

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
MAY 27, 2025**

**1. Call to Order:** The May 27, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Audrey R. Ware-Jones called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

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

**ALSO IN ATTENDANCE:**

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

**ABSENT:**

Supervisor Candyce Fluehr Chimera

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

**4. Announcement of Executive Session:** Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:45 p.m. in the Township building to discuss a litigation matter. Mr. Walko stated that the topic discussed is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

**5. Consent Agenda:**

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

**Ceremony/Introduction:**

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

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

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

**Planning/Zoning/Code Enforcement:**

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

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

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

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

**Administration and Finance:**

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

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

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

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

**Old Business:**

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

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

**New Business:**

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

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

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

Respectfully submitted,

Deborah A. Rivas, Recording Secretary