**MINUTES OF MEETING**

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS**

**AUGUST 25, 2025**

**1. Call to Order:** The August 25, 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**: **ALSO IN ATTENDANCE**:

Chairwoman Audrey R. Ware-Jones Police Chief William Peoples

Vice-Chair Annette M. Long Fire Chief William Wiegman

Supervisor Tanya C. Bamford Director of Finance Blaine Bergey

Supervisor Candyce Fluehr Chimera Director of Planning & Zoning, Marianne McConnell

Supervisor Beth A. Staab Director of Public Works Greg Reiff

Township Solicitor Sean Kilkenny, Esq. Director of IT Richard Grier

Carolyn McCreary, Township Manager Public Information Coordinator Derek Muller

Recording Secretary Deborah A. Rivas

**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. Consent Agenda:**

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0), the minutes of the July 28, 2025 Board meeting, the ratification of the payment of bills for August 11, 2025 and the payment of bills for August 25, 2025 in the amount of $1,171,597.90, the Escrow Release #2 and End of Maintenance for the Fahy Minor Subdivision, the Escrow Release #6 for the Bharatiya Temple Learning and Cultural Center, the Escrow Release #1 for Shake Shack and the Escrow Release #4 for Atlas Broadband at 1101 Lansdale were approved as submitted.**

**Planning and Zoning:**

**5. Review Zoning Hearing Board Application:** Ms. McConnell identified the hearing application received for the September 3, 2025 Zoning Hearing Board meeting. Application 25080007 is for 92 County Line Road for 92 County Line Road Associates, LLC seeking a variance to permit a Sales and Service Center for Electric Vehicles use within the LI Limited Industrial Zoning District, and to permit the use to be conducted, in part, outside the Building in the southeast parking lot, and without enclosure by buildings. The applicant also seeks a variance to permit outdoor storage of electric vehicles, up to 14.76 feet from the side property line, where no outdoor storage is permitted within twenty-five (25) feet of the side property line, and without the outdoor storage of electric vehicles being enclosed by fencing.

**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.**

**6. Planning Commission – Accept Resignations and Appoint Full Members:** Ms. McConnell reported that the Planning Commission has received two recent resignations in the last few months, Frank Davey and Jim Rall, and thanked them both for their years of service and commitment to Montgomery Township. Due to these resignations, the Planning Commission currently has five members and three alternates previously appointed by the Board of Supervisors. To maintain the number of members, staff is requesting to appoint two of the alternates, Ratuke Patel and Alex Rigney, to full members, resulting in seven members and one alternate.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board appointed Ratuke Patel and Alex Rigney as full members of the Planning Commission with terms to expire January 2027 and January 2026, respectively.**

**7. Advertise Amendments to Chapter 230 – Accessory Family Dwellings:** Ms. McConnell reported that staff is requesting authorization to advertise for proposed amendments to the Montgomery Township Code, Section 230-149C, replacing provisions for “relative quarters” with provisions for “accessory family dwelling”. Staff and consultants have had the opportunity to review the details of the proposed text amendments, and during their July meeting, the Planning Commission unanimously recommended that Board authorize the advertisement of the proposed ordinance as presented.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized staff to advertise the proposed amendments to Chapter 230 of the Code of Montgomery Township as presented.**

**8. Adopt Resolutions for Easements for Road Improvements on North Wales Road:** Ms. McCreary reported that to make the necessary road improvements on North Wales Road and install a traffic signal at Airport Square Road, the Township must acquire easements from three property owners in the area of the work. The properties are Batteries and Bulbs, Taco Bell, and Golf Galaxy. The Solicitor has reviewed the plans and prepared the resolutions related to each parcel.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0), the Board adopted Resolution No. 2025-14, authorizing the condemnation of a portion of 777-781 Bethlehem Pike for public roadway improvements.**

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Resolution No. 2025-15, authorizing the condemnation of a portion of 931 North Wales Road for public roadway improvements.**

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0), the Board adopted Resolution No. 2025-16, authorizing the condemnation of a portion of 8011 Bethlehem Pike for public roadway improvements.**

**Public Safety:**

**9. Battalion 2 Station Air Compressor:** Chief Wiegman reported that the station air compressor at Battalion 2 is no longer operational. Atlas Copco Compressor Services evaluated the air compressor and stated that it cannot be repaired and has outlived its operational lifespan. Atlas Copco provides regular preventive maintenance to the department’s air compressors and recently replaced the air compressor at Battalion 1. The air compressors keep a constant air supply in the apparatus and provide air to outlets throughout the station to ensure operational readiness. Atlas Copco provided a quote to replace and install a new air compressor for $5,767.66. The department had budgeted $6,000 in its 2026 capital budget plan, but is requesting to purchase the compressor in 2025.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the purchase and installation of a new air compressor by Atlas Copco at Battalion 2 for $5,767.66.**

**10. Advertise Amendments for Traffic Control (Parking and Trucks):** Chief Peoples reported that the Highway Safety Unit, Traffic Engineer, and Public Safety Committee have proposed and reviewed changes to the Traffic Control Ordinance. The proposed changes include: restriction of truck traffic on Stump Road between Witchwood Drive and Welsh Road, prohibited parking on Country Club Drive at Pinecrest Lane, methods of parking to include prohibiting overnight parking at Township parks, restricted parking in the center of cul-de-sacs, prohibition of parking of large trucks, commercial vehicles, trailers, and other large vehicles on any Township-owned road.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the advertisement of the proposed ordinance amendments as presented.**

**11. Advertise Ordinance Amendment – Approval of Red-Light Camera Enforcement (ARLE) Late Fee:** Chief Peoples reported that the ordinance adopted for the red-light camera initiative now needs to be amended to include a collection fee for those motorists who fail to remit payment or appeal the violation in the prescribed period. The proposed fee is $35.00

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the advertisement of the proposed ordinance amendment, establishing a collection fee of $35.00 related to the red-light camera enforcement program.**

**Public Works:**

**12. Approve Payment for the Rose Twig Restroom Construction Project:** Ms. McCreary reported that the Montgomery Township Municipal Sewer Authority (MTMSA) approached the Township with a plan to donate a restroom at Rose Twig Park at an estimated cost of $500,000. During the design and bidding process, the Board of Supervisors agreed to pay for anything above that cost estimate. The project is complete and MTMSA has provided an invoice in the amount of $164,110.00 which breaks down the costs of the project.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board approved the invoice from the Montgomery Township Municipal Sewer Authority in the amount of $164,110 for the Rose Twig Restroom Project.**

**13. Purchase of Two (2) Speed Alert Signs:** Mr. Reiff reported that the Public Works Department is scheduled to purchase two (2) Speed Alert Signs in an effort to slow traffic and improve employee safety while working in roadways, as approved in the 2025 Capital Investment Plan. A quote has been received from All Traffic Solutions, Inc. under CoStars Contract #012-E22-305 in the amount of $13,018.00. The equipment meets the specifications prepared by the department. A total of $15,000.00 was budgeted for this purchase.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the purchase of two (2) Speed Alert Signs from All Traffic Solutions, Inc., at a total cost of $13,018.00 per their quote dated August 18, 2025.**

**Administration and Finance:**

**14. Award Bid for Leaf and Yard Waste Contract:** Ms. McCreary reported that a condition of eligibility for funding under DEP’s 904 Recycling Performance Grant Program is that the Township provides a separate collection of Leaf and Yard Waste 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. Staff received and opened one bid on August 25, 2025. The one bid was received from our current contractor, Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons. The bid specifications authorize the Board to award either a one, two or three-year contract or reject any and all bids. Discussion followed. There were concerns that the previous two-year contract was $73,560, and now the two-year contract is $95,628.00, a significant increase. Ms. Chimera inquired if it was necessary for the Township to continue this service as the grant money received from the DEP’s Recycling Performance Grant Program does not cover the cost of the contract. The Board decided to award a one-year contract at this time.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board awarded the bid for Residential Leaf and Yard Waste Collection and Disposal to Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons, for a one year contract in the amount of $46,250.00, beginning on November 1, 2025 and ending on October 31, 2026.**

**Old Business:**

**16. Proposed Expansion of Fire Career Staffing – Continuation of Discussion:** Ms. McCreary reported that 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. 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 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 (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. A spreadsheet was created 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.

At the July 28 public meeting, Board consensus was to host in-person meetings to give residents a chance to learn about the plan, its reason, and its impact on their Township real estate taxes. Emails were sent to all of the HOA points of contact for the residential neighborhoods in the Township. The staff has also continued to publicize the plan in the E-News and social media platforms. As of this meeting, Ms. McCreary and Chief Wiegman have met with residents in Montgomery Walk and Neshaminy Falls. Both are 55+ communities. No other HOA has reached out and requested a meeting. On Thursday, August 28th at 7:00 p.m., Chief Wiegman and Ms. McCreary will host an in-person town hall meeting at the Township building. It will be live-streamed and recorded.

Staff is seeking Board consensus as to whether they would like staff to obtain costs for a fire services study, as this has been suggested by Ms. Bamford. Ms. McCreary has reached out to one firm, and their communication has been shared in the packet. A second firm has been identified, and she has contacted them for more information. Staff does not want to move forward in this direction without the Board’s consensus that it wishes to take this approach, as the cost will need to be determined based on what the Board is looking for, involve staff contributions in the process, and a determination of how long it will take.

Ms. Chimera stated that she has full faith in Chief Wiegman, lives here, and agrees with his plan. She does not see a reason to consult with a firm. Ms. Bamford stated that she has tremendous respect for Chief Wiegman, however, the scale and magnitude of the proposal have changed, and she has many unanswered questions. She would like to conduct a more in-depth analysis of the facilities, equipment, and other necessary resources. She recommends an independent, unbiased study by someone who may have experience that the Chief does not have, who can predict one to ten years out. Ms. Staab stated that she supports change, but that the Board needs to do its due diligence. She stated that just having learned about all of this, the best practice would be to have a third-party review. Ms. Ware-Jones spoke about her experience with third-party reviews in her career and she was not in favor of them. She said she now has fewer questions and more answers, and a third party cannot see the whole picture. She is confident that our Chief and our team should move forward. Ms. Long stated that she has experienced someone coming into an office and telling staff how they should be doing their job, instead of the people actually doing the work. She stated that she has faith in Chief Wiegman. Ms. Chimera stated that Chief Wiegman has made three members of the Board comfortable moving forward. Ms. Bamford stated it was necessary to explore further.

Under public comment, Eric Pelletier of 103 Pemberton Court stated that he fully supports that the Township needs fire protection and safety, but he is concerned with the process and the significant tax increase, and whether it is the most effective way to proceed. He believes that a baseline assessment of the current system and an evaluation of different service models should be explored. He stated that most of his neighbors are unaware of this proposal, and he is making efforts to educate them. Debbie Mersky of 794 Hickory Lane, Village of Neshaminy Falls, stated that she does not oppose fire services but believes there should be a study of projected costs for the next five years out. Rachel Brick of 708 Church Street stated that there are 26,000 residents in this Township and she has been recruiting for volunteers for several years now with little to no success. She is responsible for scheduling and she is constantly scrambling to fill shifts. She believes that Chief Wiegman has made great progress with the department and has done everything they could do to increase volunteers, but there has been little involvement. She stated that she does not believe that the Board understands the level of urgency that is needed to solve this situation. An eleven-minute response time is not adequate for protection. Another firefighter driver was recently lost to the department, and another volunteer has taken a full-time position with another department. Ms. Brick pleaded for the Board to move forward, the department needs their help, and the sense of urgency is lacking. Vinay Setty of 205 Jefferson Court said he agrees with everything Ms. Brick said. He is a volunteer, and the numbers in recent months have declined, it is very troublesome. The Board must act on a change sooner rather than later. He’s been volunteering since 2005, and he’s completely drained. He has a new shift work job and will be unable to volunteer in the evenings. He’s been taking three shifts a week now, and he is burned out. The safety of the residents should be number one. He said they sometimes can’t get a truck out or have enough firefighters at the scene.

Ms. McCreary shared social media statistics on the number of people who visited the Fire Services Expansion proposal website, viewed the Board meeting segments, or listened to the podcast.

Ms. McCreary believed that a study may take a two to three-month turnaround. Ms. Bamford and Ms. Staab thought it could still be done before the budget was approved. Ms. Ware-Jones suggested that Chief Wiegman prepare a budget as if he were bringing on the full department in 2026, as she was not in favor of third-party studies. Ms. Bamford stated that we must be transparent as to what the other needs are. Ms. Ware-Jones then suggested that the Board take a two-prong approach by moving forward with the new hires budget for 2026, but review the costs with a third party. A majority of the Board was in favor of that approach.

**MOTION: Ms. Ware-Jones made a motion to have Ms. McCreary investigate three firms, ask for a fire study scope of work, proposed costs, and timeframe, and report those to the Board, who may individually provide feedback. The motion also authorized the Township Manager to decide on one of the three firms, which the Board can ratify at a future meeting. Ms. Long seconded the motion, which carried with a vote of 4 to 1, with Ms. Chimera voting nay.**

**New Business:**

**12. Department Reports:** Each department submitted monthly reports for activity in the month of July. Public Information Coordinator Derek Muller provided a report on the new federal digital accessibility requirements established under the U.S. Department of Justice’s April 2024 final rule enforcing Title II of the Americans with Disabilities Act (ADA). This rule requires that public entities, including municipalities under 50,000 residents, make their websites, digital documents, and mobile content accessible according to the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA by April 24, 2027.   
   
To meet this mandate, he is recommending the Township allocate funding in FY26 to engage a Digital Accessibility Consultant. This consultant will conduct a full digital audit, develop a phased remediation plan, support staff training, and create internal standards for sustainable compliance.

**13. Committee Liaison Reports:** Most members reported that their committees/boards did not meet in August. Ms. Bamford stated that the Park Board discussed the rotation schedule of the Bark Park and wasps at some of the local playgrounds.

**14. Adjournment**: Upon motion by Ms. Ware-Jones and seconded by Ms. Chimera, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary