR FF
In	19	4	6
Out	15	4	7
Net Total	4	0	-1
Active Members with FF 1 Cert.		11	
Active Members FF1 & Mont Twp.		8	

Response Data

Department response data was collected and analyzed from 1/1/2023 to 7/31/2024. The response data measured the arrival time of the first engine and the number of certified firefighters who responded to the incident. This data was compared across shifts and days of the week. The data did not include QRS responses, officer-only calls, cover assignments, and mutual aid responses to non-adjacent municipalities.

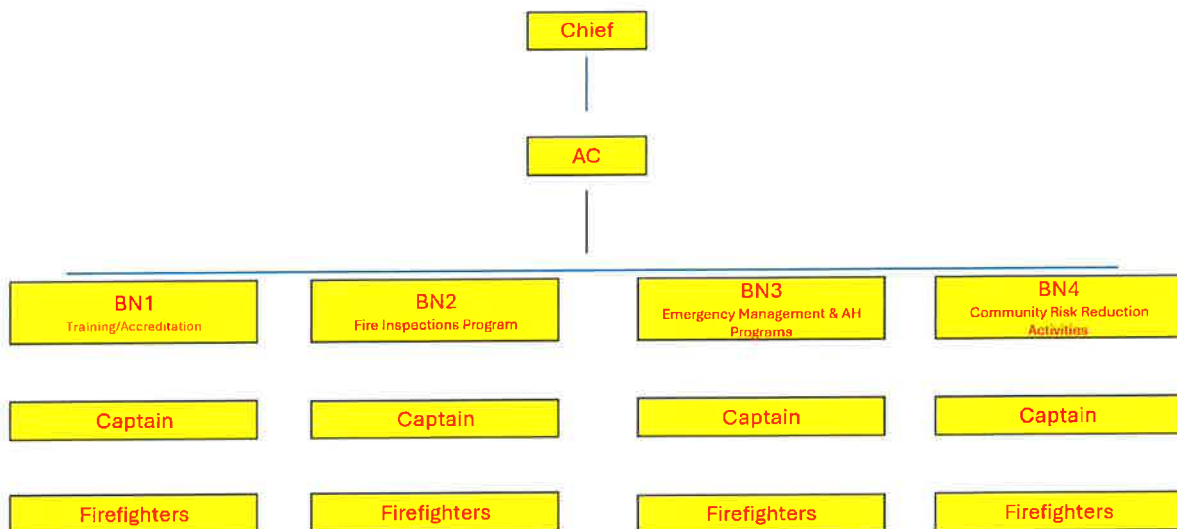
1st Engine Arrival	Montgomery Twp	All Calls	Level 1001 Cert.
Combination	04:36	05:17	6.81
Volunteer	08:50	09:06	7.82
Stipend	07:06	07:30	6.41
Average	06:29	06:47	7.13
Difference between Combination & Volunteer		04:14 (response time in Montgomery Twp.)	

The data indicates that increased response times and a decrease in certified personnel occur most often on weekends and weekdays between 05:30 a.m. and 07:00 a.m. There were several incidents during this timeframe where the department had limited response or did not respond unless the career staff were in the station awaiting the start of their shift. The department complies with NFPA 1720 regarding the on-scene time of the first arriving apparatus. NFPA 1720 allows for a nine-minute response time for combination departments in urban areas. The department utilizes mutual aid companies to achieve the NFPA recommendation for 15 qualified firefighters to respond to an incident.

Year	Number of Incidents
2022	763
2023	789
2024	840 (estimate based on 70 calls a month)

Career Staffing

There are various ways and shifts to increase career staffing and provide 24/7/365 coverage for Montgomery Township. The optimal staffing and shifts for Montgomery Township would be four platoons of five members that work a 24-hour, 72-hour off rotation. The platoons would consist of 1 Battalion Chief, 1 Captain, and 3 Firefighters. This would allow an Incident Commander to handle all incidents in Montgomery Township.



The Battalion Chiefs would be responsible for shift supervision and additional tasks, including Emergency Management, Fire Inspection Program, Community Risk Reduction Activities, Training & Accreditation, and All-Hazards Programs, including QRS, Technical Rescue, and Drones. These additional tasks will be split amongst the Battalion Chiefs. The Battalion Chief will also serve as the Fire Investigator during their shifts. They may call in additional Fire Investigators depending on the incident. The Battalion Chiefs will report to the career Assistant Fire Chief.

The captains will supervise the crew operating in hazardous environments. They will be responsible for the firefighters on their shifts. Captains will also be responsible for operational readiness and supporting the department's daily operations. These responsibilities include inventory, ordering of equipment, self-contained breathing apparatus, engineering, facilities, EMS Quick Response Service, entering incident and training reports into Fire RMS, and all other tasks assigned by the Battalion Chief.

Part-time firefighters will still need to fill shifts when members are at training, sick, or on vacation. The goal of the department is to keep four firefighters on an Engine. This can be achieved by using part-time firefighters to assist with open shifts. Battalion Chiefs will also be able to fill open positions on the engine during the shift. The department will bring staff in to cover shifts on overtime once all other options have been exhausted to fill the open shift. The department may want to explore having six members on a shift to allow for training, vacations, and sick days. This extra firefighter will ensure that there are always four firefighters on the engine.

Using part-timers would be a short-term solution to ensure that there are always four firefighters on an Engine. The department's long-term vision is to have full-time staff with a supplement of volunteer firefighters. Part-time firefighters lack the cohesion and engagement needed to operate and function within the department's daily operations. They fill the role of a firefighter, but they cannot assist with the full-time staff's many tasks and functions in maintaining operational readiness and engaging in community risk reduction activities.

The department will continue to operate as a premier combination fire department. The volunteers of FDMT will continue to respond to incidents, participate in training, and engage in the day-to-day operations of the FDMT and FDMT RA. The career staff will continue to support the volunteers of our department by creating daily training opportunities and splitting crews when needed to allow for the staffing of apparatus by volunteers and career members. Volunteers will continue to be an integral part of the fabric of the department.

Fire Battalions

The career staff will continue to operate from the Battalion 1 firehouse. Modifications will need to be made to the office area to allow dedicated cubicles for the Battalion Chiefs and Captains. The firefighters will not have dedicated spaces. Firefighters will share Microsoft Surfaces between platoons so that inspections and work can be completed. The department may need to invest in portable TOG racks to support the needs of the additional staff. There is not enough room in the Battalion to allow lockers for all staff. Members must bring their uniforms and bedding when they report for the shift.

A new station or an addition to Battalion 1 should be considered. The current station is not sustainable and will not support the department's long-term daily operations. The most advantageous plan would be for a new station to be built in the center of Montgomery Township. This new station would meet all the requirements of NFPA and would be built in a centralized location to allow volunteers to respond to the station for fire incidents. The department should consider creating a public safety campus with MTPD and VMSC. The new station should allow staffing needs, training, meetings, storage of gear and equipment, and community interactions. The township should consider the construction of basketball and pickleball courts adjacent to the firehouse, which would allow for community interaction and the recruitment of volunteer firefighters.

Horsham Road and Upper State Road would be the preferred area for a new fire station. This location would allow accessibility to major road arteries in the Township. It would also allow volunteers to respond to the station for emergency incidents while avoiding the congestion on Route 309. Most FDMT volunteers reside in the Montgomery Orchards, Montgomery Greene, and Canterbury neighborhoods. The current location of Battalion 1 does not allow for the timely arrival of volunteers responding from home. Battalion 2 is a better station for volunteers to respond from home; however, this station is not designed to house the career staff.

Consideration could also be given to an addition to Battalion 1. There is adequate room and property to build both horizontally and vertically. Battalion 1 is in a good location for emergency response. However, it is not the ideal station for volunteers who respond from home. The station is also not walkable or a traditional community firehouse. The department could entertain the idea of

building sports courts near the firehouse to attract community members to visit the firehouse and recruit volunteer firefighters.

Municipality	Cost of New Fire Station
Northampton Station 3	20 million
Northampton Station 73	12 million
Vineland Fire Department	23 million
Upper Providence	9.5 million
Trappe Fire Company	8 million

Career Staff Onboarding & Salaries

The department must hire several new employees to meet the optimal staffing plan of 4 platoons. The department has seven full-time staff members, including a chief, assistant chief, captain, and four firefighters. The department would have to hire 15 new full-time staff. The department must hire or promote four battalion chiefs, three captains, and eight firefighters. Consideration would be given to promoting and hiring within the department, including current career members, part-time firefighters, and volunteers. The department would need to conduct an onboarding daytime fire academy-type program to ensure that all employees meet the standard hiring requirements.

Start-up costs for staff hiring will be involved. These costs include uniforms, TOG, specialty rescue equipment, radio equipment, and training. The minimal cost per new employee is approximately \$25,000.00 per firefighter. The cost of onboarding, including the rental of TOG, cubicle upgrades, technology, and the firefighter academy, will be estimated at \$375,000.00 to \$415,000.00.

GL Account	Description	Per Person	15 New Employees
03-411-210 Office			
	General Office	\$2,000.00	\$2,000.00
03-411-221 FF Equip			
	Turn Out Gear	\$15,000.00	\$225,000.00
	Rental TOG 1 year	\$1,000.00	\$15,000.00
	Tech Rescue Gear	\$2,000.00	\$30,000.00
	Radios/Pagers/Phones	\$2,000.00	\$30,000.00
	Total		\$300,000.00
03-411-238 Uniforms			
	Uniforms for New Staff	\$3,000.00	\$45,000.00
03-411-420 Dues			
	PA L&I Fire Inspector	\$200.00	\$3,000.00
03-411-460 Training			
	Firefighting Academy	\$20,000.00	\$20,000.00
03-411-480 HR Hiring			
	HR Hiring Expenses	\$10,000.00	\$10,000.00
Operational Total			\$380,000.00
03-311-700 Capital			
	Cubicle for Staff	\$10,000.00	\$10,000.00
	Gear Lockers	\$15,000.00	\$15,000.00

	Staff Lockers	\$5,000.00	\$5,000.00
Capital Total			\$30,000.00
TOTAL BUDGET			\$410,000.00

Staff salaries will be the most significant cost of the Department's operational budget. With a department consisting of 22 full-timers and part-time firefighters, salaries will significantly increase moving forward. The maximum estimated salary as of this writing and the **CURRENT** CBA are as follows.

Position	Number	Salary w/benefits	Salary Combined
Assistant Chief	1	\$162,883.00	\$163,883.00
Battalion Chief	4	\$149,000.00	\$596,000.00
Captain	4	\$143,000.00	\$571,000.00
Firefighter	12	\$132,000.00	\$1,981,000.00
Part-time Firefighters	15	\$27.05 an hour	\$100,000.00
Total	(Including FC and AA)		\$3,752,792.00

The department's current salary cost is \$1,370,000.00. Based on the current CBA, the estimated salary cost of increasing personnel is \$3,800,000.00. The difference between the current cost and the estimated cost with increased personnel is \$2,410,000.00. The Township's current millage is 2.94. The Township's average residential assessment is \$166,432.00. The current residential assessment tax bill is \$489.31. The increase in personnel costs will necessitate a 1.11 tax millage increase, resulting in a residential tax bill of \$674.25. This will be a 38% increase at \$184.94. These costs are calculated using the current CBA. The cost will need to be adjusted once the new CBA is finalized. The adjustment will result in additional personnel costs. These costs only include personnel costs and do not include the entirety of the department's operational budget.

Fire Inspection Revenue

2021	\$18,430.00
2022	\$31,325.00
2023	\$38,795.00
2024 (1/01/2024-8/27/2024)	\$28,915.00

Summary

The department continues to feel the impact of the national trend of a decrease in volunteer firefighters. Several reasons exist for this decrease, including a lack of community connection, the need for work/life balance, unaffordability of housing, the disappearance of legacy firefighter families, seeking career positions in another area, and the amount of time and training needed to obtain national certification. Township and department leadership has attempted to incentivize the recruitment and retention of volunteers by offering tax rebates, obtaining federal SAFER grants, funding a night duty program, investing in member development and safety, state-of-the-art

facilities, apparatus, and equipment, and managing the operations of the department allowing volunteers to prioritize training and responding to incidents. Department leadership continues to focus efforts on recruiting and retaining volunteers; however, departmental attrition rates are growing and will continue to grow over the next couple of years.

The township and department leadership must consider the future of their fire department. The community's needs continue to grow as the township's infrastructure becomes older. The demographics and landscape of the township are changing with more apartment buildings, congregate care communities, Penn Medicine, and the hopeful redevelopment of the mall property.

Firefighters are asked to respond to ever-changing events in an all-hazards environment. The community expects a competent problem-solver to respond to emergencies and professionally resolve their issues. This requires a well-trained and educated firefighter to arrive quickly. Firefighting has changed over the past decades. Fire burns hotter and faster, the threat of cancer is ever prevalent, community risk reduction is critical to creating a community fire safety culture, and firefighters must be competent in several disciplines. Firefighting continues to be a dangerous profession, where 89 firefighters died in 2023, with 50 being volunteer firefighters. There were 65,650 firefighter injuries in 2022.

The FDMT has had a net gain of four firefighters since January 2022. This minimal gain is despite continual efforts to recruit and retain volunteers. The attrition rates will continue to increase for the FDMT, with members increasing in age, younger members moving away from Montgomery Township, and fewer residents willing to volunteer. As of this writing, the FDMT does have three new probation members attending the Fire Academy with an anticipated graduation date of late fall 2024. It can take approximately one year to get a new volunteer without any prior experience up to the level of training to be a qualified interior firefighter, depending on the fire academy class schedule.

Response data indicates a difference of 4 minutes and 14 seconds in the arrival of a fire engine between career shifts and volunteer shifts in Montgomery Township. Response times are below NFPA 1720 recommended best practices. Volunteer response times are within 10 seconds of NFPA's allowed response times. The data also indicates that the department struggles with response times and staffing during the early morning and weekend hours.

The optimal plan would be for the Township to employ career firefighters 24/7/365, supported by volunteers. The career firefighters would work 24-hour shifts with 72 hours between shifts. This rotation would require four platoons of five people. The platoons include a Battalion Chief, a Captain, and three firefighters. Part-time firefighters would be needed to fill shifts for time off and training. Township and department leadership would need to strongly consider a new fire station or an addition to the Battalion 1 firehouse to support and sustain the operations of full-time staffing.

The department would consider hiring existing part-time firefighters and volunteers of the FDMT for the newly created career positions. The department may need to run a daytime fire academy to ensure that all new employees meet the established requirements for career firefighters. The department will ensure all new employees have passed the cognitive and psychomotor testing protocols for hiring new career firefighters. There is concern that the application pool is decreasing

due to the area fire departments hiring career firefighters. Several local fire departments are hiring or hiring soon, and fire departments are competing for the same candidates.

Increasing the full-time staff will necessitate building a new fire station or adding to the Battalion 1 firehouse. The current fire station is at its maximum capacity, and adding new staff will require more employee space. A new fire station in a centralized location should be considered. This latest fire station will allow the sale of the two existing fire stations. An addition to Battalion 1 will be necessary if a new fire station is not feasible. The department will make the current station work in the short term; however, the station is not sustainable for the long-term needs of the department.

The onboarding of new firefighters will have high startup costs, which will have a one-time impact on the department's operational budget. The estimated price is approximately \$400,000.00. The long-term effects on the operational budget will be staff salaries and the yearly costs of maintaining a full-time combination fire department. A tax increase will be needed for the additional staffing and new work schedule. The finance department determined that a 1.11 tax mill increase would be needed to fund the cost of the new personnel. This increase would raise taxes by 38%, resulting in a new residential tax bill of \$674.25, an additional \$184.94 over the current residential tax bill. Township leadership should consider a fire tax, allowing the fire department to have a dedicated tax mill to support its operations.

Township and departmental leadership must prepare for a continual decrease in volunteer staffing levels and increase response times for the first arriving engine during volunteer hours. The department has invested significant time, effort, and money in recruiting and retaining volunteers with minimal gains. The department is in an excellent position to transition to a full combination department while maintaining its volunteer personnel. The Township has the personnel to make this transition and provide Montgomery Township with a premier combination fire department that is community-focused and operates efficiently in an all-hazard environment.

ADDITIONAL STAFF - WAGES

		2026	2027	2028
1	Battalion Chief	\$ 116,008.39	\$ 121,228.77	\$ 126,380.99
2	Battalion Chief	116,008.39	121,228.77	126,380.99
3	Battalion Chief	116,008.39	121,228.77	126,380.99
4	Battalion Chief	116,008.39	121,228.77	126,380.99
5	Captain	111,311.05	116,320.05	121,263.65
6	Captain	111,311.05	116,320.05	121,263.65
7	Captain	111,311.05	116,320.05	121,263.65
8	Captain	111,311.05	116,320.05	121,263.65
9	Firefighter 1	82,496.01	90,306.71	99,841.50
10	Firefighter 1	82,496.01	90,306.71	99,841.50
11	Firefighter 1	82,496.01	90,306.71	99,841.50
12	Firefighter 1	82,496.01	90,306.71	99,841.50
13	Firefighter 1	82,496.01	90,306.71	99,841.50
14	Firefighter 1	82,496.01	90,306.71	99,841.50
15	Firefighter 1	82,496.01	90,306.71	99,841.50
16	Firefighter 1	82,496.01	90,306.71	99,841.50
17	Firefighter 1	82,496.01	90,306.71	99,841.50
18	Firefighter 1	82,496.01	90,306.71	99,841.50
19	Firefighter 1	82,496.01	90,306.71	99,841.50
		\$ 1,816,733.87	\$ 1,943,569.10	\$ 2,088,835.05

ADDITIONAL STAFF - BENEFIT COSTS

		2026	2027	2028
1	Battalion Chief	\$ 66,621.11	\$ 70,050.70	\$ 73,650.76
2	Battalion Chief	60,621.11	64,050.70	67,650.76
3	Battalion Chief	53,071.72	56,007.85	59,079.92
4	Battalion Chief	36,589.28	38,371.65	40,209.17
5	Captain	65,840.98	69,237.49	72,793.90
6	Captain	59,840.98	63,237.49	66,793.90
7	Captain	59,340.98	62,737.49	66,293.90
8	Captain	52,291.58	55,194.64	58,223.05
9	Firefighter 1	31,044.59	33,257.34	35,980.74
10	Firefighter 1	54,576.42	58,436.40	62,922.33
11	Firefighter 1	54,576.42	58,436.40	62,922.33
12	Firefighter 1	54,076.42	57,936.40	62,422.33
13	Firefighter 1	47,027.03	50,393.55	54,351.49
14	Firefighter 1	47,027.03	50,393.55	54,351.49
15	Firefighter 1	46,527.03	49,893.55	53,851.49
16	Firefighter 1	30,044.59	32,257.34	34,980.74
17	Firefighter 1	30,044.59	32,257.34	34,980.74
18	Firefighter 1	30,044.59	32,257.34	34,980.74
19	Firefighter 1	30,044.59	32,257.34	34,980.74
		\$ 909,251.02	\$ 966,664.59	\$ 1,031,420.53

Note: This includes health insurance, pension and 457 plan contributions, life insurance, workers compensation, and FICA/Medicare contribution.

Current Real Estate Tax Allocation

Assessed Valuation	\$	2,164,193,824	(a)
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General Fund	1.140	2,467,181
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Fire Protection	0.560	1,211,949
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Debt Service	0.520	1,125,381
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Parks and Recreation	0.270	584,332
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Capital	0.45	973,887	(b)
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	\$	5,388,843
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(a) per 04/30/25 County report

(b) included in general purposes on RE tax bill

Current Real Estate Taxes

	<u>Assessment</u>	<u>Township</u>	<u>County</u>	<u>School District</u>	<u>Total</u>
Canterbury	\$ 169,383	\$ 497.99	\$ 955.66	\$ 5,245.23	\$ 6,698.88
Parkwood	182,885	537.68	1,031.84	5,663.34	7,232.86
DeLaSalle	206,935	608.39	1,167.53	6,408.09	8,184.01
Woodbrook	213,892	628.84	1,206.78	6,623.53	8,459.15
Tall Gables	222,197	653.26	1,253.64	6,880.71	8,787.60
Mallard Pons	247,232	726.86	1,394.88	7,655.96	9,777.70
Cambridge Knoll	257,865	758.12	1,454.87	7,985.23	10,198.23
Estates of Windlestrae	359,494	1,056.91	2,028.27	11,132.34	14,217.52

Average Residential Assessment	166,432	489.31	939.01	5,153.85	6,582.17
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With Township Proposed Change for Fire Services (additional 1.4 mills)

	<u>Assessment</u>	<u>Township</u>	<u>Annual Increase</u>	<u>Per Month</u>
Canterbury	\$ 169,383	\$ 735.12	955.66	\$ 237.14
Parkwood	182,885	793.72	1,031.84	256.04
DeLaSalle	206,935	898.10	1,167.53	289.71
Woodbrook	213,892	928.29	1,206.78	299.45
Tall Gables	222,197	964.33	1,253.64	311.08
Mallard Pons	247,232	1,072.99	1,394.88	346.12
Cambridge Knoll	257,865	1,119.13	1,454.87	361.01
Estates of Windlestrae	359,494	1,560.20	2,028.27	503.29

Montgomery County Property Comparison

Rank	Township	School District	Township		County	Total	1 Mill Gross
			Millage	SD Millage		Millage	
1	Cheltenham	Cheltenham	9.5695	52.0400	4.6270	66.2365	\$ 1,926,151
2	Upper Moreland	Upper Moreland	6.2580	36.0961	4.6270	46.9811	1,535,949
3	Upper Dublin	Upper Dublin	6.1420	37.4467	4.6270	48.2157	2,405,408
4	Abington	Abington	5.9220	35.2100	4.6270	45.7590	3,437,126
5	Towamencin	North Penn	5.6895	29.6365	4.6270	39.9530	1,099,694
6	Lower Moreland	Lower Moreland	5.3320	39.9784	4.6270	49.9374	1,127,729
7	Hatfield	North Penn	5.2210	29.6365	4.6270	39.4845	1,296,514
8	Springfield	Springfield	4.5160	37.4093	4.6270	46.5523	1,348,890
9	West Norriton	Norristown	4.4750	39.2040	4.6270	48.3060	985,519
10	Lower Merion	Lower Merion	4.1900	32.3948	4.6270	41.2118	7,788,474
11	Lower Pottsgrove	Pottsgrove	4.1180	39.8592	4.6270	48.6042	640,653
12	Upper Pottsgrove	Pottsgrove	4.0000	39.8592	4.6270	48.4862	289,243
13	Upper Merion	Upper Merion	3.6400	22.0000	4.6270	30.2670	4,129,527
14	Douglass	Boyertown	3.5000	30.8140	4.6270	38.9410	629,213
15	Whitpain	Wissahickon	3.2000	23.1900	4.6270	31.0170	2,099,103
16	West Pottsgrove	Pottsgrove	3.0000	39.8592	4.6270	47.4862	180,983
17	Lower Providence	Methacton	2.9593	32.6492	4.6270	40.2355	1,687,422
18	Lower Salford	Souderton	2.9590	32.7290	4.6270	40.3150	1,170,565
19	Montgomery	North Penn	2.9400	29.6365	4.6270	37.2035	2,172,516

Rank	Township	School District	Township		County	Total	1 Mill Gross
			Millage	SD Millage		Millage	
20	Lower Frederick	Perkiomen Valley	2.8200	36.3800	4.6270	43.8270	270,094
21	East Norriton	Norristown	2.7270	39.2040	4.6270	46.5580	975,620
22	Plymouth	Colonial	2.6200	25.0200	4.6270	32.2670	1,692,203
23	Limerick	Spring-Ford	2.6130	30.8766	4.6270	38.1166	1,586,968
24	Upper Providence	Spring-Ford	2.5000	30.8766	4.6270	38.0036	2,358,246
25	Whitemarsh	Colonial	2.3633	25.0200	4.6270	32.0103	1,911,454
26	Franconia	Souderton	2.2542	32.7290	4.6270	39.6102	868,804
27	Marlborough	Upper Perkiomen	2.2500	26.8928	4.6270	33.7698	222,186
28	Upper Gwynedd	North Penn	1.8740	29.6365	4.6270	36.1375	1,692,376
29	Upper Frederick	Boyertown	1.6200	30.8140	4.6270	37.0610	202,081
30	New Hanover	Boyertown	1.5870	30.8140	4.6270	37.0280	792,075
31	Upper Salford	Souderton	1.5000	32.7290	4.6270	38.8560	220,495
32	Horsham	Hatboro-Horsham	1.4800	32.6500	4.6270	38.7570	2,311,066
33	Upper Hanover	Upper Perkiomen	1.4500	26.8928	4.6270	32.9698	556,659
34	Lower Gwynedd	Wissahickon	1.4080	23.1900	4.6270	29.2250	1,415,084
35	Salford	Souderton	1.4000	32.7290	4.6270	38.7560	211,568
36	Perkiomen	Perkiomen Valley	0.6200	36.3800	4.6270	41.6270	495,982
37	Skippack	Perkiomen Valley	0.3200	36.3800	4.6270	41.3270	838,161
38	Worcester	Methacton	0.0500	32.6492	4.6270	37.3262	1,048,581

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #19

SUBJECT:	New Business – Department Reports
MEETING DATE:	June 23, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

BACKGROUND:

The Township staff has prepared reports for the month of May. 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.

ADMINISTRATION REPORT

May 2025

Administrative Matters (Township Manager)

- Participated in virtual meeting with Consortium Executive Committee to discuss upcoming meeting agendas and speakers
- Held weekly meetings with staff for The Wall That Heals planning.
- Met with Higher Rock developer to discuss damaged pole and impact on project closeout.
- Attended Chamber of Commerce meetings to interview candidates for the President's position.
- Virtual meeting with Jon Leshner, County Planning Commission, to discuss the Wissahickon stormwater partnership.
- Facilitated and moderated the Consortium's Finance Symposium for members.
- Held virtual meeting with Pennoni staff to discuss Grays Lane traffic calming/speed reduction.
- Attended the monthly DVHT Executive Committee meeting.
- Attended the Partnership TMA annual meeting.
- Attended the Chamber of Commerce Executive Committee and Board of Directors meetings.
- Attended the VMSC Executive Committee and the monthly Board of Directors meeting.
- Trained with our IT Director to learn about COPILOT summaries and meeting transcripts.
- Held virtual meeting with representative from the Vietnam Veterans Memorial Fund to provide update on our planning for The Wall That Heals.
- Participated in a tabletop exercise relating to The Wall That Heals event developed and overseen by the County Department of Public Safety.
- Recorded a podcast with Deb Rivas and a representative from the Vietnam Veterans Memorial Fund.
- Attended Community Leaders Breakfast event put on by the YMCA.
- Met with VMSC and Fire Chief Bill Wiegman to discuss emergency services needs for The Wall That Heals event.
- Held individual meetings with the Township Engineers and Traffic Engineers to review ongoing and upcoming projects.
- Participated in a conference call with the Solicitor to review ongoing legal work.
- Held agenda preparation meetings with the Department Heads.
- Attended the Public Safety Committee meeting.
- Attended the annual APMM conference in Lancaster.
 - Webinars: Traffic Calming (5/7), 2025 Safe Streets for All initiative (5/8)

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.
- Worked on publicity efforts for The Wall That Heals.

Major Projects & Content Development

- Recorded a podcast centered around The Wall That Heals featuring a member of the VVMF.
- Recorded episodes of “The GIST” GIS video series.
- Worked closely with the Police Department to develop educational publicity campaigns for the Automated Red Light Enforcement initiative.
- Completed the Annual Fire Report.
- Began working on an internal Public Information Hub to connect branding and communication tools and resources to staff across departments.

Professional Development & Training

- Participated in an emergency management tabletop exercise for The Wall That Heals
- Spoke to the Neshaminy Falls Veterans Group about The Wall That Heals and shared information about it at Senator Maria Collett’s Senior Expo.
- Attended the following meetings:
 - Environmental Advisory Committee
 - Regional Public Information Consortium (Chair)

Human Resources

- Started the process of documenting files that can be shredded.
- Attended the monthly Safety Committee meeting
- Attended the HR Consortium meeting
- Presented at the Managers Symposium on recruiting and hiring trends and the change of focus to attract talent
- Moved offices
- Organized HR Intern interviews
- Completed offer letter for new hire
- Completed termination paperwork for employee resigning position
- Maintained health insurance for employees leaving employment.
- Organized and attended the North Penn High School job/career fair.
- Facilitated the second lunch n learn.
- Prepared offer letter and completed onboarding process for the HR Intern
- Complete onboarding of new police officer.
- Organized and completed 1 interview for the Dispatch Specialist position.
- Attended a Canva workshop hosted by our Public Information team
- Conducted a meeting w a PW employee

Community and Recreation Center Report

May 2025

Mother Nature provided many diverse types of weather to the Montgomery Township Community Center (CRC) during the month of May. Many activities and events had to “adjust” to the day-to-day climate fluctuations .

○ ***Below is a brief highlight of several programming activities as well as facility usage for the month of May 2025:***

- **Group Exercise classes and pickleball play** resumed in earnest on the new gymnasium floor. Reviews from members and guests have been positive.
- Memorial Day weekend and the Fireworks show **Stars and Stripes Remembrance** was a rainout. The event will be rescheduled during the summer months.
- A **Junior Firefighter Camp** was held on Thursday, May 29th . Over 60 children aged 3 to 9 years participated in our front yard.
- The annual Memorial Day weekend **Red Cross Blood Drive** took place on Sunday May 25th.
- **Kids University** preparations are completed. The 2025 edition will begin a week later than previous years on Monday June 23rd. The North Penn School District did not complete the school year until June 16th.
- **Summer Concerts** are right around the corner. scheduled. The first performance is scheduled for Wednesday June 11th. Showtime is 7:00pm. The first concert band to play will be Barefoot Bobby and the Breakers. Food trucks will be onsite at each concert. In the event of poor weather, all concerts will take place inside the gymnasium.
- The **Montgomery County Senior Games** conducted the County Cornhole Championships on Tuesday May 6th The new gym floor provided an excellent surface to compete on.

- The yearly **Senior Expo** took place on May 16th. State Senator Maria Collett' office coordinated the well-attended community event.
- The final **Senior Trivia** took place on Wednesday May 15th. The popular monthly event will resume in September .
- The **Senior Committee** held two seminars during May. Attendance was incredibly positive, especially the “*How to cut the Cable*” session. The programs were created and presented by our IT department.
- The **Montgomery County Down Syndrome Interest Group** had a festive evening of fun and friendship for all at the Community Center on Friday May 2nd.
- The Community Center hosted the **Pennsylvania Primary Election** on Tuesday May 20th.

Physical Facility Update:

- The ***splash pad*** and accessible playground will begin full operation on Monday, June 2nd.
- All HVAC units have been serviced for the summer season.
- Preventative Maintenance was conducted on Fitness equipment during the week of May 19th.

**** Please enjoy the summer season 2025. The Community Center is an excellent spot to visit during the sweltering summer season.

Floyd S. Shaffer, Community Recreation Center Director

DEPARTMENT OF FIRE SERVICES

MAY 2025

MONTHLY ACTIVITY REPORT

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

SIGNIFICANT INCIDENTS

- 05/08/2025, Vehicle Fire, 1201 Knapp Road, Giant, Montgomery Twp
- 05/08/2025, Building Fire, 801 Horsham Road, AYR Wellness, Montgomery Twp
- 05/09/2025, Dwelling Fire, 121 Aspen Place, Montgomery Twp
- 05/10/2025, Vehicle into Building, 1200 Welsh Road, American Star Diner, Montgomery Twp
- 05/16/2025, Dwelling Fire, 100 Stewart Lane, New Britain Twp
- 05/17/2025, Building Fire, 770 Bethlehem Pike, T-Mobile, Montgomery Twp
- 05/23/2025, Building Fire, 1210 Bethlehem Pike, Brilliant Baby & Beyond, Montgomery Twp
- 05/26/2025, Building Fire, 200 Blair Mill Road, Ollies Bargain Outlet, Horsham Twp

ADMINISTRATIVE

Meetings attended during May

- 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
- Preconstruction Meetings at Pierce in Wisconsin for Squad and Engine 18
- FDMT Volunteer Appreciation Event at Pinecrest
- PA State Senate with Senator Frank Farry
- The Wall That Heals Planning
- PA State Steering Committee for Youthful Fire Prevention and Intervention Program
- Township Safety Committee
- Montgomery County Department of Public Safety Emergency Communications
- HR Interview for HR/Fire Internship
- Montgomery Township Planning Committee Meeting
- Montgomery County Youthful Fire Prevention and Intervention Program
- APMM Conference in Lancaster, PA
- Montgomery Township Public Safety Committee Meeting
- DVIT Lunch and Learn
- Wall That Heals Tabletop Exercise with MCDPS
- Montgomeryville Skilled Nursing Walk Through with Codes Department
- North Penn Community Leaders Breakfast
- VMSC Planning Meeting for The Wall That Heals
- Penn Medicine Emergency Access Discussion with Project Engineers
- Junior Firefighter Camp at Montgomery Township CRC
- Battalion 1 RFP for Feasibility Study meeting with Engineering Firm
- Command Staff Meeting with DFS Leadership Team

COMMUNITY EVENTS & CRR

- 05/03/2025 FDMT Volunteer Appreciation Event at Pinecrest Country Club
- 05/14/2025 North Penn High School Job Fair
- 05/18/2025 Fort Washington Foot Race, Fire Police
- 05/21/2025 Brilliant Baby & Beyond Fire Prevention Presentation
- 05/24/2025 COSTCO Children's Miracle Network Event
- 05/26/2025 Neshaminy Falls Memorial Day Ceremony
- 05/26/2025 Lansdale Memorial Day Parade
- 05/29/2025 Junior Firefighter Camp at MT CRC
- 05/31/2025 Walk a Mile in Her Shoes Laurel House Event
- 05/31/2025 Representative Malagari's Shred Event at Montgomery Mall

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 73
- Closed Out Life Safety Inspections- 34
- Smoke Detectors Installations- 05
- Knox Box Updates/Installs- 03
- Fire Marshal Follows Up- 04
- Site Inspections- 01
- Staff Training- 01

Plans Review Update:

- Penn Medicine
- Chase Bank
- Taco Bell
- Village of Windsor
- Costco
- Village Tavern Apartment Project
- Montgomeryville Mitsubishi
- Lloyd Industries Expansion
- Quick Lube of Carolina
- Panera Bread at Airport Square
- Worldwide Stereo Parking Expansion
- Holly Road Subdivision
- Keystone Fellowship Church Expansion
- McKee Group Apartment Building
- 1819 North Line Street
- D-Bats Training Facility
- Knapp Road
- Connect Veterinary
- Knightsbridge Subdivision
- 510 Bethlehem Pike LLC

DEPARTMENTAL TRAINING

The following training occurred during May for the Department:

17 classes (141 staff attended classes), 127 training hours (598 staff training hours)

Department Hosted Training

- Confined Space Rescue Refresher
- VFIS EVDT TTT- D/O Train the Trainer Course
- Tabletop Exercise for The Wall That Heals
- Fire Police Traffic Incident Management Training
- Technical Rescue Training- Paratech and Shoring
- ProBoard Heavy Vehicle Rescue Training and Certification

Department Attended Training

- EMT
- DVIT Training: The Connection Between Sleep and Hunger
- Drive To Survive Driver Training Program
- Montgomery County Emergency Management Meeting
- ProBoard Firefighter 1 Certification Training
- APM Conference
- ProBoard Hazmat Awareness Training Certification
- DVIT PSU Leadership Training
- Live Fire Training at Montgomery County Fire Academy

DEPARTMENTAL OPERATIONS

- The department presented a new ordinance addressing concerns regarding electric vehicle charging, energy storage systems, and lithium-ion batteries at the Montgomery Township Planning Commission.
- The department's truck committee attended preconstruction meetings at Pierce in Wisconsin for the new Squad and Engine, expected to arrive in late Fall 2025.
- Human Resource and Fire Intern started on May 27, 2025, to assist with expanding the DFS career staffing.
- The department's fire police unit continues training to achieve National Proboard Certification in Traffic Incident Management.
- The department completed National Proboard Training and Certification in NFPA 1006 Heavy Vehicle Rescue Technician.
- The department's fleet was professionally cleaned and detailed.
- The department's SCBA and air compressor cylinders were hydrostatically tested and certified by a third-party vendor.
- The department released its 2024 Annual Report.
- Tower 18 was relocated to Battalion 2 permanently on May 1, 2025.

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.
- Emergency Management Staff are preparing to host the Wall That Heals & Stars, Stripes, and Remembrance, including working with County EMC partners for preparation and resources.
- Emergency Management Staff hosted a Tabletop Exercise facilitated by the Montgomery County Department of Public Safety on 5/27/2025 to assist in the planning and preparation of the Wall That Heals Event.



FDMT Annual Activity Explore the incidents, inspections and community risk reduction activities performed by FDMT over the last year

Incidents Last Month

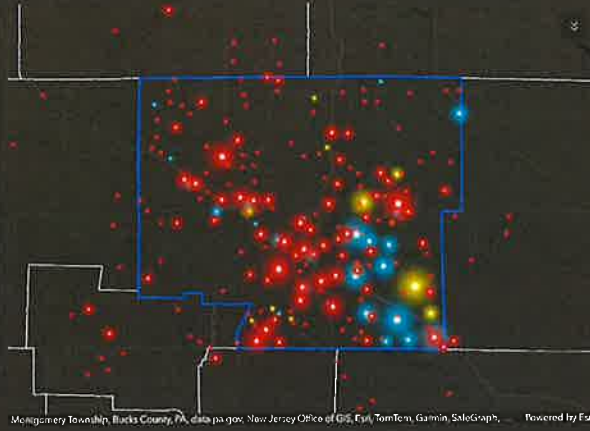
98

398 in 2025

Types of Incidents



All Incidents



Inspections Last Month

77

333 in 2025

Community Risk Reduction

10

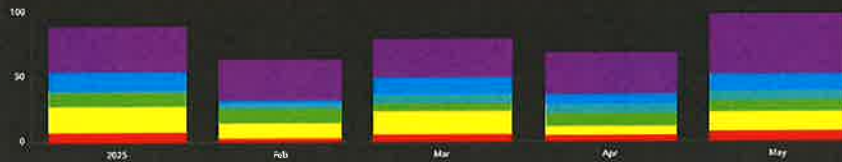
30 in 2025

Home Smoke Detectors Installed

6

22 in 2025

Incidents Per Month





Custom ▾

May 1, 2025 - May 31, 2025 ▾

87%

FIRE

87% of Total
Incidents

13%

EMS

13% of Total
Incidents

98

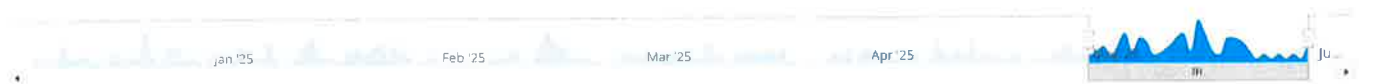
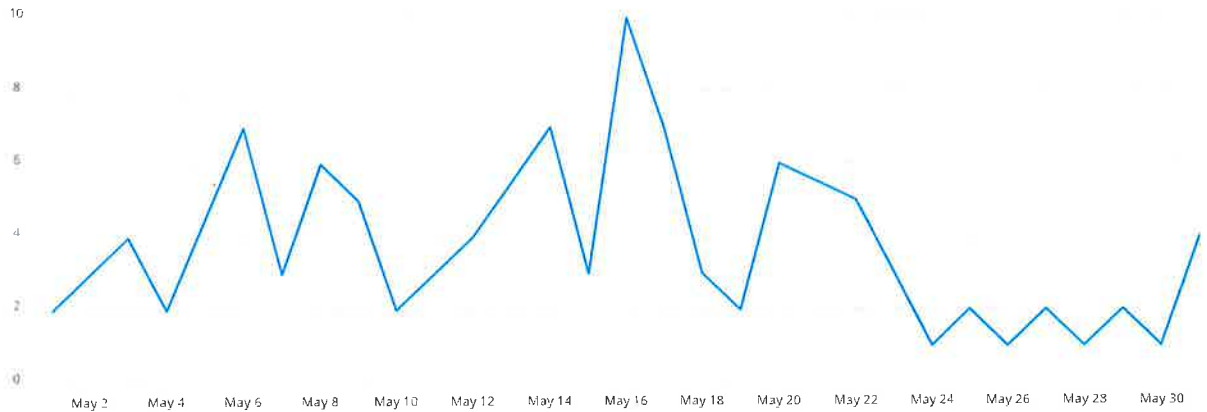
INCIDENTS

98% of Total
Incidents

31

DAYS

31 days from May 1, 2025



Counts

% Rows

% Columns

% All

Week Ending	5/4/25	5/11/25	5/18/25	5/25/25	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	7/6/25	7/13/25	7/20/25	7/27/25	Total
(11) Structure Fire	1		2		1									4
(13) Mobile property (vehicle) fire		2	1											3
(14) Natural vegetation fire			1											1
(31) Medical assist	1	3	1	2	1									8
(32) Emergency medical service (EMS) incident		1	1	2	1									5
(36) Water or ice-related rescue			2											2
(41) Combustible/f., spills & leaks			1											1
(42) Chemical release, reaction, or toxic condition			1											1
(44) Electrical wiring/equipm. problem		3	1	2										6
(46) Accident, potential accident		1												1
(52) Water problem		1												1
(55) Public service assistance		2	4											6
(61) Dispatched and canceled en route	3	2	3	2	2									12
(65) Steam, other gas mistaken for smoke				1										1
(70) False alarm and false call, other	2	5	7		1									15

Week Ending	5/4/25	5/11/25	5/18/25	5/25/25	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	7/6/25	7/13/25	7/20/25	7/27/25	Total
(73) System or detector malfunction	2	1	6	3	1									13
(74) Unintentional system/detector operation (no fire)	2	2	3	7	4									18
Total	11	23	34	19	11									98

Incident Summary

Days in Alarm DateTime: 5/1/25 to 5/31/25 Is Locked: true

Incident Type

Incident Type	# of Incidents			Grand Total
	Community	Student	Volunteer	
Alarm system activation, no fire - unintentional	2		4	6
Alarm system sounded due to malfunction			1	1
Arcing, shorted electrical equipment	1			1
Assist police or other governmental agency	3		2	5
Brush or brush-and-grass mixture fire			1	1
Building fire	2		1	3
CO detector activation due to malfunction	1	1		2
Carbon monoxide detector activation, no CO	1			1
Carbon monoxide incident			1	1
Cooking fire, confined to container			1	1
Detector activation, no fire - unintentional			2	2
Dispatched & canceled en route	4		4	10
Electrical wiring/equipment problem, other	1		3	4
False alarm or false call, other	13		2	15
Gasoline or other flammable liquid spill	1			1
Medical assist, assist EMS crew	2			2
Motor vehicle accident with injuries	2		2	4
Motor vehicle accident with no injuries	1			1
Overheated motor			1	1
Passenger vehicle fire	2	1		3
Smoke detector activation due to malfunction	1			1
Smoke detector activation, no fire - unintentional	2		1	3
Smoke scare, odor of smoke	1			1
Sprinkler activation, no fire - unintentional		1		1
System malfunction, other	1	2	0	3
Grand Total	55	5	33	93

1-25 of 29 Results

1 2

Rows per page: 25

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Community	Student	Volunteer
AC18	04m:05s		01m:45s
AC18-1	04m:12s	03m:05s	05m:45s
BC18	02m:51s	05m:13s	05m:28s
CH18	04m:04s	03m:05s	02m:30s
DC18	02m:24s	05m:48s	04m:03s
E18	04m:22s	03m:05s	03m:17s
FM47-10			03m:19s
FM47-8		05m:13s	
POV	04m:47s	05m:02s	06m:33s
SD18	04m:49s	05m:05s	04m:28s
SD18-1	02m:57s	05m:30s	07m:15s
SS12	04m:04s		03m:04s
SS18-1	03m:14s	03m:05s	06m:19s
STA18A	01m:28s	05m:13s	05m:17s
STA18B	05m:17s	03m:05s	05m:07s
TR18	05m:17s	06m:52s	07m:54s
TW18	02m:12s		06m:05s

Average Personnel Response

Average Personnel Response			
Community	Student	Volunteer	Grand Total
7:42	2:2	3:45	3:28

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	0
Automatic aid received	11
Mutual aid given	10
Mutual aid received	7
None	55
# of unique Incident Number	93

Alarm System

Days in Alarm DateTime 3/1/25 to 5/31/25 Is Locked true

Department Overall Response Times

Average Response Time Alarm To Arrival

Cambridge 00m:04m:30s
Salem 00m:05m:00s
Malden 00m:05m:00s

Department Average Response Time

Average Response Time Alarm To Arrival
0h:5m:20s

DEPARTMENT OF PLANNING & ZONING

May 2025

Permits Submitted – 126	(May 2024 – 141)
YTD Permits Submitted – 507	(2024 YTD – 518)
Permit Fees Collected - \$ 37,592	(May 2024 – \$ 72,582)
2024 YTD Permit Fees - \$ 632,223	(2024 YTD – \$ 316,352)
Permits Issued – 79	

Violations / Complaints Investigated – 32

Non-Residential Building Permits Submitted / Under Review:

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

Penn Medicine – 200 Dekalb Pike – Main Building Foundation
Penn Medicine – 200 Dekalb Pike – Parking Garage Foundation
Dollar Tree – 145 Witchwood Drive - Tenant Fitout
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
Sherwin Williams Paints – 411 Doylestown Rd – Tenant Fit-Out
Bob's Discount Furniture – 751 Horsham Road – Tenant Fit-Out
Pure Smile Dentistry – 981 N Wales Road – Tenant Fit-out
Sprouts Farmers Market – 751 Horsham Road – Tenant Fit-Out
Neshaminy Falls Clubhouse – 195 Stump Road
ESW Group – 103 Park Drive - Install two ADA compliant restrooms in existing space
Bharatiya Temple – 1612 County Line Road – New Learning Center building

New Residential Building Permits Submitted / Under Review: none

Non-Residential Certificates of Occupancy Issued:

Glemser Bros. Automotive – 750-752 Horsham Rd – Tenant Fit-Out

Zoning Hearing Board Applications heard: none

LAND DEVELOPMENT						
PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed 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 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 Authorize Ad 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 condtions
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			Under review
Connect Vet Services / Salas	CU-25-0001	1008 Upper State Rd	4/28/25	5/15/25	BOS 6/23/25	
Stein	LDS-25-003	510 Bethlehem Pike	4/29/25			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. First 80 boxes of Land Development files in the basement have been picked up for scanning. Next pickup scheduled for February 24, 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 2nd pass. Payments processing is being finalized. End User Training was held week of April 21st and we went Live on April 28th.

2025 Proposed Ordinance Amendments

- Use Regulations
- Relative Suites (Accessory Family Apartment)
- Mobile Food Vendors
- EV Ordinance (with Fire Department)

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 MAY 2025**



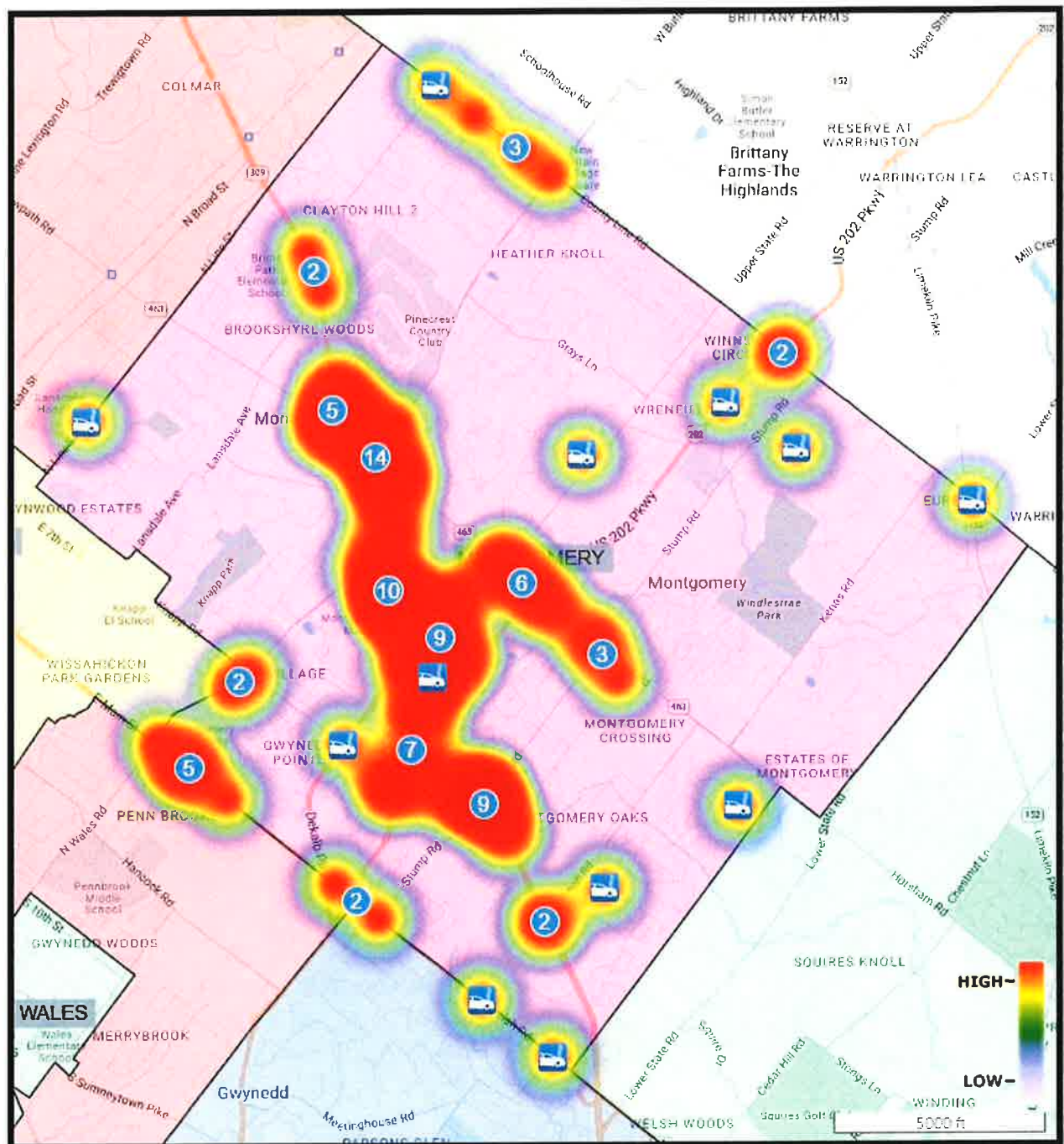
MONTGOMERY TOWNSHIP POLICE DEPARTMENT



May Activity Report for 2025

Crime Data:	Total Calls for Service:	2,928
	Total Part I Crimes:	26
	Total Part II Crimes:	130
	Total Criminal Arrests:	52
Crash Data:	Total Crashes:	90
	Reportable Crashes:	22
	Non Reportable Crashes:	68
	Injuries:	19
Traffic Enforcement Activities:	Traffic Stops:	894
	Traffic Citations:	366
	Warning Notices:	15
	Field Contact Cards:	706
	Traffic Complaints Received	28
	Selective Enforcements:	141
Other Police Activities:	Assist Fire Department:	43
	Building Alarms:	104
	Direct Patrols:	473
	Lockouts:	13
	Medical Assistance:	142
	School Walk-Through:	18
	Vacant Home Checks:	6
	Training Hours:	380
Speciality Unit Usage:	Canine Unit:	1
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
Bus Patrol Violations	Violations reviewed	252
	Civil Citations Issued	180
Red Light Camera Violations	Violations reviewed	1061

May 2025 Crash Heat Map





MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 May

Call for Service	Totals
BURGLARY	1
THEFT SHOPLIFTING	16
THEFT FROM VEHICLE (INSIDE)	4
THEFT OF BICYCLE	1
THEFT FROM BUILDING	2
THEFT ALL OTHERS	2
SIMPLE ASSAULT	1
ARSON	1
COUNTERFEITING	1
FRAUD ALL OTHERS	17
RECOVER STOLEN VEHICLE NOT FOR LOCAL THEFTS	1
RECOVER STOLEN PROPERTY NOT FOR LOCAL THEFTS	1
CRIMINAL MISCHIEF ALL	10
PROPERTY DAMAGE REPORT	4
SEX OFFENSE ALL OTHERS	2
DRUG POSSESSION OFFENSE	12
OVERDOSE	1
FAMILY OFFENSES - DOMESTIC	21
DUI-ALCOHOL/UNDER INFL	6
DUI ENFORCEMENT DETAIL	1
LIQUOR LAWS VIOLATIONS	1



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 May

Call for Service	Totals
PUBLIC INTOXICATION / DRUNKENESS	2
DISPUTE	3
DISORDERLY CONDUCT / HARASSMENT	2
NOISE COMPLAINT	7
PFA/ICC VIOLATION	1
MUN ORD VIOLATIONS	1
DISTURBANCE	19
THREATS	3
HARASSMENT	6
TRESPASSING	2
OPEN DOORS/WINDOWS GENERAL POLICE	4
SUSPICIOUS AUTO	39
SUSPICIOUS ACTIVITY	40
SUSPICIOUS PERSON	5
SURVEILLANCE	3
ALARM BURGLARY OR HOLD UP RESIDENCE	73
ALARM BURGLARY OR HOLDUP NON RESIDENCE	16
JUVENILE MATTER (NON CRIMINAL ONLY)	2
ALARMS (FIRE ALARMS)	14
ALARM - CARBON MONOXIDE ALARM	1
FIRE - VEHICLE FIRE	1
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	1



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 May

Call for Service	Totals
FOUND ARTICLES	9
LOST ARTICLES	5
BARKING DOG/ANIMAL NOISE	1
LOST / FOUND / STRAY ANIMALS	7
ANIMAL COMPLAINTS ALL	14
REPORTABLE MV CRASH W/INJURY	12
REPORTABLE MV CRASH NO INJURIES	10
NON REPORTABLE MV CRASH	61
NON REPORTABLE MV CRASH HIT & RUN	6
SELECTIVE ENFORCEMENT TRAFFIC	141
TRAFFIC MV COMPLAINT	28
TRAFFIC ENFORCE / STOP	870
TRAFFIC HAZARD	26
DISABLED MV	40
PARKING ENFORCEMENT	5
PARKING VIOLATION COMPLAINT	8
ABANDONED IMPOUND/TOWAWAY	5
SIGNALS SIGNS OUT	7
TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN	8
TRAFFIC STUDY	1
BUILDING CHECK	1
PROPERTY CHECK / AREA CHECK	3



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 May

Call for Service	Totals
VACANT HOME CHECK	6
LOCK OUT	13
MEDICAL ASSISTANCE	142
NOTIFICATIONS	6
OTH PUB SERV/WELFARE CHK	34
ASSIST CITIZEN	67
EMOTIONALLY DISTURBED PERSON (EDP)	7
PROPERTY CHECK SCHOOL FACILITIES	18
ASSISTING-FIRE DEPT	43
ASSISTING-OTHER POLICE DP	30
ASSIST OTHER PD ALCO-TEST	1
ASSISTING-OTHER AGENCIES	7
WARRANTS-LOCAL	2
WARRANTS-OTHER AGENCIES	13
WARRANT ATTEMPT TO SERVE	5
PRISONER WATCH /JAIL DUTY/TRANSPORT	15
COMMUNITY POLICING	10
COURT	36
OTHER MAINTENANCE	1



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 May

Call for Service	Totals
POLICE INFORMATION	32
TRAINING	40
FIELD CONTACT INFORMATION	7
FINGERPRINT	5
CIVIL MATTER	7
SPECIAL DETAIL ASSIGNMENT	11
DARE / DRUG AWARENESS	7
REPOSSESSION	3
BACKGROUND CHECK	9
PFA INFORMATION	6
SPECIAL RESPONSE TEAM	1
COMMUNITY RELATIONS ACTIVITY	4
DIRECTED PATROL	473
SURRENDER OF PROPERTY (NOT RECOVERY)	1
911 HANG UP / CHK WELFARE	12
FOOT PATROL	21
FOLLOW UP	48
CHILDSEAT INSPECTION	2
CHILD LINE / CYS	5
PRESCRIPTION DRUG TAKE BACK	1
VEHICLE MAINTENANCE	42
SEX OFFENDER REGISTRATION	2



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 May

Call for Service	Totals
RETURN TO STATION	1
CALL BY PHONE	25

Montgomery Township Police Department
Monthly Activity Report
May 2025

COMMENDATIONS:

On May 5, 2025, Joan Stepanian dropped off pretzels for the officers, thanking them for their involvement with the Citizen's Police Academy.

On May 12, 2025, Target dropped off food to show its appreciation for the services the department provides to the community.

On May 24, 2025, Walter Moretto dropped off pretzels for the officers, thanking them for their service.

On May 27, 2025, an email was received from Vera Dobrovolec thanking Officers Woch, Orrison, and Ricci for their professionalism and kindness while responding to an accident in which she was involved.

EDUCATION:

On May 2, 2025, Sgt. Wagner attended the Adaptive Supervisor Training at the Bucks County Training Center.

On May 5, 2025, Sgt. Wagner and Officer Haber attended an Adaptive Leadership Training Class at the Bucks County Training Center.

On May 7, 2025, Officer Woch, Officer Haber, and Officer Eufrasio attended a K-9 training Day in Montgomery Township.

On May 7, 2025, Officer Shearer, Officer Rardin, and Officer Hernandez attended an EVOC Training at the Montgomery County Fire Academy.

On May 8th and 13th, 2025, Officer Seydel attended CMSWAT Training Days in Montgomery County, PA.

On May 8 and 9, 2025, Officer Haber, Officer Long, and Officer Eufrasio attended Finding the Leader in You training at the Montgomery Township Recreation Center.

On May 14, 2025, Sgt. Wagner attended an RMS Train the Trainer session at the Montgomery County Public Safety Training Center.

Montgomery Township Police Department
Monthly Activity Report
May 2025

On May 14, 2025, Officer Eufrasio and Officer Haber attended a K-9 Tracking Certification in Philadelphia, PA.

On May 16, 2025, Officer Orrison, Officer Strauss, and Officer Ricci attended an Active Shooter training in Norristown, PA.

On May 19, 20, and 21, 2025, Officer Millevoi attended an Interview and Interrogation Training at the Bucks County Training Center.

On May 28, 2025, Officer Woch, Officer Haber, and Officer Eufrasio attended a K-9 Training day in Montgomery Township, PA.

NOTED INCIDENTS:

On May 6, 2025, officers responded to Walgreens, located at 710 Bethlehem Pike, regarding a report of a fraudulent prescription. The complainant reported that the pharmacy had received three fraudulent prescriptions for 1mg of Alprazolam, which were prescribed for dogs. She reported that while fulfilling the prescriptions, the pharmacy determined they were not legitimate. Officers conducted an investigation and determined the prescriptions were counterfeit. Officers reviewed video surveillance and positively identified the female suspect. The female suspect provided a complete statement to the police and was arrested for fraud.

On May 6, 2025, officers were alerted that a vehicle commonly utilized by an organized crime group was committing fraud within the township. This group was well known due to the high volume of fraudulent activity in which they had been involved. Officers located the vehicle in the Home Depot parking lot, 751 Horsham Road, and approached the suspects as they exited the store. Officers noted that one of the suspects had multiple gift cards in hand, which is what the group typically purchases with stolen payment methods. A routine records check and search resulted in the seizure of the suspect's cell phones, along with the gift cards and receipts. At this time, the actor who purchased the gift cards could not be arrested, as Detectives have to link the bank accounts used with those of innocent citizens whose accounts were compromised. The other suspect was taken into custody and charged with violations of the Drug Act. This investigation has been turned over to the Detective Division, and they are currently continuing the investigation.

On May 12, 2025, officers responded to 515 Stump Road for a report of a field fire that was lit by juveniles who fled in a silver vehicle. Officers located a vehicle matching the description and conducted a traffic stop on the suspect's vehicle. Officers approached the vehicle and made contact with four occupants. Through their investigation, officers determined the occupants were involved as they admitted to starting the fire. The suspects were determined to be juveniles and were referred to the Youth Aid Panel in lieu of arson charges.

Montgomery Township Police Department
Monthly Activity Report
May 2025

On May 12, 2025, officers responded to Worldwide Stereo, located at 140 Domorah Drive, regarding a report of theft from a vehicle. Upon arrival, officers discovered a white work van had been vandalized and broken into. Surveillance footage showed a dark gray Mitsubishi entering the lot the previous night, and a male suspect was observed approaching multiple vehicles with a flashlight before leaving the scene. The investigation revealed four vehicles from three businesses (Worldwide Stereo, Timberlane, and Tilly Fire Solutions) were broken into, with estimated damages totaling \$2,000. Officers developed a suspect and were able to positively identify him as the actor who broke into the vehicles. He was subsequently charged with theft by unlawful taking and criminal mischief.

On May 16, 2025, officers responded to Assi Plaza, located at 1222 Welsh Road, regarding a report of a credit card skimming device that had been discovered. Upon arrival, the officer located a skimming device affixed to a credit card point-of-sale terminal in one of the checkout lines. The device was designed to overlay the legitimate terminal and featured wireless transmission capabilities, allowing it to capture credit and debit card information from unsuspecting customers. Through further investigation, it was determined that the skimming device was installed on March 31, 2025, by two unidentified males who are believed to be affiliated with a Romanian organized crime group. Surveillance footage revealed that the device was placed on the terminal within seconds; while one suspect distracted the cashier, the other installed the device. At this time, the identities of the two suspects remain unknown, and the investigation is ongoing.

On May 18, 2025, officers conducted a traffic stop on a gray Infinity in the area of 978 Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and made contact with the operator. While speaking with the operator and conducting a routine records check, officers noted issues with the vehicle's registration. Officers noted that the Vehicle Identification Number (VIN) had been tampered with and determined that the vehicle had been reported stolen from Philadelphia. The investigation is ongoing to determine the operator's involvement in this incident.

On May 21, 2025, officers met with Loss Prevention personnel from Lowe's Home Improvement, located at 630 Cowpath Road. They were informed of a series of fraudulent credit card transactions that had occurred at the Montgomery Township Lowe's, as well as at other locations in the region. Since January, a suspect residing in New York has been traveling throughout the tri-state area, committing credit card fraud. The Lowe's location in Montgomeryville was targeted five times over the past few months, resulting in a total loss of \$11,055.63. Through investigation and with the assistance of Lowe's Loss Prevention, a suspect was identified. As this case involves regional fraud, multiple jurisdictions are reviewing the matter and are considering consolidating charges. Charges are currently pending.

Montgomery Township Police Department
Monthly Activity Report
May 2025

On May 23, 2025, officers conducted a traffic stop on a black Ford in the area of Bethlehem Pike and Knapp Road for a motor vehicle violation. Officers approached the vehicle and made contact with a male driver and a female passenger. While speaking with the occupants, officers noted the occupant's deceptive behavior and inconsistent statements. A consent search of the vehicle and occupants was conducted, which yielded methamphetamine and drug paraphernalia. The passenger was charged with violations of the Drug Act.

UPCOMING EVENTS:

On June 3, 2025, from 6:30 pm to 8:30 pm, officers will attend the PAL Night Out at North Penn High School.

On June 14, 2025, from 10:00 am to 12:00 pm, officers will attend the Flag Day Ceremony at the Montgomery Township Community and Recreation Center.

From June 17, 2025, to June 21, 2025, officers will be attending the Mary Mother of the Redeemer Carnival.

Montgomery Township Public Works Department

Monthly Report – May 2025

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- The following tree work was done throughout the Township:
 - Scott D. & Larry K. performed stump grinding at various locations throughout the Township.
- The following work was done to the Bark Park (Knapp Road):
 - Scott Y., Anthony, Josh & Larry K. slit seeded and fertilized the Bark Park.
 - The Bark Park reopened on 5/29/25.
- Scott D. & Larry K. repaired the lips on baseball field #2 at William F. Maule Park at Windlestrae.
- Scott D., Scott Y., Anthony, Josh, Larry K. & J. Gormley installed the awnings at CRC, Friendship Park & Fellowship Park.
- Josh & J. Gormley built a new railing for the park event trailer stage.
- Anthony & J. Gormley attended a defensive driving class on 5/15/25.
- Josh, Anthony & J. Gormley replaced basketball nets at Spring Valley Park and Whistlestop Park.
- Scott D. & Larry K. repaired the walking bridge due to flooding at William F. Maule Park at Windlestrae.
- Scott D., Scott Y., Anthony, Josh, Larry K. & J. Gormley assisted Moyer Indoor/Outdoor with residents while they treated all Township parks.
- Larry K. repaired a tennis net and the gate at the Windlestrae Park - Rosetwig tennis court.
- Josh, Anthony, Scott D. & Larry K. placed "The Wall That Heals" yard signs throughout the Township.
- Josh assisted with the leaf collection that took place on May 17th 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 performed routine drainage maintenance throughout the Township prior to the numerous rainstorms as part of the MS4 Stormwater requirements.
- Bryan, Joe & Chris desilted and regraded the swale on Enclave Boulevard at Destiny Way.
- Joe & Chris finished pumping water from the basin on Enclave Blvd. over several days throughout the month.
- Chris & J. Gross assisted the park crew with mowing to ready the parks for Moyer Indoor/Outdoor's lawn treatment.
- Joe & Bryan televised several storm sewer pipes to inspect the pipe's integrity as part of the MS4 Stormwater requirements.
- Scott S., Bryan & Anthony repaired an after-hours emergency sinkhole on Canterbury Lane.
- Scott S., Joe & Chris milled and patched several deteriorated locations on roadways throughout the Township.
- Joe, Bryan, Chris, Scott S., & J. Gross continued milling and patching several very large cracks in the walking path at William F. Maule Park at Windlestrae.
- Scott S. handled several resident complaints throughout the Township.
- The following work was done as a result of a severe rainstorm on 5/16/25:
 - The full crew responded to several flooded areas throughout the Township.
 - Joe & Bryan performed maintenance to several basins throughout the Township to prevent overflow.
 - Bryan, Chris, Scott S. & J. Gross removed several large, downed trees from the culvert on Knapp Road.
 - Bryan, Joe, Chris, Scott S., Anthony & J. Gormley cleaned up storm debris from several Township roads following the storm.

- Joe, Bryan & Chris continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Bryan & Chris installed PVC flag holders in the ground along the driveway at William F. Maule Park at Windlestrae in preparation for The Wall That Heals.
- 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.
- Dave, Todd & Larry N. continued performing the semi-annual traffic signal inspections.
- 5/2/25 Guidemark removed paint markings from Grays Lane and Todd, Larry N. & Dave removed signage and posts.
- 5/7/25 - Todd, Larry N. & Dave replaced street light pole and fixture at 104 Andrew Lane that was knocked down.
- Todd, Larry N. & Dave replaced gun locker in PD sally port.
- 5/9/25 - North Wales Road & Knapp Road – PECO Power Outage - Larry N. & Todd put on generator.
- Todd, Larry N. & Dave completed the work for the PD conference room AV upgrade.
- Todd, Larry N. & Dave installed a new outlet at CRC to relocate the AV equipment in the front meeting room.
- 5/20/25 - Streetlight knockdown at 119 Hanover Avenue – Larry N. & Dave disconnected power, removed fixture and called Granahan Electric to repair.
- 5/28/25 - Streetlight knockdown at 105 Magella Court – Larry N. & Dave disconnected power, removed debris and called Granahan Electric to repair.
- Lansdale Lock Shop repaired the damaged door lock to the women's restroom at Spring Valley 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 195 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
Bethlehem Pike & Taylor Rd/McLaughlin Rd Signal Upgrade	2101016.01	Completed	Permit closed.	295335	5/29/2025
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. Township coordinating with property owners - need 2 TCE and 2 TSE.	321552	5/29/2025
Stump Road RRFB	2307039	Plans approved.	Signal plan approved. Township coordinating with property owners - need 2 TCE and 1 TSE.	335709	5/29/2025
Raising Canes sidewalk	2303081.02	In Construction	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. Armour was reaching out to Kevin Lewis	336041	4/15/2025
US 202 Parkway - merge area	999101601	In Construction	Issued worked order 5/8/2024 (Completed)		10/31/2024
Bethlehem Pike & English Village Signal Upgrades	220206901	In Progress	Submitted to PennDOT 2/17/2025 - Under Review	352572	5/29/2025
Lansdale Avenue/Taylor Road and Cowpath Road Signal Upgrades	2400517	In Progress	Preparing plans. Submission anticipated early June. Construction 2026.		5/29/2025
Horsham Road/County Line Road Emergency Preemption		Completed			5/29/2025
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	Looking at WB restriction.		4/29/2025
Knapp Road & Route 309	999101601	In Progress	Submitted to PennDOT 5/12/2025 - Under Review	364098	5/29/2025
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
ARLE at North Wales/Route 309 and Parkway/Horsham		Completed	Enforcement period started.		5/29/2025
LPR - County Line Road/Doylestown Road		In Progress	Submission to PennDOT anticipated end of May 2025	371729	5/29/2025



VMSC
Emergency Medical Services

Montgomery Township EMS Report

May 2025

Total Region
911 Calls

1087



170

Municipal Responses

0m 35s

Chute Time

6m 48s

Response Time

53m 08s

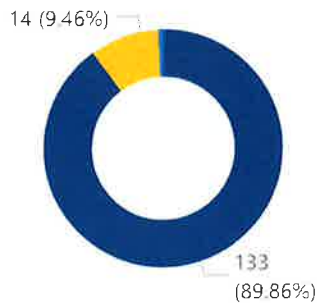
Call Time

100%

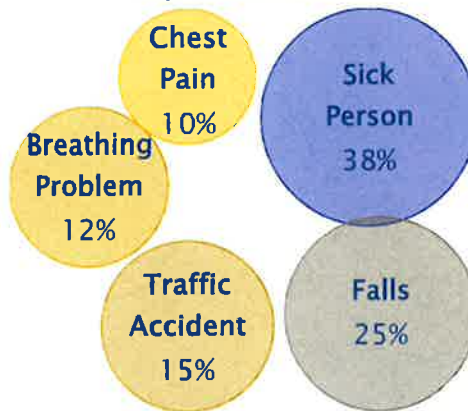
Agency On-Status

Did the Patient's Condition Improve because of our Care?

● Yes ● Unknown ● No

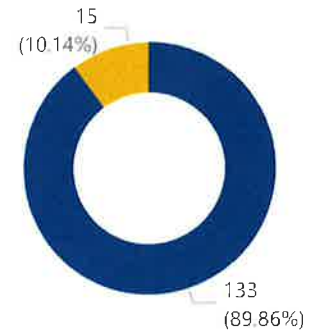


Top 5 Call Types



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 May Global Scale



Mental Health | Responded to 40 behavioral health-related calls.

Community Harm | Handled 12 Overdoses, down from 20 last month, resulting in 2 Narcan administration by EMS. 10 of which were transported to the hospital. Also responded to 17 incidents involving deliberate injury, up from 12 last month.



Climate | Dispatched to 13 weather related motor vehicle crashes.



Diversity | 34 patients had language barriers. 33 patients were morbidly obese. 26 were in a state of emotional distress. And 7 were developmentally impaired.

May 2025

Patient Satisfaction Rating



0% 100%

"Both my mother and her Home Health aide raved about the care she received."

-05/10/2025 (NPV – EMT Steward, Bat. Chief Wheeler, and Doctor Deal)

Mutual Aid

VMSC provided mutual aid for 89 calls this period, down from 98, with the most significant contributions to Chalfont – 31 (up from 27), Freedom Valley – 17 (down from 27), Ambler – 15 (down from 16).

Conversely, VMSC received mutual aid 29 times, up from 13, in the areas of Upper Gwynedd (5 calls), Towamencin (5 calls), Lansdale (5 calls), and Montgomery (3 calls).

Celebrating EMS Week Through Community Outreach

During EMS Week this month, VMSC focused on engaging and educating the communities we serve. Our team provided Hands-Only CPR and Pet CPR demos at Telford Veterinary, delivered fall prevention presentations at senior living communities, and led a Junior Paramedic program for students at Chesterbrook Academy.

These events helped raise awareness about emergency care and gave residents practical skills to respond in a crisis



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #20

SUBJECT:	New Business – Committee Board Liaison Reports
MEETING DATE:	June 23, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey R. Ware-Jones, Chairwoman

BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of May to provide an update on those meetings.