



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
JULY 28, 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. Announcement of Executive Session
6. Consent Agenda:
 - Minutes of June 23, 2025 Meeting
 - Ratification of the Payment of Bills for July 14, 2025
 - Payment of the July 28, 2025 Bills

Planning and Zoning:

7. Presentation of Proposed Plan for Apartment Building – McKee Group
8. Review of Proposed Official Map of Horsham Township
9. Review of Zoning Hearing Board Applications
10. Accept Deed of Dedication for Montgomery Glen Drive

Public Safety:

11. Expansion of Speed Enforcement– Grays Lane
12. Expansion of Red-Light Camera Enforcement Program
13. Appointment of Hearing Officer for Red Light Camera Violation Appeals

Public Works:

14. Reallocation of Vendor Change for Ford Truck Purchase
15. Concrete Replacement Project – Police Station
16. Approval of Montgomery County Consortium Fuel Bid
17. Approval of Purchase of LED Lighting for Whistlestop Park
18. Authorize Advertisement for Leaf and Yard Waste Bid

Parks and Recreation:

19. Approval of 2025 Fall Recreation Programs and Fees

Administration and Finance:

20. Approve Lease Renewal for the VMSC EMS Substation
21. Ratification of Real Estate Tax Appeal Settlement - 220 Commerce Drive

Old Business:

22. Hampton Green Condominium Association – Request for Road Maintenance
23. Review of Costs Related to Proposed Expansion of Fire Career Staff

New Business:

24. Department Reports
25. Committee Liaison Reports
26. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT:	Announcements
MEETING DATE:	July 28, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

Chairwoman Ware-Jones will speak about the The Wall That Heals event, which occurred on July 8th through July 13th in Montgomery Township.

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

Item #04

SUBJECT:	Public Comment
MEETING DATE:	July 28, 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: Announcement of Executive Session
MEETING DATE: July 28, 2025
BOARD LIAISON:
INITIATED BY: Township Solicitor

BACKGROUND:

The Township Solicitor will announce when the Board of Supervisors meets in Executive Session and will summarize the matters discussed.

The Board of Supervisors met in Executive Session earlier this evening at 6:30 PM relating to a litigation and real estate matter.

These topics are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Consent Agenda
MEETING DATE: July 28, 2025
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the June 23, 2025 Board of Supervisors meeting
- Ratification of the Payment of Bills for July 14, 2025
- Payment of Bills for July 28, 2025

- 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
JUNE 23, 2025**

1. Call to Order: The June 23, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Audrey R. Ware-Jones called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

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

ALSO IN ATTENDANCE:

Police Chief William Peoples
Fire Chief William Wiegman
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

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Ware-Jones made the following announcements: Battery Recycling has been paused due to issues with the vendor. Alternatives are being investigated. Residents are recommended to take their batteries to Staples (free), Home Depot (free), or Batteries and Bulbs (\$2 for 1 lb.) The Wall That Heals will be arriving on July 8th, and the Township is honored to be hosting. Please plan on visiting this moving memorial and the mobile education center. Follow our social media channels for updates. Ms. Staab announced that the Board recognizes and respects the LGBTQ community not only during June (Pride Month) but also throughout the year.

4. Public Comment: Ms. Ware-Jones called for public comment. George Schutte of 109 Cove Circle inquired about an update on the traffic calming issues on Grays Lane. Ms. McCreary responded that the Township continues to review the situation and that Officer Jenkins is asking PennDOT to see if they can meet the Township's needs for a review. Ms. Staab reminded residents that Drive Like Your Children Live Here signs are available from the Police Department, and enforcement continues on Grays Lane.

Sanjuk Baneyee of the Hampton Greene HOA stated that the residents of Hampton Greene pay the same taxes as everyone else, but everything in their development is their responsibility, including the roads, snow removal, etc. She inquired if the Township would take over the responsibility for the roads in the development. Ms. McCreary explained that the neighborhood HOA requested private roads when the development was built. Ms. McCreary also reminded her that the local real estate taxes pay for township roads, police, fire, emergency services, and many other township services. Ms. Chimera suggested that if the HOA is not receiving assistance from its property management company, it might want to look into a new company.

5. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the minutes of the May 27, 2025 Board meeting, the ratification of the payment of bills for June 9, 2025 and the payment of bills for June 23, 2025 in the amount of \$899,700.46, the Escrow Release #1 for 1819 N. Line Street were approved as submitted.

Recognition:

6. Promotion of Police Officer Tim Woch: Chief Peoples reported that 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 and 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.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board authorized the promotion of Officer Timothy Woch to the rank of Sergeant for the Montgomery Township Police Department, effective June 24, 2025.

7. 2025 Citizen Police Academy Graduates: Residents who completed the 2025 Citizens Police Academy were recognized by Chief Peoples and the Board of Supervisors.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board recognized members of the community who participated and completed the Police Department's 2025 Citizen Police Academy.

8. Police Department Commendations: Chief Peoples reported that the Police Department would like to recognize several members for their exceptional performance in the line of duty, as recommended by the Department's Award Committee.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board recognized and commended Sergeant Joseph Schott, Officer Timothy Woch, Officer Jacob Beebe, Officer Craig Scully, Officer Michael Rardin, Detective Sergeant Andrew Benner, Detective Richardo DeJesus, Detective Todd Walter and Officer Sean Orrison for their official outstanding police work commendations.

Public Hearing:

9. Ordinance 25-348 – Text Amendment for Electric Vehicles and Electric Vehicle Charging Stations: Ms. Ware-Jones opened the public hearing at 7:32 p.m. by motion, seconded by Ms.

Staab. Notes of testimony were taken by Court Reporter Paula Meszaro. Ms. McConnell reported that staff is requesting the adoption of the proposed amendments to the Montgomery Township Zoning Code, Chapter 230, 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 was submitted and reviewed by the Montgomery County Planning Commission, Montgomery Township Planning Commission, Township Staff and consultants. Mr. Walko introduced the exhibits into the record. The hearing was closed at 7:34 p.m.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Ordinance #25-348 to amend Chapter 230, Article XXI of the Code of Montgomery Township as presented.

10. Conditional Use – 1008 Upper State Road (Proposed Animal Hospital): Ms. Ware-Jones opened the public hearing at 7:35 p.m. Notes of testimony were taken by Court Reporter Paula Meszaro. Ms. McConnell reported that a conditional use application has been submitted by Nicole Salas to construct a surgical services animal hospital at 1008 Upper State Road. The proposal is for a 10,000 square foot, single-story facility on the property consisting of 1.67 acres and is permitted by Conditional Use, in the BP Business Office and Professional 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 and comments. Solicitor Walko introduced the township exhibits into the record and inquired if anyone in the audience was requesting party status to this application. Lorraine Schell of 119 Matthew Drive, Kim Logan of 121 Matthew Drive, and Jose Lage of 977 Horsham Road all requested party status. Christen Ponzio, Esquire, represented the applicant, Nicole Salas. Under testimony, Ms. Salas outlined her vision of a surgical center for veterinary services, operating by appointment only, no emergencies, Monday through Friday, from 8:00 a.m. to 5:00 p.m. Testimony was also given by Thomas Knab, Architect at Bohler Engineering and Project Manager. Under public comment, Ms. Schell stated that she was concerned about the asbestos in the old house and the trees hanging over the sidewalk. Comments made by Ms. Logan and Mr. Lage expressed concerns over animal smells coming from the property, lighting, fencing, dumpster location, trash removal times, and the general impact on their properties, which adjoin 1008 Upper State Road. The hearing closed at 8:44 p.m., and the Board adjourned into an executive session at 8:45 p.m. The Board returned to the public meeting at 8:56 p.m.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board permitted the proposed veterinary surgical services hospital use on the property located at 1008 Upper State Road, with the following conditions: 1) work with Township Planning Commission during land development regarding the buffering, screening and location of the dumpster; 2) insure outside fencing is maintained to eliminate odors and waste left on the property; 3) made a reasonable effort to arrange for deliveries and removal of trash after 8:00 a.m. to the extent possible; 4) comply with the exhibits and testimony of

this hearing; and 5) comply with all laws, federal, state and local township ordinances and obtain approvals and permits necessary prior to development.

Planning and Zoning:

7. Review of Zoning Hearing Board Applications: Ms. McConnell identified the hearing applications received for the July 2, 2025 Zoning Hearing Board meeting. Application 25060003 is for Rosenberger & Zuck/131 Shady Lane seeking a variance from the provisions of Section 230-149B(2) of the Code of Montgomery Township to place a shed in the proposed location, which is not within the required property line distance. Application 25060004 is for Talpur LLC /939 Horsham Road seeking relief by variance or special exception from the provisions of 230-26 and 230-149 to use the property for a doctor's office and residential rental. Application #25060005 is for Royal Space Academy / 804 Bethlehem Pike – Montgomery Mall. The applicant proposes to operate a virtual laser tag and children's party facility within an inline former retail space in the Montgomery Mall. The applicant seeks a use variance and/or special exception from the provisions of Section 230-94A of the Code of Montgomery Township to operate an indoor amusement within the RS – Regional Shopping Center District.

Board consensus was not to enter an appearance for the applications, allowing the Zoning Hearing Board to render decisions based on the testimony presented.

12. Preliminary/Final Land Development – Lloyd Industries: Ms. McConnell reported that 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 applicant was represented by Gregg Adelman, Esquire. Mr. Adelman reviewed the waivers requested, which included not providing a curbing or sidewalk along the Commerce Drive frontage. Following discussions, Ms. Bamford and Ms. Staab stated they wanted to see a sidewalk on Commerce Drive. The applicant's attorney stated that there are no other sidewalks in the area and very few people actually walk there. Mr. Adelman suggested that the Board defer the waiver for sidewalk and curbing. In the future, when other properties in the area begin installing sidewalks, Lloyd Industries will comply. This was agreeable to the Board.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board adopted Resolution No. 2025-12 approving the land development application of Lloyd Industries, with requested waivers, including the deferral for curb and sidewalk, submitted by William P. Lloyd.

Public Works:

13. Advertise the 309 Corridor Traffic Signal Preemption Project: Mr. Reiff reported that the Township budgeted for upgrades to the 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. Competitive bids will be solicited utilizing the PennBid website.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board authorized the advertisement of the bid for the upgrades to the traffic signal preemption systems utilizing PennBid.

14. Advertise the Traffic Signal Modernization at Route 309 & the English Village Shopping Center: Mr. Reiff reported that in the 2025 Capital Investment Plan, the Traffic Signal Modernization at the intersection of Route 309 and English Village Shopping Center was included. Signal specifications have been prepared by Gilmore & Associates and bids will be solicited utilizing the PennBid website.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board authorized the advertisement of the bid for the Traffic Signal Modernization at the intersection of Route 309 and English Village utilizing PennBid.

Parks and Recreation:

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

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted the proclamation recognizing July as Parks and Recreation Month and July 18 as Pennsylvania Parks and Recreation Professionals' Day.

Administration and Finance:

16. Support of SEPTA Funding and Maintaining Levels of Service:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Resolution 2025-11, supporting SEPTA Funding and Maintaining Levels of Service.

Old Business:

17. Final Update – The Wall That Heals: Ms. McCreary reported on the final preparations for the upcoming The Wall That Heals event.

18. Review of Costs Associated with Expansion to a Full Career Fire Department: Ms. McCreary reported that at the April 28 Board meeting, Chief Wiegman provided an overview and update on the need to expand the Fire Department. He referenced the proposal for career staffing, which 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 the current assessed valuation, staff has calculated that a 1.4 mill increase would be necessary to fund this expansion. This will generate \$3,021,423 and bring the millage to 4.34 mills. A spreadsheet sample of properties in the Township and the effect of this proposed millage increase on those properties is included in the packet. Ms. McCreary and Chief Wiegman 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. Board consensus would also give staff 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. Chief Wiegman discussed the inconsistency in response times over the nights and weekends. The FDMT has great volunteers, but fewer members are able to come out during the evening and weekend. The numbers have drastically changed over the last year and a half. Ms. Bamford inquired if it was possible to add staff for the weekends only, to do a phase-in approach. Her concern was raising taxes, especially for seniors on fixed incomes in the Township. Chief Wiegman stated that using a phasing-in approach would be challenging to implement, as you would need to hire staff who would only work on weekends, and the ultimate plan to have four on a truck at a minimum would be difficult to achieve. Ms. Chimera stated that if you attempt to phase in the process, then you are looking at tax increases over several years and it would be better to take the hit at once. Overall, the Board consensus was that they understand the importance of providing these services, but are concerned about getting the information out to the public to educate them on this critical issue. Under public comment, Steve Fedeles asked for clarification on the response times and what the average was for how many trips. Eric Pellitier of 103 Pemberton Court stated that he read all the information and that a 38% tax increase is a big number, but he understands the reasoning and supports it. He recommends that more information on this issue be put out there for the public to know why it is necessary. Vinay Setty, resident of Woodhollow and FDMT member for 20 years stated that he has seen the department change significantly from when he joined in 2005 until now. He agrees that the department needs to go to a 24/7 career staff approach, mainly for the fire protection for the residents. They are having difficulty getting volunteers to come out on calls or to come to trainings. In addition, Mr. Setty stated that many volunteers are moving out of the Township. Adam Zwislewski of 139 Polo Drive stated he's been a volunteer for 7 years. He was the first firefighter on scene at the Neshaminy Falls clubhouse fire, and there were two firefighters on the truck. You need to get a full firetruck out at any time that there is a fire. Mr. Zwislewski stated that he is close to burnout because he is one of the few who routinely show up for fire calls. He has a full-time job during the day, but his volunteer work is another full-time job. He agrees that 24/7 coverage is the way to go with this department. Discussion followed. Ms. Chimera and Ms. Long were in favor of not

phasing in the staff, Ms. Bamford was in favor of phasing in the staff, Ms. Staab asked about a two-option approach and Ms. Ware-Jones recommended that staff move forward, but they must get the word out and share with the public why there will be a tax increase.

New Business:

19. Department Reports: Each department submitted monthly reports for activity in May.

20. Committee Liaison Reports: The Board deferred their reports to the next meeting.

21. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Staab, the meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 06/24/2025 - 07/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT004619	Plush	07/02/2025	Regular	0.00	900.00	101917
MT000046	Adam J. Morrow	07/03/2025	Regular	0.00	450.00	101918
MT000050	Adam Zwislewski	07/03/2025	Regular	0.00	490.00	101919
MT000167	Amazon.com Services, Inc	07/03/2025	Regular	0.00	1,857.15	101920
MT004625	Amin Salehi	07/03/2025	Regular	0.00	510.00	101921
MT000196	Amy Gehman	07/03/2025	Regular	0.00	40.60	101922
MT000222	Andrew Benner	07/03/2025	Regular	0.00	1,000.00	101923
MT000229	Andrew Weiner	07/03/2025	Regular	0.00	150.00	101924
MT000233	Angel G. Mejias	07/03/2025	Regular	0.00	700.00	101925
MT000325	Atlas Copco Compressors LLC	07/03/2025	Regular	0.00	600.00	101926
MT000390	Bergey's Collision Center	07/03/2025	Regular	0.00	-933.24	101927
MT000390	Bergey's Collision Center	07/03/2025	Regular	0.00	933.24	101927
MT000467	Brandi Blusiewicz	07/03/2025	Regular	0.00	500.00	101928
MT000469	Brandon Uzdzienski	07/03/2025	Regular	0.00	100.00	101929
MT000552	C.E.S.	07/03/2025	Regular	0.00	1,643.25	101930
MT000567	Canon Financial Services, Inc	07/03/2025	Regular	0.00	68.00	101931
MT000580	Carl Frederick Herr	07/03/2025	Regular	0.00	200.00	101932
MT004558	Christopher Ayral	07/03/2025	Regular	0.00	50.00	101933
MT000784	Colrom LLC	07/03/2025	Regular	0.00	15,696.00	101934
MT000786	COMCAST	07/03/2025	Regular	0.00	34.43	101935
MT000786	COMCAST	07/03/2025	Regular	0.00	10.50	101936
MT000786	COMCAST	07/03/2025	Regular	0.00	10.50	101937
MT000799	Commonwealth Precast, Inc.	07/03/2025	Regular	0.00	230.00	101938
MT000843	Craftweld Fabrication Co., Inc.	07/03/2025	Regular	0.00	8,240.00	101939
MT000922	David Fulton	07/03/2025	Regular	0.00	150.00	101940
MT001042	Don Dougherty	07/03/2025	Regular	0.00	200.00	101941
MT001079	DVPLT Delaware Valley Property and Liability	07/03/2025	Regular	0.00	120,801.00	101942
MT001080	DVWCT Delaware Valley WC Trust	07/03/2025	Regular	0.00	37,527.75	101943
MT001193	EMS Educational Services Inc.	07/03/2025	Regular	0.00	800.00	101944
MT001229	Eureka Stone Quarry, Inc.	07/03/2025	Regular	0.00	559.93	101945
MT001230	Eurofins Environmental Testing America Holding	07/03/2025	Regular	0.00	147.50	101946
MT001287	First Student Charter Center	07/03/2025	Regular	0.00	2,499.00	101947
MT001287	First Student Charter Center	07/03/2025	Regular	0.00	2,352.00	101948
MT001287	First Student Charter Center	07/03/2025	Regular	0.00	2,499.00	101949
MT001287	First Student Charter Center	07/03/2025	Regular	0.00	2,744.00	101950
MT001287	First Student Charter Center	07/03/2025	Regular	0.00	2,401.00	101951
MT001340	Fundamental Tennis LLC	07/03/2025	Regular	0.00	1,290.00	101952
MT001352	Galls, an Aramark Co., LLC	07/03/2025	Regular	0.00	43.59	101953
MT001398	Gilmore and Associates Inc.	07/03/2025	Regular	0.00	115.00	101954
MT001412	Glick Fire Equipment Company Inc	07/03/2025	Regular	0.00	5,914.80	101955
MT001426	Google Inc.	07/03/2025	Regular	0.00	21.60	101956
MT004549	Graham Management LP	07/03/2025	Regular	0.00	15.14	101957
MT001527	Herman Goldner Company, Inc.	07/03/2025	Regular	0.00	2,657.60	101958
MT001643	Jacob Millevoi	07/03/2025	Regular	0.00	200.00	101959
MT001734	Jeffrey Depolo	07/03/2025	Regular	0.00	1,000.00	101960
MT004263	John A. Otte	07/03/2025	Regular	0.00	50.00	101961
MT001856	John Bereschak	07/03/2025	Regular	0.00	500.00	101962
MT001868	John H. Mogensen	07/03/2025	Regular	0.00	150.00	101963
MT004520	Joseph K. Egenolf Jr	07/03/2025	Regular	0.00	50.00	101964
MT004308	Justin Tohanczyn	07/03/2025	Regular	0.00	350.00	101965
MT002038	Keith Grierson	07/03/2025	Regular	0.00	50.00	101966
MT004626	Kemi Osoko	07/03/2025	Regular	0.00	255.00	101967
MT004624	Kristen McGee	07/03/2025	Regular	0.00	126.00	101968
MT002170	Kyle W. Stump	07/03/2025	Regular	0.00	300.00	101969

Check Report

Date Range: 06/24/2025 - 07/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT002609	Michael Bean	07/03/2025	Regular	0.00	350.00	101970
MT002624	Michael J. Kunzig	07/03/2025	Regular	0.00	150.00	101971
MT004518	Michael Sasso	07/03/2025	Regular	0.00	200.00	101972
MT002636	Michael Shearer	07/03/2025	Regular	0.00	300.00	101973
MT004431	Montgomery Township Municipal Sewer Autho	07/03/2025	Regular	0.00	2,442.00	101974
PAYR-IAFF	Montgomery Township Professional	07/03/2025	Regular	0.00	268.92	101975
MT002926	North Penn School District	07/03/2025	Regular	0.00	500.00	101976
MT002937	North Wales Water Authority	07/03/2025	Regular	0.00	1,221.17	101977
MT002937	North Wales Water Authority	07/03/2025	Regular	0.00	329.68	101978
MT002937	North Wales Water Authority	07/03/2025	Regular	0.00	20.63	101979
MT002937	North Wales Water Authority	07/03/2025	Regular	0.00	1,634.92	101980
MT002961	ODP Business Solutions, LLC	07/03/2025	Regular	0.00	155.52	101981
MT002974	Omega Systems Consultants, Inc.	07/03/2025	Regular	0.00	969.49	101982
MT006762	PA Dept of Labor & Industry B	07/03/2025	Regular	0.00	90.17	101983
MT003044	Patrick Kerr	07/03/2025	Regular	0.00	200.00	101984
MT003077	PECO Energy	07/03/2025	Regular	0.00	351.53	101985
MT003136	Petty Cash	07/03/2025	Regular	0.00	207.21	101986
MT003159	Pipersville Garden Center, Inc.	07/03/2025	Regular	0.00	1,320.00	101987
MT003161	Pitney Bowes Reserve Account	07/03/2025	Regular	0.00	2,000.00	101988
MT003227	Rachel Brick	07/03/2025	Regular	0.00	350.00	101989
MT003310	Ricardo Dejesus	07/03/2025	Regular	0.00	1,000.00	101990
MT003334	Richter Drafting and Office Supply Co. Inc	07/03/2025	Regular	0.00	132.05	101991
MT003365	Robert H. Grunmeier II	07/03/2025	Regular	0.00	50.00	101992
MT003379	Robert Tomlinson	07/03/2025	Regular	0.00	1,200.00	101993
MT004565	Rushit Patel	07/03/2025	Regular	0.00	255.00	101994
MT003436	Ryan Allison	07/03/2025	Regular	0.00	-150.00	101995
MT003436	Ryan Allison	07/03/2025	Regular	0.00	150.00	101995
MT003444	Ryan W. Irvin	07/03/2025	Regular	0.00	400.00	101996
MT003499	Scatton's Heating and Cooling, Inc.	07/03/2025	Regular	0.00	138.00	101997
MT003583	Signal Control Products, LLC	07/03/2025	Regular	0.00	2,560.00	101998
MT003657	Staples Business Credit	07/03/2025	Regular	0.00	316.14	101999
MT003716	Studio Two	07/03/2025	Regular	0.00	2,500.00	102000
MT003727	Sun Im	07/03/2025	Regular	0.00	95.00	102001
MT004467	Sunshine Innovators LLC	07/03/2025	Regular	0.00	1,200.00	102002
MT003790	TD Card Services	07/03/2025	Regular	0.00	-4,416.07	102003
MT003790	TD Card Services	07/03/2025	Regular	0.00	4,416.07	102003
MT004620	The Tequila Rose Band	07/03/2025	Regular	0.00	1,600.00	102004
MT003880	Thomson Reuters	07/03/2025	Regular	0.00	574.40	102005
MT003911	Todd Jasuta	07/03/2025	Regular	0.00	139.95	102006
MT003914	Todd Walter	07/03/2025	Regular	0.00	1,000.00	102007
MT004618	Tonya Hall	07/03/2025	Regular	0.00	100.00	102008
PAYR-FITW	United States Treasury	07/03/2025	Regular	0.00	1,006.30	102009
MT004279	Urban Air	07/03/2025	Regular	0.00	1,934.90	102010
MT004044	Vault Health	07/03/2025	Regular	0.00	334.87	102011
MT004051	Verizon	07/03/2025	Regular	0.00	94.98	102012
MT004080	Vinay P. Setty	07/03/2025	Regular	0.00	1,080.00	102013
MT004189	William Tuttle	07/03/2025	Regular	0.00	150.00	102014
MT001289	Fishers Ace Hardware	07/08/2025	Regular	0.00	3.59	102015
MT001374	General Recreation, Inc.	07/08/2025	Regular	0.00	142.04	102016
MT001427	Goose Squad L.L.C.	07/08/2025	Regular	0.00	900.00	102017
MT001473	Hajoca Corporation	07/08/2025	Regular	0.00	19.50	102018
MT001902	Jonathan S. Beer	07/08/2025	Regular	0.00	4,000.00	102019
MT002698	MJ Earl	07/08/2025	Regular	0.00	878.00	102020
MT004627	Old York Management LLC	07/08/2025	Regular	0.00	321.99	102021
MT003009	PA Turnpike Toll By Plate	07/08/2025	Regular	0.00	6.04	102022
MT003077	PECO Energy	07/08/2025	Regular	0.00	92.36	102023
MT003109	Pennsylvania One Call System, Inc.	07/08/2025	Regular	0.00	493.14	102024
MT003520	Sealmaster	07/08/2025	Regular	0.00	447.00	102025
MT003568	Sherwin Williams Company	07/08/2025	Regular	0.00	267.94	102026
MT003894	Timac Agro USA	07/08/2025	Regular	0.00	5,175.00	102027
MT003975	Turf Equipment and Supply Co.	07/08/2025	Regular	0.00	1,141.91	102028

Check Report

Date Range: 06/24/2025 - 07/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004051	Verizon	07/08/2025	Regular	0.00	279.00	102029
MT004051	Verizon	07/08/2025	Regular	0.00	-279.00	102029
MT004051	Verizon	07/09/2025	Regular	0.00	279.00	102030
MT004051	Verizon	07/09/2025	Regular	0.00	30.00	102031
MT004485	Vietnam Veterans Memorial Fund	07/09/2025	Regular	0.00	1,000.00	102032
MT003077	PECO Energy	07/11/2025	Manual	0.00	15,469.42	102033
MT003077	PECO Energy	07/11/2025	Regular	0.00	-15,469.42	102033
MT003077	PECO Energy	07/11/2025	Regular	0.00	-15,469.42	102034
MT003077	PECO Energy	07/11/2025	Manual	0.00	15,469.42	102034
MT003077	PECO Energy	07/14/2025	Regular	0.00	15,469.42	102035
MT000075	Airgas, Inc.	07/14/2025	Regular	0.00	366.90	102036
MT000320	AT&T	07/14/2025	Regular	0.00	125.17	102037
MT000567	Canon Financial Services, Inc	07/14/2025	Regular	0.00	639.00	102038
MT001079	DVPLT Delaware Valley Property and Liability	07/14/2025	Regular	0.00	120,801.00	102039
MT001548	Home Depot Credit Services	07/14/2025	Regular	0.00	464.65	102040
MT002937	North Wales Water Authority	07/14/2025	Regular	0.00	117.69	102041
MT003077	PECO Energy	07/14/2025	Regular	0.00	2,531.53	102042
MT004415	Pilot Thomas Logistics, LLC	07/14/2025	Regular	0.00	6,775.10	102043
MT003790	TD Card Services	07/14/2025	Regular	0.00	9,348.01	102044
	Void	07/14/2025	Regular	0.00	0.00	102045
MT003982	Tyler Technologies, Inc	07/14/2025	Regular	0.00	960.00	102046
MT000040	Acme Uniforms For Industry	07/17/2025	Regular	0.00	431.48	102047
MT000279	Aramco, Inc.	07/17/2025	Regular	0.00	43.25	102048
MT000342	B Safe LLC	07/17/2025	Regular	0.00	141.09	102049
MT000567	Canon Financial Services, Inc	07/17/2025	Regular	0.00	2,912.31	102050
MT000632	CDW Government, Inc.	07/17/2025	Regular	0.00	184.80	102051
MT000786	COMCAST	07/17/2025	Regular	0.00	295.61	102052
MT000786	COMCAST	07/17/2025	Regular	0.00	78.86	102053
MT001042	Don Dougherty	07/17/2025	Regular	0.00	400.00	102054
MT001076	DVHT Delaware Valley Health Trust	07/17/2025	Regular	0.00	209,918.86	102055
MT001229	Eureka Stone Quarry, Inc.	07/17/2025	Regular	0.00	1,323.36	102056
MT001230	Eurofins Environmental Testing America Holding	07/17/2025	Regular	0.00	147.50	102057
MT001412	Glick Fire Equipment Company Inc	07/17/2025	Regular	0.00	2,174.64	102058
MT004546	Globo Language Services, LLC	07/17/2025	Regular	0.00	100.00	102059
MT004631	Kimberly Yoon	07/17/2025	Regular	0.00	205.00	102060
MT002341	Lowe's Companies Inc.	07/17/2025	Regular	0.00	42.58	102061
MT002367	Mad Science of West New Jersey	07/17/2025	Regular	0.00	2,145.00	102062
PAYR-IAFF	Montgomery Township Professional	07/17/2025	Regular	0.00	279.72	102063
MT003036	Patricia A. Gallagher	07/17/2025	Regular	0.00	789.00	102064
MT003077	PECO Energy	07/17/2025	Regular	0.00	-21,765.87	102065
MT003077	PECO Energy	07/17/2025	Regular	0.00	21,765.87	102065
MT004364	Pumpernick's Deli, Inc.	07/17/2025	Regular	0.00	481.00	102066
MT003269	Primo Brands	07/17/2025	Regular	0.00	151.97	102067
MT003269	Primo Brands	07/17/2025	Regular	0.00	-151.97	102067
MT003299	Republic Services No. 320	07/17/2025	Regular	0.00	1,964.10	102068
MT003600	SnapOn Industrial	07/17/2025	Regular	0.00	36.22	102069
MT003655	Standard Insurance Company	07/17/2025	Regular	0.00	9,466.96	102070
MT003842	The Partnership TMA	07/17/2025	Regular	0.00	2,186.84	102071
MT004629	Travelers CL Remittance Center	07/17/2025	Regular	0.00	2,849.00	102072
MT000378	Beanie Bounce Party Rentals	07/17/2025	Regular	0.00	1,808.15	102073
MT004632	McElhaney Signs	07/17/2025	Regular	0.00	4,830.00	102074
MT003077	PECO Energy	07/17/2025	Regular	0.00	6,296.45	102075
MT003269	Primo Brands	07/17/2025	Regular	0.00	151.97	102076
MT003436	Ryan Allison	07/17/2025	Regular	0.00	150.00	102077
MT004279	Urban Air	07/23/2025	Regular	0.00	2,057.80	102078
MT001302	Floyd Shaffer	07/23/2025	Regular	0.00	954.00	102079
MT004051	Verizon	07/24/2025	Regular	0.00	44.54	102080
MT000006	21st Century Media Newspapers LLC	07/28/2025	Regular	0.00	2,479.06	102081
MT000040	Acme Uniforms For Industry	07/28/2025	Regular	0.00	647.22	102082
MT000046	Adam J. Morrow	07/28/2025	Regular	0.00	650.00	102083
MT000050	Adam Zwislewski	07/28/2025	Regular	0.00	770.00	102084

Check Report

Date Range: 06/24/2025 - 07/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT000074	Air Cleaning Systems Inc.	07/28/2025	Regular	0.00	2,912.00	102085
MT000150	Alphagraphics Lansdale	07/28/2025	Regular	0.00	335.20	102086
MT000167	Amazon.com Services, Inc	07/28/2025	Regular	0.00	7,417.66	102087
	Void	07/28/2025	Regular	0.00	0.00	102088
MT000233	Angel G. Mejias	07/28/2025	Regular	0.00	900.00	102089
MT000279	Aramco, Inc.	07/28/2025	Regular	0.00	699.07	102090
MT000378	Beanie Bounce Party Rentals	07/28/2025	Regular	0.00	2,836.95	102091
MT000388	Bergey's	07/28/2025	Regular	0.00	56.35	102092
MT000394	Bergey's, Inc.	07/28/2025	Regular	0.00	25.50	102093
MT000467	Brandi Blusiewicz	07/28/2025	Regular	0.00	450.00	102094
MT000469	Brandon Uzdzienski	07/28/2025	Regular	0.00	200.00	102095
MT000530	Bucks County Community College	07/28/2025	Regular	0.00	2,500.00	102096
MT000539	Burcarow Entertainment, LLC	07/28/2025	Regular	0.00	2,300.00	102097
MT000552	C.E.S.	07/28/2025	Regular	0.00	47.95	102098
MT000560	Campbell Supply Co., LLC	07/28/2025	Regular	0.00	5,266.00	102099
MT000580	Carl Frederick Herr	07/28/2025	Regular	0.00	200.00	102100
MT004595	ChunChun Wu	07/28/2025	Regular	0.00	765.00	102101
MT000923	David H. Lightkep, Inc.	07/28/2025	Regular	0.00	6.02	102102
MT000941	Davidheiser's Inc.	07/28/2025	Regular	0.00	316.00	102103
MT000964	Deep Run Aquatic Services, Inc.	07/28/2025	Regular	0.00	727.44	102104
MT001026	Dival Safety Equipment	07/28/2025	Regular	0.00	645.66	102105
MT001030	DJB Specialties, Inc.	07/28/2025	Regular	0.00	6,786.89	102106
MT001033	Dog Town	07/28/2025	Regular	0.00	479.95	102107
MT004613	Donnelly Concrete, LLC	07/28/2025	Regular	0.00	92,232.00	102108
MT001079	DVPLT Delaware Valley Property and Liability	07/28/2025	Regular	0.00	3,500.00	102109
MT001096	Eagle Power and Equipment Corp	07/28/2025	Regular	0.00	4,203.99	102110
MT001159	Elite 3 Facilities Maintenance, LLC	07/28/2025	Regular	0.00	5,840.00	102111
MT004476	Elite Pickleball	07/28/2025	Regular	0.00	480.00	102112
MT001230	Eurofins Environmental Testing America Holdin	07/28/2025	Regular	0.00	147.50	102113
MT001340	Fundamental Tennis LLC	07/28/2025	Regular	0.00	5,250.00	102114
MT001379	George Allen Portable Toilets, Inc.	07/28/2025	Regular	0.00	2,814.00	102115
MT001398	Gilmore and Associates Inc.	07/28/2025	Regular	0.00	262.50	102116
MT004637	Giuliano's Deli	07/28/2025	Regular	0.00	143.76	102117
MT001412	Glick Fire Equipment Company Inc	07/28/2025	Regular	0.00	2,820.65	102118
MT001414	Global Industrial	07/28/2025	Regular	0.00	291.94	102119
MT001439	Granturk Equipment Co., Inc.	07/28/2025	Regular	0.00	2,303.05	102120
MT004337	HAAS Alert	07/28/2025	Regular	0.00	6,472.00	102121
MT001554	Horsham Car Wash	07/28/2025	Regular	0.00	24.00	102122
MT001587	Indian Valley Appraisal Company	07/28/2025	Regular	0.00	1,500.00	102123
MT001643	Jacob Millevoi	07/28/2025	Regular	0.00	150.00	102124
MT004468	James Donaldson	07/28/2025	Regular	0.00	1,200.00	102125
MT001743	Jen Ames	07/28/2025	Regular	0.00	4,233.80	102126
MT004634	Jessica Kellner	07/28/2025	Regular	0.00	105.00	102127
MT004635	Johana Arias	07/28/2025	Regular	0.00	205.00	102128
MT001856	John Bereschak	07/28/2025	Regular	0.00	550.00	102129
MT001868	John H. Mogensen	07/28/2025	Regular	0.00	550.00	102130
MT004520	Joseph K. Egenolf Jr	07/28/2025	Regular	0.00	250.00	102131
MT004308	Justin Tohanczyn	07/28/2025	Regular	0.00	420.00	102132
MT002038	Keith Grierson	07/28/2025	Regular	0.00	50.00	102133
MT002089	Keystone Municipal Services, Inc.	07/28/2025	Regular	0.00	21,937.50	102134
MT002096	Kilcoyne and Kelm LLC	07/28/2025	Regular	0.00	157.50	102135
MT002098	Kilkenny Law, LLC	07/28/2025	Regular	0.00	10,133.15	102136
MT002170	Kyle W. Stump	07/28/2025	Regular	0.00	250.00	102137
MT002318	Lizell Office Furniture	07/28/2025	Regular	0.00	3,584.00	102138
MT004309	Louis Neibauer Company, Inc.	07/28/2025	Regular	0.00	149.78	102139
MT002375	Maglocien	07/28/2025	Regular	0.00	400.00	102140
MT002377	Maille LLP	07/28/2025	Regular	0.00	3,000.00	102141
MT002448	Marlin Normart	07/28/2025	Regular	0.00	410.00	102142
MT002470	Mary Kay Kelm, Esquire	07/28/2025	Regular	0.00	1,417.50	102143
MT002496	Mastertech Auto Service, LLC.	07/28/2025	Regular	0.00	2,258.18	102144
MT002609	Michael Bean	07/28/2025	Regular	0.00	300.00	102145

Check Report

Date Range: 06/24/2025 - 07/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT002624	Michael J. Kunzig	07/28/2025	Regular	0.00	320.00	102146
MT004518	Michael Sasso	07/28/2025	Regular	0.00	350.00	102147
MT002636	Michael Shearer	07/28/2025	Regular	0.00	150.00	102148
MT002770	Montgomery Township	07/28/2025	Regular	0.00	4,541.81	102149
MT004138	Napa Auto Parts	07/28/2025	Regular	0.00	964.91	102150
MT002957	Occupational Health Centers	07/28/2025	Regular	0.00	174.00	102151
MT002961	ODP Business Solutions, LLC	07/28/2025	Regular	0.00	451.94	102152
MT002974	Omega Systems Consultants, Inc.	07/28/2025	Regular	0.00	4,486.25	102153
MT002985	Otis Elevator Company	07/28/2025	Regular	0.00	5,500.00	102154
MT004630	Patricia Boom	07/28/2025	Regular	0.00	66.00	102155
MT003044	Patrick Kerr	07/28/2025	Regular	0.00	150.00	102156
MT003046	Patriot Workwear	07/28/2025	Regular	0.00	948.50	102157
MT003063	Paula Meszaros	07/28/2025	Regular	0.00	846.00	102158
MT003136	Petty Cash	07/28/2025	Regular	0.00	117.50	102159
MT004415	Pilot Thomas Logistics, LLC	07/28/2025	Regular	0.00	5,827.98	102160
MT003160	Pitney Bowes Global Financial Services LLC	07/28/2025	Regular	0.00	733.95	102161
MT003175	Positive Concepts/ATPI	07/28/2025	Regular	0.00	460.00	102162
ZZ001862	Pure Cleaners	07/28/2025	Regular	0.00	1,488.95	102163
MT003227	Rachel Brick	07/28/2025	Regular	0.00	600.00	102164
MT003291	Rem-Ark Alloys, Inc.	07/28/2025	Regular	0.00	519.75	102165
MT003334	Richter Drafting and Office Supply Co. Inc	07/28/2025	Regular	0.00	315.02	102166
MT003365	Robert H. Grunmeier II	07/28/2025	Regular	0.00	140.00	102167
MT003436	Ryan Allison	07/28/2025	Regular	0.00	300.00	102168
MT004305	Ryan Taylor Graphics	07/28/2025	Regular	0.00	964.00	102169
MT003444	Ryan W. Irvin	07/28/2025	Regular	0.00	450.00	102170
MT003499	Scatton's Heating and Cooling, Inc.	07/28/2025	Regular	0.00	483.51	102171
MT004623	SML Automotive Services, Inc T/A Tri County Co	07/28/2025	Regular	0.00	1,600.00	102172
MT003657	Staples Business Credit	07/28/2025	Regular	0.00	440.05	102173
MT003768	Syrena Towing	07/28/2025	Regular	0.00	125.00	102174
MT003824	The Chamber of Commerce for	07/28/2025	Regular	0.00	715.00	102175
MT003880	Thomson Reuters	07/28/2025	Regular	0.00	574.40	102176
MT003975	Turf Equipment and Supply Co.	07/28/2025	Regular	0.00	792.65	102177
MT003982	Tyler Technologies, Inc	07/28/2025	Regular	0.00	2,320.00	102178
MT004636	Vajrapani Chintagunta	07/28/2025	Regular	0.00	470.00	102179
MT004044	Vault Health	07/28/2025	Regular	0.00	1,629.33	102180
MT004080	Vinay P. Setty	07/28/2025	Regular	0.00	560.00	102181
MT004175	William F. Wiegman III	07/28/2025	Regular	0.00	1,513.25	102182
MT004189	William Tuttle	07/28/2025	Regular	0.00	50.00	102183
MT004198	Witmer Public Safety Group Inc.	07/28/2025	Regular	0.00	1,967.16	102184
PAYR-PBA	Police Benevolent Association	07/03/2025	Bank Draft	0.00	1,439.00	DFT0000558
PAYR-POL PEN	U.S. Bank	07/03/2025	Bank Draft	0.00	10,685.25	DFT0000559
PAYR-PA SCDU	PA SCDU	07/03/2025	Bank Draft	0.00	756.92	DFT0000560
PAYR-401	Empower Retirement	07/03/2025	Bank Draft	0.00	18,701.61	DFT0000561
PAYR-457	Empower Retirement	07/03/2025	Bank Draft	0.00	20,261.00	DFT0000562
PAYR-PHILA	City of Philadelphia	07/03/2025	Bank Draft	0.00	301.50	DFT0000563
PAYR-SITW	State of Pennsylvania	07/03/2025	Bank Draft	0.00	13,288.66	DFT0000564
MT001238	Exachhire	07/10/2025	Bank Draft	0.00	1,275.00	DFT0000568
MT004051	Verizon	06/27/2025	Bank Draft	0.00	309.00	DFT0000569
MT004051	Verizon	06/27/2025	Bank Draft	0.00	401.26	DFT0000570
PAYR-PBA	Police Benevolent Association	07/17/2025	Bank Draft	0.00	1,439.00	DFT0000571
PAYR-POL PEN	U.S. Bank	07/17/2025	Bank Draft	0.00	8,992.45	DFT0000572
PAYR-PA SCDU	PA SCDU	07/17/2025	Bank Draft	0.00	715.38	DFT0000573
PAYR-401	Empower Retirement	07/17/2025	Bank Draft	0.00	18,502.65	DFT0000574
PAYR-457	Empower Retirement	07/17/2025	Bank Draft	0.00	20,313.25	DFT0000575
PAYR-PHILA	City of Philadelphia	07/17/2025	Bank Draft	0.00	301.50	DFT0000576

Check Report

Date Range: 06/24/2025 - 07/28/2025

Vendor Number
PAYR-SITW

Vendor Name
State of Pennsylvania

Payment Date
07/17/2025

Payment Type
Bank Draft

Discount Amount
0.00

Payment Amount
12,704.28

Number
DFT0000577

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	547	264	0.00	970,079.02
Manual Checks	2	2	0.00	30,938.84
Voided Checks	0	10	0.00	-58,634.99
Bank Drafts	17	17	0.00	130,387.71
EFT's	0	0	0.00	0.00
	566	293	0.00	1,072,770.58

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	547	264	0.00	970,079.02
Manual Checks	2	2	0.00	30,938.84
Voided Checks	0	10	0.00	-58,634.99
Bank Drafts	17	17	0.00	130,387.71
EFT's	0	0	0.00	0.00
	566	293	0.00	1,072,770.58

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	6/2025	710.26
99	Claim on Pooled Cash	7/2025	1,072,060.32
			1,072,770.58

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT:	The McKee Group – Sketch Plan Presentation Proposed Residential Apartment Building / Montgomery Glen Drive
MEETING DATE:	June 23, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

The applicant, The McKee Group, has submitted a sketch plan to the Township for review proposing to construct a 5-story, 213-unit residential apartment building with a 4 ½ story, 435 space parking garage on a 4.7-acre land-locked vacant parcel with access from Montgomery Glen Drive (Hudson Estates) off Doylestown Road.

The majority of the property sits within the BP – Business Professional Zoning District with a smaller portion in the C-Commercial district. The proposed use is not permitted within these zoning districts. The applicant would require a use variance and multiple dimensional variances or another mechanism such as rezoning or text amendment for this proposed development.

The applicant wishes to present their proposed project to the Board this evening.

Staff and Consultant review letters are attached.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 21, 2025

File No. 2024-00555

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

Reference: Sketch Plan Review (LDS-24-007)
McKee Group Proposed Apartment Building Sketch Plan
Tax Map Parcel Number: 46-00-00212-00-3

Dear Marianne:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the sketch plan referenced above.

- A. Feasibility Studies (Sketch) Plans for The McKee Group – Montgomery Township (11 sheets), prepared by Bernardon, dated April 19, 2024.

The subject lot is a 4.70 acre lot with the majority of the site within the BP – Business Office and Professional and a smaller area of the site being in the C – Commercial Zoning Districts. The existing lot fronts on Montgomery Glen Drive, is wooded, and its current use is unknown.

The Applicant, The McKee Group, proposes to construct a 5-story (65-foot), 213-unit residential apartment building, with a 4.5-story (50-foot), 435 space parking garage. The total proposed building footprint is approximately 79,000 square feet. The total number of parking spaces provided is 447. Access to the site is proposed from Montgomery Glen Drive. The proposed site layout includes a 38,000 square yard courtyard area and various green spaces.

We offer the following comments for consideration by the Montgomery Township Staff. This should not be considered an exhaustive review. A detailed review would occur at the time of a formal land development application.

PLANNING REVIEW

1. Use

- a. T.M.P. No. 46-00-00212-00-3 is located in both the BP Business Office and Professional District and the C Commercial District.
- b. As per ZO Section 230-A Table of Permitted Uses, the proposed Residential use is not a permitted use in the C Commercial District. Future plan submissions should be revised to include information indicating compliance with the requirements of this ordinance or a variance would be required.
- c. As per ZO Section 230-A Table of Permitted Uses, Residential use is a permitted use in the BP Business Office and Professional District. However, as per ZO Section 230-80.A.(1), principal residential use shall be limited to one single-family detached dwelling on an individual lot. The proposed apartment building is not permitted in the BP District. Future plan submissions should be revised to include information indicating compliance with the requirements of this ordinance or a variance would be required.

2. Existing Conditions and Surrounding Land Uses

- a. The site currently consists of woodlands, according to a site visit conducted on May 17, 2024.

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

- b. The plan does not indicate the existing use. Future plan submissions should include an existing features plan.
 - c. Commercial uses surround the site to the south and west. Residential uses surround the site to the north and east. Future plan submissions should be revised to note the surrounding land uses.
3. Consistency with the Comprehensive Plan
 - a. Per the Future Land Use Plan, the site is designated as Commercial. There are areas of higher density residential development adjacent to the site. It is the Township's policy to maintain the established commercial land use patterns in areas where they currently exist.
 - b. The County Comprehensive Plan identifies the Route 309 corridor as a "Regional Mixed-Use Center," which is an intensely developed suburban core with significant retail, office, and residential land uses. The proposed apartment residential use is generally consistent with the Comprehensive Plan.
4. Traffic and Pedestrian Circulation Patterns
 - a. The plans propose two access drives onto Montgomery Glen Drive.
 - b. The plan proposes pedestrian circulation along the site frontage on Montgomery Glen Drive which connects to the building entrance and along the eastern side to the rear of the building. There are existing sidewalks on the northern side of Montgomery Glen Drive. We recommend the plans be revised to include a designated crosswalk and connection to the existing sidewalk.
5. General Comments
 - a. The plans propose a "courtyard" area. Additional information should be provided regarding any amenities proposed as part of this courtyard.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

6. §230-78.A – requires the provision of a planting area no less than 25' in width along all property lines within the C Commercial District. The plans shall demonstrate compliance with this requirement or a variance would be required.
7. §230-83.A – states with regard to Landscaping and Screening that "Lots within this (BP) District used for residential dwellings only are excluded from these provisions but will be subject to the provisions of the R-2 Residential District landscaping and screening requirements." However, the residential use permitted within the BP district is limited to one single-family detached dwelling, not the Lifestyle Apartment use proposed. In addition, landscape buffers are not required between residential uses per the SLDO. §205-49.B of the Montgomery Township SLDO states that "The standards included in these regulations are minimum design requirements. The Board of Supervisors reserve the right, in any case, to request that the requirements listed herein exceed these standards if conditions so warrant." Considering the large size of the proposed structure, the close proximity to adjacent residential and commercial properties, and the likely removal of most of the existing vegetation on the site that would normally function as a buffer, we believe that landscaping on the site should be carefully considered. We recommend that cross sections and renderings of the proposed improvements and landscape buffering, from the vantage point of adjacent properties, be provided for review by the Township.

Subdivision and Land Development Ordinance (Chapter 205)

8. §205-52.A – requires the provision of street trees where suitable street trees do not exist as part of the design and construction of existing streets when they lie or abut within the subdivision or land development. Street trees shall be provided, or a waiver would be required.
9. §205-52.C (and Table 1 in the Subdivision and Land Development Ordinance) – requires the provision of screen buffers between residential and commercial land uses. The required screen buffers shall be provided, or a waiver would be required.

10. §205-52.D – requires the provision of parking lot landscaping. The required parking lot landscaping for the exterior parking area shall be provided, or waiver(s) would be required.
11. §205-53 – outlines the requirements for preservation and protection of existing trees. The entire site is wooded. Calculations determining the number of replacement trees required shall be provided, and required replacement trees, as determined by the calculations, shall be provided or a waiver would be required.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

12. §205-10.G. – Garage parking facility.
 - a. The proposed sketch does not show any structural columns. We note any proposed structural columns throughout the parking garage may reduce the number of available parking spaces.
 - b. Access to elevator and stairway facilities will require clear access for pedestrians to enter and exit. Upon determining their locations, the number of available parking spaces may be reduced to obtain clear pedestrian access to the facilities.
 - c. On the first floor, the minor offset alignment of the entrance and exit drives with the parking aisles should be reconsidered with preliminary design. Consider aligning the entrances directly with the aisle or consider a central two-way entrance/exit drive.
13. §205-10.G.(6) – The Township Fire Department is to review the plans to determine if access and circulation is adequate for emergency services. Access to all sides of the building may be required via an emergency access.
14. §205-10.H.(4)(a) – Two-way parking aisles are to be 26 feet and one-way aisles are to be 22 feet. The intended proposed traffic flow is to be clearly indicated on the plans and should be in accordance with this section.
15. §205-10.H.(7)(a) – Accessible parking spaces will be required. We note this may reduce the amount of available parking based on the sketch plan provided.
16. §205-22.A. – Onsite pedestrian facilities and a connection to the Doylestown Road pedestrian facilities will be required.
17. §205-90.D(2) – Provide a location plan showing the subject tract and the surrounding road network, including all adjoining curb cuts and traffic lights; including a key map.
18. §205-90.D(7) – Provide significant topographical and physical features, such as soils, floodplains, slopes at two-foot grade changes, woodlands and existing structures.
19. §205-90.D(10) – Provide the width of all access drives and access aisles.
20. §205-102.A. – A traffic impact study shall be submitted with the proposed development. The applicant will be required to contact the Township Traffic Engineer to coordinate the scope of the study.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

21. §230-75 & §230-80 – The proposed use, multi-family residential is not permitted in the C Commercial or BP Business Office and Professional District. The applicant would require use and dimensional variances or another mechanism such as rezoning or a text amendment to permit the proposed development. The following do not meet the requirement of the zoning ordinance.
 - a. §230-80.A(1) – Principal residential use shall be limited to one single-family detached dwelling on an individual lot which shall comply with all standards and regulations of the R-2 Residential District. The proposed development is for 45.76 DU/acre or 215 units
 - b. §230-81 – The maximum building height is 35 feet. The proposed multi-family structure is 65 feet high.
 - c. §230-82.C – The maximum building coverage of any lot shall not exceed 15% of the total lot area. The Applicant is indicating that the proposed planned building coverage is 38.7%.

- d. §230-138 – Requires parking spaces to be 10 feet by 20 feet. The Applicant is proposing 9 feet by 20 feet parking spaces.
 - e. §230-138.2.B – The maximum height of a parking garage is 60% of the height of the tallest principal structure for which the parking structure serves as an accessory use, but in no event shall the height be greater than four levels of parking above grade, counting the rooftop as one level. The parking structure is listed as 4.5 floors and 50 feet in height and 77% of the height of the principal structure (65' building height).
 - f. §230-138.2.G – Requires that parking layouts using ninety-degree parking spaces shall be designed for two-way travel. 24 feet minimum is required the aisle widths in this layout. The Applicant is proposing 21.4 feet aisle widths. This would require a variance. The reference in the "General Parking Requirements" table to §250-10.H(4) is not a Montgomery Township Zoning Section.
22. §230-83.C – Architecture style and facade treatment. Architectural style and facade treatment of any building shall be residential in character and shall be designed and constructed to be consistent and complementary to buildings in the surrounding vicinity.

General

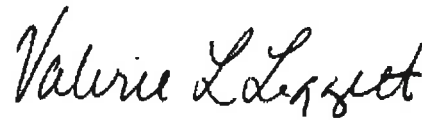
- 23. Compliance with the Township Subdivision and Land Development Ordinance, Storm Water Management Ordinance, Lighting Requirements, and site accessibility will be reviewed upon submission of a formal land development application.
- 24. The lot appears to slope down to the north and west, toward the commercial uses that front on Bethlehem Pike. The sketch plan does not indicate how stormwater runoff will be managed. Public storm sewers are limited in the area. The applicant should consider how stormwater will be managed without impacting abutting properties.
- 25. The applicant should provide documentation regarding the use of the Elm Place ROW.
- 26. Access to SR309 will require PADOT approval.

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/gja/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Bill Wiegman, Fire Chief – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Kevin McLaughlin, Senior Vice President – The McKee Group



**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6935 • Fax: 215-699-1560

www.montgomerytwp.org

WILLIAM F. WIEGMAN III
Director of Fire Services
Fire Marshal
Emergency Management
Coordinator

FIRE MARSHAL
215-393-6936

March 6, 2025

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

Re: The McKee Group Proposed Apartment Building, Montgomery Township, PA

Dear Director McConnell:

Thank you for allowing the Fire Marshal's Office to comment on The McKee Group's proposed land development plans, dated April 18, 2024, with a January 10, 2025 revision date. The Fire Department's areas of concern are indicated in this letter, including but not limited to placement of fire hydrants, access around the building, road width, fire department connections, sprinklers, and standpipes in the building and parking garage under Chapter 9 of the IFC, EV charging and locations, potential rescue of occupants, fire suppression, and areas to maneuver and deploy Tower Ladder 18.

The Fire Department utilized the 2018 International Fire Code when conducting this Plan Review because that is the current adopted Township Fire Code. I have included the applicable code requirements in this letter. The McKee Group and the Fire Department have met and discussed these requirements before completing this review letter.

The Fire Marshal's Office appreciates the opportunity to comment on the proposed plan. We are available to meet to discuss our comments if needed. We want to continue our involvement with developing the plan, site, and buildings.

Please do not hesitate to contact me with any questions or need any additional information.

Sincerely,

William F. Wiegman, M.A.
Fire Chief, Montgomery Township

2018 INTERNATIONAL FIRE CODE REQUIREMENTS

1. **312.1 General.** Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3

Comment

- a. Any gas services that are accessible/vulnerable to vehicular traffic shall have approved vehicle impact protection installed.

2. **312.2 Posts.** Guard posts shall comply with all the following requirements:
 1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
 2. Spaced not more than 4 feet (1219 mm) between posts on the center.
 3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
 4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
 5. Located not less than 3 feet (914 mm) from the protected object.
3. **503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
4. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for approved security gates under Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)
5. **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 to provide all-weather driving capabilities.

Comment: All underground basins must support the imposed load of fire apparatus.

Comment: Documentation will be provided indicating that the underground MRC and the grass paver fire lane will support the outriggers and weight loads of the fire apparatus. The fire apparatus requires a minimum 20-foot-wide lane. The grass paver fire lane crosses and is adjacent to the porous asphalt walkway. The capacity of the permeable paving asphalt walkway to support the fire apparatus should also be provided. The minimum fire lane width shall be provided for the entire length of the fire lane. The dimensions, surface conditions, and alignment should be coordinated with the Montgomery Township Department of Fire Services.
6. **503.2.4 Turning radius.** The Fire Chief shall determine the required turning radius of a fire apparatus access road.
7. **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
8. **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.

9. **504.3 Stairway access to roof.** New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal, shall be provided with a stairway to the roof.

Comment: The Fire Department is requesting the ability to access the roof area through a walkout door at the top of the stairway. The Department would prefer a door and not a roof hatch.

10. **505.1 Address identification.** New and existing buildings shall be provided with approved address identification

11. **506.1 Key boxes where required.** Where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

12. **507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Comment: The applicant shall provide documentation that the proposed water supply is capable of supplying the required fire flow as prescribed in the 2018 International Fire Code for the proposed buildings.

13. **507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

Comment: The applicant shall use the 2018 International Fire Code to determine the fire flow requirements for the proposed buildings.

14. **507.4 Water supply test.** The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

15. **507.5 Fire hydrant systems.** Fire Hydrant Systems shall comply with Sections 507.5.1 through 507.5.6

16. **509.1 Identification.** Shall comply with Sections 509.1-509.2

17. **510.1 Emergency responder radio coverage in buildings.** New buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

18. **510.4 Technical requirements.** System components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

19. **510.5 Installation Requirements.** The installation of the public safety radio coverage system shall be under NFPA 1221 and Sections 510.5.1 through 510.5.4
20. **903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8
21. **903.4 Sprinkler systems supervision and alarms.** Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. The system shall comply with 903.4 through 904.3.6
22. **905.1 General.** Standpipe systems shall be provided in new buildings and structures in accordance with 905.2 through 905.11.
23. **905.3.1 Height.** Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
Comment: Based on the size and configuration of the proposed apartment building and Parking Garage, standpipes are needed to increase the operational efficiency and effectiveness of the fire department operations. Standpipe systems provide a quick and convenient water source for fire department use. The standpipe connection reduces the time needed for the fire department to extend hose lines up or down stairways/hallways to advance and apply water to the fire. It also assists with limiting obstacles for occupant egress.
Exceptions: Reference the exceptions in the section regarding Class I standpipes in buildings with automatic sprinkler systems and Class I manual standpipes and dry standpipes in open parking garages.
24. **907.1 General.** This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new buildings and structures.
25. **909.1 Scope and Purpose** This section applies to mechanical or passive smoke control systems where they are required for new buildings or portions thereof by provisions of the IBC or this code.
26. **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.

Comment: You shall contact the North Wales Water Authority for the installation of the fire hydrants. The Fire Hydrants shall be public hydrants and maintained by the North Wales Water Authority.
27. **912.1 Installation.** Fire department connections (FDC) shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2

through 912.7. A fire hydrant shall be located within 100 feet of the fire department connection.

Comment: The FDC shall be 5" Storz

28. **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.
29. **912.2.1 Visible location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.
30. **912.3 Fire Hose Threads.** Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads.
31. **912.4 Access.** Immediate access to fire department connections shall be maintained at all times and without obstructions by fences, bushes, trees, walls, or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief.
32. **1030.01 General.** In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided: Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3 (2)
33. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1 and B105.1.(2).
34. **B105.3 Water Supply for buildings equipped with an automatic sprinkler system.** For Buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
 - a. The automatic sprinkler system demand, including hose stream allowance
 - b. The required fire-flow
35. **C102.1 Fire hydrants available.** The minimum number of hydrants available to a building shall not be less than that listed in Table C102.1.
36. **C103.1 Hydrant spacing.** Shall comply with C103.1-C103.3.
37. **D103.1 Access Road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders.

Comment: The applicant shall maintain a minimum road width of 26 feet where a fire hydrant is located on a fire apparatus access road.
38. **D103.5. Fire Apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria
 - a. Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.

- b. Gates shall be of the swinging or sliding type.
- c. Construction of gates shall be of materials that allow manual operation by one person.
- d. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- e. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
- f. Methods of locking shall be submitted for approval by the fire code official.
- g. Electric gate operators, where provided, shall be listed in accordance with UL 325
- h. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200

39. **D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

40. **D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

41. **D103.6.2 Roads more than 26 feet in width.** 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.

42. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

43. **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 thereof.

44. **D105.3 Proximity to building.** One or more of the required access routes meeting this condition shall be located not less 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire chief.

45. **D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire chief.


GENERAL COMMENTS

1. Stone around the perimeter of buildings. The Fire Marshal's Office requests that the applicant consider installing a three-foot stone bed around the perimeter of the building to separate the landscaping mulch from the exterior siding of the building. This design feature would reduce the risk of a mulch fire igniting any combustible exterior construction of the building.
2. Chapter 9 of the 2018 International Fire Code shall be followed, and the building and parking garage are to be fully sprinkled and alarmed under all applicable codes.
3. Sectional valves on the sprinkler system. The Fire Marshal's Office requests that the sprinkler system be equipped with a sectional valve on each building floor and parking garage. In the event of a sprinkler discharge, the Fire Department could isolate a specific floor/wing and would not have to evacuate or relocate occupants from the entire building or floor.
4. All buildings of Truss Construction shall comply with the Montgomery Township Truss Ordinance #04-188.
5. Fire Department key boxes (Knox Box) shall be installed on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.
6. All traffic signals installed or improved shall be equipped with an optical pre-emption system.
7. All applicants must contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that a township official SHALL witness the flushing of the underground piping before final riser connections per NFPA 13.
8. McKee Group shall work with the Fire Department to create the best possible solutions for rescuing occupants from above-ground windows by utilizing Tower Ladder 18 and/or ground ladders. These solutions include 26-foot-wide access roads close to the building and ground pads or concrete to place ground ladders. McKee Group and the Fire Department shall also consider mountable surfaces for the Tower Ladder. All access roads must be 26 feet in width under the 2018 IFC for Tower Ladder access. The Fire Department requires two access roadways.
9. McKee Group will work with the Fire Department to create the best possible solutions for rescuing occupants from above-grade windows. These solutions will include utilizing permanent anchors for rope rescue on the roof and storing and maintaining 50-foot ladders that will be kept on site.
10. Under the 2018 International Fire Code Section 915, the parking garage will have proper ventilation and hazard detection.
11. All EV charging and ESS locations will comply with Montgomery Township's Ordinance on EV & ESS Requirements

RE: The McKee Group Revised Sketch Plan



William Peoples <wpeoples@montpd.org>

To  Mary Gambino

 You replied to this message on 3/25/2025 10:14 AM.

Mary,

There are no concerns from the police side with this sketch.

Bill



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: March 24, 2025

APPLICANT: The McKee Group

PROJECT NAME: Proposed 203 Unit Apartment Building with associated Parking Structure

TWP PROJECT #: LDS-24-007 Sketch Plan Review2 – *plan last revised January 20, 2025*

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above. The applicant proposes to construct a 5-story 203 unit apartment building with 5-level parking garage on a vacant land-locked 4.69 acre parcel located off of Montgomery Glen Drive behind the Hudson Estates Congregate Care facility.

Comments:

1. The property sits within the BP – Business Professional and C - Commercial Districts. The Proposed Apartment Building is not a permitted use by right in either district. Per Sections 230-80, 230-75, and 230-A Table of Permitted Uses.
2. The proposed project does not meet the dimensional / bulk requirements including height regulations, area, width, coverage, and yard regulations as outlined in Sketch Plan 'A'.
3. The proposed parking structure is not a permitted use by right and must comply with provisions set forth in Section 230-138.2 Special requirements for parking structures. The proposed parking structure does not meet the parking space requirements, height requirements, and aisle width requirements as outlined in the chart on Sketch Plan 'A'.
4. Per Section 230-134A two parking space per each family in the dwelling shall be provided. The sketch plan refers to the Lifestyle apartment parking requirements within the Limited Industrial District. This property is not located within the LI District.
5. Per Section 230-138 Parking spaces shall be 10x20 in size. The length may be reduced to 18 feet if forward curbed edge of a parking space shall overhang a landscaped area having a width of not less than five feet.
6. Landscaping and Screening requirements must be provided.
7. Per Sections 205-113 thru 205-116. Dedication of land / Alternatives to dedication of land. A fee in lieu of dedication of land shall be calculated at \$0.50 a square foot for nonresidential development or use up to 10,000 square feet and \$0.25 a square foot over 10,000 square feet.



Zoning Officer



date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT:	Horsham Township – Official Map Adoption
MEETING DATE:	July 28, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Per Section 401 of the Municipalities Planning Code the governing body of each municipality shall have the power to make or cause to be made an official map of all or a portion of the municipality which may show appropriate elements or portions of elements of the comprehensive plan with regard to public lands and facilities.

Horsham Township has completed a draft of an Official Map as it pertains to the former Naval Air Station Joint Reserve Base at Willow Grove. A public hearing is scheduled for August 25, 2025 at the Horsham Township Building. In accordance with Section 408(c) of the MPC the proposed ordinance has been provided to adjacent municipalities for their review and comment.

The proposed ordinance was presented to the Planning Commission during their July 17, 2025 meeting. They had one comment with regard to an opportunity to provide affordable housing in the area.

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ♦
DANIEL J. PACI ♦ †
JONATHAN J. REISS ♦
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
LINDSAY R. NORTON
DAVID A. KEIGHTLY, JR.
ERIK S. ALLGOOD

* ALSO ADMITTED IN NEW JERSEY
♦ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION
SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY

www.grimlaw.com

David A. Keightly, Jr.
e-mail: dkeightly@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

July 10, 2025

Via Electronic & First Class U.S. Mail

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

RE: Proposed Adoption of Official Map of Horsham Township

Dear Ms. McCreary:

Horsham Township has completed a draft of an Official Map as it pertains to the former Naval Air Station Joint Reserve Base at Willow Grove. At its meeting last night, Horsham Township Council voted to schedule the public hearing on this proposed Official Map for Monday, August 25, 2025 at 7:00 PM in the Horsham Township Building, 1025 Horsham Road, Horsham, PA 19044. Adoption of the Official Map will be considered at a later date after the public hearing.

In accordance with Section 408(c) of the Municipalities Planning Code, 53 P.S. § 10408(c), please find enclosed with this letter a copy of the proposed Official Map, along with a copy of the proposed Ordinance, for review and comment by your governing body and Planning Commission.

Please forward any review comments to me and to Horsham Township Manager William Gildea-Walker by email at dkeightly@grimlaw.com and wwalker@horsham.org on or before the public hearing on August 25th.

Thank you for your time and consideration.

Very truly yours,
GRIM, BIEHN & THATCHER



By: David A. Keightly, Jr., Esq.
Horsham Township Solicitor

cc: William T. Gildea-Walker, Horsham Township Manager

**HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO.

**AN ORDINANCE ADOPTING AN OFFICIAL MAP FOR THE PURPOSE
OF DEPICTING PRESENT AND PROPOSED PUBLIC LANDS AND
FACILITIES AND PROVIDING FOR AMENDMENT AND
ENFORCEMENT THEREOF PURSUANT TO ARTICLE IV OF THE
MUNICIPALITIES PLANNING CODE, AS AMENDED**

SECTION I: LEGISLATIVE FINDINGS

WHEREAS, Article IV of the Pennsylvania Municipalities Planning Code, as amended (hereinafter, "MPC"), empowers Horsham Township (hereinafter, "Township") to establish an Official Map and to provide for its administration, enforcement and amendment; and

WHEREAS, the Horsham Township Council (hereinafter, "Council") deems it necessary for the protection and promotion of the public health, safety and general welfare of the Township, to establish an Official Map for the area of the former Naval Air Station Joint Reserve Base Willow Grove ("NASJRB"); and

WHEREAS, the Council has assessed the present needs and future desires of the area of the former NASJRB and its citizens regarding stormwater management, environmental protection, transportation, roads, park and recreation, utilities, open space, and the existence and availability of other public facilities; and,

WHEREAS, pursuant to Section 402(a) of Article IV of the MPC, the Township Planning Commission has reviewed the proposed Official Map and Ordinance, and reported its recommendations to Horsham Township Council; and

WHEREAS, pursuant to Article IV of the MPC the proposed Official Map and this Ordinance were provided to the Montgomery County Planning Commission and all adjoining municipalities for review and possible comment; and

WHEREAS, the Horsham Township Council finds that the proposed Official Map is consistent with both the Comprehensive Plan for the area of the NASJRB and the approved Land Reuse Plan.

NOW THEREFORE, the Horsham Township Council does hereby enact and ordain as follows:

SECTION II - ORDINANCE PROVISIONS

ARTICLE I – GENERAL PROVISIONS

A. Short Title

This Ordinance shall be known and may be cited as the "Official Map Ordinance of the Area of the NASJRB in Horsham Township."

B. Authority

This Ordinance is enacted and ordained pursuant to the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, as contained in the Pennsylvania Municipalities Planning Code, Act of 1968, PL. 805, No. 247 as reenacted and amended (the "MPC").

C. Purpose and Method

(1). Purpose - This Ordinance is enacted to protect and promote the public health, safety, convenience and general welfare; to further accomplish the goals of the Reuse Plan for NASJRB as approved by Horsham Township and the Federal Government, including but not limited to open space, roads, pedestrian trails, stormwater facilities, utilities, and public buildings and facilities.

(2). Method - The purpose, as specified above, is accomplished by depicting on the Official Map the location of the open space areas, roads, pedestrian trails, stormwater facilities, utilities, and public buildings and facilities. which may be acquired by the Horsham Land Redevelopment Authority, in fee, by easement or other interest, and transferred to the Horsham Township in accordance with this Ordinance and Article IV of the MPC.

D. Severability

Should any section or provision of this Ordinance be declared unconstitutional or invalid by a court of law, such decision shall not affect the validity of any other section or provision of this Ordinance other than the one so declared.

E. Definitions

Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this Section.

(1). Council - The Council of Horsham Township, County of Montgomery, Commonwealth of Pennsylvania.

(2). Building - This word shall have the same definition as appears in the current Township Zoning Ordinance and any subsequent amendment thereto.

(3). Conservation Easement - The legal right granted or sold by a property owner to the Township, some other public entity or a private conservation organization which permanently limits the type and amount of development and/or use that may take place on the property, and specifies the type, if any, of public access to the property.

(4). County - The County of Montgomery, Commonwealth of Pennsylvania.

(5). Improvement - Any man-made modification or change to real property not constituting a building or structure as those terms are herein defined.

(6). Land development - This phrase shall have the same definition as appears in the MPC and any subsequent amendment thereto.

(7). Municipal or Municipality - Horsham Township, Montgomery County, Pennsylvania, or pertaining thereto.

(8). Official Map - The Official Map of Horsham Township as adopted and/or amended in accordance with this Ordinance.

(9). Person - Any individual, partnership, firm, limited liability company or partnership, public or private corporation, incorporated or unincorporated association, enterprise or any other legal entity and, including without limitation with respect to each of the above, any agent, servant or employee thereof.

(10). Public Grounds - Any land, right-of-way, easement or other interest in land which are owned, operated, or controlled by a government agency, including but not limited to buildings, streets and street rights-of-way, parks, playgrounds, watercourses, open space reservations, conservation easements, sidewalks and pedestrian ways, easements, railroad and transit rights-of-way, airports, flood control facilities, stormwater management facilities and other stormwater best management practices ("BMPs"), drainage easements and with respect to all of the foregoing, any proposed or future interest reserved on the Official Map.

(11). Public Notice - Notice published once each week for two (2) consecutive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

(12). Right-of-Way - The total width of any land reserved or dedicated, or eligible to be reserved or dedicated, for the purpose of a street, utility, crosswalk or other public purpose or use.

(13). Street or Road - A strip of land, including the entire right-of-way, providing access to more than one (1) lot. The words "street" or "roads" includes street (and all of its classifications), avenue, boulevard, thoroughfare, road, highway, freeway, parkway, lane, alley, viaduct and other ways used or intended to be used by vehicular traffic or pedestrians, whether public or private, and utilities located along or in the Street or Road.

(14). Street or Road Functional Classification - The identification of general operating conditions and operational characteristics of streets and roads categorized according to a hierarchy, as designated on the Official Map in accordance with standards contained in the Horsham Township Subdivision and Land Development Ordinance and Zoning Ordinance.

(15). Street, Private - A street which is not dedicated for public use and maintenance.

(16). Street, Public - A street which is dedicated for public use and maintenance.

(17). Structure - Any manmade object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

(18). Subdivision - This term shall have the same definition as appears in the MPC and any subsequent amendment thereto.

(19). Township - Horsham Township, the County of Montgomery, Commonwealth of Pennsylvania.

(20). Zoning Hearing Board - The Horsham Township Zoning Hearing Board.

(21). Zoning Officer - An agent or official designated by the Township to administer and enforce, among other things, the provisions of the Zoning Ordinance and this Official Map Ordinance.

ARTICLE II - MAP ELEMENTS, CREATION, AND AMENDMENT

A. Map Elements

(1). Map Elements - The Official Map may depict appropriate elements or portions of elements of the Horsham Township Comprehensive Plan, and any other plan or study of the area of former NASJRB with regard to public lands and facilities, and may include, but need not be limited to:

- (a). Existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, diminutions, openings or closing of same;
- (b). Existing and proposed public parks, playgrounds, and open space reservations;
- (c). Conservation easements;
- (d). Pedestrian ways and easements;

- (e). Flood control basins, floodways and flood plains, stormwater, management areas and drainage easements;
- (f). Utilities including, but not limited to, water and sewer facilities, electricity, gas, telecommunications facilities; and
- (g). Support facilities, easements and other properties held by public bodies undertaking the elements of plans and studies for the area of the NASJRB.

B. Identification of Elements

(1). Identification and Acquisition - For the purpose of initially identifying land on the Official Map, property records, aerial photography, photogrammetric mapping or other methods sufficient for the identification, description and publication of areas for reservation on the Official Map are sufficient. For the acquisition of lands and easements, boundary description by metes and bounds shall be made and sealed by a licensed surveyor, registered in the Commonwealth of Pennsylvania.

(2). Street Design Requirements- Unless otherwise specified on the Official Map or by other controlling Ordinances, all proposed street rights-of-way and widenings of existing public street rights-of-way as designated by this Official Map shall incorporate the necessary right-of-way and clearances and meet the design requirements specified in the Township's Zoning and Subdivision and Land Development Ordinances, as amended, for the street functional classification.

C. Certification, Amendment, and Notice

(1). Certification - The Official Map shall be certified by the signatures of the President of the Horsham Township Council and attested by the Township Secretary as follows: "This is to certify that this is the Official Map of Horsham Township referred to in the Official Map Ordinance of Horsham Township, Montgomery County, Pennsylvania." The date of enactment of this Ordinance shall appear on the Official Map, and it shall be kept on file with the Township Secretary.

(2). Amendments to the Official Map - The Official Map may be amended from time to time by the Horsham Township Council in accordance with the requirements of this Ordinance and the MPC. All such amendments shall be certified by signature on the Official Map of the President of the Horsham Township Council. In addition, the Official Map shall be annotated with the amending ordinance number and date of enactment. Alternatively, the Official Map may be republished, approved and certified in accordance with this Ordinance.

(3). Following adoption of the Official Map or any amendments thereto in accordance with subsection 2, above, all map elements depicted on approved, final plats and recorded in accordance with the Subdivision and Land Development Ordinance shall be deemed amendments to the Official Map without further action, notice or public hearing.

(4). The Official Map, any amendment made thereto in accordance with subsection 2, above, and any accompanying ordinance shall be submitted to the Horsham Township Planning Commission, the Montgomery County Planning Commission, adjacent municipalities where the same depict any street or other public land intended to lead into such municipality, and to any other entities required by law for review and possible comment. The review period shall be forty-five days, after which action on the proposed Official Map or amendment thereto may be taken by the Horsham Township Council with or without comment and following a public hearing with public notice as provided by law.

ARTICLE III - EFFECT OF OFFICIAL MAP AND RESERVATIONS

A. Reservations for Public Grounds

(1). Reservations - Component Map (3) of the Official Map depicts reservations for the taking or acquisition of future streets and public grounds and shall impact the development or use of land so reserved as more particularly set forth herein.

(2). Time Limits and Renewal - The time limit for which streets and public grounds depicted on the Official Map shall be deemed reserved for future taking or acquisition for public use shall be twenty-five years. The reservation period shall commence with the effective date of the ordinance adopting the Official Map and shall automatically renew commencing with the effective date of each ordinance adopting any amendment made in accordance with Article II.C(2). The automatic renewal provisions shall not apply to deemed amendments made in accordance with Article II.C(3). Reservations may be renewed periodically by ordinance at the discretion of the Horsham Township Council.

(3). Prohibition in Reserved Areas - Except as otherwise set forth in this Ordinance, no approval shall be granted for any building, structure or other improvement within public grounds reserved on the Official Map.

(4). Lapse of Reservations - The reservation for public grounds shall lapse and become void after the owner of such property has submitted written notification to the Horsham Township Council announcing its intention to build, subdivide or otherwise develop the land or any part thereof covered by the reservation to construct a building, structure or other improvement upon such public grounds or any part thereof for private use; and the Horsham Township Council does not commence condemnation proceedings or otherwise acquire the land before the end of the following time periods, as measured from the date the Township first received such notice:

- (a). Buildings, structures and other improvements not requiring land development approval - one hundred eighty (180) days.
- (b). Buildings, structures and other improvements requiring land development approval - one (1) year.

(5). Effect of Reservation - The reservation of any public grounds on the Official Map shall not, standing alone, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land and shall not obligate the Township to improve or maintain any such street or land. The reservation of proposed or future public grounds as part of the Official Map shall not, in and of itself, constitute or be deemed to constitute a taking or an acceptance of any land by the Township. Except as otherwise provided in this Ordinance, no person shall recover any damages for the taking for public use of any building, structure or improvement constructed within the lines of any street, watercourse or public grounds after the same shall have been included in the Official Map, and any such building, structure or improvement shall be removed at the expense of the owner.

(6). Except as otherwise set forth herein, for the purposes of preserving the integrity of the Official Map, no approval shall be granted for any building, structure or other improvement within the lines of any street, watercourse or other public grounds depicted, laid out or reserved thereon.

B. Special Encroachment Permits

(1). Special Encroachment Permit Purpose - In order to preserve the integrity of the Official Map, no building, structure or other improvement shall be placed on, in or under public grounds for which a reservation has not lapsed without first obtaining a special encroachment permit.

(2). Special Encroachment Permit Procedure- Special encroachment permits shall be granted in accordance with the following requirements.

- (a). Application - When a property encompassing in whole or in part a reserved area cannot yield a reasonable return to the owner unless approval for the building, structure or other improvement shall be granted, the owner may apply to the Council for a special encroachment permit. Before granting a special encroachment permit, the Council may submit the application to the Township Planning Commission and allow the Planning Commission thirty (30) days to review and comment on the same.
- (b). Notice and Hearing - The Council shall have exclusive jurisdiction to hear and render final adjudications upon applications for special encroachment permits pursuant to Section 909.1(b)(7) of the MPC. Public notice shall be given in accordance with applicable law, at which time all parties in interest shall have an opportunity to be heard. Hearings will be conducted by the Council sitting as the board in accordance with Section 908 of the MPC.
- (c). Conditions - In rendering a final adjudication, the Council may attach reasonable conditions to the grant of a special encroachment permit. The applicant's rejection of a condition shall be deemed a denial of the permit application.

- (d). Appeal - A refusal by the Council to grant a special encroachment permit or the applicant's rejection of any condition of approval may be appealed to the Zoning Hearing Board in the same manner and within the same timeframe as provided in Article IX of the MPC, and any such appeal shall be limited to whether the Council committed an error of law and/or abuse of discretion. The failure to timely raise any issue at the hearing before the Horsham Township Council shall be deemed a waiver thereof.

ARTICLE IV - VIOLATIONS, PENALTIES AND APPEALS

A. Notice of Violation

(1). Where it appears that a violation of any provision of this Ordinance has occurred, the Zoning Officer shall initiate enforcement proceedings through the issuance of an enforcement notice meeting the requirements of Section 616.1 of the MPC.

(2). A failure to timely appeal the enforcement notice to the Zoning Hearing Board in accordance with the Township Zoning Ordinance and Article IX of the MPC shall result in a judicial admission of the occurrence of the conduct which is the subject of the notice and a judicial admission of the fact of a violation of this Ordinance, and may lead to further enforcement action by the Township as permitted by law.

B. Causes of Action

(1). Where any building, structure or improvement is erected, reconstructed, converted or maintained, or where any building, structure, improvement and/or land are used in violation of this Ordinance, the Township may, in addition to the action set forth in Section A, above:

- (a). Institute any appropriate action or proceedings to prevent, restrain or abate such unlawful activity;
- (b). Withhold, deny or rescind necessary permits or approvals;
- (c). Otherwise prevent the occupancy or use of said building, structure, improvement or land and/or prevent any illegal act, conduct, business or use in or about such premises and/or
- (d). Pursue all other lawful remedies including but not limited to the Preventive and Enforcement Remedies of Article V of the MPC.

C. Penalties

(1). A finding of violation of this Ordinance may subject the offending party to a fine not to exceed Five Hundred Dollars (\$500). Each day a violation continues shall constitute a separate violation, unless it shall be determined that there existed a good faith basis for the person

violating the ordinance to believe there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the court and thereafter each day that a violation continues shall constitute a separate violation.

(2). In any action instituted for a violation of this Ordinance, the Township may claim, and upon successful prosecution shall recover, all court costs, consultant and expert witness fees and reasonable attorney fees actually incurred by the Township as a result of the violation. The Township may include in its claim and recover all consulting, expert and reasonable attorney fees actually incurred not only in the prosecution of the claim but such fees incurred prior to the filing of the claim, if related to the violation.

ARTICLE V - CONSTRUCTION

A. Interpretation

- (1). All words and phrases used herein shall be interpreted as follows:
 - (a). Words and phrases used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender, and words of feminine gender include masculine gender;
 - (b). The word "includes" or "including" shall not limit the term to the specific example, but is intended to extend its meaning to all other instances of the kind and character;
 - (c). The words "shall" and "must" are mandatory words, and the words "may" and "should" are permissive; and
 - (d). The words "used" or "occupied" include the words and phrases "intended, designed, maintained or arranged to be used or occupied."

SECTION III - REPEALER

All existing ordinances or parts of ordinances, which are contrary to the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION IV - SAVINGS CLAUSE

To the extent that any word, portion or provision of the text hereof is found by any court of competent jurisdiction to be invalid or void on constitutional or other grounds, such word, phrase, portion or provision shall, if possible, be deemed to be repealed and those valid portions of the text

shall remain in full force and effect if the same can be accomplished without the structure of the ordinance having been destroyed by the elimination of that word, phrase, portion or provision found to be invalid or void.

SECTION V - EFFECTIVE DATE

This Ordinance shall become effective within five (5) days after the date of enactment.

ORDAINED AND ENACTED by Horsham Township Council this day of , 2025.

(Township Seal)

HORSHAM TOWNSHIP COUNCIL

By: _____
W. William Whiteside III, President

Attest:

William T. Gildea-Walker, Secretary

BU

COUNTY LINE ROAD

MONT



GRAEME
STATE PARK
(KEITH HOUSE)

PARK RIDGE ROAD

ROAD

GOVERNOR ROAD

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 09

SUBJECT: Review of Zoning Hearing Board Applications
MEETING DATE: July 28, 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 August 6, 2025 meeting.

Potential Action of the Board:

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

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



Montgomery Township Zoning Hearing Board

Meeting Date: [August 13, 2025 – 6:30 pm](#)

The agenda for the scheduled hearing is as follows:

1. **Application #25060004 – Talpur LLC / 939 Horsham Road – Notification to Withdraw received -**
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.

2. **Application #25070006 – City Sign Service, Inc./ 805 Horsham Road** - The applicant is the authorized agent representing the property owner for the replacement of a freestanding sign at the property located at 805 Horsham Road. The PA Department of Transportation condemned a portion of the property for road improvements at the Five Points intersection. The original freestanding sign was non-confirming sitting 11 feet from the edge of Horsham Road. This sign was removed for the PennDot project. Per Section 230-127A(4)(b)[4] of the Code of Montgomery Township the replacement sign must maintain the existing sign setback. The applicant requests a variance from this provision to place the proposed replacement sign 4 feet from the edge of Horsham Road where a minimum of 11 feet is allowed.

****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 #10

SUBJECT:	Montgomery Retirement Residence LLC (Hudson Estates) Deed of Dedication for Montgomery Glen Drive Right-of-Way and Doylestown Road Right-of-Way
MEETING DATE:	July 28, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning/Zoning Officer

BACKGROUND:

Attached is a Deed of Dedication for the right-of-way along Montgomery Glen Drive and Doylestown Road in accordance with the approved Preliminary/Final Subdivision/Land Development Plans, dated 05/05/2016, last revised 01/11/2018, for Montgomery Retirement Residence, now known as Hudson Estates. The area to be dedicated is a 10-foot right-of-way on Montgomery Glen Drive and the area between the legal and ultimate right-of-way along Doylestown Road.

MOTION/RESOLUTION:

MOTION to accept the deed of dedication from the property owner, Montgomery Retirement Residence LLC, for a 10-foot right-of-way along Montgomery Glen Drive and the area between the legal and ultimate right-of-way long Doylestown Road, in conjunction with the Montgomery Retirement Residence Land Development. The Solicitor is hereby authorized to record the deed in the Montgomery County Courthouse.

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

Prepared by and Return to:
John F. Walko, Esquire
Kilkenny Law, LLC
519 Swede Street
Norristown, PA 19401
john@skilkennylaw.com

Parcel No. **46-00-00223-00-9**

DEED OF DEDICATION
FOR MONTGOMERY GLEN DRIVE AND DOYLESTOWN ROAD RIGHTS-OF-WAY
(Tax Exempt)

THIS INDENTURE made the _____ day of _____, 2025 between **Montgomery Retirement Residence LLC** (, "Grantor"), and the **Township of Montgomery**, Montgomery County, Pennsylvania, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and of the advantage to it accruing, as well as for other considerations affecting the public welfare which they seek to advance, has granted, bargained, sold, aliened, enfeoffed, released, confirmed, and dedicated, and by these presents does grant, bargain, sell, alien, enfeoff, release, confirm, and dedicate unto itself, the said Grantee, and Grantee's successors and assigns, the following:

ALL THAT CERTAIN tract or piece of land situated in Montgomery Township, Montgomery County, Pennsylvania set forth in the Metes and Bounds Description for the Area of Montgomery Glen Drive to be Dedicated, as set forth herein as **Exhibit "A"** and incorporated herein; and

ALL THAT CERTAIN tract or piece of land situated in Montgomery Township, Montgomery County, Pennsylvania set forth in the Metes and Bounds Description for the Area of Doylestown Pike to be Dedicated, as set forth herein as **Exhibit "B"** and incorporated herein;

TO HAVE AND TO HOLD, the said portions of a parcel of land incorporated herein to and for the proper use of the Grantee, its successors and assigns forever, as and for a public street, highway or right-of-way and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said street had been opened by a decree of the Court of Common Pleas of Montgomery County, after proceedings duly had and for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

AND the said Grantor, for themselves, their successors, and their assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said parcels or strips of ground incorporated herein unto the said Grantee, its successors and assigns, against it, the said Grantor, their successors or assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, shall and will warrant and defend.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

Montgomery Retirement Residence LLC,
a Washington limited liability company

By: Hawthorn IL Propco, LP, its sole member

By: CP HRG IL REIT, LLC, its general partner

By: _____

Name: Alan Spragins

Title: Chief Operating Officer

I certify that the address of the Grantee is:
1001 Stump Rd.
Montgomeryville, PA 18936

Carolyn McCreary

Township of Montgomery, Manager
For the Grantee

ACKNOWLEDGMENT

STATE OF	:
	:
COUNTY OF	:

On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared **Alan Spragins**, known to me (or satisfactorily proven) to be the **Chief Operating Officer** of CP HRG IL REIT, LLC, the general partner of Hawthorn IL Propco, LP, being the sole member of **Montgomery Retirement Residence LLC**, a Washington limited liability company, that he is authorized to execute this document on behalf of said entity, and that he executed the same for the purposes therein contained.

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

Notary Public

Exhibit "A"

Metes and Bounds Description for the Area of Montgomery Glen Drive to be Dedicated



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
cpasurvey.com

OCTOBER 20, 2017
REVISED MAY 22, 2025
02-970124-02

METES AND BOUNDS DESCRIPTION
AREA OF MONTGOMERY GLEN DRIVE TO BE DEDICATED
PART OF UNIT 71, BLOCK 3
APN # 46-00-00820-00-7
LANDS NOW OR FORMERLY
FAIRWAY 202 ASSOCIATES LP
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

(for reference only, prior parcels
before consolidation)

BEGINNING IN THE BED OF DOYSLESTOWN PIKE BEING THE INTERSECTION OF THE NORTHWESTERLY LEGAL RIGHT-OF-WAY OF DOYLESTOWN PIKE (A.K.A. PENNSYLVANIA STATE HIGHWAY U.S. ROUTE 202, A.K.A. UPPER STATE ROAD, A.K.A. S.R. 0202, A.K.A. L.R. 153, VARIABLE WIDTH RIGHT-OF-WAY, A.K.A. CHALFONT ROAD) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTGOMERY GLEN DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), ALSO BEING THE FORMER NORTHEASTERLY SIDE OF A 40 FOOT WIDE UNNAMED RIGHT-OF-WAY, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE NORTHEASTERLY SIDE OF A FORMER 40 FOOT WIDE UNNAMED RIGHT-OF-WAY, NORTH 46 DEGREES - 23 MINUTES - 33 SECONDS WEST, A DISTANCE OF 750.77 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN UNIT 71, BLOCK 3 (PROPOSED LOT 1) AND UNIT 23, BLOCK 3, LANDS NOW OR FORMERLY ARASU, NORTH 44 DEGREES - 52 MINUTES - 31 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHEASTERLY ULTIMATE RIGHT-OF-WAY LINE OF MONTGOMERY GLEN DRIVE, THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTHEASTERLY ULTIMATE RIGHT-OF-WAY LINE OF MONTGOMERY GLEN DRIVE;

3. SOUTH 46 DEGREES - 23 MINUTES - 33 SECONDS EAST, A DISTANCE OF 446.50 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 972.00 FEET, A CENTRAL ANGLE OF 07 DEGREES - 40 MINUTES - 55 SECONDS, AN ARC LENGTH OF 130.32 FEET, A CHORD BEARING SOUTH 50 DEGREES - 14 MINUTES - 01 SECONDS EAST AND A CHORD DISTANCE OF 130.23 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
5. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 1028.00 FEET, A CENTRAL ANGLE OF 07 DEGREES - 40 MINUTES - 47 SECONDS, AN ARC LENGTH OF 137.79 FEET, A CHORD BEARING SOUTH 50 DEGREES - 14 MINUTES - 05 SECONDS EAST AND A CHORD DISTANCE OF 137.69 FEET TO A POINT OF TANGENCY, THENCE;
6. SOUTH 46 DEGREES - 23 MINUTES - 41 SECONDS EAST, A DISTANCE OF 1.74 FEET TO A POINT, OF CURVATURE THENCE;
7. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS, AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING NORTH 89 DEGREES - 36 MINUTES - 19 SECONDS EAST AND A CHORD DISTANCE OF 49.50 FEET TO A POINT, THENCE;



8. ALONG THE NORTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF DOYLESTOWN PIKE, SOUTH 43 DEGREES - 36 MINUTES - 19 SECONDS WEST, A DISTANCE OF 62.98 FEET TO A THE PLACE AND POINT OF BEGINNING.

THIS DESCRIPTION IS WRITTEN BASED UPON A PLAN ENTITLED "PRELIMINARY/FINAL SUBDIVISION/
LAND DEVELOPMENT PLANS, PROPOSED RETIREMENT RESIDENTIAL COMMUNITY FOR MONTGOMERY RETIREMENT
RESIDENCE LLC, 416-418 DOYLESTOWN ROAD, UNITS 12, 22, 58, & 71, BLOCK 3, MONTGOMERY TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY BOHLER ENGINEERING, PROJECT NO. PC151232,
DATED 05/05/2016, REVISION 13, DATED 01/11/2018 AND RECORDED ON 01/30/2018 IN THE MONTGOMERY
COUNTY RECORDER OF DEEDS OFFICE TO PLN BK 0047, PG 00177, INSTRUMENT NO. 2018006798.

James C. Weed, P.L.S.
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU075250
MAY 22, 2025
DATE

9:15,rv45971997CP97124CP97124.05,1442Horne Day North Co PA JAA:M&B/C25-05-22H&B AREA PREPARED BY: JAA REVIEWED BY: JCW

Exhibit "B"

Metes and Bounds Description for the Area of Doylestown Pike to be Dedicated



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
cpasurvey.com

OCTOBER 20, 2017
REVISED MAY 22, 2025
02-970124-02

METES AND BOUNDS DESCRIPTION
AREA OF DOYLESTOWN PIKE TO BE DEDICATED
PART OF UNITS 71 & 22, BLOCK 3
APN # 46-00-00820-007 & 46-00-00817-00-1
LANDS NOW OR FORMERLY
FAIRWAY 202 ASSOCIATES LP
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

(for reference only,
prior parcels before
consolidation)

BEGINNING AT A POINT ON THE NORTHWESTERLY LEGAL RIGHT-OF-WAY OF DOYLESTOWN PIKE (A.K.A. PENNSYLVANIA STATE HIGHWAY U.S. ROUTE 202, A.K.A. UPPER STATE ROAD, A.K.A. S.R. 0202, A.K.A. L.R. 153, VARIABLE WIDTH RIGHT-OF-WAY, A.K.A. CHALFONT ROAD) AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN UNIT 5, BLOCK 2F, LANDS NOW OR FORMERLY OF PINECREST GOLF CLUB INC., AND UNIT 71, BLOCK 3 (PROPOSED LOT 1), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE NORTHWESTERLY LEGAL RIGHT-OF-WAY LINE OF DOYLESTOWN PIKE, SOUTH 43 DEGREES - 36 MINUTES - 19 SECONDS WEST, A DISTANCE OF 239.31 FEET TO A POINT, THENCE;
2. ALONG THE NORTHWESTERLY SIDE OF A FORMER 40 FOOT WIDE UNNAMED RIGHT-OF-WAY, NORTH 46 DEGREES - 23 MINUTES - 33 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF DOYLESTOWN PIKE, THENCE;
3. ALONG THE NORTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF DOYLESTOWN PIKE, NORTH 43 DEGREES - 36 MINUTES - 19 SECONDS EAST, A DISTANCE OF 240.35 FEET TO A POINT THENCE;
4. ALONG THE DIVIDING LINE BETWEEN UNIT 71, BLOCK 3 (PROPOSED LOT 1) AND UNIT 5, BLOCK 2F, SOUTH 44 DEGREES - 24 MINUTES - 58 SECONDS EAST, A DISTANCE OF 30.02 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 7,195 SQUARE FEET OR 0.165 ACRES

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION IS WRITTEN BASED UPON A PLAN ENTITLED "PRELIMINARY/FINAL SUBDIVISION/ LAND DEVELOPMENT PLANS, PROPOSED RETIREMENT RESIDENTIAL COMMUNITY FOR MONTGOMERY RETIREMENT RESIDENCE LLC, 416-418 DOYLESTOWN ROAD, UNITS 12, 22, 58, & 71, BLOCK 3, MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY BOHLER ENGINEERING, PROJECT NO. PC151232, DATED 05/05/2016, REVISION 13, DATED 01/11/2018 AND RECORDED ON 01/30/2018 IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE TO PLN BK 0047, PG00177, INSTRUMENT NO. 2018006798.

CONTROL POINT ASSOCIATES, INC.



FILED: 05/22/2025 12:00 PM, 02, JAMES WEED, 416-418 DOYLESTOWN ROAD, UNITS 12, 22, 58, & 71, BLOCK 3, MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PROJECT NO. PC151232, DATED 05/05/2016, REVISION 13, DATED 01/11/2018 AND RECORDED ON 01/30/2018 IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE TO PLN BK 0047, PG00177, INSTRUMENT NO. 2018006798.
PREPARED BY: JAA REVIEWED BY: JCW

Evolution
of Land Surveying...

Professional Land Surveying, Geospatial, and Consulting Services

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD INFORMATION SUMMARY

Item #11

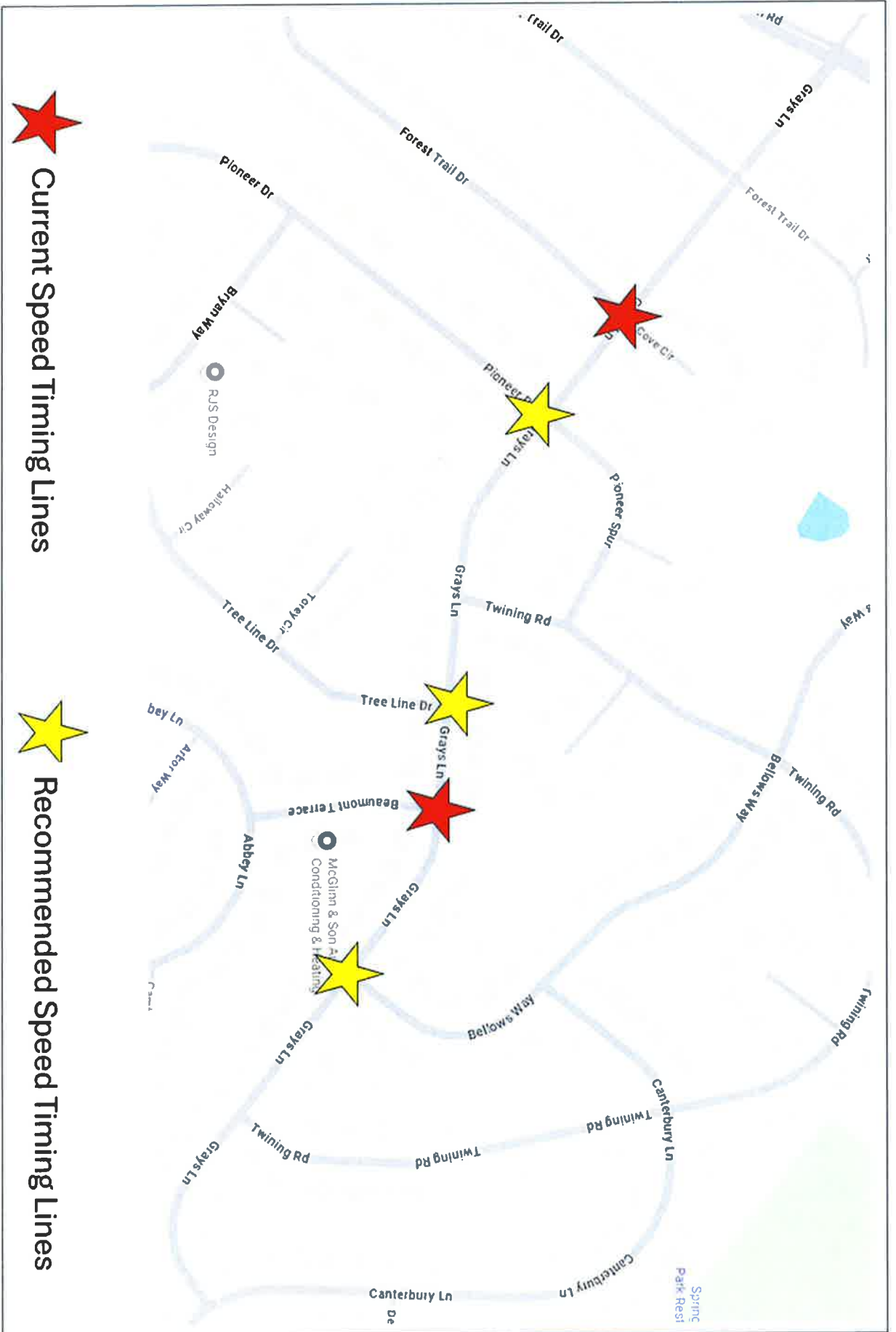
SUBJECT: Grays Lane Speed Enforcement
MEETING DATE: July 28, 2025
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: William R. Peoples, Chief of Police

BACKGROUND:

In 2023, the Montgomery Township Police Department initiated a traffic study in response to complaints about speeding on Grays Lane. After traffic studies were completed, it was found that speeding is an issue, and the police department has taken traffic enforcement action to reduce speeding on Grays Lane. Currently, in Pennsylvania, radar is not permitted, and speed timing devices must be used in conjunction with white-painted lines on the roadway for traffic speeding enforcement. Currently, there are speed timing lines at Grays Lane and Cove Circle as well as Grays Lane and Beaumont Terrace.

UPDATE:

In response to the speeding complaints the Police Department will mark the intersections of Grays Lane and Tree Line Drive, Bellows Way, and Pioneer Drive for additional speed enforcement. The speed enforcement lines will be white and approximately twelve feet in length, as opposed to the current speed enforcement lines on Grays Lane, which span the entire roadway. Please see the attached map for the current speed timing lines, as well as the new speed timing lines.



Current Speed Timing Lines



Recommended Speed Timing Lines

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD INFORMATION SUMMARY
Item #12

SUBJECT: Automatic Red Light Camera Enforcement (ARLE) Additional Intersection
MEETING DATE: July 28, 2025
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: William R. Peoples, Chief of Police

BACKGROUND:

In 2024, the Montgomery Township Police Department initiated research into PennDOT's Automatic Red Light Camera Enforcement (ARLE) program to enhance traffic safety in Montgomery Township. To qualify for the ARLE program, a police department must be accredited through the Pennsylvania Chiefs of Police Association and have a population exceeding 20,000 residents. PennDOT identified seven intersections in Montgomery Township that would qualify for Automatic Red-Light Camera Enforcement due to a high number of vehicle crashes attributed to red light violations.

1. Horsham Road at Stump Road
2. Horsham Road at Route 202 Parkway
3. Route 202 Parkway at Knapp Road
4. Route 202 Parkway at Welsh Road
5. Route 309 at Upper State Road
6. Route 309 at North Wales Road
7. Five Points Intersection

In March of this year, the intersections of Horsham Road at the Route 202 Parkway and Route 309 at North Wales Road were equipped with the ARLE equipment and are currently in operation.

Planning is underway for the intersection of Horsham Road at Stump Road to be equipped with Automatic Red-Light Camera Enforcement (ARLE) equipment to enhance the traffic safety efforts of Montgomery Township. The cameras will be installed on Horsham Road in both directions.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Appointment of Automatic Red Light Hearing Examiner
MEETING DATE: July 28, 2025
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: William R. Peoples, Chief of Police

BACKGROUND:

On March 14, 2025, the Automatic Red Light Camera Enforcement (ARLE) system went into effect in Montgomery Township. This was followed by a 60-day warning period for violating motorist. On May 13, 2025, the Automatic Red Light Camera Enforcement (ARLE) System began issuing civil citations to motorists who violated the law. As part of the program, a motorist who has violated the law has the opportunity to view their violation via a website indicated on the civil citation. If the violating motorist does not agree with the civil citation, they have the opportunity to have an administrative hearing. These administrative hearings are held with a member of the Montgomery Township Police Department's Highway Safety Unit who approved the violation, as well as an Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner. At the administrative hearing, the violating motorist has the opportunity to view the violation with the Highway Safety Officer and the Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner. The violating motorist then has an opportunity to explain to the Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner why they should be found "not liable" for the violation. At this point, the Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner makes the determination of culpability for the red light violation. If the violating motorist disagrees with the decision, they have the opportunity to appeal it to a Magisterial District Judge.

RECOMMENDATION:

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

MOTION/RESOLUTION:

Motion to appoint David Dunlap as the Township's Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner.

- 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 #14

SUBJECT: Reallocation of 2024 Ford F-550 Purchase from Whitmoyer Ford to Fred Beans Ford
MEETING DATE: July 28, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

Due to financial instability and the uncertainty of their future, it is recommended by Ford Motor Company to have the Ford F-550 chassis originally purchased from Whitmoyer Ford in 2023 relocated to a participating CoStars dealer. Included in your packet is an invoice from Fred Beans Ford (CoStars #025-E22-506) honoring the original quoted price from Whitmoyer Ford in 2023.

BUDGET IMPACT:

The purchase of the Ford F-550 chassis was approved by the Board of Supervisors and included in the 2023 Capital Investment Plan.

RECOMMENDATION:

It is recommended that the Board of Supervisors approves the reallocation of the purchase of the 2024 Ford F-550 to Fred Beans Ford at a total cost of \$63,450.00.

MOTION/RESOLUTION:

Motion to award the reallocation of the purchase of the 2024 Ford F-550 to Fred Beans Ford at a total cost of \$63,450.00.

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



INVOICE

INVOICE # REF09855

DATE: 07/02/2025

FRED BEANS FORD
876 N EASTON RD
DOYLESTOWN, PA 18902

BILL TO:
MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

SALESPERSON	P.O. NUMBER	REQUISITIONER	DELIVERY DATE	TERMS
			TBD	NET30

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	2024 FORD F-550 CHASSIS 1FD0W5HN4REF09855	\$63,450.00	\$63,450.00

SUBTOTAL	\$63,450.00
SALES TAX	0
SHIPPING & HANDLING	0
TOTAL DUE	\$63,450.00

Make all checks payable to FRED BEANS FORD
PA COSTARS CONTRACT # 025-E22-506

THANK YOU FOR YOUR BUSINESS!

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #15

SUBJECT: Curb and Sidewalk Replacement at the Police Department
MEETING DATE: July 28, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

A large amount of curb and sidewalk at the Police Department is severely deteriorated and causing potential trip hazards and unsafe conditions. The Public Works Department obtained two (2) quotes from contractors participating in the CoStars Cooperative Purchasing Program. Drumheller Construction Co., Inc., provided us with the lowest responsible quote in the amount of \$31,500.00. The two (2) quotes are included in your packet.

BUDGET IMPACT:

The cost of the curb and sidewalk replacement will be taken from the 2025 Capital Investment Plan.

RECOMMENDATION:

Although the project was not included in the 2025 Capital Investment Plan, we are recommending to award the contract to Drumheller Construction Co., Inc. due to safety concerns.

MOTION/RESOLUTION:

Motion to award the contract for the Curb and Sidewalk Replacement at the Police Department Project to Drumheller Construction Co., Inc., in the amount of \$31,500.00.

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

DRUMHELLER CONSTRUCTION INC.

1176 COMMERCE DRIVE

POTTSTOWN, PA 19464

Costar Number 180713

ESTIMATE

DATE	ESTIMATE #
4/9/2025	1317

CUSTOMER

MONTGOMERY TOWNSHIP BOARD OF
SUPERVISOR

PROJECT

curb and sidewalk police

[illegible]

A. Giuliani Co.

1609 Dreshertown Dresher, PA. 19025

April 21, 2025

Montgomery Township
1001 Stump Road
Montgomeryville, Pa. 18936-9605

Attn: Scott

CoStars Contract #: 008-E24-1423

Project Re: Concrete Work
Montgomery Township Building – Sidewalk Replacement
1001 Stump Rd. Montgomeryville, PA
PO #

Proposal

*** Scope of Work**

Concrete Work: Approx: 26 ½' x 10' & 137' x 5'

Removal & disposal of concrete sidewalk and curb

Prep stone, form up, and apply wire mesh in walkway areas

Monolithically pour sidewalk and curb

Install 2 depressions back to existing

Exclusions:

Dump Fee, Permits, Testing, Traffic, Asphalt Work, Removal of Painted Concrete

Notes:

Price based on 2 mobilizations for access to building

Total Sum of \$ 58,235.15

Thank you,
A. Giuliani & Co. Inc.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT:	Consider Purchase of Fuel through 2025-2026 Montgomery County Consortium Fuel Contract
MEETING DATE:	July 28, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Greg Reiff, Public Works Director

BACKGROUND:

The Township has the opportunity to purchase petroleum products from the Montgomery County Consortium Fuel Contract. The contract has been awarded to SJ Fuel South. The contract is valid for one year and will run from September 1, 2025, to August 31, 2026.

BUDGET IMPACT:

Allocations for fuel for all Departments were included in the 2025 approved final Budget.

RECOMMENDATION:

It is recommended that the Board authorize the Township's participation in the Montgomery County Consortium Fuel Contract, awarded to SJ Fuel South for the purchase of petroleum products.

MOTION/RESOLUTION:

Motion to approve the Township's participation in the Montgomery County Consortium Fuel Contract awarded to SJ Fuel South for the purchase of petroleum products for a period of one year ending on August 31, 2026.

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

**INDEPENDENT CONTRACTOR/PROFESSIONAL SERVICES
SALES OF GOODS AND MERCHANDISE AGREEMENT**

THIS AGREEMENT, entered into on this 19th day of June, 2025 by and between Upper Merion Township (Township), and SJ FUEL SCUTH CO. INC. Independent Contractor/Business or a corporation organized under the laws of "Commonwealth of PA" ("I.C.).

WITNESSETH

WHEREAS, Township requested proposals for construction, sales of goods, merchandise or supply materials, products or perform a service, which Request for Proposal is attached as Exhibit "A" and incorporated herein;

WHEREAS, I.C. submitted a Proposal to the Township, attached hereto as Exhibit "A" and incorporated herein, and desires to provide services under the Proposal in accordance with the terms and conditions of said Proposal and the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and intending to be legally bound hereby, the parties hereto agree as follows:

1. **Scope of Services:** In accordance with the terms and conditions of this Agreement, I.C. agrees to perform the following services for the Township, as set forth expressly in the Proposal:

A. 2025-2026 Montgomery County Consortium Fuel Contract

B. Dated for Receipt on Friday, September 1, 2025

2. **Time of Performance:** I.C. shall perform services in accordance with the time schedules set forth in the 2025-2026 Montgomery County Consortium Fuel Contract and this Agreement and incorporated herein. I.C. shall begin performance of services within calendar days of receipt of a "Written Notice to Proceed". I.C. shall complete its services for each specified item listed in Exhibit C of the Contract.

3. **Price and Payment:** I.C. shall perform the work required under this Agreement for the unit price fees as specified on the electronic bid forms of the PennBid website ("hereinafter the "Total Contract Price"). Payment for services will be governed by the following terms:

A. Invoices submitted in accordance with Accounts Payable payment schedule.

B. Invoices shall be actual gallons and not modified by temperature or specific gravity.

4. **Term:** This Agreement shall expire on August 31, 2026, unless specified in the Contract Documents contained in the Bid Proposal (*Alternative Provision*). This Agreement is effective as of the date signed by both parties and shall continue in effect until cancelled by either party upon written notice to the other party.

5. **Termination.**

A. Termination for Cause. This Agreement may be immediately terminated by the Township, in whole or in part, for cause. "Cause shall include: (i) I.C.'s failure to perform services specified in the Agreement within the time specified by the Township; (ii) I.C.'s failure to perform services specified in this Agreement in the manner agreed upon by the Parties; or (iii) I.C.'s failure to perform services specified in the Agreement at a level of quality satisfactory to the Township.

The termination date shall be the earlier of the date of issuance of notice transmitted by facsimile, receipt of notice transmitted by overnight mail or express delivery, or the third business day after mailing a notice by regular or certified mail. Said notice shall specify the extent to which performance of the work under this Agreement is terminated. A determination of cause shall be made by the Township within its sole discretion.

In the event that the Township terminate this Agreement in whole or in part pursuant to Section 5(A), the Township may procure, upon such terms and in such manner as the Township may deem appropriate, services similar to those so terminated, and I.C. shall be liable to the Township for any costs for such similar services beyond the cost that the Township would have incurred had I.C. performed such services; provided that I.C. shall continue the performance of this Agreement to the extent not terminated under the provision of the Section.

If this Agreement is terminated for cause, the Township may in its discretion withhold payment to I.C. for any activities which upon review and in good faith, the Township concludes did not contribute to the progress of services to be rendered.

B. **Termination without Cause.** This Agreement may be terminated, in whole or in part, without cause by either party with thirty (30) days after the date of notice transmitted by any of the means set forth in Section 5(a). During the thirty (30) day notice period, the parties agree to continue to perform their respective duties and obligations under this Agreement.

6. **Independent Contractor Relationship:** I.C. is an independent contractor and is not an employee, servant, agent, partner, or joint venture of the Township. The Township shall determine the work to be done by I.C., but I.C. shall determine the legal means by which it accomplishes the work specified by the Township. The Township is not responsible for withholding, and shall not withhold, taxes of any kind from any payments which it owes to I.C.

7. **Work Product:** The Township shall have the absolute right to receive and to use all written reports, work sheets, statements, studies, and other work product of similar nature which are prepared by I.C. in connection with this Agreement and may use the materials or information for any official purpose and in whatever manner it deems desirable and appropriate, including disclosure to the general public. Such use shall be without any additional payment or approval by I.C., and I.C. relinquishes any and all rights to copyright such data produced pursuant to this Agreement.

8. **Quality of Work:** All work performed by I.C. shall be of the highest standards of the profession, and I.C. shall give the work of the Township its fullest attention.

9. **Insurance:** I.C. shall furnish the Township with current certificates of coverage of I.C. and proof of payment of I.C. for workers' compensation insurance, general liability insurance, motor vehicle insurance and such other insurance as the Township may require, with limits of liability as set forth in the Request for Proposal, attached hereto as Exhibit "A", to insurance against any and all liabilities, claims settlements, judgments, awards and verdicts which may arise out of performance of this Agreement.

10. **Risk:** I.C. shall perform all services at its own risk. I.C. agrees to indemnify, defend and save harmless the Township and the Township's agencies, officers, agents and employees, from and in connection with any and all liabilities, claims, damages, costs, losses, settlements, judgments, awards and verdicts arising out of or accruing in connection with or resulting from the performance of this Agreement. I.C. obligations under this section include but shall not be limited to the insurance obligations of I.C. under Section 9.

11. **Assignment:** The rights and obligations under this Agreement may not be assigned, either in whole or in part, without the consent of the Township.

12. **Business Termination:** In the event that I.C. shall cease conducting business in the normal course, become insolvent, make a general assignment for the benefit of creditors, suffer or permit the appointment of a receiver for its business or assets or avail itself or become subject to any proceeding under the Federal Bankruptcy Code or any other statute of the United States or state relating to insolvency or protection of rights of creditors, then, at the option of the Township, this Agreement shall terminate, except that the Township shall make payments for the work performed hereunder before such termination, and any property or rights of the Township, tangible or intangible, shall be returned to the Township forthwith.

13. **Covenant Against Gratuities:** No gratuities in the form of entertainment, gifts or other forms have been or may be offered or given by I.C. or any agent or representative of I.C. to any officer or employee or agent of the Township with a view towards securing contract favorable treatment with respect to the awarding or amending of, or the making of any determination with respect to the performance of, this contract.

14. **Compliance with Laws:** I.C. and all subcontractors of I.C. shall at all times observe and comply with all federal, state and local laws, ordinances and regulations in any manner affecting the conduct of the work or the subject matter of this Agreement, or applicable to employees doing the work, or for which liability may accrue from any violation thereof. I.C. shall also comply with all

orders or decrees that have been promulgated or enacted or that may be promulgated or enacted by any legal bodies or tribunals having authority or jurisdiction over the work, materials, employees or contract. I.C. must possess a valid waste hauling permit.

15. Consent to Breach Not Waiver: No terms or provisions of this Agreement shall be deemed waived and not breach excused, unless such waiver or consent shall be in writing and signed by the parties hereto. Any consent by the Township to or waiver of a breach by I.C., whether expressed or implied, shall not constitute consent to, waiver or excuse for any other different or subsequent breach.

16. Law: This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Pennsylvania and the United States of America.

17. Contract Integration: This Agreement constitutes the entire Agreement between the parties, together with the "Exhibits" incorporated herein. Terms and conditions of the Agreement shall prevail over any other terms and conditions found in any order, invoice or other documents submitted by I.C. to the Township.

18. Amendments: Any changes in the terms and conditions of this Agreement, including changes in the contract price or scope of service, shall be effective only when incorporated in any written amendment to this Agreement executed by the parties.

19. Notices: Any notices required or permitted under this Agreement shall be in writing, delivered by hand with written confirmation of receipt, by facsimile with acknowledgement of same, by overnight delivery, or certified mail (return receipt requested), addressed as follows:

A. To the Township at:

Township Manager
Upper Merion Township
175 West Valley Forge Road
King of Prussia, PA 19406

B. To I.C. at:

David DeGidio

SJ FUEL SOUTH CO., INC.

208 WHITE HORSE PIKE, STE. 4

BARRINGTON, NJ 08007

Except as provided otherwise in this Agreement, all notices under this Agreement shall be deemed duly given upon delivery, if delivered by hand with written acknowledgement of receipt or facsimile with response of same or overnight delivery or on the date given on the certified mail receipt, or on the third business day after posting if no date is indicated on the receipt or if the certified mail item is not claimed.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date shown below.

WITNESS: Cathryn Dolan
PRINT NAME: CATHYAN DOLAN
DATE: 6/25/25

BY: [Signature]
TOWNSHIP OF UPPER MERION
TITLE: Sup MGR
(AFFIX CORPORATE SEAL)

SIGNATURES: Terr L. Brandel
ATTEST: Terr L. Brandel
PRINT NAME: TERR L. BRANDEL
TITLE: ACCOUNTING MGR.
DATE: 6/19/25

CONTRACTOR
BY: [Signature]
David DeGidjo
SVP - OPERATIONS
(AFFIX CORPORATE SEAL)

EXHIBIT D: REQUIRED FORMS

A. Non-Collusion Affidavit.

1. This Non-Collusion Affidavit is material to any contract awarded pursuant to this bid. According to the Pennsylvania Anti Bid-Rigging Act, 73 P.S., subsection 1611 et seq., governmental agencies may require Non-Collusion Affidavits to be submitted together with bids.
2. This Non-Collusion Affidavit must be executed by the member, officer, or employee of the bidder who makes the final decision on price(s) and the amount (s) quoted in the bid.
3. Bid rigging and other efforts to restrain competition, and the making of false sworn statements in connection with the submission of bids are unlawful and may be subject to criminal prosecution. The person who signs the Affidavit should examine it carefully before signing and assure himself or herself that each statement is true and accurate, making diligent inquiry, as necessary, of all other persons employed by or associated with the bidder with responsibilities for the preparation, approval, or submission of the bid.
4. In the case of a bid submitted by a joint venture, each party to the venture must be identified in the bid documents, and an Affidavit must be submitted separately on behalf of each party.
5. The term "complementary bid" as used in the Affidavit has the meaning commonly associated with that term in the bidding process, and includes the knowing submission of bids higher than the bid of another firm, any intentionally high or non-competitive bid, and any other form of bid submitted for the purpose of giving a false appearance of competition.
6. Failure to file an Affidavit in compliance with these Instructions will result in disqualification of the bid.
7. Complete the Non-Collusion Affidavit form on the next page.

STATE OF: NEW JERSEY

CONTRACT/BID #: 2025-2026 Montgomery County Consortium Fuel Contract

COUNTY OF: CAMDEN

I state that I am SVP - OPERATIONS of SJ FUEL SOUTH CO., INC. authorized
(Title) (Firm Name)

to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the prices(s) and the amount of this bid.

I state that:

1. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
2. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder, and they will not be disclosed before bid opening.
3. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or non-competitive bid or other form of complementary bid.
4. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other non-competitive bid.
5. SJ FUEL SOUTH CO., INC., its affiliates, subsidiaries, officers, directors, and employees are not currently
(Firm Name)
under investigation by governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State of Federal Law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that SJ FUEL SOUTH CO., INC. understands and acknowledges that the above Representations are material and important, and will be relied on by Upper Merion Township in awarding the contract for which this bond is submitted. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from Upper Merion Township of the true facts relating to the submission of bids for this contract.


(Signature)
SVP - OPERATIONS
(Title)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF June 2025.



TERRI L. BRANDEL
Notary Public, State of New Jersey
My Commission Expires 07/27/2027

TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
HOME OFFICE, HARTFORD, CONNECTICUT

KNOW ALL MEN BY THESE PRESENTS:

That, we the undersigned S.J. Fuel South Company, Inc., as PRINCIPAL, and TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Connecticut and authorized to do business in the State of Pennsylvania as SURETY are hereby held and firmly bound unto Township of Upper Merion hereinafter called the "OWNER," in the penal sum of 10% of Total Bid Amount for the payment of which, well and truly to be made, we hereby jointly, and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed this 21st day of May, 2025.

The condition of the above obligation is such that whereas the PRINCIPAL has submitted to the Township of Upper Merion a certain bid, attached hereto, and hereby made a part of hereof, to enter into a Contract in writing for 2025-2026 Montgomery County Consortium Fuel Contract.

NOW, THEREFORE,

- (a) If said bid shall be rejected, or, in the alternate
- (b) If said bid shall be accepted and the PRINCIPAL shall execute and deliver a Contract in the Form of Contract required by Specifications (properly completed in accordance with said bid), and shall furnish a bond for his faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all respects perform the agreement created by the acceptance of said bid.

THEN, this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the PRINCIPAL and the SURETY for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The SURETY, for value received, hereby stipulates and agrees that the obligations of said SURETY and its bond shall be in no way impaired or affected by an extension of the time within which the OWNER may accept such a bid, and such SURETY does hereby waive notice of any such extension.

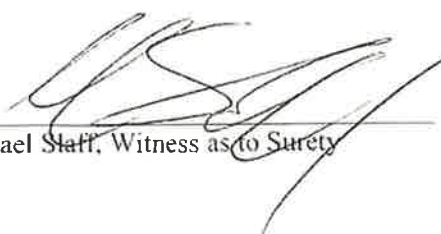
IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto fixed and these presents to be signed by their proper officers, the day and year first set forth above.

S.J. Fuel South Company, Inc.

Principal

TRAVELERS CASUALTY & SURETY COMPANY
OF AMERICA

Witness:



Michael Staff, Witness as to Surety



Justine C. Barker, Attorney-in-Fact

B. Consent of Surety.

Travelers Casualty and Surety Company of America

(Name of Insurance Company)

One Tower Square, Hartford, CT 06183

(Address)

Duly qualified to transact business in the Commonwealth of Pennsylvania hereby agrees that if S.J. Fuel
(Name of Bidder)
is the successful bidder for the 2025-2026 Montgomery County Consortium Fuel Contract, it as Surety will provide the Bidder with such bonds in such amounts as are required in the advertisement and in the exhibits.

Signed, sealed, and dated this 21st day of May 2025.

Travelers Casualty and
Surety Company of America

(Name of Insurance Company)

By


(Attorney in Fact)
Justine C. Barker

NOTE: Be sure to attach proof of Power of Attorney of current date.

SURETY ACKNOWLEDGMENT

State of New Jersey

County of Morris

On this 21st day of May 2025, before me personally came Justine C. Barker to me known, who, being by me duly sworn, did depose and say that he/she is an attorney-in-fact Travelers Casualty and Surety Company of America the corporation described in and which executed the within instrument; that he/she knows the corporate seal of said corporation; that the seal affixed to the within instrument is such corporate seal, and that he/she signed the said instrument and affixed the said seal as Attorney-in-Fact by authority of the Board of Directors of said corporation and by authority of this office under the Standing Resolution thereof.


Notary Public


My commission expires



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Justine Barker** of **CEDAR KNOLLS**, **New Jersey**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of February, 2024.



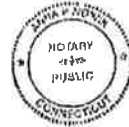
State of Connecticut

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

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

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik

Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **21st** day of **May**, **2025**



Kevin E. Hughes

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2024

AS FILED IN THE STATE OF NEW JERSEY

CAPITAL STOCK \$ 6,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	\$ 5,367,884,447	LOSSES	\$ 1,648,831,742
STOCKS	99,502,344	LOSS ADJUSTMENT EXPENSES	169,492,904
CASH AND INVESTED CASH	69,689,828	REINSURANCE PAYABLE ON PAID LOSSES & LOSS ADJ. EXPENSES	15,148,347
OTHER INVESTED ASSETS	9,969,793	COMMISSIONS	82,360,717
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	30,993,966	OTHER EXPENSES	69,184,511
INVESTMENT INCOME DUE AND ACCRUED	45,630,862	TAXES, LICENSES AND FEES	16,311,579
PREMIUM BALANCES	346,017,428	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,102,552
REINSURANCE RECOVERABLE	62,034,928	UNEARNED PREMIUMS	1,647,864,885
NET DEFERRED TAX ASSET	78,278,940	ADVANCE PREMIUM	3,970,818
UNDISTRIBUTED PAYMENTS	15,607,795	POLICYHOLDER DIVIDENDS	26,972,587
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,148,727	CEDED REINSURANCE NET PREMIUMS PAYABLE	57,879,540
OTHER ASSETS	1,100,106	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	17,071,685
		REMITTANCES AND ITEMS NOT ALLOCATED	10,456,481
		PROVISION FOR REINSURANCE	8,746,887
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	79,937,444
		PAYABLE FOR SECURITIES LENDING	30,993,966
		ESCHEAT LIABILITY	595,014
		OTHER ACCRUED EXPENSES AND LIABILITIES	4,726
		TOTAL LIABILITIES	\$ 3,873,025,985
		CAPITAL STOCK	\$ 6,480,000
		PAID IN SURPLUS	433,803,760
		OTHER SURPLUS	1,815,349,416
		TOTAL SURPLUS TO POLICYHOLDERS	\$ 2,255,533,176
TOTAL ASSETS	\$ 6,128,659,161	TOTAL LIABILITIES & SURPLUS	\$ 6,128,659,161

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) SS.
CITY OF HARTFORD)

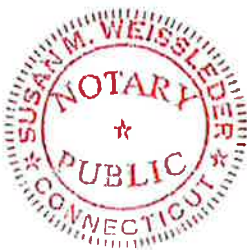
MICHAEL J. DOODY, BEING DULY SWORN, SAYS THAT HE IS VICE PRESIDENT - FINANCE, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2024.

Michael J. Doody
VICE PRESIDENT - FINANCE

Susan M. Weissleder
NOTARY PUBLIC

SUSAN M. WEISSLEDER
Notary Public
My Commission Expires November 30, 2027

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15TH DAY OF MARCH, 2025



TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
HOME OFFICE, HARTFORD, CONNECTICUT

Bond No. 108193807

STATUTORY PERFORMANCE – LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned S.J. Fuel South Company, Inc. as PRINCIPAL, and TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA, a corporation of the State of Connecticut, duly authorized to do business in the State of New Jersey, having an office at 343 Thornall Street, Edison, NJ 08837, are hereby held and firmly bound unto Township of Upper Merion in the penal sum of One Hundred Seventy-One Thousand Five Hundred Eighty-Seven and 50/100 (\$171,587.50) for payment of which well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed this 20th day of June, 2025.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas, the above named principal did on the 12th day of June, 2025, enter into a contract with Township of Upper Merion, for 2025-2026 Montgomery County Consortium Fuel Contract which said contract is made a part of this bond the same as though set forth herein:

NOW, if the said S.J. Fuel South Company, Inc. shall well and faithfully do and perform the things agreed by them to be done and performed according to the terms of said contract, and shall pay all lawful claims of subcontractors, materialmen, laborers, persons, firms or corporations for labor performed or materials, provisions, provender or other supplies or teams, fuel, oils, implements or machinery furnished, used or consumed in the carrying forward, performing or completing of said contract, we agreeing and assenting that this undertaking shall be for the benefit of any subcontractors, materialman, laborer, person, firm or corporation having a just claim, as well as for the obligee herein: then this obligation shall be void; otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The said Surety hereby stipulates and agrees that no modifications, omissions or additions in or to the terms of the said contract or in or to the plans or specifications therefore shall in any wise affect the obligation of said surety on its bond.

This bond is given in compliance with the requirements of the Statutes of the State of New Jersey in respect to bonds of contractors on public works. Revised Statutes of New Jersey, 1937 Sections 2A:44-143-147, and amendments thereof, and liability hereunder is limited as in said statutes provided.

SIGNED, SEALED AND DELIVERED
in the presence of:

S.J. Fuel South Company, Inc.



TRAVELERS CASUALTY & SURETY COMPANY
OF AMERICA

BY: 
Justin C. Barker, Attorney-in-Fact


Michael Slaff, Witness as to Surety

Countersigned at Cedar Knolls
this 20th day of June, 2025

BY: 
David H. Page, Registered Resident Agent

SURETY DISCLOSURE STATEMENT AND CERTIFICATION

pursuant to N.J.S.A. 2A:44-143

(for use when surety(ies) have a certificate from U.S. Secretary of the Treasury in accordance with 31 U.S.C. Section 9305)

The Travelers Indemnity Company, St. Paul Fire and Marine Insurance Company, Travelers Casualty and Surety Company, United States Fidelity and Guaranty Company, The Standard Fire Insurance Company, Travelers Casualty Insurance Company of America, Farmington Casualty Company, St. Paul Mercury Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Guardian Insurance Company, Fidelity and Guaranty Insurance Company, Travelers Casualty and Surety Company of America, surety(ies) on the attached bond, hereby certifies(y) the following:

- 1) Each surety meets the applicable capital and surplus requirements of R.S.17:17-6 or R.S.17:17-7 as of the surety's most current annual filing with the New Jersey Department of Insurance.
- 2) The capital and surplus, as determined in accordance with the applicable laws of this State, of the surety(ies) participating in the issuance of the attached bond is (are) in the following amounts as of the calendar year ended **December 31, 2023** (most recent calendar year for which capital and surplus amounts are available), which amounts have been certified by **KPMG LLP**, located at One Financial Plaza, Hartford, CT 06103-4103, in the Annual Audited Combined Financial Statements for the first eleven (11) companies below, and on a Stand-alone Annual Audited Financial Statement for the twelfth (12th) company below, all on file with the New Jersey Department of Insurance, 20 West State Street CN-325, Trenton, New Jersey 08625-0325.

<u>Surety Company</u>	<u>Capital</u>	<u>Surplus</u>
The Travelers Indemnity Company	\$ 10,790,700	\$ 7,428,331,992
St. Paul Fire and Marine Insurance Company	\$ 20,000,000	\$ 6,908,451,395
Travelers Casualty and Surety Company	\$ 25,000,000	\$ 8,141,937,373
United States Fidelity and Guaranty Company	\$ 35,214,075	\$ 846,845,978
The Standard Fire Insurance Company	\$ 5,000,000	\$ 1,409,250,598
Travelers Casualty Insurance Company of America	\$ 6,000,000	\$ 533,214,511
Farmington Casualty Company	\$ 6,000,000	\$ 289,233,513
St. Paul Mercury Insurance Company	\$ 4,230,000	\$ 112,516,704
Fidelity and Guaranty Insurance Underwriters, Inc.	\$ 13,434,900	\$ 94,770,290
St. Paul Guardian Insurance Company	\$ 4,200,000	\$ 22,426,789
Fidelity and Guaranty Insurance Company	\$ 5,000,000	\$ 18,970,134
Travelers Casualty and Surety Company of America	\$ 6,480,000	\$ 2,318,234,716

- 3) With respect to each surety participating in the issuance of the attached bond that has received from the U.S. Secretary of the Treasury a certificate of authority pursuant to 31 U.S.C. Section 9305, the underwriting limitation established therein on **July 1, 2024** (most recent calendar year available) is as follows:

<u>Surety Company</u>	<u>Limitation</u>
The Travelers Indemnity Company	742,833,000
St. Paul Fire and Marine Insurance Company	572,744,000
Travelers Casualty and Surety Company	814,194,000
United States Fidelity and Guaranty Company	84,685,000
The Standard Fire Insurance Company	140,925,000
Travelers Casualty Insurance Company of America	53,321,000
Farmington Casualty Company	28,923,000
St. Paul Mercury Insurance Company	11,252,000
Fidelity and Guaranty Insurance Underwriters, Inc.	9,477,000
St. Paul Guardian Insurance Company	2,243,000
Fidelity and Guaranty Insurance Company	1,897,000
Travelers Casualty and Surety Company of America	231,823,000

CERTIFICATE

I, **Eric B. Bruder**, as Chief Financial Officer of Travelers' Bond & Specialty Insurance segment and as Senior Vice President for the companies herein listed, corporations domiciled in Connecticut, Iowa, and Wisconsin, DO HEREBY CERTIFY that, to the best of my knowledge, the foregoing statements made by me are true, and ACKNOWLEDGE that, if any of those statements made by me are false, this bond is VOIDABLE.



(Signature of certifying agent/officer)

Eric B. Bruder

(Print name of certifying agent/officer)

Chief Financial Officer, Bond & Specialty Insurance

(Title of certifying agent/officer)

Date: August 2, 2024

-
- 4) The amount of the bond to which the statement and certification is attached is \$171,587.50 which *does not* exceed the total underwriting limitation of all sureties on the bond as set forth in Item 3 above

CERTIFICATE

I, Justine C. Barker (name of agent), as Attorney-in-Fact (title of agent) for the companies herein listed, corporations domiciled in Connecticut, Iowa, and Wisconsin, DO HEREBY CERTIFY that, to the best of my knowledge, the foregoing statement made by me is true, and ACKNOWLEDGE that, if the statement made by me is false, this bond is VOIDABLE.

Travelers Casualty and Surety Company of America



(Signature of certifying agent/officer)

Justine C. Barker

(Print name of certifying agent/officer)

Attorney-in-Fact

(Title of certifying agent/officer)

Date: June 20, 2025

SURETY ACKNOWLEDGMENT

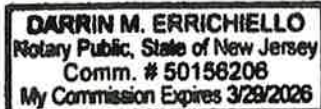
State of New Jersey

County of Morris

On this 20th day of June 2025, before me personally came Justine C. Barker to me known, who, being by me duly sworn, did depose and say that he/she is an attorney-in-fact Travelers Casualty and Surety Company of America the corporation described in and which executed the within instrument; that he/she knows the corporate seal of said corporation; that the seal affixed to the within instrument is such corporate seal, and that he/she signed the said instrument and affixed the said seal as Attorney-in-Fact by authority of the Board of Directors of said corporation and by authority of this office under the Standing Resolution thereof.



Notary Public



My commission expires



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Justine Barker** of **CEDAR KNOLLS**, New Jersey, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of February, 2024.



State of Connecticut

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

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

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik

Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **20th** day of **June**, **2025**



Kevin E. Hughes

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2024

AS FILED IN THE STATE OF NEW JERSEY

CAPITAL STOCK \$ 8,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	\$ 5,367,684,447	LOSSES	\$ 1,648,831,742
STOCKS	89,502,344	LOSS ADJUSTMENT EXPENSES	189,492,904
CASH AND INVESTED CASH	59,689,826	REINSURANCE PAYABLE ON PAID LOSSES & LOSS ADJ. EXPENSES	15,148,347
OTHER INVESTED ASSETS	9,989,793	COMMISSIONS	62,960,717
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	30,993,968	OTHER EXPENSES	69,184,511
INVESTMENT INCOME DUE AND ACCRUED	45,630,862	TAXES, LICENSES AND FEES	16,311,579
PREMIUM BALANCES	346,017,428	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,102,562
REINSURANCE RECOVERABLE	62,034,928	UNEARNED PREMIUMS	1,647,964,685
NET DEFERRED TAX ASSET	78,278,940	ADVANCE PREMIUM	3,970,618
UNDISTRIBUTED PAYMENTS	15,607,795	POLICYHOLDER DIVIDENDS	26,972,587
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,148,727	CEDED REINSURANCE NET PREMIUMS PAYABLE	57,879,640
OTHER ASSETS	1,100,108	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	17,071,665
		REMITTANCES AND ITEMS NOT ALLOCATED	10,456,481
		PROVISION FOR REINSURANCE	8,746,887
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	79,937,444
		PAYABLE FOR SECURITIES LENDING	30,893,966
		ESCHEAT LIABILITY	585,014
		OTHER ACCRUED EXPENSES AND LIABILITIES	4,726
		TOTAL LIABILITIES	\$ 3,873,025,985
		CAPITAL STOCK	\$ 8,480,000
		PAID IN SURPLUS	433,803,760
		OTHER SURPLUS	1,015,349,416
		TOTAL SURPLUS TO POLICYHOLDERS	\$ 2,255,633,176
TOTAL ASSETS	\$ 6,128,659,161	TOTAL LIABILITIES & SURPLUS	\$ 6,128,659,161

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) SS.
CITY OF HARTFORD)

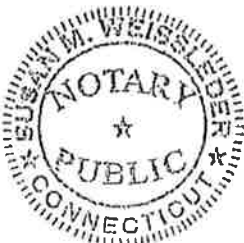
MICHAEL J. DOODY, BEING DULY SWORN, SAYS THAT HE IS VICE PRESIDENT - FINANCE, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2024.

Michael J. Doody
VICE PRESIDENT - FINANCE

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15TH DAY OF MARCH, 2025

Susan M. Weissleder
NOTARY PUBLIC

SUSAN M. WEISSELEDER
Notary Public
My Commission Expires November 30, 2027



C. Workers' Compensation Insurance Coverage Information.

1. Applicant.

The applicant is a contractor within the meaning of the Pennsylvania Workers' Compensation Law:

☒ Yes ☐ No

If the answer is "Yes", complete Sections "B" and "C" below as appropriate.

2. Insurance Information.

Name of Applicant: SJ Fuel South Co Inc

Federal or State Employer Identification No.: 20-1382786

Applicant is a qualified self-insurer for workers' compensation.

☐ Certificate attached

Name of Workers' Compensation Insurer: New Jersey Manufacturers Insurance Company

Workers' Compensation Insurance Policy No.: W41657-8-25

☐ Certificate attached

Policy Expiration Date: 7/1/2026

3. Exemption. Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania Workers' Compensation Law for one of the following reasons, as indicated:

☐ I/We are a Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.

☐ I/We have Religious exemption under the Workers' Compensation Law.

Subscribed and sworn before me this 19th day of June, 2025.

Terril Brandel
Signature of Notary Public

[Signature]
Signature of Applicant

Address: 208 WHITE HORSE PIKE, STE-4, BARKINGTON, NJ 08007

My commission expires:



County of: Camden

Municipality of: Barrington

(Seal)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Strategic Insurance Partners 492 Franklin Avenue Nutley NJ 07110	CONTACT NAME: Cheryl Sikora PHONE (A/C, No, Ext): (973) 667-2600 FAX (A/C, No): (973) 667-5042 E-MAIL ADDRESS: csikora@siprisk.com
INSURED	SJ Fuel South Company Inc 208 White Horse Pike Suite 4 Barrington NJ 08007	INSURER(S) AFFORDING COVERAGE INSURER A: GuideOne Mutual Insurance Company NAIC # 15032 INSURER B: General Star National Ins Co 21857 INSURER C: NJ Manufacturers Insurance Company 12122 INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 53668-2024-07

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSUR LTR	TYPE OF INSURANCE	ADDL. INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X		62P100834-04	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> CARB48 Pollution <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> MC8-80	X		62P100834-04	7/1/2024	7/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			XXG929944D	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	W41657-8-24	7/1/2024	7/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Property in Transit (Cargo)			62P100834-04	7/1/2024	7/1/2025	LIMIT OF LIABILITY \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 2025-2026 Montgomery County Consortium Fuel Contract. The following entity/ies are included as Additional Insured on the General Liability and Auto Liability policies with respect to the scheduled operations of our named insured when required by written contract: Upper Merion Township. Coverages are subject to Terms, Conditions and Exclusions on the policy(s).

CERTIFICATE HOLDER

CANCELLATION

csaladino@umtownship.org Upper Merion Township Board of Supervisors 175 W Valley Forge Road King of Prussia, PA 19406-1802	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Mark Grossbard/CS2
--	---

© 1988-2014 ACORD CORPORATION. All rights reserved.

D. Commercial Driver's License Compliance.

Contractor's Statement of Compliance: Due to the nature of the work which this Contractor may perform for Upper Merion Township, the Contractor must use employees who perform safety sensitive functions for which a Commercial Driver's License (CDL) is typically required. Under federal Department of Transportation regulations (49 CFR Parts 40 and 382), the Contractor is responsible for implementing a drug and alcohol testing program for these employees. Prior to being awarded any contract by Upper Merion Township, and every six months thereafter of the contract, this Contractor must certify its compliance with these regulations to Upper Merion Township by signing the form below.

This certifies that on June 19th 2025, SJ FUEL SOUTH CO., INC.
(Date) (Firm Name)

did provide Upper Merion Township with the following information attesting to the Contractor's current participation in a qualified drug and alcohol testing program.

Testing Program:

Program Contact Person:

Address:

David DeGidio

208 WHITE HORSE PIKE, STE. 4 BARRINGTON, NJ 08007

Phone Number:

914-804-5147


Contractor's Signature

E. Public Works Employment Verification Form.

Date: June 19, 2025

Organization Name: SJ FUEL SOUTH CO., INC.

Address: 208 WHITE HORSE PIKE, STE. 4 BARRINGTON, NJ 08007

City: BARRINGTON State: NEW JERSEY Zip Code: 08007

Check one:

☐ EJ Contractor ☒ EJ Subcontractor

Contracting Public Body: Upper Merion Township

Contract/Bid No.: 2025-2026 Montgomery County Consortium Fuel Contract


Description: 2025-2026 Montgomery County Consortium Fuel Contract

Location: Montgomery County, PA

As a contractor/subcontractor for the above referenced public works contract, I hereby affirm that as of the above date, our company is in compliance with the Public Works Employment Verification Act ('the Act') through utilization of the federal E-Verify Program (EVP) operated by the United States Department of Homeland Security. To the best of my/our knowledge, all employees hired post January 1, 2013 are authorized to work in the United States.

It is also agreed to that all public works contractors/subcontractors will utilize the federal EVP to verify the employment eligibility of each new hire within five (5) business days of the employee start date throughout the duration of the public works contract. Documentation confirming the use of the federal EVP upon each new hire shall be maintained in the event of an investigation or audit.

I, David DeGidio, authorized representative of the company above, attest that the information contained in this verification form is true and correct and understand that the submission of false or misleading information in connection with the above verification shall be subject to sanctions provided by law.


Authorized Representative Signature

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #17

SUBJECT: LED Sport Light Conversion at Whistlestop Park
MEETING DATE: July 28, 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 LED conversion of the sports lighting at Whistlestop Park. The Public Works Department obtained three (3) quotes ranging from \$20,723.00 to \$24,039.37. City Electric Supply Company provided us with the lowest responsible quote at \$20,723.00. The three (3) quotes are included in your packet.

BUDGET IMPACT:

A total of \$25,000.00 is included in the 2025 Capital Investment Plan.

RECOMMENDATION:

Recommending award of contract to City Electric Company for the LED conversion of the sports lighting at Whistlestop Park.

MOTION/RESOLUTION:

Motion to award the contract for the LED conversion of the sports lighting at Whistlestop Park to City Electric Supply Company in the amount of \$20,723.00.

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



C.E.S. (Montgomeryville PA)
120 Domorah Dr., Montgomeryville, PA,
18936.

Phone: 267-647-9880
Fax: 267-462-4721
Email: Montgomeryville0619@cityelectricsupply.com

QUOTATION

MGV/012252

Valid From: 20 Jun 2025
Valid Until: 20 Jul 2025

Page 1/1

CITY ELECTRIC SUPPLY COMPANY

MONTGOMERY TOWNSHIP
1001 STUMP RD
MONTGOMERYVILLE, PA
18936
Phone: 2153936900
Fax: 215-855-4896

Entered by: John Fiori
Sales Rep: John Fiori

Account No.: 06190013001
Order Number: WHISTLE STOP PARK

Qty	Item	Description	\$ Price Per	\$ Goods
23	KT-SLFLED-SF-S1-KIT	Slip Fitter Mount Kit For Series 1 Sport	142.00 E	3266.00
23	KT-SLFLED500-S1-30-YM-7 50-VDIM	500W Led Sports Light Flood, 5000K, 70 C	759.00 E	17457.00

Please do not hesitate to contact us if we can be of any further assistance.

Sincerely Yours,

John Fiori

(QUOTE ONLY. NOT A RECEIPT)	Goods Total:	\$20723.00
	Tax Total:	\$0.00
	Total:	\$20723.00

Prices may be subject to change from manufacturer at the time of dispatch. When ordering please use above quotation number.

Seller assumes no responsibility for quoted materials meeting job specifications unless specifically stated in writing.

Substitution of similar quality material is permitted. All special order material is non-returnable or subject to the manufacturer return goods policy.

E&OE

DENNEY ELECTRIC SUPPLY

DENNEY ELECTRIC SUPPLY
of Ambler, Inc.
61 E Butler Ave PO Box 519
AMBLER, PA 19002
Phone 215-628-8880
Fax 215-641-1869

QUOTE TO:

SHIP TO:

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936



Quotation

EXPIRATION DATE	QUOTE NUMBER
07/20/2025	S102435004
DENNEY ELECTRIC SUPPLY of Ambler, Inc. 61 E Butler Ave PO Box 519 AMBLER, PA 19002 Phone 215-628-8880 Fax 215-641-1869	
PAGE NO. 1 of 1	

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
2103	SPORTS LIGHTS	Larry Nadzan	AMBLER HOUSE ACCT	
WRITER		SHIP VIA	TERMS	SHIP DATE
STEVEN SCHNITTJER			1% 10th Net 25th	06/20/2025
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
23ea	KYKT-SLFLED500-S1-30-YM-750-VDIM LED FLOOD LIGHT FIXTURE SPECIAL ORDER			
23ea	KYKT-SLFLED-SF-S1-KIT MOUNT KIT SPECIAL ORDER			
	Subtotal -----			24039.37

Quotation Terms:

All pipe and wire quotes valid only until the end of quoted business day.

All non-stock quotes valid for 7 days. Excluding pipe or wire.

All stock quotes valid for 14 days. Excluding pipe or wire.

This quote does not include any potential tariff-related price increases that could go into effect in 2025. If tariffs on imported components or finished goods are implemented, a revised quote may be required.**

Subtotal	24039.37
S&H Charges	0.00
Amount Due	24039.37



colonial electric supply company, inc.

Since 1972. Powered by Excellence!
201 W. Church Road
King Of Prussia PA 19406
610-312-8100
www.colonialelectric.com

QUOTE

QUOTE NUMBER	QUOTE DATE
QT620238	06/23/25
QUOTE CONTACT INFORMATION	
From: John Boyle	
Addr: 417 callowhill st	
PHILADELPHIA PA 19115	
Phone: 267-233-5573 Fax: (215) 464-4369	
Terms: NET 30	
FOB: Shipping Point Freight Allowed	

Customer: MONTGOMERY TOWNSHIP

BILLING ADDRESS

MONTGOMERY TOWNSHIP
ATTN: ACCOUNTS PAYABLE
1001 STUMP RD
MONTGOMERYVILLE PA 18936

SHIPPING ADDRESS

MONTGOMERY TOWNSHIP
WILL CALL [03]
P/U DATE & TIME
WARMINSTER PA 18974

CUSTOMER PO		QUOTE DATE	QUOTED FOR	SHIP DATE	SHIP VIA		FREIGHT TERM		
SPORT LIGHT QUOTE		06/23/25	LARRY	00/00/00			PPD		
COMMENTS		CO.UNIT/WH	ENTERED BY	ACCOUNT ID	ORIGINAL QUOTE		SALESPERSON		
		03 / DC	3111	M1294	QT620238		0001		
LINE	SKU	CUSTOMER SKU	DESCRIPTION	ORD QTY	SHIP QTY	BO QTY	UNIT PRICE	UM	EXTENDED AMT
10	NS8888	84365415489	KSTL KT-SLFLED500-S1-30-YM-750	23	0	0	825.50	E	18986.50
20	NS8888	84365415493	KSTL KT-SLFLED-SF-S1-KIT MOUNT	23	0	0	141.00	E	3243.00
							SUBTOTAL		22229.50
							S&H CHGS		0.00
							TOTAL		22229.50

Prices are subject to change without notice unless otherwise noted.

Due to global supply chain issues, quote and order prices may escalate in unison with any manufacturer price increases at a concurrent level. Tariffs that add to Colonial's cost will be added in kind to our prices. All lead times or shipping dates are fluid and subject to change according to the manufacturer's schedule.

Prices are subject to change without notice unless otherwise noted.

Due to global supply chain issues, quote and order prices may escalate in unison with any manufacturer price increases at a concurrent level. Tariffs that add to Colonial's cost will be added in kind to our prices. All lead times or shipping dates are fluid and subject to change according to the manufacturer's schedule.

Colonial does not guarantee any lead times and shall be held harmless relative to delays impacted by supply chain or other manufacturer issues. All orders are subject to credit approval. This quotation is issued subject to Colonial's terms applicable to all quotations. These terms may be found at <http://www.colonialelectric.com/quoteterms> or a copy may be obtained from Colonial's sales representative.

Applicable sales tax will be added at time of sale

For a Complete List of Locations
Please Visit

www.colonialelectric.com

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #18

SUBJECT:	Authorization to Advertise for Bids for Leaf and Yard Waste Collection and Disposal
MEETING DATE:	July 28, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chair
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

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

From November 1, 2023 through October 31, 2025, the Township contracted with J.P. Mascaro, to provide a one-day curbside leaf and yard waste collection in November/December and another in April. In addition, J.P. Mascaro provided a 40-yard container at William F. Maule Park at Windlestrae on the third Saturday of each month for residents to drop off leaf and yard waste. The materials collected were disposed at the J.P. Mascaro Compost Facility (DEP approved compost facility) via a contract with the Northern Montgomery County Recycling Commission (NMCRC).

The current contract with J.P. Mascaro expires on 10/31/2025. The cost for the two years of service was: \$73,560. With the contract expiring on October 31st, the Township will need to solicit bids for a new contract to start November 1, 2025. We want to lock in our Fall curbside collection date as soon as possible, so we are bidding the project now.

RECOMMENDATION:

Authorize the Township Manager to advertise for bids for Residential Leaf and Yard Waste Collection and Disposal.

MOTION/RESOLUTION:

Motion to authorize the advertisement for Bids for Residential Leaf and Yard Waste Collection and Disposal, to provide for a twice-per-year curbside pick-up of bagged leaf and yard waste in the spring and fall, and for a drop-off and disposal of leaf and yard waste once every month.

- 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 # 19

SUBJECT: Fall 2025 Recreation Programs
MEETING DATE: July 28, 2025
BOARD LIAISON: Annette M. Long, Supervisor
INITIATED BY: Brian Sullivan Community Recreation Program Director
Jenna Bertoti, Special Events & Facilities Coordinator
Jason Prince, Facilities & Recreation Program Supervisor

BACKGROUND:

Attached is the proposed lineup of activity at the Montgomery Township Community and Recreation Center (Mont CRC) for Fall 2025. The recommended fees/charges for each program/event are also included. The schedule will be valid from September 5th, 2025 through December 31st, 2025. All Mont CRC activities and events will be promoted through our normal publicity channels as well as social media.

The lineup of activities, programs, and special events provides a diverse menu of recreational opportunities. A wide array of healthy fitness sessions, fun community special events, and positive educational programs will be available for individuals of all ages and abilities throughout the Montgomery Township area.

BUDGET IMPACT:

Recreation opportunities are expected to be budget neutral.

RECOMMENDATION:

Approve the 2025 Fall Recreation Program and Fees Schedule amendment as submitted.

MOTION/RESOLUTION:

Motion to approve the 2025 Fall Recreation Program and Fee Schedule amendment as submitted.

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

Fall 2025 Recreation Programs and Associated Fees					
Name or Activity	Ages	When	Times	Cost Member	Cost Non-Member
Preschool Programs (0-5)					
Color with a Cop	Ages 2-8	Wednesday (Date: TBD)	10:00 AM - 11:00 AM	No charge	No charge
Color with a Firefighter	Ages 3-8	Wednesday (Date: TBD)	10:00 AM - 11:00 AM	No charge	No charge
Get Up and Move	Ages 1-4	Tuesdays	10:00 AM - 11:30 AM	\$40	\$40
Soccer Shots	Ages 3-8	Fridays, Saturdays and Sundays	Varies	\$149	\$154
Spanish Class	Ages 3-7	Mondays	5:10 PM - 6:10 PM	\$95	\$100
Story Time	All Ages	Wednesdays	10:00 AM - 10:45 AM	No Charge	No Charge
Youth Programs (5-12)					
Chess Class	Ages 5-10	Mondays	5:00 PM - 6:00 PM	\$143	\$148
Dodgeball Tournament	Ages 8-12	Friday - November 7th	6:00 PM - 8:30 PM	\$10	\$10
Homeschool Heroes	Ages 6-12	Wednesdays	1:00 PM - 1:45 PM	\$40	\$40
Innovators Robotics	Ages 5-10	Thursdays	5:00 PM - 6:30 PM	\$160	\$165
Kids Night Out	Ages 6-12	Fridays once a month	6:00 PM - 8:30 PM	\$30	\$30
Mad Science	Ages 6-12	Wednesdays	5:00 PM - 6:00 PM	\$140	\$145
MVP Sports: Basketball	Ages 8- 12	Thursdays	5:00 PM - 6:00 PM	\$40	\$40
NFL Flag Football League	Ages 5-12	Mondays	5:30 PM - 8:30 PM	\$80	\$85
Paint Party	Ages 5-12	Fridays and Sundays once a month	9:30 AM - 11:00 AM	\$14	\$20
Soccer Shots	Ages 2-8	Fridays, Saturdays and Sundays	Varies	\$149	\$154
Tennis Lessons	Ages 5-12	Tuesdays and Saturdays	Varies	\$95	\$100
Young Rembrandts Drawing Class	Ages 6-14	Saturdays	9:00 AM - 9:45 AM	\$70	\$75
Teen (13-17)					
Babysitter Class	Ages 11-15	October 18th	9:00 am - 3:00 PM	\$85	\$90
CPR Certification	Ages 12+	Once a month	5:00 PM - 8:00 PM	\$95	\$100
Girls Flag Football Day Camp	Ages 8 - 14	October 4th	9:00 AM - 12:00 PM	\$35	\$40
Paint Party	All Ages	Fridays and Sundays, once a month	6:00 PM - 8:00 PM	\$14	\$20
Young Rembrandts Drawing Class	Ages 6- 14	Saturdays	9:00 am - 9:45 AM	\$70	\$70

Adult (18 +)					
Barre/Pilates	18+	Tuesdays	5:00 - 6:00 PM	Included	\$5
Basketball League	18+	Wednesdays	6:30 - 9:30 PM	\$500 (team fee)	\$500 (team fee)
CPR Certification	18+	Once a month	5:00 - 8:00 PM	\$95	\$100
Dance Party	18+	Tuesdays and Thursdays	9:30 AM	Included	\$5
HIIT Class	18+	Wednesdays	8:30 AM	Included	\$5
HIIT Class	18+	Fridays	9:30 AM	Included	\$5
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	\$100	\$100
Paint Party	18+	Friday Nights	6:00 PM - 8:00 PM	\$14	\$20
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30 PM - 7:30 PM	\$65	\$70
Pilates/Barre	18+	Mondays and Thursdays	6:30 or 7:30 PM	Included	\$5
Spin	18+	Wednesdays and Saturdays	6:30 PM	Included	\$5
Strength Core and More	18+	Mondays	9:30 AM	Included	\$5
Tabata	18+	Wednesdays	9:30 AM	Included	\$5
Yoga	18+	Mondays and Thursdays	6:30 or 7:30 PM	Included	\$5
Zumba	18+	Wednesdays	9:00 AM	Included	\$5
Zumba Toning	18+	Saturdays	6:15 PM	Included	\$5
Senior (50+)					
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	\$100	\$100
Paint Party	50+	Friday Nights	6:00 PM - 8:00 PM	\$14	\$20
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30-7:30 PM	\$65	\$70
Senior Trivia	50+	Second Wednesday of the Month	2:00 PM - 4:00 PM	No Charge	No Charge
SS Classic	50+	Mondays and Wednesdays	11:00 AM	Included	\$5
SS Stability	50+	Tuesdays	11:00 AM	Included	\$5
SS Yoga Stretch	50+	Thursdays	11:00 AM	Included	\$5
Open Play					
Badminton	All Ages	Tuesdays and Sundays	Times Listed	Included	\$5
Basketball	All Ages	Weekly	Times Listed	Included	\$5
Bocce	All Ages	Open daily	Sunrise to Sunset	No charge	No charge
Cornhole	All Ages	Thursdays	6:00 PM	Included	\$5
Pickleball	All Ages	Weekly	Times Listed	Included	\$5
Events					
Autumn Festival	All Ages	October 18th	12:00 PM - 5:00 PM	No charge	No charge
Back to School Picnic	All Ages	September 19th	6:00 PM - 8:00 PM	No charge	No charge
Breakfast with Santa	All Ages	December 13th	9:00 AM - 12:00 PM	\$10 - \$15	\$10 - \$15
National Night Out	All Ages	August 8th	6:00 PM - 8:00 PM	No charge	No charge
Winter Craft Fair	All Ages	December 6th	10:00 AM - 2:00 PM	No charge	No charge

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #20

SUBJECT:	Approve the Lease Renewal for the VMSC EMS Substation
MEETING DATE:	July 28, 2025
BOARD LIAISON:	Annette M. Long, Public Safety Committee Liaison
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

VMSC EMS maintains a substation located here on the Township's property. Their lease is set to expire on August 1, 2025, and the Board of Directors wishes to extend the lease for an additional ten (10) years.

I have asked the Township Solicitor to draft a lease extension using the previous one as the template.

RECOMMENDATION:

Staff recommends the Board approve a 10-year lease extension to ensure timely responses to 911 calls within the Township.

MOTION/RESOLUTION:

Motion to approve the lease renewal for the VMSC EMS substation located on the Township's municipal campus and authorize the Chairwoman to execute on behalf of the Township.

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

Prepared by:
FRANK R. BARTLE, ESQUIRE
ROBERT J. IANNOZZI JR., ESQUIRE
Dischell, Bartle & Dooley, PC
1800 Pennbrook Parkway, Suite 200
P. O. Box 107
Lansdale, PA 19446
215-362-2474

**LEASE AGREEMENT EXTENSION BETWEEN MONTGOMERY
TOWNSHIP AND THE VOLUNTEER MEDICAL SERVICE CORPS.
UNTIL AUGUST 1, 2025 UNLESS OTHERWISE EXTENDED**

LEASE AGREEMENT EXTENSION

THIS AGREEMENT is entered into this _____ day of September 2015, between Montgomery Township ("Lessor") and The Volunteer Medical Service Corps. ("Lessee").

BACKGROUND

1. Lessor and Lessee ("Parties") entered into a lease agreement on August 1, 1995 for Lessee's lease of a portion of the municipal complex located at 1001 Stump Road for The Volunteer Medical Service Corps., as further described in the lease, as amended¹.
2. The original lease, which was due to expire on August 1, 2005, was extended for an additional 10-year period commencing on the first day of August 2005 and terminating on August 1, 2015.
3. The Parties now desire to further extend the lease for an additional 10 years as hereinafter set forth.

AGREEMENT

For \$1.00 and other good and valuable consideration exchanged between the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The lease-term shall be extended for 10 years—commencing on August 1, 2015 and terminating on August 1, 2025; and
2. All other aspects of the lease shall continue during the extended term as if fully set forth herein.

[Signatures on Next Page]

¹ See, Exhibit "A" [Lease, as amended].

IN WITNESS WHEREOF, the parties have set their hands and seals, intending to be legally bound hereby, on the day and year first above written.

WITNESS:

LESSEE:

Volunteer Medical Service Corps.

Uwe. Z. G. Gellagher
Secretary

Timothy R. Fite
President

WITNESS:

LESSOR:

Montgomery Township

Lawrence J. Gregan
Secretary/Township Manager

Michael J. Fox
Chairperson

EXHIBIT "A"
[Lease, as amended]

G. Nagel

MA 14 - LEADER
 77-1000 and sold by T & L Lubens Co

Yeni Uygulama

This Agreement Witnesseth, THAT the Township of Montgomery a second class township, having its address at 1001 Scump Road Montgomeryville, (hereinafter called the lessor), Pennsylvania (hereinafter called the lessee)

do hereby let unto the Volunteer Medical Service Corps, (VMSC) (hereinafter called the lessee),
ALL THAT CERTAIN building, provided for Lessee as part of the municipal complex located at
1001 Stamp Road, (corner of Stamp Road and Forham Road) Montgomery Township, Montgomery
County, Pennsylvania

for the term of ten (10) years from the first (1st) day of August, 1998 for the sum of \$100,000 (\$100,000) dollars.

A. D. 1995, yielding and paying therefor unto the lessor the annual rent of one (\$1.00) dollar
per year, one Dollars, payable by _____ fractions of _____ dollars.

on the day of each in advance, at

or at such other place as said lessor may from time to time direct.

AND it is hereby constituted before the undersigned and known, for themselves, their respective heirs or successors and assigns as follows:

1st, That the undersigned will give the single hereby reserved according to the terms of this lease, and will know that it shall terminate when the water meter is removed, and all charges in excess of the stated minimum water meter shall be paid by the lessee. The undersigned hereby certifies that the water meter shall be removed when the lessee has paid all bills charges for water and sewer service, and the lessee may be disturbed for and recovered as such. substance, personnel, and medical

Ind. The lessee shall not occupy the premises for any purpose other than a service facility.

[illegible][illegible]

and Miller party may determine this based on the expiration of the term hereby created, or giving to the said Ministry (30)
days written notice of intention as to do, but in default of such notice, this lease, with all the conditions and covenants therein, shall
continue for the additional term of one (1) years and so on from year to year 2014

continue for the additional term of thirty (30) days or until the thirty (30) day written notice of intention to terminate said lease at the expiration of either party giving to the other. Winey (90) hereby written notice of intention to terminate said lease at the expiration of the then current term. Provided, however, that if the lease shall have expired thirty (30) days written notice prior to the expiration of the then current term shall be given to the other party in writing and such notice shall be deemed to constitute a written notice of intention to terminate the lease at the expiration of the then current term. If the lease shall have expired thirty (30) days written notice prior to the expiration of the then current term shall be given to the other party in writing and such notice shall be deemed to constitute a written notice of intention to terminate the lease at the expiration of the then current term. If the lease shall have expired thirty (30) days written notice prior to the expiration of the then current term shall be given to the other party in writing and such notice shall be deemed to constitute a written notice of intention to terminate the lease at the expiration of the then current term.

[illegible]

10. Exemption means the loss of Exemption and Exemption's rights under all applications have in relation to exemption of goods, to apprehensions, and to understandings as well as the status of Exemption and Exemption's rights under all applications, orders, or decrees that may be entered against Exemption by any court or tribunal or any other authority, and does further expressly waive on behalf of Exemption all and any of Exemption's exemption from any jurisdiction.

[illegible][illegible][illegible]

14th. In the event a Complaint shall be filed pursuant to either Paragraph 11A or 11B of this Order, the Complaint or a substantiated copy of the Complaint shall be filed with the Complaint Unit of the Department of Social Services, 100 North Washington Street, Room 100, Boston, Massachusetts 02114, and the Complaint Unit shall advise the City Clerk of the filing of the Complaint. The Complaint Unit shall also advise the complainant of the filing of the Complaint and the complainant shall be advised of the filing of the Complaint and the complainant shall be advised of the filing of the Complaint and the complainant shall be advised of the filing of the Complaint.

110. This Law shall be governed by the laws of the State in which the Cooperator practices or is located. If any provision of this Law shall be deemed to be in conflict with any provision of any federal or state law, regulation, order, or executive action, the provisions of this Law shall be deemed to be inoperative to the extent of such conflict.

19-1. I am not making any monthly maintenance charge for maintenance of the grounds

12th. Lessor will make no monthly maintenance charge for maintenance of
and area outside of the building. The Lessor will cut grass, trim shrubbery, and maintain

and area outside of the building. The Leavelle will cut down trees and shrubs in season.

13th. BUILDING MAINTENANCE - Once the building has been completed, the Lanna will

assumes all maintenance responsibilities for the building. The building will be well

(SEE APPENDIX WHICH IS MADE A PART HEREOF AND ATTACHED HERETO)

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, this 1st day of _____, A. D. 19__.

day of _____, 19____

SEAL AND DELIVERED
IN PRESENCE OF _____

Volunteer Medical Service Corps, for Lander

SEAL

IN PRESENCE OF _____ President

Source: Journal of Montgomery for Lease

Chairman

Chairman

SECRETARY

ADDENDUM TO THE LEASE BETWEEN TOWNSHIP AND THE VOLUNTEER
MEDICAL SERVICE CORPS.

13th. cat. maintained by the Lessee. A separate fund will be set up by Lessee to assure and guarantee the replacement of the capital items in the future; such as the roof, the heaters, garage doors, generator, and the air conditioning systems. Any other similar capital items not designated here shall also be the responsibility of the Lessee. In addition to establishing the fund, the Lessee will provide in its budget, annually, a budget item to capitalize future replacements and provide evidence for both the initial capital fund and of the budget items and the fact that the budget items actually are incorporated in the fund each year. Proof shall be given by January 1st each year as to the existence of this fund, the annual addition to it, the amount of the fund, and in whose care and custody the fund is maintained and indication as to what signatures are required for securing a release of the funded items to pay for capital replacements as needed.

14th. RADIO - Lessee shall provide its own radio and antenna for its use.

15th. PHONE SYSTEM - Lessee will provide its own phone system. Lessor will see that wall jacks are in place, but all maintenance and capital improvements to the phone system after the date of this Lease, will be at the expense of the Lessee. In connection with the initial installation, the Lessee is authorized to employ the contractor utilized by the Lessor for cable and wire network, but the work of this contractor shall be at Lessee's expense. On the other hand, the Lessee may employ an outside contractor to provide for cable and wire network. Lessee shall make all of its own arrangements for the telephone connections. The telephone bill will be sent to the Lessee each month and will be paid for by the Lessee out of its own funds.

16th. GAS, WATER, AND ELECTRIC BILL - There will be a separate submeter attached to the building and as part of the meter system into the Lessor's facility so that the separate submeter will record gas, water, and electric usage by the Lessee. The meters will be read by the Lessor's employees and the Lessor will bill the Lessee monthly for the usage assigned to it for gas, water, and electric consumed by the Lessee's operation at the Lessor's facility.

17th. SEWER - Lessor will absorb all sewage costs and there will be no charge for sewage usage.

18th. FURNITURE - Lessee will provide its own furniture at its own expense.

EXHIBIT "A"
[Lease, as amended]

EXTENSION OF LEASE AGREEMENT

THIS AGREEMENT is entered into and made effective this 7th day of November, 2005, BY AND BETWEEN:

THE TOWNSHIP OF MONTGOMERY, a second-class township, having its address at 1001 Stump Road, Montgomeryville, Pennsylvania (hereinafter referred to as "Lessor");

AND

THE VOLUNTEER MEDICAL SERVICE CORPS. (VMSC) (hereinafter referred to as "Lessee").

WITNESSETH THAT:

WHEREAS Lessor and Lessee (hereinafter collectively referred to as the "Parties") entered into a lease agreement on the first (1st) day of August, 1995 for the premises known as "ALL THAT CERTAIN building provided for the Lessee as part of the municipal complex located at 1001 Stump Road (corner of Stump Road and Horsham Road) Montgomery Township, Montgomery County, Pennsylvania" for the term of ten (10) years (hereinafter referred to as the "Lease"); and

WHEREAS the term of the Lease expires on the first (1st) day of August, 2005; and

WHEREAS the Parties desire to extend the term of the Lease as hereinafter set forth.

NOW THEREFORE, for ONE DOLLAR (\$1.00) and other good and valuable consideration exchanged between the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The term of the Lease, a copy of which is attached hereto as
2. Exhibit "A," is hereby extended for a period of ten (10) years, commencing on the first day of August, 2005, and terminating on the first (1st) day of August, 2015; and
3. All other terms of the Lease shall continue during this extended term as if fully set forth herein.

IN WITNESS WHEREOF, the parties have set their hands and seals, intending to be legally bound hereby, on the day and year first above written.

WITNESS:

WITNESS:

LESSEE:

Volunteer Medical Services Corps.

Michael H. Clark

President

Wicki Scott

Secretary

LESSEE:

The Township of Montgomery

Warren P. Greenberg

Chairman Warren P. Greenberg

Deborah A. Ritten

Asst. Secretary

**ADDENDUM TO THE LEASE BETWEEN TOWNSHIP AND THE VOLUNTEER
MEDICAL SERVICE CORPS.**

13th. cnt. maintained by the Lessee. A separate fund will be set up by Lessee to assure and guarantee the replacement of the capital items in the future; such as the roof, the heaters, garage doors, generator, and the air conditioning systems. Any other similar capital items not designated here shall also be the responsibility of the Lessee. In addition to establishing the fund, the Lessee will provide in its budget, annually, a budget item to capitalize future replacements and provide evidence for both the initial capital fund and of the budget items and the fact that the budget items actually are incorporated in the fund each year. Proof shall be given by January 1st each year as to the existence of this fund, the annual addition to it, the amount of the fund, and in whose care and custody the fund is maintained and indication as to what signatures are required for securing a release of the funded items to pay for capital replacements as needed.

14th. RADIO - Lessee shall provide its own radio and antenna for its use.

15th. PHONE SYSTEM - Lessee will provide its own phone system. Lessor will see that wall jacks are in place, but all maintenance and capital improvements to the phone system after the date of this Lease, will be at the expense of the Lessee. In connection with the initial installation, the Lessee is authorized to employ the contractor utilized by the Lessor for cable and wire network, but the work of this contractor shall be at Lessee's expense. On the other hand, the Lessee may employ an outside contractor to provide for cable and wire network. Lessee shall make all of its own arrangements for the telephone connections. The telephone bill will be sent to the Lessee each month and will be paid for by the Lessee out of its own funds.

16th. GAS, WATER, AND ELECTRIC - There will be a separate submeter attached to the building and as part of the meter system into the Lessee's facility so that the separate submeter will record water and electric usage by the Lessee. The Lessor will read the water and electric meter and will bill the Lessee for its usage of those utilities. PECO will read the gas meter and will bill the Lessee for its usage of gas.

17th. SEWER - Lessor will absorb all sewage costs and there will be no charge for sewage usage.

18th. FURNITURE - Lessee will provide its own furniture at its own expense.

Addendum to the Lease
Page 2

19th. FIRE INSURANCE - Lessor will carry fire insurance on the building. Lessee will carry insurance on its contents within the building.

20th. LIABILITY INSURANCE - Lessee will provide liability insurance in which the Lessor will be named as an additional insured on Lessee's policy. Annual proof will be provided of the existence of this insurance showing Lessor as additional insured. The liability insurance shall be in the amount of 1 million per individual 2 million per occurrence, 1 million per motor vehicle and 2 million per occurrence in an accident, and 1 million per individual for professional liability coverage and 2 million per occurrence.

21st. GAS OR ELECTRIC DRYER - All costs incurred for maintenance and usage of gas or electricity to heat the water and maintenance of the heater shall be paid by the Lessee.

22nd. Lessee has ordered carpeting in the break room and in the two bunk rooms. Lessee will pay the proportionate costs of installing carpeting in the break room and bunk rooms.

23rd. Lessee will use the dumpsters provided by Lessor at no cost to it for trash removal. However, no red bag waste will be deposited by Lessee, its agents, servants, or employees in the Lessor provided dumpsters. All red bag waste will be transported by Lessee to the North Penn Hospital for disposal there or by some other arrangement made by Lessee which will provide for safe sanitary disposal thereof.

24th. Aluminum cans will be recycled by Lessee to fund their own activities. Lessee agrees to enter into and comply with any and all recycling programs as recommended by Lessor.

25th. In the event that Montgomery County or other appropriate sanctioning body, realigns the official ambulance coverage area in Montgomery Township, the Lease may be terminated by either the Lessee or by the Lessor with 90 days notice. This Lease is contingent on Lessee's providing continuing medical emergency service to Montgomery Township.

Amendment to the Lease
Page 3

IN WITNESS WHEREOF, the said parties have hereunto set their
hands and seals. Dated the _____ day of July, A.D.
1995.

Volunteer Medical Service
Corps. for Lessee

By: _____ (SEAL)
President

By: _____ (SEAL)
Secretary

Township of Montgomery
for Lessor

By: _____ (SEAL)
Chairman

By: _____ (SEAL)
Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #21

SUBJECT: Ratification of Real Estate Tax Appeal Settlement - 220 Commerce Drive
MEETING DATE: July 28, 2025
BOARD LIAISON: Audrey R. Ware
INITIATED BY: Blaine Bergey, Director of Finance

BACKGROUND:

This summary relates to an assessment appeal filed by the North Penn School District for the 2023 Tax Year. The property at issue is identified as Parcel # 46-00-00544-01-3, with an address of 220 Commerce Drive, Montgomery Township, and is owned by Silver Fox Management, LLC ("the Taxpayer"). This property is improved with an industrial warehouse.

The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of \$5,100,000.00 for Tax Year 2023. Applying the applicable Common Level Ratio, the assessed value would become \$2,019,600.00, resulting in an increase of the assessed value of \$602,320.00 for 2023.

The fair market value would become \$5,100,000.00 for tax year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$1,810,500.00, resulting in an increase of the assessed value of \$393,220.00 for 2024.

The fair market value would become \$5,100,000.00 for tax year 2025. Applying the applicable Common Level Ratio, the assessed value would become \$1,677,900.00, resulting in an increase of the assessed value of \$260,620.00 for 2025.

BUDGET IMPACT:

Based on the proposed settlement, should the Township agree to the settlement, the Taxpayer will owe additional taxes in the amount of \$3,422.07 for the 2023-2025 tax years. The assessed value of the Property will be increased by \$260,620.00 for the 2025 tax year.

RECOMMENDATION:

The Solicitor's office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve the settlement for 220 Commerce Drive and authorize the Township Solicitor to execute the document on behalf of the Township.

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

MONTGOMERY COUNTY COURT OF COMMON PLEAS

NORTH PENN SCHOOL DISTRICT

vs.

MONTGOMERY COUNTY BOARD
OF ASSESSMENT APPEALS

: Docket No. 2022-23338

: Assessment Appeal

: Property Location: 220 Commerce Drive

: Tax Parcel No.: 46-00-00544-01-3

ORDER

AND NOW, this _____ day of _____, 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate increases in assessments as agreed to in the attached Stipulation to Settle, that the taxpayer shall remit payments described in the attached Stipulation to Settle, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

J.

Copies of the above Order mailed on _____ to:
Alexander M. Glassman, Esquire
Mark S. Cappuccio, Esquire
James Gallagher, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
Court Administration – Civil

Judicial Secretary

Clarke Gallagher Barbiero Amuso & Glassman Law

BY: Alexander M. Glassman, Esquire
Attorney I.D. No. 314530
1301 Virginia Drive, Suite 405
Fort Washington, PA 19053
215.633.1890

Attorney for Appellant
North Penn School District

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

NORTH PENN SCHOOL DISTRICT

:

NO. 2022-23338

:

:

REAL ESTATE

:

ASSESSMENT APPEAL

v.

:

:

MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS

:

:

PARCEL NO. 46-00-00544-01-3

SETTLEMENT STIPULATION

Parties

1. Appellant is the North Penn School District.
2. Appellee is Montgomery County Board of Assessment Appeals.
3. Intervenors are Silver Fox Management LLC, Montgomery Township and Montgomery County.

Property

4. The Property, which consists of approximately 4.32 acres is located on 220 Commerce Drive within Montgomery Township, and is further identified as Tax Parcel No. 46-00-00544-01-3 ("Property").
5. The Property's current assessment is \$1,417,280.

Appeal

6. On or about July 12, 2022, the District filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount of \$1,417,280 for the taxable year beginning January 1, 2023.

7. On November 2, 2022, after conducting a hearing on the Appeal, the Board issued a “Notice of No Change in Assessment” determination.
8. On November 30, 2022, the District appealed to this Court from the Board’s “Notice of No Change in Assessment” determination.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2023 Assessment: Effective January 1, 2023 for County and Township tax years and July 1, 2023 for the School District tax year, the assessment on the Property shall be **increased** from its assessment of \$1,417,280 to \$2,019,600. Applying the County’s 2023 common level ratio of .396 this assessment results in an indicated market value of \$5,100,000.

2024 Assessment: Effective January 1, 2024 for County and Township tax years and July 1, 2024 for the School District tax year, the assessment on the Property shall be **increased** from its assessment of \$1,417,280 to \$1,810,500. Applying the County’s 2024 common level ratio of .355 this assessment results in an indicated market value of \$5,100,000.

2025 Assessment: Effective January 1, 2025 for County and Township tax years and July 1, 2025 for the School District tax year, the assessment on the Property shall be **increased** from its assessment of \$1,417,280 to \$1,677,900. Applying the County’s 2025 common level ratio of .329 this assessment results in an indicated market value of \$5,100,000.

The Property’s assessment shall remain at \$1,677,900 for each subsequent tax year after 2025, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made.

11. The taxing authorities and the Property Owner mutually agree that neither party shall file and/or participate in any matters related to assessment appeals for this Property for the next three years: 2025, 2026 and 2027 unless there is a countywide re-assessment or if the property owner sells the property. If the buyer in any such transaction has common ownership with Silver Fox Management LLC the prohibition will remain in effect. In the event of a countywide reassessment or a sale as described above the either party may file an appeal.
12. Based upon the assessments established in this Stipulation, the Property Owner owes the taxing authorities the following underpayment amounts.

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2023	1,417,280	2,019,600	602,320	.029637	\$17,850.96
2024	1,417,280	1,810,500	393,220	.0309667	\$12,176.73
				Total	\$30,027.69

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2023	1,417,280	2,019,600	602,320	.004237	\$2,552.03
2024	1,417,280	1,810,500	393,220	.004788	\$1,882.74
2025	1,417,280	1,677,900	260,620	.005252	\$1,368.78
				Total	\$5,803.55

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)


Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2023	1,417,280	2,019,600	602,320	.00039	\$234.90
2024	1,417,280	1,810,500	393,220	.00039	\$153.36
2025	1,417,280	1,677,900	260,620	.00039	\$101.64
				Total	\$489.90

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2023	1,417,280	2,019,600	602,320	.00249	\$1,499.78
2024	1,417,280	1,810,500	393,220	.00294	\$1,156.07
2025	1,417,280	1,677,900	260,620	.00294	\$766.22
				Total	\$3,422.07

13. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority.
14. That based on the increase in assessments established by this Stipulation and Order of Settlement, all counsel agree that the Taxing Authorities are entitled to receive underpayments from the Taxpayer.
15. The Parties hereto agree that upon approval of the Settlement Stipulation by the Court, Montgomery County, Montgomery County Community College, the North Penn School District and Montgomery Township shall issue tax bills to Property Owner for the underpayment of taxes for tax year 2023 within thirty (30) days of the Court's approval of this Settlement Stipulation. Said tax bills shall be issued with new discount, flat/face and penalty periods within which to pay the tax underpayments due and owing.
16. That upon Court approval of this Stipulation and Order of Settlement, the Taxing Authorities shall forward bills to the Taxpayer for the amount of underpayments as set forth in this Stipulation.
17. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
18. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.
19. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
20. Each party shall bear its own costs as incurred.
21. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

[Signatures on Next Page]



Cathy McMurtrie

President of the North Penn School District



SAMANTHA MAGEE, ESQUIRE

Attorney for Montgomery County

Board of Assessment Appeals



MARK S. CAPPUCCIO, ESQUIRE

Attorney for Property Owner

JAMES GALLAGHER, ESQUIRE

Attorney for Montgomery Township

BRIAN O. PHILLIPS, ESQUIRE

Attorney for Montgomery County

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #22

SUBJECT:	Hampton Green Condominium Assoc. – Road Maintenance Request
MEETING DATE:	July 28, 2025
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

At the June 23 Board of Supervisors public meeting, a resident spoke during public comment and asked the Board to consider taking over the maintenance and snow plowing operations for the private roads within the Hampton Green Condominium community. She cited the costs to the property owners and the fact that they all pay property taxes.

The Township received a written request as a follow up. The request is included in your packet.

RECOMMENDATION:

Staff recommends the Board deny the request because these developments received land development approval with the developers requesting the roads be private. Additionally, it opens the door for other neighborhoods that were developed with private roads to also make the same request because of costs associated with maintenance and snow removal and Public Works does not have the manpower or fiscal resources to handle this.

MOTION/RESOLUTION:

Motion to approve/deny the request to provide assistance for internal road maintenance to the Hampton Green Condominium Association.

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

HAMPTON GREEN CONDOMINIUM ASSOCIATION

Hampton Green Drive, North Wales PA 19454

Dear Board of Supervisors,

We are writing on behalf of the Hampton Greens Homeowners Association to formally request that the Township consider providing assistance for internal road maintenance within our condominium community.

As discussed during the June 23rd Township Townhall meeting held at 7:00 PM at the Montgomery Township Office, it was suggested that we submit a formal request for Township support in addressing roadway maintenance needs in communities like ours.

Currently, residents of Hampton Greens pay full property taxes but also bear 100% of the financial responsibility for maintaining our internal roads, including snow removal, repairs, and resurfacing. As these roads begin to require more significant upkeep, the cost to residents continues to grow. Residents pay full taxes despite our community receiving minimal municipal services in return. We are a dense housing community with approximately 110 homeowners paying taxes.

We would like to respectfully request the Board to consider one or more of the following:

1. **Direct assistance from the Township in maintaining or repairing internal roads.**
2. **Assumption of winter snow removal responsibilities by the Township.**

As an alternative, there may be consideration of a tax adjustment or rebate for our community.

As an example, we would like to bring to your attention the Arbor Point community in Buckingham Township, where the township took up road maintenance a few years ago. This type of arrangement has proven beneficial for both the residents and the local government, ensuring consistent maintenance while relieving residents of duplicate financial burden.

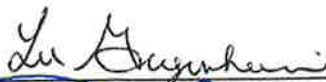
We believe a similar approach could greatly benefit Hampton Greens and help ensure more equitable service delivery across Montgomery Township.

We would welcome the opportunity to meet with the Board or Township staff to discuss this request further and explore potential options. Thank you for your time and for considering this matter of shared concern among many Township residents.

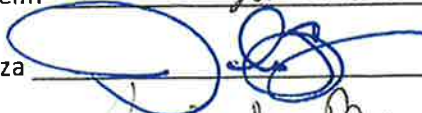
Sincerely,

Hampton Green HOA Board

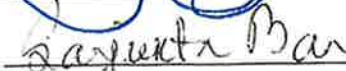
Lee Gugenheim



John Carrozza



Sanjukta Banerjee



NER PROPERTY MANAGEMENT
Suite 1400, Horsham, PA 19044
Telephone: (215) 394-0069
carlene.chinici@cp-management.com

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD INFORMATION SUMMARY
Item #23

SUBJECT: Review of Costs Related to Expansion to a Full Career Fire Department
MEETING DATE: July 28, 2025
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
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. Costs were shared with the Board of Supervisors at their June 23 public meeting. The rationale for the conversion was shared with the Public Safety Committee meeting in May, and the financial data was reviewed with the Finance Committee on July 21.

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

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

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

COST OF WAGES FOR 2026 FOR ADDITIONAL STAFF ONLY

[illegible]

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

Staff Size of 11 - Would Need To Work 4,538 hrs/year - 87hrs/week
--

Additional Cost To Township If ONLY Hiring 6 EE's	\$ 575,702.08
--	----------------------

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #24

SUBJECT:	New Business – Department Reports
MEETING DATE:	July 28, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

BACKGROUND:

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

June 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 Fire Chief and Finance Director to discuss proposed expansion of career staff.
- Met with Township Engineer to discuss compliance with Township's MS4 permit requirements.
- Met with Montco Anti-Hunger Network Director and Ms. Bamford to discuss potential collaborations.
- Held virtual meeting with Montgomery Preserve HOA to discuss stormwater remediation.
- Participated in training for ICMA conference for workshop and education session facilitators.
- Attended the monthly DVHT Executive Committee meeting and annual meeting for trustees.
- Met with County Emergency Management staff to discuss The Wall That Heals logistics.
- Attended the Chamber of Commerce Celebration of Community and presented Hometown Hero award to Shane Wheeler, VMSC EMS.
- Attended the Chamber of Commerce Executive Committee meeting and Celebration of Leadership recognizing Pam Kelly's departure.
- Held virtual meeting to discuss APMM professional development committee's podcasts.
- Attended the VMSC Executive Committee and the monthly Board of Directors meeting.
- Met with Chief Peoples and Deb Rivas to finalize The Wall That Heals ceremonies.
- Met with Chief Peoples and Officer Jenkins to discuss next intersection for red light cameras.
- Met with Battalion 1 building committee members to discuss future improvements.
- Participated in final conference call with Vietnam Veterans Memorial Fund staff liaison.
- Attended virtual meeting with Transportation Partnership Director to review budget.
- Attended virtual board meeting for the Transportation Partnership.
- Held staff meeting with the 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.
- Hosted "Celebrate Summer" lunch event for Township staff.
- Webinars:
 - Innovative Funding Strategies for EMS, Balancing Political Neutrality with Personal Advocacy, EMS on Life Support, and Addressing the Rise of Incivility, (ICMA Town Hall)

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**.
- Discussed Public Information initiatives with Township Manager and Administrative Supervisor.

Major Projects & Content Development

- Released a podcast centered around The Wall That Heals featuring a member of the VVMF.
- Released episodes of “The GIST” GIS video series.
- Coordination on regional Public Information Symposium addressing the topic of Digital Accessibility.

Professional Development & Training

- Provided Canva training to staff.
- Ran a virtual Digital Accessibility Roundtable for local PIOs
- Attended the following webinars:
 - o Government (Non) Fiction: Lights, Camera, Local Government (3CMA)

Human Resources

- Attended HR consortium and Manager/HR combined consortium meetings.
- Attended DVHT Annual membership meeting.
- Organized and led Kids U orientation to include registration, paperwork review, and the drug testing process.
- Prepared budgetary items for the Township Manager.
- Started the plan review process for health benefits for 2026.
- Added a PW employee to CDL group.
- Completed new hire paperwork for a new CRC employee
- Followed up on outstanding Kids U paperwork
- Met w Warl Freese from the Bucks County Public Safety Training Center
- Organized and conducted six in-person interviews for Public Works
- Organized and conducted six phone screens for Police dispatch specialist position
- Organized and conducted five in-person interviews for Police dispatch specialist position
- Organized and conducted one Teams Meeting interview for Police dispatch specialist position
- Prepared draft new hire offer for Public Works Laborer position – maintained communication with candidate

Community and Recreation Center Report

June 2025

June officially ushered in the arrival of summer 2025 at the Montgomery Township Community Recreation Center (Mont CRC). The CRC facility enjoyed a busy month filled with fun activities, healthy fitness programs, and enjoyable Community Events. Inside and outside the building was active in the morning, afternoons, and evenings.

Below is a review of programming activity and facility usage for June 2025:

The Spray Pad opened for the season on Monday June 4th. June 2025 marks the tenth summer of operation.

Kids University (Summer Day Camp) began its 8-week run on Monday, June 21st. Montgomery Elementary School is our primary site for operation Monday through Thursday. All Friday activities are held in the Community Center. The Community Center is our location on Fridays. The 9:00am to 4:00pm operation runs through August 11th.

Montgomery Township Summer Concert Series presented three concerts during June.

- 1) June 11th - *Barefoot Bobby and the Breakers*.
- 2) June 18th - *Two of a Kind* – a children's-based event.
- 3) June 25th - *The Greaseband*.

**** Concerts are held Wednesday evenings through mid- August.

Line Dancing began their summer session on

June Facility Rentals filled every Saturday and Sunday during the month. Rentals took place every weekend during the busy June party season.

“Fun-damental Tennis Instruction” conducted group tennis lessons on Tuesdays and Saturdays.

Two Family Paint Parties were held June 6th and 8th.

- 1) A Patriotic Gnome
- 2) Pink Flower

Soccer Shots began their summer session June 7th. The pre-school soccer program will teach soccer fundamentals in July.

Homeschool Gym Class ended the school year Wednesday June 4th. The popular Wednesday afternoon activity will return in the fall.

The **Chamber of Commerce** held their annual awards ceremony on June 12th.

The **Senior Committee** held 2 Seminars:

- 1) Property tax rebates
- 2) What does the Montgomery County Office of Aging do?

Pickleball Lessons thrived during June. Fall lessons will kick-off in September.

Four **Police Training Seminars** took place throughout the month of June in our full event room.

All of us at the CRC wish you and your families a happy, healthy, and safe summer season.

The Fall Recreation program season is approaching. Our complete **Fall Activity Schedule** will be available in mid-August. Information will be found on our website and all our Social Media Outlets.

Floyd S. Shaffer, Community Recreation Center Director

**Montgomery Township
Revenue Update
For Fiscal Period Ending June 2025**

		For Fiscal Period Ending June 2025				Prior Year Info		
Account #	Account Description	Current Year Info				2024 Budget	June 2024 YTD	2024 FY
		2025 Budget	June 2025 YTD	Variance Favorable (Unfavorable)	Percent Remaining			
Fund 01 - General Fund								
Revenues								
Operating Revenues								
Real Property Taxes								
01-301-100	Real Estate - Current	3,010,000	2,826,341	(183,659)	6.10	3,010,000	2,806,694	3,015,588
01-301-200	Real Estate - Prior	10,000	8,582	(1,418)	14.18	10,000	5,861	11,532
		3,020,000	2,834,923	(185,077)	6.13	3,020,000	2,812,555	3,027,120
Act 511 Taxes								
01-310-100	Real Estate Transfer Taxes	750,000	325,364	(424,636)	56.62	900,000	282,861	902,135
01-310-210	Earned Income Taxes	6,200,000	3,720,395	(2,479,605)	39.99	6,000,000	3,327,811	6,315,759
01-310-310	Mercantile Taxes	2,200,000	2,139,187	(60,813)	2.76	2,300,000	2,137,708	2,249,230
01-310-360	Business Privilege Taxes	1,000,000	1,132,805	132,805	113.28	1,000,000	772,686	886,889
01-310-510	Local Services Taxes	550,000	321,788	(228,212)	41.49	550,000	257,741	540,321
01-310-600	Amusement/Admissions Taxes	55,000	25,663	(29,337)	53.34	60,000	28,841	82,314
		10,755,000	7,665,201	(3,089,799)	28.73	10,810,000	6,807,649	10,976,647
Business Licenses and Permits								
01-321-350	Contractor Licenses	15,000	14,975	(26)	0.17	12,000	17,983	27,502
01-321-355	Temporary Licenses	1,000	-	(1,000)	100.00	1,000	-	-
01-321-800	Cable TV Franchise Fee	425,000	225,989	(199,011)	46.83	425,000	117,923	350,273
		441,000	240,964	(200,036)	45.36	438,000	135,906	377,774
Fines								
01-331-130	Police Fines	100,000	51,717	(48,283)	48.28	110,000	37,652	90,402
		100,000	51,717	(48,283)	48.28	110,000	37,652	90,402
Interest Earnings								
01-341-100	Interest Earnings	150,000	186,405	36,405	124.27	50,000	154,901	376,479
		150,000	186,405	36,405	(24.27)	50,000	154,901	376,479
State Capital and Operating Grants								
01-354-150	Recycling/Act 101	38,000	43,905	5,905	115.54	60,000	37,918	37,918
01-354-300	State Government	-	12,584	12,584	-	-	-	(23,221)
01-354-400	County Government	-	-	-	-	-	(480)	(480)
		38,000	56,489	18,489	(48.66)	60,000	37,438	14,217
Grants and Entitlements								
		7,000	1,500	(5,500)	78.57	7,000	1,500	7,050

Account #	Account Description	2025 Budget	June 2025 YTD	Variance Favorable (Unfavorable)	Percent Remaining	2024 Budget	June 2024 YTD	2024 FY
01-355-100	Public Utility Realty Tax (PURTA)	15,000	-	(15,000)	100.00	15,000	-	-
01-355-500	Municipal Pension System State Aid	615,000	-	(615,000)	100.00	550,000	-	614,583
01-355-700	Foreign Fire Insurance Premium Tax	200,000	-	(200,000)	100.00	200,000	-	220,939
		837,000	1,500	(835,500)	99.82	772,000	1,500	842,573
Charges for Services								
01-361-100	General Government	20,000	2,785	(17,215)	86.07	20,000	15,404	28,151
01-361-330	Zoning Permit	15,000	8,423	(6,577)	43.85	15,000	12,909	22,915
01-361-335	Land Development	10,000	4,625	(5,375)	53.75	10,000	7,400	8,550
01-361-340	Zoning Hearing Board	10,000	6,600	(3,400)	34.00	10,000	6,000	10,800
01-361-341	Conditional Use Hearing	1,000	-	(1,000)	100.00	1,000	14	14
01-361-343	Building Codes Appeal Board	1,500	-	(1,500)	100.00	1,500	-	-
01-361-500	Zoning Maps and Books	1,500	116	(1,384)	92.27	1,500	1,116	3,173
01-361-550	GIS Update	1,500	1,069	(431)	28.71	1,500	736	1,066
		60,500	23,618	(36,882)	60.96	60,500	43,578	74,668
Public Safety								
01-362-100	Police Services	50,000	69,349	19,349	138.70	25,000	31,473	65,309
01-362-410	Building Permit	350,000	621,110	271,110	177.46	350,000	209,747	376,605
01-362-415	HVAC Permit	40,000	74,276	34,276	185.69	40,000	29,890	103,985
01-362-420	Electrical Permit	15,000	26,570	11,570	177.13	15,000	18,751	52,078
01-362-425	Sign Permit	10,000	7,485	(2,515)	25.15	10,000	7,134	13,614
01-362-430	Plumbing Permit	10,000	6,845	(3,155)	31.55	10,000	7,776	15,976
01-362-440	Street Permit	7,500	5,350	(2,150)	28.67	7,500	5,125	8,075
01-362-450	Fence Permit	7,500	5,275	(2,225)	29.67	7,500	4,085	7,685
01-362-460	Use and Occupancy Permit	10,000	7,306	(2,695)	26.95	10,000	12,555	20,918
01-362-470	Roofing and Siding Permit	25,000	24,843	(157)	0.63	25,000	19,586	41,122
01-362-480	Grading Permit	3,000	1,200	(1,800)	60.00	3,000	2,250	3,450
01-362-490	Demolition Permit	5,000	12,753	7,753	255.06	5,000	7,936	17,777
		533,000	862,360	329,360	(61.79)	508,000	356,307	726,593
		15,934,500	11,923,178	(4,011,322)	25.17	15,828,500	10,387,487	16,506,473
Non-Operating Revenues								
Other Financing Sources								
01-389-100	Miscellaneous Revenue	-	3,549	3,549	-	-	3,858	38,074
01-395-100	Refunds of Prior Year Expenditures	-	152,734	152,734	-	-	(82,682)	(83,471)
		-	156,283	156,283	-	-	(78,824)	(45,397)
Total Revenues		15,934,500	12,079,461	(3,855,039)	24.19	15,828,500	10,308,663	16,461,076

DEPARTMENT OF FIRE SERVICES

JUNE 2025

MONTHLY ACTIVITY REPORT

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

SIGNIFICANT INCIDENTS

- 06/04/2025 Dwelling Fire, 3118 Stoey Creek Road, East Norriton
- 06/09/2025 Technical Rescue, 1090 Swedesford Road, Lower Gwynedd
- 06/11/2025 Dwelling Fire, 702 Broadmoor Road, Whitpain
- 06/14/2025 Elevator Rescue, Luxor Apartments, 415 Stump Road, Montgomery
- 06/18/2025 Dwelling Fire, 1436 Marlins Lane, Upper Gwynedd
- 06/25/2025 Building Fire, Pete's Express Car Wash, 1214 Welsh Road, Montgomery
- 06/27/2025 Elevator Rescue, Luxor Apartments, 415 Stump Road, Montgomery

ADMINISTRATIVE

Meetings attended during June

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads' Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors
- Officers and Members of FDMT & FDMT Relief
- FDMT, FDMT RA, and FDMT Safety Committee monthly meetings
- The Wall That Heals
- Township Employee Fire Safety Training
- Park Creek Place Emergency Operations Plan Review
- National Night Out with Fireworks
- Fire Safety Training at Bucks County Youth Center
- Bucks County Public Safety Center for Staff Expansion
- PACO Fire Adapted Communities Assessment Training and Meeting
- Montgomery County USAR Team
- Montgomery County Chamber of Commerce Event
- Neshaminy Falls Clubhouse Opening Event
- Lowes Emergency Services Night Pre-Planning
- Montgomery County Incident Stabilization Training Meeting
- Montgomery Township Public Safety Committee Meeting
- Area Career Fire Chiefs Meeting
- Battalion 1 Building Committee Meeting
- Lower Merion LODD Presentation and Training
- PA Career Fire Chief's Association Credentialing Program Discussion
- Montgomery County Youthful Fire Prevention and Intervention Program
- Mother Mary Redeemer Emergency Operations Plan Review

COMMUNITY EVENTS & CRR

- 06/12/2025 First Aid, CPR, and AED Training for Kids University Staff
- 06/17/2025 First Aid, CPR, and AED Training for Kids University Staff
- 06/17/2025 Mother Mary Redeemer Carnival
- 06/19/2025 First Aid, CPR, and AED Training for Kids University Staff

- 06/21/2025 Lansdale Car Show, Fire Police

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 106
- Closed Out Life Safety Inspections- 43
- Smoke Detectors Installations- 06
- Knox Box Updates/Installs- 03
- Fire Marshal Follows Up- 02
- Site Inspections- 01
- Certificate of Occupancy Inspections- 04

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 June for the Department:

22 classes (215 staff attended classes), 100 training hours (477 staff training hours)

Department Hosted Training

- Apparatus Familiarization
- Driver Training
- Drone Training
- Patient Packaging/EMS Review
- Engine Company Operations
- Fire Police Training
- Fire Police Incident Management Training
- Fire Police Training with MTPD
- Ground Ladder Operations

- Hydrant Training
- Hose Line Operations
- Rope Rescue and Rescue Basket
- Lower Merion LODD Presentation
- Technical Rescue Training

Department Attended Training

- EMT
- County IST Mapping Software
- PACO Fire Adaptive Communities Education and Structure
- Live Fire Training at MCFA
- Truck Company Operations

DEPARTMENTAL OPERATIONS

- The department's fire police unit continues training to achieve National Proboard Certification in Traffic Incident Management.
- The department participated in a live burn training at the Montgomery County Fire Academy.
- The department's building committee met to review RFP's for a Feasibility Study for Battalion 1. The committee scheduled interviews with the three architectural firms.
- Chief Wiegman presented his plan for 24/7/365 career staffing with four platoons, with six members on a platoon, to the BOS for consideration on 6/23/2025.
- The FDMT voted into membership three new junior firefighters on probationary junior status with the department.

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.



91%

FIRE
Percentage of Total Incidents

9%

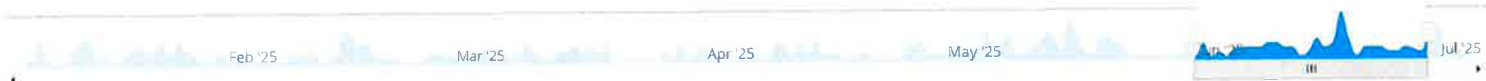
EMS
Percentage of Total Incidents

85

INCIDENTS
Excluding Fire and EMS

30

DAYS
In Selected Period



Counts	% Rows	% Columns		% All										
Week Ending	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	8/3/25	8/10/25	8/17/25	8/24/25	Total
(11) Structure Fire		1	2	2										5
(15) Outside rubbish fire		1												1
(31) Medical assist		1	2	2		1								6
(32) Emergency medical service (EMS) incident		1		1										2
(35) Extrication, rescue			2		1									3
(41) Combustible/f., spills & leaks		1				1								2
(44) Electrical wiring/equipm. problem				4	2									6
(46) Accident, potential accident						1								1
(55) Public service assistance		1	5	4	1									11
(61) Dispatched and canceled en route		2	2	3	1									8
(70) False alarm and false call, other			2	4	3									9
(73) System or detector malfunction		2	2	2	4	1								11
(74) Unintentional system/detect... operation (no fire)	1	1	3	10	3	2								20
Total	1	11	20	32	15	6								85

Filter statement

Filters

Days in Alarm DateTime 6/1/25 to 6/30/25 Is Locked true

Incident Type

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

Average Response Time

Filter statement

Filters

Days in Alarm DateTime 6/1/25 to 6/30/25 **Is Locked** true

Department Overall Response Times

Average Response Time Alarm To Arrival

Combination

Stipend

Volunteer

00h:04m:40s

00h:06m:11s

00h:04m:30s

Department Average Response Time

Average Response Time

0h:4n

DEPARTMENT OF PLANNING & ZONING

June 2025

Permits Submitted – 114
YTD Permits Submitted – 849
Fees Collected - \$ 223,306
2024 YTD Fees - \$ 872,295
Permits Issued – 78

Violations / Complaints Investigated – 26

Non-Residential Building Permits Submitted / Under Review:

Balisto Bistro – 411 Doylestown Rd – Tenant Fit-Out
Penn Medicine – 200 Dekalb Pike / New Parking Garage
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 Fit-Out
D-Bats – 92 County Line Road – Baseball Academy
Take 5 Oil Change Facility – 737 Bethlehem Pike – New Oil Change Facility
Penn Medicine – 200 Dekalb Pike – Geothermal
Montgomeryville Skilled Nursing – 640 Bethlehem Pike – Interior Renovations / water damage
Dick's Sporting Goods – 1251 Knapp Road – Tenant Fit-Out
Lakeside Educational – 1350 Welsh Road – Interior office renovations
Sprouts Farmers Market – 751 Horsham Road – Tenant Fit-Out
Bharatiya Temple – 1612 County Line Road – New Learning Center building

New Residential Building Permits Submitted / Under Review: none

Non-Residential Certificates of Occupancy Issued:

Sherwin Williams Paints – 411 Doylestown Rd – Retail Sales
Neshaminy Falls Clubhouse – 195 Stump Road

Zoning Hearing Board Applications heard:

Mainardi / 201 Pioneer Drive - The applicants propose to construct a patio with a 252 square foot roof (14x18) 33 feet from the rear property line where a minimum of 40 feet is required. The applicants seek a variance from the provisions of Sections 230-66C(3) of the Code of Montgomery Township in order to construct the proposed roof structure over the patio. - *Granted*

Montgomery Glen Association, Inc. -The applicant desires to install new entrance signs to the community at the Horsham Road entrance in front of Franklin Court. The first sign has been installed with a permit. A second sign is desired on the other side of the entrance. The applicant requests a variance from the provision of 230-126C(1)(c) and 230-148B(2)(a) of the Code of Montgomery Township in order to install the second proposed community entrance sign as one sign per entrance is allowed. - *Granted*

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 conditions
Caracausa – 2 lot subdivision	LDS-24-010	107 Knapp Rd	12/02/24	1/16/25	BOS 2/10/25	BOS Approved
Pecan Drive – 4 lot subdivision	LDS-25-001	Pecan & Beechwood	1/28/25			Under review
Knightsbridge – 3 lot subdivision	LDS-25-002	Sycamore Drive	3/24/25			Under review
Connect Vet Services / Salas	CU-25-0001	1008 Upper State Rd	4/28/25	5/15/25	BOS 6/23/25	Approved
Stein	LDS-25-003	510 Bethlehem Pike	4/29/25			Under review
Connect Vet Services	LDS-25-004	1008 Upper State Rd	7/21/2025			Under review

Other Planning Department Projects:

Scanning (Scantek / Laserfiche) – All property files upstairs have been scanned and formatted into individual property folders. Basement property files have been picked up for scanning. Currently scanning in-house all new documents, forms, permits to link to the electronic property file. The department continues to clean out files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been scanned. Land Development files in the basement have been scanned. Rolled plans are in the process of being scanned. Next pickup scheduled for July 25, 2025. The department has leased a large plan scanner for in-house future scans, copies, and right to know requests.

Tyler Software / EP&L - The gathering of information for the Permitting, Land Development, and Zoning Hearing Board modules within the software has been completed. Tyler Software will continue to build the program for Permitting, Land Development and Zoning Hearing Board processes. Permitting, Zoning Hearing Board, and Land Development is currently being tested and updated accordingly. Current permit / certificates have been forwarded to Tyler for creation of forms and reports. The mapping of fields for data conversion was completed. Completed first pass of the data conversion for review. The mapping has been completed and awaiting the 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 Dwelling Unit)
- Mobile Food Vendors
- EV Ordinance (with Fire Department) – adopted June 2025

2025 Community Forestry Workshop – This year's workshop is scheduled for Friday, November 7, 2025. The draft agenda has been prepared. Awaiting final topic descriptions and speaker information to submit for credit approvals. The attendees will earn credits for ISA, PCH, and PA Pesticide licenses.

MONTGOMERY TOWNSHIP POLICE DEPARTMENT



**MONTHLY ACTIVITY
REPORT JUNE 2025**



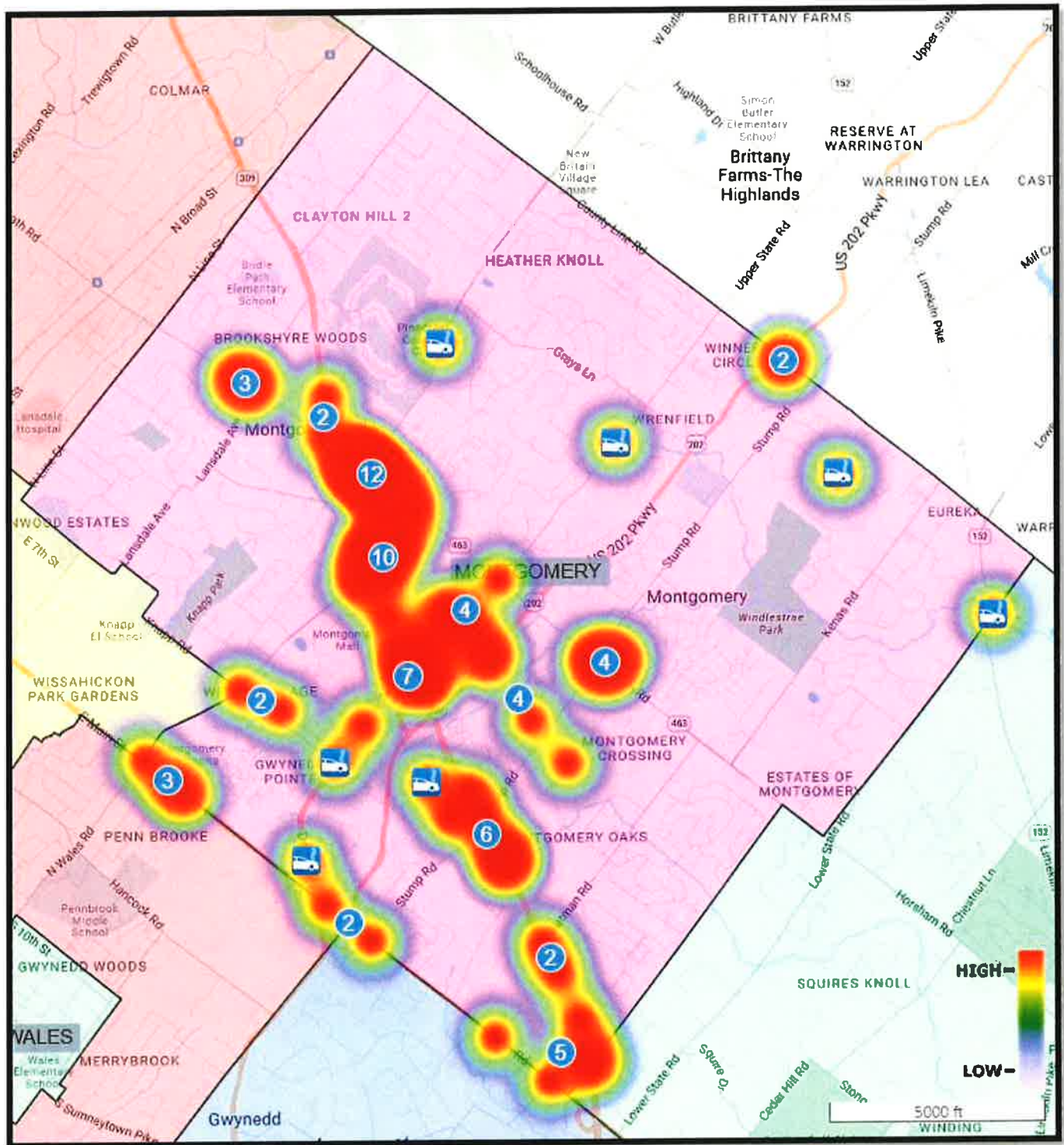
MONTGOMERY TOWNSHIP POLICE DEPARTMENT



June Activity Report for 2025

Crime Data:	Total Calls for Service:	2,787
	Total Part I Crimes:	27
	Total Part II Crimes:	122
	Total Criminal Arrests:	55
Crash Data:	Total Crashes:	76
	Reportable Crashes:	18
	Non Reportable Crashes:	58
	Injuries:	5
Traffic Enforcement Activities:	Traffic Stops:	776
	Traffic Citations:	392
	Warning Notices:	7
	Field Contact Cards:	620
	Traffic Complaints Received	42
	Selective Enforcements:	124
Other Police Activities:	Assist Fire Department:	34
	Building Alarms:	89
	Direct Patrols:	421
	Lockouts:	11
	Medical Assistance:	132
	School Walk-Through:	8
	Vacant Home Checks:	16
	Training Hours:	351.21
Speciality Unit Usage:	Canine Unit:	13
	Mobile Incident Response Team:	1
	Montgomery County SWAT-CR:	0
Bus Patrol Violations	Violations reviewed	132
	Civil Citations Issued	101
Red Light Camera Violations	Violations reviewed	1078
	Civil Citations Issued	826

June 2025 Crash Heat Map



MONTHLY ACTIVITY REPORT

6/1/2025 to 6/30/2025

Disapproval: All - Ticketing Zone: Montgomery - Speed: 0 - 100 - All

Citations Reviewed

135

Citations Approved

101

Approval rate

74.8%

Tickets Mailed

131

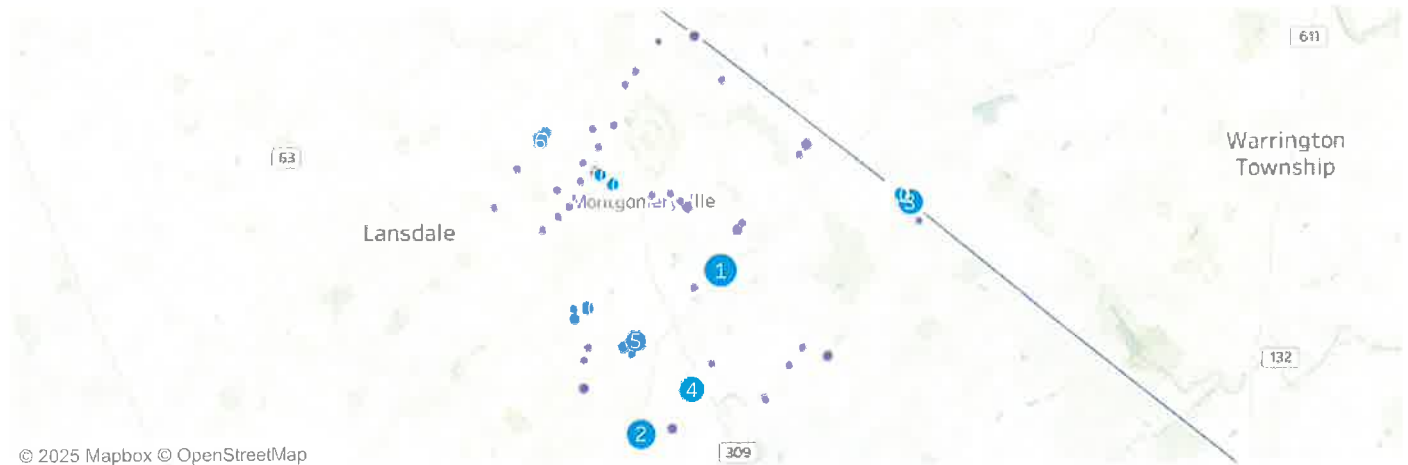
In State

98.5%

Hearings requested

25

Top 10 Locations for Tickets Mailed



1	900 block of PA-463 in North Wales PA 19454	18
2	1300 block of Welsh Rd in North Wales PA 19454	15
3	1600 block of County Line Rd in Gwynedd PA 19454	11
4	300 block of Stump Rd in North Wales PA 19454	10
5	400 block of US-202 BUS in North Wales PA 19454	7
6	1800 block of N Line St in Lansdale PA 19446	4
10	500 block of Cowpath Rd in Lansdale PA 19446	3
	500 block of N Wales Rd in North Wales PA 19454	3
	600 block of PA-463 in Lansdale PA 19446	3
	3400 block of County Line Rd in Chalfont PA 18914	3

Top 5 Disapproval Reasons

1	Vehicle unable to stop	15
2	Improper activation of stop arm	15
3	Video out of sync	2
4	violation via web constructed	1
5	Bus stopped off road, way	1

AUTOMATED RED LIGHT ENFORCEMENT

Violation Statistics - Workflow (Law Enforcement)



Selection Criteria:

Violation Event Date From: 06/01/2025
Violation Event Date To: 06/30/2025

Law Enforcement Stage Review:

Total Accepted Events (Backoffice)	1078	
Violation Not Processed		
New Violations	0	0%
In Review	0	0%
	<hr/>	
	0	
Violation Processed		
Rejected Violations	252	23.38%
Accepted Violations	826	76.62%
	<hr/>	
	1078	



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 June

Call for Service

AGGRAVATED ASSAULT /OTHER

AGGRAVATED ASSAULT/HANDS AND FEET

THEFT

THEFT SHOPLIFTING

THEFT FROM VEHICLE (INSIDE)

THEFT OF BICYCLE

THEFT ALL OTHERS

SIMPLE ASSAULT

FRAUD ALL OTHERS

RECOVER STOLEN VEHICLE NOT FOR LOCAL THEFTS

RECOVER STOLEN PROPERTY NOT FOR LOCAL THEFTS

CRIMINAL MISCHIEF ALL

PROPERTY DAMAGE REPORT

WEAPONS

SEX OFFENSE ALL OTHERS

DRUG POSSESSION OFFENSE

FAMILY OFFENSES - DOMESTIC

DUI-ALCOHOL/UNDER INFL

DUI ENFORCEMENT DETAIL

LIQUOR LAWS VIOLATIONS

PUBLIC INTOXICATION / DRUNKENESS



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 June

Call for Service

DISPUTE

DISORDERLY CONDUCT / HARASSMENT

NOISE COMPLAINT

ALARM ALL OTHERS

PFA/ICC VIOLATION

FALSE POLICE REPORT

MUN ORD VIOLATIONS

DISTURBANCE

THREATS

HARASSMENT

TRESPASSING

FIREWORKS

OTHER CRIMINAL INVESTIGATION

RUNAWAY-FEMALE

OPEN DOORS/WINDOWS GENERAL POLICE

SUSPICIOUS AUTO

SUSPICIOUS ACTIVITY

SUSPICIOUS PERSON

ALARM BURGLARY OR HOLD UP RESIDENCE

ALARM BURGLARY OR HOLDUP NON RESIDENCE

JUVENILE MATTER (NON CRIMINAL ONLY)

ALARMS (FIRE ALARMS)



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 June

Call for Service

ALARM - CARBON MONOXIDE ALARM
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD
ATTEMPTED SUICIDES
FOUND ARTICLES
LOST ARTICLES
MISSING PERSON
LOST / FOUND / STRAY ANIMALS
ANIMAL COMPLAINTS ALL
REPORTABLE MV CRASH W/INJURY
REPORTABLE MV CRASH NO INJURIES
NON REPORTABLE MV CRASH
NON REPORTABLE MV CRASH HIT & RUN
SELECTIVE ENFORCEMENT TRAFFIC
TRAFFIC MV COMPLAINT
TRAFFIC ENFORCE / STOP
TRAFFIC HAZARD
DISABLED MV
PARKING ENFORCEMENT
PARKING VIOLATION COMPLAINT
ABANDONED IMPOUND/TOWAWAY
ESCORTS
SIGNALS SIGNS OUT



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 June

Call for Service

TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN

PROPERTY CHECK / AREA CHECK

VACANT HOME CHECK

LOCK OUT

MEDICAL ASSISTANCE

NOTIFICATIONS

OTH PUB SERV/WELFARE CHK

ASSIST CITIZEN

EMOTIONALLY DISTURBED PERSON (EDP)

PROPERTY CHECK SCHOOL FACILITIES

ASSISTING-FIRE DEPT

ASSISTING-OTHER POLICE DP

ASSISTING-OTHER AGENCIES

LODGE PRISONER

WARRANTS-LOCAL

WARRANTS-OTHER AGENCIES

WARRANT ATTEMPT TO SERVE

PRISONER WATCH /JAIL DUTY/TRANSPORT

COMMUNITY POLICING

COURT



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 June

Call for Service

POLICE INFORMATION

TRAINING

FIELD CONTACT INFORMATION

FINGERPRINT

CIVIL MATTER

SPECIAL DETAIL ASSIGNMENT

DARE / DRUG AWARENESS

REPOSSESSION

BACKGROUND CHECK

PFA INFORMATION

SPECIAL RESPONSE TEAM

COMMUNITY RELATIONS ACTIVITY

DIRECTED PATROL

911 HANG UP / CHK WELFARE

FOOT PATROL

FOLLOW UP

CHILDSEAT INSPECTION

CHILD LINE / CYS

VEHICLE MAINTENANCE

FOIA/RIGHT TO KNOW REQUEST

SEX OFFENDER REGISTRATION



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 June

Call for Service

CALL BY PHONE

Montgomery Township Police Department
Monthly Activity Report
June 2025

COMMENDATIONS:

On June 11, 2025, FedEx dropped off breakfast from Manhattan Bagel to show their appreciation for the department.

On June 17, 2025, Holly Fosnot dropped off donuts to show her appreciation for the department.

On June 18, 2025, a letter was received from Upper Providence Chief of Police U. Mark Freeman thanking Officer Long and Officer Hernandez for providing crucial mutual aid coverage from June 2, 2025, to June 9, 2025.

On June 25, 2025, Joan Gable contacted Chief Peoples to commend Officer Eufrazio and Officer Falgiatore for going above and beyond the call of duty to assist a resident during a medical emergency in her neighborhood.

EDUCATION:

On June 4, 2025, Officer McGuigan, Officer Deussing, Officer Haber, and Officer Poekert attended the Emergency Vehicle Operations Course (EVOC) in Montgomery County, PA.

On June 9, 10, 11 & 12, 2025, Communication Specialist Breiner attended a Child Passenger Safety Technician class in Chester County, PA.

On June 16, 17, 18, 19 & 20, 2025, Officer Seydel attended CSI Forensic Investigation and Photography training in Bucks County, PA.

On June 17, 2025, Officer English attended Taser Training hosted by the Upper Gwynedd Police Department.

On June 24 & 25, 2025, Officer Strauss attended the Enforcement of PA Vehicle Inspection Class in Bucks County, PA.

On June 26, 2025, Detective Sergeant Benner, Officer McGuigan, and Officer Seydel attended Taser Training hosted by the Upper Gwynedd Police Department.

NOTED INCIDENTS:

On June 4, 2025, officers responded to the area of Joshua Court for a report of someone screaming outside. Upon arrival, officers spoke with the 911 callers and several neighbors who had also come outside to investigate the noise. During a canvas of the area, officers located a small black lockbox, a Pennsylvania identification card, a bank card, and several business cards. The ID belonged to a

Montgomery Township Police Department
Monthly Activity Report
June 2025

known resident of Joshua Court who has had prior police contact. Officers made contact with the resident and his mother. The resident, who was sweating profusely, admitted he had been the one screaming and related that he thought his mental health was declining. He stated he had not been taking his prescribed medication and was hearing voices. He asked to be taken to the hospital. The resident was appreciative of the return of his ID and cards, but denied ownership of the lockbox, despite his belongings being found on top of it. The resident was transported to the hospital without incident. The lockbox was taken to the police station. Prior to putting the lockbox in evidence, it was opened because it was now abandoned property. Upon opening it, officers discovered methamphetamine, drug paraphernalia, and documents belonging to the resident. Charges for possession of a controlled substance and drug paraphernalia are being filed.

On June 5, 2025, officers conducted a traffic stop on a vehicle in the area of 1008 Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and front seat passenger. During the officers' encounter, they noted the occupants' inconsistent stories, nervous behavior, and apparent signs of drug use. While conversing with the occupants further, officers observed a firearm in the center console area of the vehicle. A records check revealed that neither subject in the vehicle had a concealed carry permit, and the driver was a felon prohibited from possessing. The suspects were taken into custody and charged with weapons offenses and violations of the Drug Act.

On June 6, 2025, officers responded to Crown Jewelers, 804 Bethlehem Pike, for a report of a theft. Upon arrival, officers met with the owner, who reported that a male customer had visited on May 29 and examined three gold necklaces, four gold coins, and a gold bar. The total for the merchandise was \$29,000. The customer attempted to pay with a debit/credit card, but the transaction was declined. The same male suspect returned with \$29,000 in cash, wrapped in three bundles of \$10,000 each, in a gallon-sized zip-loc bag. The male asked to see the merchandise, which was already boxed up. The male suspect handed the owner the money while reaching for the merchandise, grabbed the box of items, and ran out of the store. At this time, the owner looked down and could see that the money was counterfeit and contacted the police. Officers seized the bag of counterfeit money to process for fingerprints. The money and video surveillance were turned over to the Detective Division. After a thorough investigation, a fingerprint was recovered off of the counterfeit money, and a suspect was identified. Charges to be filed.

On June 7, 2025, officers responded to the area of North Wales Road and Welsh Road for the report of an assault victim. Officers made contact with a female and immediately noted that the female's neck was swollen with bruising and broken blood vessels. Through the officer's investigation, it was discovered that the female's boyfriend had assaulted her. Officers responded to the male's residence and took him into custody. He was charged with strangulation and domestic assault.

On Tuesday, June 10, 2025, a female complainant contacted officers to report an incident that occurred at her place of employment in Montgomery Township. She stated that while she was showing her boss photos on her phone, a customer entered the business. She left her phone with her boss and assisted the customer. During that time, her boss accessed her photo gallery and located nude images of her. He then sent those images to his phone without her consent. Later that

Montgomery Township Police Department
Monthly Activity Report
June 2025

evening, her boss texted her, and upon reviewing the text message, she saw the nude photos in the text thread. She confronted him about the incident, and he apologized. The female was later escorted to the business to collect her belongings. The investigating officer interviewed the boss, who confirmed the complainant's story and expressed remorse. The officer verified that the images had been deleted from the boss's phone. The investigation is ongoing, and charges are pending against the individual in question.

On June 16, 2025, officers were on patrol in the area of Stump Road and Orchard Drive when they observed a suspicious male, dressed in all black clothing and wearing a backpack, walking down the street. Officers made contact with the subject and asked if he needed assistance. A routine records check revealed that he had an active warrant for his arrest from the Bucks County Sheriff's Office for a parole violation. The Bucks County Sheriff's Office confirmed the warrant, and the suspect was taken into custody and transported to the Montgomery Township Police Department. Upon arrival at the station, a search of the suspect was conducted, which yielded a bag containing suspected methamphetamine.

On June 18, 2025, officers were dispatched to the 700 block of Bethlehem Pike for a disturbance involving a customer and store staff. Upon arrival, officers observed a staff member physically restraining a customer against a vehicle. The parties were separated and interviewed. The investigation revealed that the dispute began when the customer and his mother entered the store and demanded a promotional deal, claiming it had been offered over the phone. When staff explained they were unaware of the promotion and could not honor it, the customer became irate. He refused to leave the store, shouted racial slurs, and directed insulting comments toward staff. Despite repeated requests, the customer continued to cause a disturbance. At one point, while appearing to exit, he abruptly turned and attempted to walk through a staff member, resulting in physical contact between the customer and the staff member. This resulted in the staff member moving the customer outside and restraining him against a vehicle. Officers were able to de-escalate the situation and spoke with the customer and his mother. The customer's mother related that her son is a mental health consumer. The customer was advised that he is no longer permitted on the premises. At the conclusion of the investigation, it was determined that the customer would be cited for harassment.

On June 19, 2025, at 1822 hours, officers responded to the 900 block of Bethlehem Pike for a domestic in progress. Upon arrival, officers spoke with the victim, who stated that her boyfriend was mad because she would not be intimate with him. At that time, he put his hands around her neck and punched her, with a closed fist, causing some of her teeth to fall out. When she fought back, he threw her to the ground and kicked her repeatedly, causing bruising on her leg. The suspect then tried to get a knife and said he was going to kill her, causing the victim to lock herself in the bathroom for safety. There was blood on the sheets, and a knife was recovered from the scene. The suspect was arrested for aggravated assault, terroristic threats, simple assault, and harassment.

On June 23, 2025, officers responded to a residence on Windsor Circle for a domestic assault. The complainant related that her husband dragged her off the couch by her ankles, threatened to kill her, and said that if she called the cops, he would set the house on fire. Officers did not observe

Montgomery Township Police Department
Monthly Activity Report
June 2025

any signs of injury, and the suspect denied any physical altercation and said they were arguing because of infidelity. Based on the circumstances, it was recommended that the complainant obtain an Emergency Protection From Abuse Order. While applying for one, the suspect sent the complainant a text message containing a picture of a pile of a white powdery substance, followed by a text stating he was going to harm himself. Officers returned to the residence, and the suspect was detained. An involuntary mental health commitment was completed, and he was transported to Lansdale Hospital.

On June 25, 2025, officers responded to Welsh Road for an emotionally disturbed person who was involved in a domestic dispute. Officers made contact with a male who was acting erratically and attempting to be combative. While speaking with the male, the officers noted that the statements he was making did not make sense. The male advised officers that he takes medication for mental illness, but failed to take his medication today. The male agreed to seek medical assistance, and officers were able to transport him to Norristown State Hospital for a voluntary 201 commitment.

On June 27, 2025, officers responded to Target, located at 125 Witchwood Drive, for a report of a retail theft. The complaint advised that a retail theft of Apple products had occurred on June 26, 2025. The male suspect selected two Apple iPads, three Apple AirPods, and three Apple Watches from the stockroom and concealed them inside a cardboard box that he had brought into the store. He exited the stockroom, where he headed to the front of the store, passing all points of sale without attempting to render payment for the selected items, and then exited the store, leaving in a white sedan. Through the investigation, the suspect was identified, and a warrant was requested for his arrest.

UPCOMING EVENTS:

On July 21 and 22, 2025, officers will host the Montgomery Township Junior Police Academy at the Montgomery Township Community and Recreation Center.

On July 25, 2025, from 7:00 a.m. to 9:00 a.m., the Montgomery Township Police Department is hosting Coffee With A Cop at the Giant Food Store.

Montgomery Township Public Works Department

Monthly Report – June 2025

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Scott Y. attended several meetings and continued working on preparations for The Wall That Heals.
- The following tree work was done throughout the Township:
 - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley removed a dying tree near the rear parking lot bridge at William F. Maule Park at Windlestrae.
 - Scott D., Josh, Larry K., Anthony & J. Gormley took down a dead maple tree at the old Bark Park.
 - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley removed two dead white pine trees from Windlestrae Park – Rose Twig.
 - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley removed one dead oak from Fellowship Park.
 - Scott D., J. Gormley & Josh cleaned up a fallen tree on Madison Court.
- The following work was done at William F. Maule Park at Windlestrae in preparation for The Wall That Heals:
 - Scott D., Scott Y., Josh, Anthony, Larry K. & J. Gormley weed wacked all of William F. Maule Park at Windlestrae and Windlestrae Park – Rose Twig.
 - Josh, J. Gormley & Anthony assembled new park benches for The Wall That Heals Sacred Arch.
 - Scott Y. & Anthony pressure washed all concrete picnic tables and pavilion floor.
 - Scott D., Scott Y., Josh, Larry K., Anthony & J. Gormley mulched William F. Maule Park at Windlestrae & Windlestrae Park – Rose Twig.
 - Scott Y., Josh, Larry K., Anthony & J. Gormley removed the soccer nets from William F. Maule Park at Windlestrae.
- Scott D., & Josh weeded the tennis court at Spring Valley Park (lower).
- Scott D. repaired a washout on baseball field #2 at William F. Maule Park at Windlestrae.
- Scott D. & Larry K. worked on the encroachment project throughout the Township.
- Anthony obtained his Class A CDL permit.
- Scott Y., Josh & Anthony spread turf soil on the two upper soccer fields at Windlestrae Park - Zehr Tract.
- Scott Y. assisted with the leaf collection that took place on June 21st at William F. Maule Park at Windlestrae.

ROADS:

- Scott S. attended several meetings and continued working on preparations for The Wall That Heals.
- Bryan & Joe performed routine drainage maintenance throughout the Township prior to the numerous rainstorms as part of the MS4 Stormwater requirements.
- Bryan, Joe, J. Gross & Chris replaced several failing concrete storm sewer lids throughout the Township as part of the MS4 Stormwater requirements.
- Scott S. participated in interviews to fill the open Laborer (Floater) position at DPW.
- The following work was done at William F. Maule Park at Windlestrae in preparation for The Wall That Heals:
 - Joe, Bryan, Chris, Scott S. & J. Gross installed 500' of conduit underground to install electric for events to be held at William F. Maule Park at Windlestrae.
 - Joe, Bryan, Chris, Scott S., & J. Gross continued milling and patching several very large cracks in the walking path and parking lot at William F. Maule Park at Windlestrae.
- Bryan attended a PA One Call Safety Day conference on June 17, 2025.
- Joe & Chris came in for an after-hours emergency (power outage) and put several generators on traffic signals throughout the Township.

- Scott S., Joe, Bryan, J. Gross & Chris milled and patched several deteriorated locations on roadways throughout the Township.
- Scott S. handled several resident complaints throughout the Township.
- Chris, Joe, Bryan removed a large amount of bamboo from around a storm sewer inlet that was preventing proper waterflow as part of the MS4 Stormwater requirements.
- Joe, Bryan & Chris continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- J. Gross performed the annual services, routine maintenance and annual inspections on several Township vehicles/trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.
- Todd attended several meetings and continued working on preparations for The Wall That Heals.
- Dave, Todd & Larry N. continued performing the semi-annual traffic signal inspections.
- The following work was done at William F. Maule Park at Windlestrae in preparation for The Wall That Heals:
 - Todd, Larry N., Scott Y., Dave pulled 500' of wire through conduit that was installed by Road Crew at William F. Maule Park at Windlestrae and installed outlets for The Wall That Heals and future park events.
 - Larry N. and Dave met with the crew installing the Wi-Fi antenna at William F. Maule Park at Windlestrae Park.
- Todd, Larry N., Dave pressure washed concrete at Gazebo Park in preparation for the Staff Appreciation Luncheon.
- Todd & Dave replaced broken coupling for the water fountain drain at Spring Valley Park (lower).
- Todd, Larry N., Dave relocated a T.V. from CRC to Montgomery Elementary for Kids U.
- The American flag at Spring Valley Park was vandalized and hung upside down. Larry N. & Dave reinstalled an American flag in the proper direction and moved the rope cleat higher up to make it harder to access.
- 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 194 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.

Project Tracking Montgomery Township					
Job Name	Job Number	Status	Task	PennDOT #	Last Update
5 pts Plaza (Lowes)/ Horsham Road	2208086	Completed	Need to closeout PennDOT permit.	301209	5/29/2025
North Wales & Harbob	2303013	Plans approved.	Awarded 4/28/2025. Set up pre-con meeting. Township coordinating with property owners - need 2 TCE and 2 TSE.	321552	6/25/2025
Stump Road RRFB	2307039	Plans approved.	Signal plan approved. Township coordinating with property owners - need 2 TCE and 1 TSE. Conduit installed due to pending pavement. Seetign Precon with Armour.	335709	6/25/2025
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. Issue is left-turn Trap. Recommended to install 5 section head instead of 3 section head.	336041	6/25/2025
US 202 Parkway - merge area	999101601	In Construction	Issued worked order 5/8/2024		10/31/2024
Bethlehem Pike & English Village Signal Upgrades	220206901	In Progress	addressing Comments- resubmitting by 7/4	352572	6/25/2025
Lansdale Avenue/Taylor Road and Cowpath Road Signal Upgrades	2400517	In Progress	Preparing plans. Submission anticipated early June. Construction		6/26/2025
Bethlehem Pike and North Wales Road Signal Upgrade	2103021	On Hold	On hold per Village of Windsor and Chase Bank	281180	10/31/2024
Route 309 & Montgomery Mall South Signal Modification	999101601	In Progress	Into pennDOT		6/26/2025
Knapp Road & Route 309	999101601	In Progress	Submitted to PennDOT 5/30/2025 - Under Review. Response Anticipated 7/14	364098	6/26/2025
Knapp Road & North Wales Road		In Progress	Montco is updating pedestrain facilities. Comment sent 2/11. Requested additional ramps at Knapp /NW Road. Phone call follow up on 2/25 to engineer.		2/25/2025
LPR - County Line Road/Doylestown Road		In Progress	PennDOT anticipated end of 7/14	371729	6/26/2025



VMSC

Emergency Medical Services

Montgomery Township EMS Report

June 2025

Global 9
Calls

1010



144

Municipal Responses

0m 30s

Chute Time

6m 27s

Response Time

47m 03s

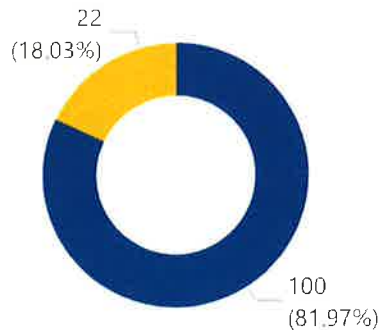
Call Time

100%

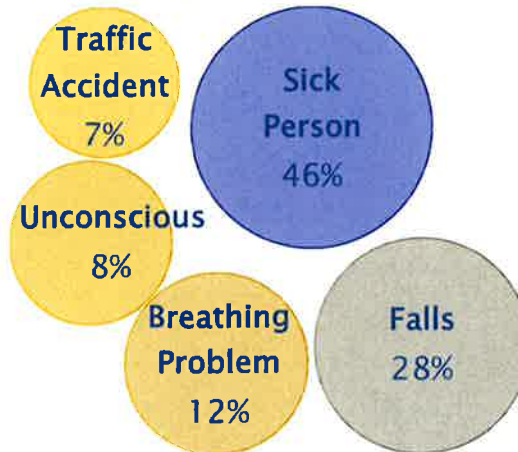
Agency On-Station

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

● Yes ● Unknown

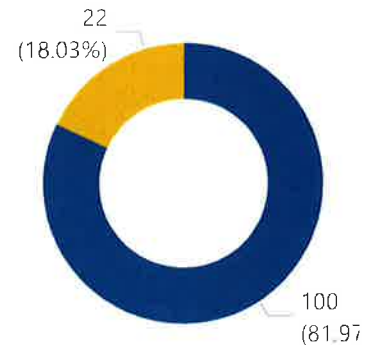


Top 5 Call Types



Was the Patient Transported?

● Yes ● No



VMSC Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.

Cardiac Incidents



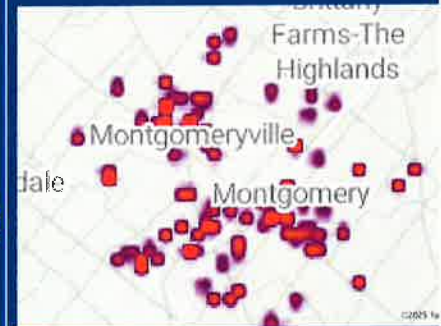
Stroke Incidents



Trauma Incidents



Where are our calls?



VMSC's June Global Scale



Mental Health | Responded to 35 behavioral health-related calls.

Community Harm | Handled 12 Overdoses, same as last month, resulting in 7 Narcan administration by EMS. 10 of which were transported to the hospital. Also responded to 18 incidents involving deliberate injury, up from 17 last month.



Climate | Dispatched to 2 weather related motor vehicle crashes.



Diversity | 48 patients had language barriers, 32 patients were morbidly obese. 25 were in a state of emotional distress. And 20 were developmentally impaired.

June 2025

Patient Satisfaction Rating



0% 100%

"They were very attentive to our question needs and answered them fully. I can't thank you better crew to handle our emergency needs on 06/11/2025 (NPV – EMT Breithaupt, Paramedic Rosario, Paramedic Zaremba, and Battalion Chief, Paramedic Traub)"

Mutual Aid

VMSC provided mutual aid for 87 calls this period, down from 89, with the most significant contributions to Chalmers – 31 (same), Freedom Valley – 18 (up from 17), Ambler – 16 (same).

Conversely, VMSC received mutual aid 13 times, down from 29, in the areas of Telford (3 calls),

Supporting Our Community

In April, VMSC raised funds for Indian Creek Foundation by selling Autism Awareness bracelets. Our staff and community showed strong support throughout the campaign. Many of our team members proudly wore their bracelets in support of this cause, showing that awareness starts right here at home.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #25

SUBJECT:	New Business – Committee Board Liaison Reports
MEETING DATE:	July 28, 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 June to provide an update on those meetings.