

**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 the land development process to create screening and buffering for the dumpster location; 2) insure outside fencing is adequate and maintained to eliminate the odors and waste left on the property; 3) make a reasonable effort to arrange for deliveries and removal of trash after 8:00 a.m. to the extent possible; 4) comply with exhibits and testimony introduced at this hearing; and 5) comply with all laws of the federal, state and local

governments and township ordinances and get all approvals and permits as part of the land development process necessary prior to the construction of the development.

Planning/Zoning/Code Enforcement:

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

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

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

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

Administration and Finance:

9. Ratification of Real Estate Tax Appeal Settlement – 273 Dekalb Pike: Mr. Bergey reported that the taxpayer filed an appeal for the property at 273 Dekalb Pike for the 2023 tax year. The proposed settlement negotiated between the School District and the taxpayer is a fair market value of \$3,000,000.00 for Tax Year 2004. Applying the applicable Common Level Ratio, the assessed value would become \$1,065,000.00, resulting in a decrease of the assessed value of

\$355,000.00 for 2024. The fair market value would become \$3,237,082.07 for Tax Year 2025. Applying the applicable Common Level Ratio, the assessed value would become \$987,000.00, resulting in a decrease of the assessed value of \$433,000.00 for 2025. Mr. Bergey summarized that based on the proposed settlement, the Taxpayer will be due a total refund of \$2,316.72 for the 2024-2025 tax years. The assessed value of the Property will decrease by \$433,000.00 for the 2025 tax year.

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

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

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

Old Business:

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

New Business:

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

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

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

Respectfully submitted,

Deborah A. Rivas, Recording Secretary