

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JULY 28, 2025**

1. Call to Order: The July 28, 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 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
Director of Public Works Greg Reiff
Director of Recreation & Comm. Ctr. Floyd Shaffer
Director of IT Richard Grier

ABSENT: Supervisor Tanya C. Bamford

Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Ware-Jones spoke about her experience working with staff and attending The Wall That Heals event, which occurred from July 8th's escort through the closing ceremony and disassembling on July 13th at the William F. Maule Park at Windlestrae. Ms. Ware-Jones commended the staff and everyone who worked on the event. The Board members commented on their experiences during the event.

4. Public Comment: Ms. Ware-Jones called for public comment, and there was none.

5. Announcement of Executive Session: Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met earlier this evening in an Executive Session at 6:30 p.m. in the Township building to discuss a litigation and real estate matter. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the minutes of the June 23, 2025 Board meeting, the ratification of the payment of bills for July 14, 2025 and the payment of bills for July 28, 2025 in the amount of \$1,072,770.58, were approved as submitted.

Planning and Zoning:

7. Review Proposed Plan for Apartment Building – McKee Group: Ms. McConnell reported that the McKee Group has submitted a sketch plan to the Township for a review proposing to

construct a 5-story 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. Most 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. Attorney John Iannozzi represented the applicant. He outlined the proposed apartment building, and Ron Klos, P.E., Dave Babbit, Colin Jones, and Kevin McLaughlin all presented information about the design, location, and other proposed amenities of the property. Discussion followed. The Board members had concerns about traffic in that area, especially being so close to the Five Points intersection as well as down the road from the Montgomery Glen and North Wales Road intersection, which is already a hazard with stop signs only on North Wales Road. Concerns were also mentioned about the height of the proposed building, walkability and connectivity. It was agreed by the Board members and the applicant, that a traffic study, which had not been done, should be completed prior to any additional action on this proposed project.

8. Horsham Township – Official Map Adoption: Ms. McConnell stated that 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 Board reviewed the map and had no comments.

9. Review of Zoning Hearing Board Applications: Ms. McConnell identified the hearing applications received for the August 13, 2025 Zoning Hearing Board meeting. Application 25060004 is for Talpur LLC / 939 Horsham Road seeking a variance and/or special exception to use the property for a doctor's office and residential rental. Recently, a notification to withdraw this application was received. Application 25070006 is for City Sign Service, Inc. / 805 Horsham Road to replace a free-standing sign at the property. 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-conforming, sitting 11 feet from the edge of Horsham Road. The applicant is requesting 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.

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.

10. Deed of Dedication – Montgomery Glen Drive Right-of-Way: Ms. McConnell reported that a deed of dedication had been received per the approved Preliminary/Final Subdivision/Land Development plans for the 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: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board accepted 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 along Doylestown Road, in conjunction with the Montgomery Retirement Residence Land Development.

Public Safety:

11. Grays Lane Speed Enforcement: Chief Peoples reported that 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, radar is not permitted in Pennsylvania, 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. In response to 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. Under public comment, Laura Staudt of 107 Cove Circle, stated that she observed that cars tend to slow down and brake before they reach the white lines across the road, and putting more lines down is a good idea, as perhaps more people will slow down along the road as they approach all the lines. George Schutte of 109 Cove Circle asked about the timeline to resolve the issue of speeding. He stated that this has been happening for years, and people are flying down the road. Ms. McCreary responded that we are waiting to hear from PennDOT regarding their assistance on alternatives. We will be painting the additional white sight lines as soon as Public Works and the Highway Safety Unit can layout the best locations. Frank Bertucci of 108 Simpson Court stated that speed bumps work to slow vehicles down. Ms. Staab explained why speed bumps were not recommended for Grays Lane, due to the slope of the road, emergency vehicles driving over them, etc.

12. Automatic Red Light Camera Enforcement (ARLE) Additional Intersection: Chief Peoples reported that 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. Those intersections are Horsham and Stump Roads, Horsham Road at Route 202 Parkway, Route 202 Parkway at Knapp Road, Route 202 Parkway at

Welsh Road, Route 309 at Upper State Road, Route 309 at North Wales Road and the 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 now 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.

13. Appointment of Automatic Red Light Hearing Examiner: Chief Peoples reported that the ARLE system went into effect on March 1, 2025. This was followed by a 60-day warning period for violating motorists. On May 13, 2025, the ARLE system began issuing civil citations to motorists who violated the law. As part of the program, a motorist who has violated the law can 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 and an ARLE hearing examiner. Once the violation is viewed and the violating motorist has the opportunity to explain why they should be found "not liable", the hearing examiner makes a determination of culpability for the red light violation. If the motorist disagrees with the decision, they have the opportunity to appeal it to a Magisterial District Judge.

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: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board appointed David Dunlap as the Township's Automatic Red Light Camera Enforcement (ARLE) Hearing Examiner.

Public Works:

14. Reallocation of the 2024 Ford F-550 Purchase from Whitmoyer Ford to Fred Beans Ford: Mr. Reiff reported that 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 a invoice from Fred Beans Ford honoring the original quoted price from Whitmoyer Ford in 2023.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board awarded the reallocation of the purchase of the 2024 Ford F-550 to Fred Beans Ford at a total cost of \$63,450.00.

15. Curb and Sidewalk Replacement at the Police Station: Mr. Reiff stated that 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.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board awarded 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.

16. 2025-2026 Montgomery County Consortium Fuel Contract:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (4-0), the Board approved the Township' 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.

17. LED Sport Light Conversion at Whistlestop Park: Mr. Reiff reported that 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 the lowest responsible quote at \$20,723.00.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board awarded 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.

18. Leaf and Yard Waste Bid Advertisement: Ms. McCreary announced that the current contract for Leaf and Yard Waste pickup will expire on October 31, 2025. In order to get a contract in place to lock in the fall curbside pickup, staff would like to advertise the bid now.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board authorized 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.

Parks and Recreation:

19. 2025 Fall Recreation Programs and Fees: Mr. Shaffer provided the lineup of fall activities and programs and announced that the community and recreation center is thriving.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the 2025 Fall Recreation Programs and Fee Schedule amendment as submitted.

Administration and Finance:

20. Lease Renewal for the VMSC EMS Substation: Ms. McCreary reported that the VMSC EMS maintains a substation located 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. The Township Solicitor can draft a lease extension using the previous one as the template.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (4-0), the Board approved the lease renewal for the VMSC EMS substation located on the Township's municipal campus and authorized the Chairwoman to execute on behalf of the Township.

21. Ratification of Real Estate Tax Appeal Settlement – 220 Commerce Drive: Mr. Bergey reported that the North Penn School District filed an assessment appeal for the 2023 tax year for a property at 220 Commerce Drive, Montgomery Township, and is owned by Silver Fox Management, LLC. The 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. Mr. Bergey summarized that based on the proposed settlement, the Taxpayer will owe additional taxes in the amount of \$3,422.07 for the 2023-202 tax years. The assessed value of the property will be increased by \$260,620.00 for the 2025 tax year.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the settlement for 220 Commerce Drive and authorized the Township Solicitor to execute the document on behalf of the Township.

Old Business:

22. Hampton Green Condominium Association Request for Road Maintenance: Ms. McCreary reported that at the June 23, 2025 Board of Supervisors 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. Staff recommends that 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 the Public Works Department does not have the manpower or fiscal resources to handle this.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (4-0), the Board denied the request to provide assistance for internal road maintenance to the Hampton Green Condominium Association.

23. Review of Costs Related to Expansion to a Full Career Fire Department: 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.

Under public comment, Adam Morrow, a current member of the FDMT, stated that Battalion One cannot support 19 additional firefighters, and the Township will need to raise extra taxes to renovate the fire station. Chief Wiegman disputed that statement, saying that the shifts of firefighters will work with the station's current configuration. Mr. Morrow said that the Board owed the residents the right to explore a plan for the future. Rick Morrow of 100 Willow Wood Court stated that 38% is a significant tax increase, questioned the response times listed in the monthly report, and asked about the history of response times.

The Board's consensus was that its basic responsibility is public safety. Times are changing, and recruitment of volunteers is not what it used to be. It is important that this issue is communicated well and that residents understand the problem and that there be additional time to get the information out to the community. Town hall discussions were recommended.

New Business:

12. Department Reports: Each department submitted monthly reports for activity in the month of June.

13. Committee Liaison Reports: Ms. Chimera reported that the Shade Tree Commission did not meet. The Planning Commission discussed replacing trees. Ms. Staab reported that the EAC is moving forward with their scouting of locations for the naturalized meadow. The BDP is creating Welcome Bags for new businesses, which include a window decal. They will host a business event in September. Ms. Long reported that the Public Safety Committee did not meet. Ms. Ware-Jones reported that the Finance Committee discussed the proposed fire expansion and the Senior Committee discussed their upcoming seminars for 2025 and new ideas for 2026, as well as hosted an event after their meeting.

14. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Chimera, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary