



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
OCTOBER 27, 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. Public Comment
4. Announcement of Executive Session
5. Consent Agenda:
 - Minutes of the October 13, 2025 Meeting
 - Payment of the October 27, 2025 Bills

Planning and Zoning:

6. Authorize Approval and Execution of Amended Stipulated Agreement – Joseph Ambler Inn
7. Preliminary/Final Subdivision Approval – Pecan Drive (4 Lot Subdivision)
8. Review of Zoning Hearing Board Applications

Public Safety:

9. Adoption of Ordinance Amendment #25-351: Traffic Control (Parking and Trucks)
10. Adoption of Ordinance Amendment #25-352: Red-Light Camera Enforcement Late Fees
11. Authorize the Online Auction Sale of Additional Surplus Items on Municibid

Public Works:

12. Award of Bid for Route 309 Emergency Pre-emption System

Administration and Finance:

13. Authorize Bid for Township Facilities Waste & Single Stream Recyclable Materials Collection and Disposal

Old Business:

New Business:

14. Department Reports
15. Committee Liaison Reports
16. Adjournment

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

Item #03

SUBJECT:	Public Comment
MEETING DATE:	October 13, 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 #04

SUBJECT: Announcement of Executive Session
MEETING DATE: October 27, 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 on Monday, October 20, at 3:30 PM in person and virtually via Microsoft Teams, relating to a personnel matter.

This topic is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT: Consent Agenda
MEETING DATE: October 27, 2025
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the October 13, 2025 Board of Supervisors meeting
- Payment of Bills for October 27, 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
OCTOBER 13, 2025**

1. Call to Order: The October 13, 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 Sean Kilkenny, Esq.

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
IT Systems Administrator Favian Zendejas
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. Paul Bradshaw of 112 Knollwood Drive requested that the Board provide a porta-potty to be installed at the Bark Park. As many people are visiting the park, he feels it is warranted. Mr. Bradshaw also requested that the Board address the Lansdale Avenue drainage issue. Whenever it rains heavily, he stated that the water flows down and floods Knollwood Drive. It has been a problem since the development was built and has never been adequately addressed. Mr. Reiff explained that the Township is aware of the situation. Being an older development, there is not much that can be done. Some swales run through the properties to help drain the water, but addressing a problem upstream will cause additional significant problems for the properties downstream.

4. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the minutes of the September 23, 2025 Board meeting, the payment of bills for October 13, 2025 in the amount of \$1,351,327.50 and the end of maintenance for Krispy Kreme were approved as submitted.

Recognition:

5. Domestic Violence Awareness Month: Ms. Chimera reported that Domestic Violence Awareness Month (DVAM) is a national campaign observed every October, dedicated to raising awareness about domestic violence and supporting survivors. Congress declared October as Domestic Violence Awareness Month in 1989, and since then, organizations and individuals across the country have united to uplift the needs, voices, and experiences of survivors. For DVAM 2025, the Domestic Violence Awareness Project introduces the theme "With Survivors,

Always.” This theme encourages communities to explore what it means to be in partnership with survivors, emphasizing safety, support, and solidarity. It is both a call to action and a commitment to advocate for survivors’ needs and rights. Throughout October, Montgomery Township and its partners will engage in educational and outreach activities to promote awareness, prevention, and support for survivors of domestic violence.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Resolution 2025-18, recognizing October as Domestic Violence Awareness Month.

Public Safety:

6. Fire Prevention Week: Chief Wiegman reported that this year’s theme for Fire Prevention Week is “Charge into Fire Safety: Lithium-ion Batteries in Your Home.” The theme will focus on education the public about the safe use of Lithium-ion batteries, which are commonly found in many household devices such as smartphones, laptops, e-bikes, and power tools. The Department of Fire Services and the F.D.M.T. will engage in various fire prevention activities throughout the month to promote fire safety in our community, including Emergency Services Night, with Lowes Home Improvement, the Township’s Autumn Festival, school presentations, fire inspections, business staff training, and other activities.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board recognized Fire Prevention Week 2025 in Montgomery Township and thanked the Department of Fire Services and F.D.M.T. for their work to promote fire safety throughout our Township.

7. Ratification of Purchase of Replacement Access Control Entry System: Chief Peoples reported that the police department refurbished the Communications Center in 2012. As part of the project, the department installed an Access Control Entry System that enabled card access for department members to specific areas of the police department based on their access level requirements, including the Communications Center, Armory, Evidence, and all exterior doors. The system also recorded the date and time of an individual who accessed secure areas. On September 24, 2025, the Access Control Entry System experienced a catastrophic failure, resulting in a complete system failure. Technicians attempted to repair the system, resulting in a partial restoration of operations. A quote was obtained from CM3 Building Solutions, an authorized vendor under the CoSTARS Cooperative Purchasing Program contract, dated September 26, 2025. The total cost for the project is \$15,500. A total of \$16,000 was requested in the 2025 Budget but was deferred to the 2026 Capital Improvement Plan.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board ratified the purchase and installation of an Access Control Entry System from CM3 Building Solutions, an authorized vendor under the Costars Cooperative Purchasing Program, at a total cost of \$15,500.00

Public Works:

8. Purchase of Salt through the 2025-2026 Montgomery County Consortium Cooperative Rock Salt Contract: Mr. Reiff reported that the Township is participating in the Montgomery County Consortium Rock Salt Contract administered by the Borough of Hatfield. Under public comment, Homer Elizardo of 119 Embassy Drive inquired about the specifications of the Consortium contract and the amount the Public Works Department is committed to purchasing. Mr. Reiff responded that the Township usually commits to 3,000 tons plus/minus in calculating our needs. Mr. Elizardo inquired if the department would need additional salt, as it appeared that the storage shed was full. Mr. Reiff explained that the department purchases and fills the shed at the end of the season at last year's prices to avoid running low and paying the new prices to refill the shed.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board approved the Township's participation in the Montgomery County Consortium Cooperative Rock Salt Contract, awarded to Morton Salt, Inc. for the purchase of bulk rock salt at a price of \$63.61 per ton delivered.

Administration and Finance:

9. Authorize Sale of Municipal Equipment by Online Auction: Mr. Bergey reported that the Township, by resolution, is authorized to dispose of surplus assets through Municibid, an online auction company. The items being proposed for sale include six vehicles from the Police Department and four vehicles from the Public Works Department, along with a variety of mowers, snow plows, traffic signal controllers, and a concrete saw. Board members inquired if staff were aware of the value of items and how much the Township might receive. Staff will be uploading the items to Municibid and setting any reserves, if needed, prior to the start of the auction. As the items are being auctioned to the highest, staff cannot assume how much will be received. However, the Board will ultimately award the sale amounts, if approved, once the auction closes.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board authorized the sale of the attached list of equipment through the online auction company Municibid.

10. Distribution of 2025 Act 205 General Municipal Pension System State Aid:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board accepted the recommendation to allocate the 2025 Act 205 General Municipal Pension System State Aid to the Police Pension Plan in the amount of \$397,119.17 and to the Non-Uniformed Employee Pension Plan in the amount of \$295,002.82.

Old Business:

New Business:

11. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Long, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 10/14/2025 - 10/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003269	Primo Brands	10/15/2025	Regular	0.00	291.17	102809
MT000786	COMCAST	10/22/2025	Regular	0.00	295.61	102810
MT000786	COMCAST	10/22/2025	Regular	0.00	34.43	102811
MT003077	PECO Energy	10/22/2025	Regular	0.00	3,700.78	102812
MT004051	Verizon	10/22/2025	Regular	0.00	46.81	102813
MT000006	21st Century Media Newspapers LLC	10/27/2025	Regular	0.00	544.21	102814
MT000017	911 Safety Equipment	10/27/2025	Regular	0.00	1,829.51	102815
MT000040	Acme Uniforms For Industry	10/27/2025	Regular	0.00	216.24	102816
MT000046	Adam J. Morrow	10/27/2025	Regular	0.00	300.00	102817
MT000050	Adam Zwislewski	10/27/2025	Regular	0.00	1,050.00	102818
MT000167	Amazon.com Services, Inc	10/27/2025	Regular	0.00	4,868.17	102819
MT000233	Angel G. Mejias	10/27/2025	Regular	0.00	900.00	102820
MT000293	Armour & Sons Electric, Inc.	10/27/2025	Regular	0.00	3,103.60	102821
MT000325	Atlas Copco Compressors LLC	10/27/2025	Regular	0.00	3,180.65	102822
MT000378	Beanie Bounce Party Rentals	10/27/2025	Regular	0.00	1,130.70	102823
MT000467	Brandi Blusiewicz	10/27/2025	Regular	0.00	400.00	102824
MT000469	Brandon Uzdzienski	10/27/2025	Regular	0.00	200.00	102825
MT004723	Brendan Carr	10/27/2025	Regular	0.00	100.00	102826
MT000552	C.E.S.	10/27/2025	Regular	0.00	1,006.18	102827
MT000567	Canon Financial Services, Inc	10/27/2025	Regular	0.00	2,110.00	102828
MT000580	Carl Frederick Herr	10/27/2025	Regular	0.00	300.00	102829
MT000637	Cenero, LLC	10/27/2025	Regular	0.00	760.00	102830
MT004558	Christopher Ayril	10/27/2025	Regular	0.00	400.00	102831
MT000920	David D. Dunlap	10/27/2025	Regular	0.00	1,425.00	102832
MT000941	Davidheiser's Inc.	10/27/2025	Regular	0.00	387.00	102833
MT004613	Donnelly Concrete, LLC	10/27/2025	Regular	0.00	49,716.00	102834
MT001079	DVPLT Delaware Valley Property and Liability	10/27/2025	Regular	0.00	124,301.00	102835
MT001080	DVWCT Delaware Valley WC Trust	10/27/2025	Regular	0.00	37,527.75	102836
MT001108	Eckert Seamans Cherin & Mellott, LLC	10/27/2025	Regular	0.00	300.00	102837
MT001159	Elite 3 Facilities Maintenance, LLC	10/27/2025	Regular	0.00	4,755.00	102838
MT001229	Eureka Stone Quarry, Inc.	10/27/2025	Regular	0.00	6,920.74	102839
MT001352	Galls, an Aramark Co., LLC	10/27/2025	Regular	0.00	177.50	102840
MT001389	GFOA	10/27/2025	Regular	0.00	500.00	102841
MT001398	Gilmore and Associates Inc.	10/27/2025	Regular	0.00	18,303.96	102842
MT001412	Glick Fire Equipment Company Inc	10/27/2025	Regular	0.00	585.10	102843
MT001548	Home Depot Credit Services	10/27/2025	Regular	0.00	1,072.70	102844
MT001610	Interstate Battery Systems	10/27/2025	Regular	0.00	158.45	102845
MT001856	John Bereschak	10/27/2025	Regular	0.00	600.00	102846
MT001902	Jonathan S. Beer	10/27/2025	Regular	0.00	2,850.00	102847
MT004520	Joseph K. Egenolf Jr	10/27/2025	Regular	0.00	500.00	102848
MT004308	Justin Tohanczyn	10/27/2025	Regular	0.00	300.00	102849
MT004722	Keira Cregan	10/27/2025	Regular	0.00	105.00	102850
MT002038	Keith Grierson	10/27/2025	Regular	0.00	200.00	102851
MT002089	Keystone Municipal Services, Inc.	10/27/2025	Regular	0.00	7,800.00	102852
MT002170	Kyle W. Stump	10/27/2025	Regular	0.00	300.00	102853
MT004724	Laura Craig	10/27/2025	Regular	0.00	20.00	102854
MT002247	Legal and Liability Riskmgmt Institute	10/27/2025	Regular	0.00	350.00	102855
MT002318	Lizell Office Furniture	10/27/2025	Regular	0.00	7,647.74	102856
MT002377	Maillie LLP	10/27/2025	Regular	0.00	20,696.76	102857
MT002442	Mark Manjardi	10/27/2025	Regular	0.00	248.00	102858
MT002451	Marriott's Emergency Equipment	10/27/2025	Regular	0.00	1,523.00	102859
MT002496	Mastertech Auto Service, LLC.	10/27/2025	Regular	0.00	48.32	102860
MT004700	Matthew T Brinkmann	10/27/2025	Regular	0.00	200.00	102861
MT002544	McCauley, Tom	10/27/2025	Regular	0.00	3,645.00	102862

Check Report

Date Range: 10/14/2025 - 10/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT002609	Michael Bean	10/27/2025	Regular	0.00	500.00	102863
MT002624	Michael J. Kunzig	10/27/2025	Regular	0.00	200.00	102864
PAYR-IAFF	Montgomery Township Professional	10/27/2025	Regular	0.00	315.25	102865
MT004138	Napa Auto Parts	10/27/2025	Regular	0.00	1,011.90	102866
MT002852	National Decalcraft Corp.	10/27/2025	Regular	0.00	60.00	102867
MT002937	North Wales Water Authority	10/27/2025	Regular	0.00	20.63	102868
MT002937	North Wales Water Authority	10/27/2025	Regular	0.00	26.82	102869
MT002957	Occupational Health Centers	10/27/2025	Regular	0.00	205.00	102870
MT003044	Patrick Kerr	10/27/2025	Regular	0.00	300.00	102871
MT003046	Patriot Workwear	10/27/2025	Regular	0.00	504.00	102872
MT003136	Petty Cash	10/27/2025	Regular	0.00	198.75	102873
MT003160	Pitney Bowes Global Financial Services LLC	10/27/2025	Regular	0.00	733.95	102874
MT003227	Rachel Brick	10/27/2025	Regular	0.00	600.00	102875
MT003291	Rem-Ark Alloys, Inc.	10/27/2025	Regular	0.00	203.96	102876
MT003334	Richter Drafting and Office Supply Co. Inc	10/27/2025	Regular	0.00	171.31	102877
MT004720	Robin Mckenna	10/27/2025	Regular	0.00	60.00	102878
MT003436	Ryan Allison	10/27/2025	Regular	0.00	300.00	102879
MT003444	Ryan W. Irvin	10/27/2025	Regular	0.00	300.00	102880
MT003499	Scatton's Heating and Cooling, Inc.	10/27/2025	Regular	0.00	828.76	102881
MT003520	Sealmaster	10/27/2025	Regular	0.00	190.52	102882
MT003533	Service Tire Truck Centers	10/27/2025	Regular	0.00	430.00	102883
MT003534	SERVPRO	10/27/2025	Regular	0.00	780.75	102884
MT003555	Shapiro Fire Protection Company	10/27/2025	Regular	0.00	337.32	102885
MT003583	Signal Control Products, LLC	10/27/2025	Regular	0.00	328.00	102886
MT003592	Sirchie Finger Print	10/27/2025	Regular	0.00	457.83	102887
MT004715	Somerset Welding & Steel	10/27/2025	Regular	0.00	126,950.00	102888
MT003655	Standard Insurance Company	10/27/2025	Regular	0.00	9,399.56	102889
MT003683	Stephen A. Splendido	10/27/2025	Regular	0.00	200.00	102890
MT003790	TD Card Services	10/27/2025	Regular	0.00	1,868.78	102891
MT003798	Telford 55 Enterprises	10/27/2025	Regular	0.00	960.47	102892
MT003890	Tim Kurek	10/27/2025	Regular	0.00	512.00	102893
MT003926	TopACourt, LLC	10/27/2025	Regular	0.00	112,800.80	102894
MT003947	Training Force USA	10/27/2025	Regular	0.00	227.00	102895
MT003949	Trans Union LLC	10/27/2025	Regular	0.00	95.00	102896
MT003982	Tyler Technologies, Inc	10/27/2025	Regular	0.00	5,814.70	102897
MT003995	Unifirst	10/27/2025	Regular	0.00	85.42	102898
MT004080	Vinay P. Setty	10/27/2025	Regular	0.00	600.00	102899
MT004175	William F. Wiegman III	10/27/2025	Regular	0.00	1,867.55	102900
MT004189	William Tuttle	10/27/2025	Regular	0.00	200.00	102901
MT004198	Witmer Public Safety Group Inc.	10/27/2025	Regular	0.00	1,380.57	102902
MT003299	Republic Services No. 320	10/23/2025	Regular	0.00	2,146.60	102903
PAYR-PBA	Police Benevolent Association	10/23/2025	Bank Draft	0.00	1,439.00	DFT0000807
PAYR-POL PEN	U.S. Bank	10/23/2025	Bank Draft	0.00	9,133.82	DFT0000808
PAYR-PA SCDU	PA SCDU	10/23/2025	Bank Draft	0.00	715.38	DFT0000809
PAYR-401	Empower Retirement	10/23/2025	Bank Draft	0.00	20,188.15	DFT0000810
PAYR-457	Empower Retirement	10/23/2025	Bank Draft	0.00	18,533.04	DFT0000811
PAYR-PHILA	City of Philadelphia	10/23/2025	Bank Draft	0.00	442.20	DFT0000833
PAYR-LST	HAB-LST	10/23/2025	Bank Draft	0.00	254.00	DFT0000853

Check Report

Date Range: 10/14/2025 - 10/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-SITW	State of Pennsylvania	10/23/2025	Bank Draft	0.00	12,117.96	DFT0000860

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	200	95	0.00	594,105.28
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	62,823.55
EFT's	0	0	0.00	0.00
	208	103	0.00	656,928.83

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	200	95	0.00	594,105.28
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	62,823.55
EFT's	0	0	0.00	0.00
	208	103	0.00	656,928.83

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	10/2025	656,928.83
			656,928.83

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Authorize Amended Stipulated Agreement – Joseph Ambler Inn
MEETING DATE: October 27, 2025
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager
Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

The owners, 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 2003, 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 previous equitable owner requested amendments to the existing Settlement Stipulation in order to continue operating the inn successfully. This amended agreement was approved by the Board during their May 27, 2025 meeting. The new equitable owners have reviewed the amended agreement and request that the Board approve the updated successor information and updated compensation amount for the proposed public trail easement. The proposed amended agreement is attached for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicant must meet the requirements of the Montgomery County Court of Common Pleas Docket No. 01.17870 as amended.

MOTION/RESOLUTION:

MOTION to authorize the Township Manager to execute the Amended Settlement Stipulation, Docket No. 01.17870, and facilitate Court Approval once the property closes and the Township is provided proof of same.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY

**IN RE: APPEAL OF RICHARD P. ALLMAN, :
TERESA KRATZ STETTNER AND STEPHEN :
KRATZ, D/B/A JOSEPH AMBLER INN, FROM: NO. 01-17870
THE DECISION DATED AUGUST 7, 2001 OF :
THE ZONING HEARING BOARD OF THE :
TOWNSHIP OF MONTGOMERY : LAND USE APPEAL**

**AMENDMENT TO THE STIPULATION FOR
SETTLEMENT OF A LAND USE APPEAL**

BACKGROUND OF AMENDED STIPULATION

WHEREAS, this Amendment to the Stipulation for Settlement of a Land Use Appeal (the “**Amended Stipulation**”) incorporates the “Background of the Stipulation” of the Stipulation for Settlement of a Land Use Appeal in the above captioned matter approved by the Court on July 24, 2003 (the “**Original Stipulation**”) between Montgomery Township (the “**Township**”) and Richard P. Allman and Allison Allman, the then-owners of the property located at 1005 Horsham Road known as “The Joseph Ambler Inn” (the “**Property**”). The Original Stipulation is attached hereto as **Exhibit “A”**.

WHEREAS, the Original Stipulation provides that the agreements and obligations within the Original Stipulation are binding upon the heirs, successors and assigns of the owner of the Property.

WHEREAS, on _____, 2025, **JAI Properties LLC** became the successors in title ownership to the Property, and therefore became bound by the agreements and obligations in the Original Stipulation.

WHEREAS, JAI Properties LLC desires to maintain the current uses of the Property as a restaurant, banquet facility, wedding/event venue, hotel operation, event venue for holding group functions, and similar hospitality uses (“**Property Uses**”).

WHEREAS, the Township acknowledges the historic nature of the Property, and desires to maintain the Property Uses upon the Property in a manner that permits the Property to be effectively and successfully used for the Property Uses, while maintaining the historic nature of

the Property in balance with applicable Township Codes and the residential uses surrounding the Property.

WHEREAS, the Township is agreeable to amending the Original Stipulation to permit an expansion of the locations of the Property Uses on the Property and the times such Property Uses are permitted to occur.

WHEREAS, at a duly advertised meeting of the Board of Supervisors of Montgomery Township, where the opportunity for public comment was provided, the Board of Supervisors voted to approve this Amended Stipulation.

WHEREAS, in consideration of the above, the parties, through their duly authorized respective counsel, do hereby agree through this Amended Stipulation to amend the Original Stipulation to delete paragraphs 1-8 and to replace with the following stipulations and agreements:

STIPULATION AND AGREEMENT FOR SETTLEMENT

1. The Arbor and the Terrace (as defined in the Stipulation) shall be permitted to continue in its current location and usage subject to the further conditions set forth in this Amended Stipulation. Any physical or use expansion(s) of the Arbor or Terrace shall be subject to the applicable Township Code(s) and/or permits then in effect.
2. Music, amplified sound, or any noise of any kind shall comply with the Township's Code(s) regulating noise, nuisances, or other instances of sound regulations crossing property lines then in effect. However, although unamplified music and gatherings shall continue to be permitted in accordance with the Township's Code(s), there shall be no amplified sound of any kind permitted on the Terrace or anywhere outdoors after 10:00 p.m. Sunday through Thursday and pursuant to the noise/sound hour limitations in the applicable Township Code(s), as then may be in effect, on Friday and Saturday, unless written permission is granted by the Township.
3. Uses of the Property (including the Terrace and Arbor) shall comply with the current permitted and approved use for the Property, it being understood that the Property is currently used and approved for the Permitted Uses and such events shall be permitted regardless of the time of year the event is being conducted. Any expansion, additions, or changes of the Permitted Uses shall require Township approval for any such expansion, addition or change.
4. The owner of the Property (including staff and employees) shall monitor outside activity noise and, upon conclusion of events, parking lot noise and shall exercise commercially reasonable efforts to prevent excessive noise in the outside areas/parking lot at all times, but particularly at the conclusion of evening events on the Property. The owner of the Property shall use their

best efforts to prevent guests/attendees from wandering to/through the rear property lines of the Property.

5. The Terrace shall be permitted to be used for all events occurring on the Property in accordance with this Amended Stipulation. In addition, outside activities, gatherings, tents, and approved improvements associated with the Permitted Uses shall be permitted to occur/be installed in the area of the Property shown in **Exhibit “B”**, attached hereto as incorporated herein. Any permanent or temporary tent, or other temporary or permanent improvement, shall comply with the applicable Township Code regulations, including, but not limited to, all Building Code, Zoning Code, Stormwater Code, and Subdivision and Land Development Code regulations.
6. The Property owner shall execute a Walking Trail Access and Maintenance Easement Agreement and a Temporary Construction Easement Agreement drafted to the satisfaction of the Township Solicitor (collectively, the “Easements”) for the benefit of the Township to permit the installation, maintenance, access, and public use of the public trail and associated improvements, including stormwater facilities, along the property line of the Property in the manner attached hereto as **Exhibit “C”**. The Township agrees to pay, and the Property owner agrees to accept as payment in full for the Easements, payment in the amount of **\$154,400** for such easement rights, being the appraised value of the easement rights. The Property owner acknowledges and approves of the location of the trail and improvements on the Property and the easement rights/conditions in the Easements and Township and public use thereof as a public trail.
7. This Amended Stipulation, and the original Stipulation, and the obligations set forth herein shall be binding upon the current Property owner, and the Property owner’s heirs, successors, and assigns.
8. This Amended Stipulation constitutes the entire agreement between the parties hereto and supersedes all prior negotiations, understandings and agreements of any nature whatsoever with respect to the subject matter hereof. No amendment, waiver or discharge of any provision of this Amended Stipulation shall be effective unless approved by the Township.
9. This Amended Stipulation or a memorandum of this Amended Stipulation may be recorded against the Property by the Township or the Property owner, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Amended Stipulation is recorded, and in addition to any right of enforcement under any applicable Township Code(s) or civil or equitable action available through the courts to the Township, the Township shall have the right to enforce any violations of the conditions of this Amended Stipulation as a violation of the Township’s Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

WHEREAS, the parties hereto stipulate and agree to this Amended Stipulation on the dates indicated below, effective upon the associated date of the Order of the Court.

MONTGOMERY TOWNSHIP

By: _____

JOHN F. WALKO, Esq.
Montgomery Township Solicitor

JAI PROPERTIES LLC

By: _____

for **JAI Properties LLC**

Prepared By/ John F. Walko, Esquire,
Return To: Kilkenny Law, LLC
519 Swede St.
Norristown, PA 19401

Parcel No. 46-00-01129-00-4

**WALKING TRAIL TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
(In Lieu of Condemnation - Tax Exempt)**

THIS WALKING TRAIL TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this “**Agreement**”) is made this _____ day of _____, 2025, by and between **JAI PROPERTIES LLC** together with its transferees, successors and assigns, “**Grantor**”), with a business address of 1005 Horsham Road, North Wales, Montgomery Township, Pennsylvania 19454, and **MONTGOMERY TOWNSHIP**, a second class township in Montgomery County, (together with its transferees, heirs, successors and assigns, “**Grantee**” or “**Township**”) with a business address of 1001 Stump Road, Montgomeryville, Pennsylvania 18936, and together with Grantee, the “**Parties**”, and each individually, a “**Party**”).

WHEREAS, Grantor is the owner of the property historically known as the “Joseph Ambler Inn” with a street address of 1005 Horsham Road, North Wales, Montgomery Township, Pennsylvania 19454, currently identified as Montgomery County Parcel Number **46-00-01129-00-4**, which is an approximately 12.5 +/- acre parcel (the “**Property**”); and

WHEREAS, the Township desires to construct and then use for the public a path for walking, jogging or other pedestrian purposes on a portion of the Property (the “**Walking Trail**”), and associated stormwater facilities/BMPs, being 56,476 +/- sq.ft., as shown on Exhibit A attached to this Agreement (the “**Walking Trail Area**”); and

WHEREAS, in connection with the construction of the Walking Trail, Grantee desires to utilize a portion of Property, which shall constitute the Walking Trail with an additional ten (10) feet on both sides of the Project (the “**Temporary Construction Easement Area**”), for purposes of construction staging and other associated uses and disturbing and regrading the surface during a portion of the construction period; and

WHEREAS, in lieu of condemnation, Grantor has agreed to grant unto Grantor a temporary construction easement over, under and across the Temporary Construction Easement Area for purposes of construction staging and other ancillary uses and disturbing and regrading the surface during a portion of the construction period (the “**Temporary Construction Easement**”), under the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, and just compensation paid by the Township to the Grantor, the parties hereto do hereby agree as follows:

1. Recitals. The recitals set forth above are hereby incorporated in this Agreement as if set forth at length herein.

2. **Grant of Temporary Construction Easement to the Township**. Grantor does hereby grant and convey to Grantee this Temporary Construction Easement for the benefit of the Township for access upon, within, and through the Temporary Construction Easement Area for the construction of the Walking Trail and the associated facilities within the Temporary Construction Easement Area.

A. In addition with the right of access for construction, this Temporary Construction Easement provides the Township, and the Township's contractors, agents, or employees, with the express right to store and stage materials and equipment within the Temporary Construction Easement Area during the construction of the Walking Trail and associated facilities and for other associated uses, and the right to disturb, grade and regrade the surface within the Temporary Construction Easement Area during portions of the construction period;

3. Termination of Temporary Construction Easement. The Temporary Construction Easement shall automatically terminate upon completion and final inspection of the Walking Trail and the Walking Trail's associated facilities, including the stormwater facilities installed with the trail. Grantee shall provide written notice to Grantor upon completion, effectuating the termination of this Temporary Construction Easement.

4. Indemnification. Grantee covenants and agrees to indemnify, defend, protect and save harmless the Grantor from and against any and all claims, demands, costs, expenses, losses, liabilities, suits and damages arising from or relating to:

- A. any occurrence of any nature on the Grantor's property, including the Temporary Construction Easement Area located, except to the extent caused by (a) the negligence or willful misconduct of the Grantor or anyone for whom the Grantor is legally responsible, or Grantor's agents, successors, or assigns, or (b) any breach of this Temporary Construction Easement by the Grantor;
- B. injury to persons or damage to property caused by the gross negligence or willful misconduct of the Grantee, Grantee's agents or assigns, or anyone for whom the Grantee is legally responsible; or
- C. any breach by the Grantee of any covenant or agreement made pursuant to this Temporary Construction Easement.
- D. This paragraph is not intended to limit the protection of either party under the Recreational Use of Land and Water Act, 68 PS 477-1 et seq., or any other governmental immunities enjoyed by the Township or the Township's representatives.

5. Restoration of Temporary Construction Easement. Prior to termination of this Agreement, Grantee shall restore any portion of the Temporary Construction Easement Area that is not regraded for the Walking Trail or utilized as part of a stormwater management facility to its reasonable pre-existing condition.

6. This Agreement shall be binding upon and inure to the benefit of the parties hereto and heir respective heirs, successors and assigns, and the terms “Grantor” and “Grantee” herein shall include their respective heirs, successors and assigns. This Agreement is for the benefit of Grantee and the general public and shall run with the land until terminated upon completion of the Walking Trail, as set forth above.

7. During period for which any Township contractors or equipment occupy any portion of the Property, Township and its contractors, at all times and at its sole cost and expense, shall maintain in force workmen’s compensation insurance in accordance with the Commonwealth of Pennsylvania’s minimum requirements as well as property damage, comprehensive general liability, and personal liability insurance (including a contractual liability endorsement) insuring against liability for damage to property or bodily injury or death occurring on the Property, or any structure therein or any part thereof. Such insurance policy or policies, which may include an umbrella policy, shall be maintained on the minimum coverage of One Million Dollars (\$1,000,000) single limit coverage.

8. Dispute Resolution.

- A. In the event of a breach of this Agreement, the non-breaching Party shall be entitled to pursue any and all remedies at law or in equity. In addition, the breaching Party agrees to reimburse the non-breaching party for all reasonable out-of-pocket costs incurred, including but not limited to reasonable attorneys’ fees.
- B. In connection with any dispute arising out of this Agreement either Party shall be entitled to institute a suit in any Federal or State Court encompassing or within Montgomery County, Pennsylvania and otherwise having jurisdiction over the subject matter thereof. Each Party waives any objection it may now or hereafter have based upon venue and/or forum non conveniens with respect to any such suit, it being the intent of the Parties hereto that such venue constitutes the exclusive venue for disputes arising out of this Agreement to the maximum extent permitted by law.

9. Miscellaneous.

- A. This Agreement shall run with the land and be binding upon and benefit the owners of such land and their respective successors in title, but shall be deemed to terminate upon completion of the Walking Trail, as set forth above. If requested by the Grantor, the Township shall execute and record a termination agreement at the cost of the Township.
- B. This Agreement shall be recorded against the Property at the cost of the Township.

- C. This Agreement contains the entire agreement relating to the easements and construction access rights granted herein. This Agreement shall be construed, interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania. If any provision hereof shall to any extent be invalid or unenforceable, the remainder of such provision shall not be affected thereby, and each remaining provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. No agreement shall be effective to amend or modify this Agreement unless such agreement is in writing and signed by the Parties hereto. This Agreement may be signed in one or more counterparts (or with counterpart signature pages) which, taken together, shall constitute a fully executed document and shall be considered a single document.
- D. Wherever notice or demand must be given or served by either party to this Agreement to or on the other party, such notice or demand shall be deemed to have been duly given or served if in writing and either: (i) delivered by pre-paid nationally recognized overnight courier service (e.g. FedEx) with evidence of receipt required for delivery; or (ii) forwarded by Registered or Certified mail, return receipt requested, postage prepaid; in all such cases addressed to the parties at the addresses set forth in the preamble of this Agreement. Each such notice shall be deemed to have been given to or served upon the party to which addressed on the date the same is delivered or delivery is refused. Either party hereto may change its address to which said notice shall be delivered or mailed by three (3) days' written notice of such change to the other party.

WITNESSS the hands and seals of the parties hereto on the day and year first above written.

GRANTOR:

JAI PROPERTIES LLC

By: _____

Name: _____

Title: _____

MONTGOMERY TOWNSHIP

By: _____
Carolyn McCreary, Township Manager

ACKNOWLEDGMENT

STATE OF _____

⋮
⋮
⋮

SS.

COUNTY OF _____

On the _____ day of _____, 2025, before me, the subscriber, a Notary Public in and for the State and County aforesaid personally appeared **JAI PROPERTIES LLC**, who acknowledged themselves to be _____ of _____, and that, being authorized to do so, they executed the foregoing instrument for the purposes therein contained by signing on behalf of such entity, for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA	:	
	:	ss.
COUNTY OF MONTGOMERY	:	

On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared **Carolyn McCreary**, who acknowledged herself to be the Manager of Montgomery Township, that she is authorized to execute this document on behalf of the Township, and that she executed the same for the purposes therein contained.

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

Notary Public

EXHIBIT A

WALKING TRAIL AREA

Prepared By/ John F. Walko, Esquire,
Return To: Kilkenny Law, LLC
519 Swede St.
Norristown, PA 19401

Parcel No. 46-00-01129-00-4

**WALKING TRAIL ACCESS AND MAINTENANCE EASEMENT AGREEMENT
(In Lieu of Condemnation - Tax Exempt)**

THIS WALKING TRAIL ACCESS AND MAINTENANCE EASEMENT AGREEMENT (this “**Agreement**”) is made this _____ day of _____, 2025, by and between **JAI PROPERTIES LLC** (together with its transferees, successors and assigns, “**Grantor**”), with a business address of 1005 Horsham Road, North Wales PA 19454, and **MONTGOMERY TOWNSHIP**, a second class township in Montgomery County, (together with its transferees, heirs, successors and assigns, “**Grantee**” or “**Township**”) with a business address of 1001 Stump Road, Montgomeryville, Pennsylvania 18936, and together with Grantee, the “**Parties**”, and each individually, a “**Party**”).

WHEREAS, Grantor is the owner of the property historically known as the “Joseph Ambler Inn” with a street address of 1005 Horsham Road, North Wales, Montgomery Township, Pennsylvania 19454, currently identified as Montgomery County Parcel Number **46-00-01129-00-4**, which is an approximately 12.5 +/- acre parcel (the “**Property**”); and

WHEREAS, the Township desires to construct and then use for the public a path for walking, jogging or other pedestrian purposes on a portion of the Property (the “**Walking Trail**”), and associated stormwater facilities/BMPs, being 56,476 +/- sq.ft., as shown on Exhibit A attached to this Agreement (the “**Walking Trail Area**”); and

WHEREAS, Grantor has agreed to grant unto Grantee a permanent access easement over, under and across the Walking Trail Area for purposes of the Township and the public accessing the Walking Trail (“**Access Easement**”), under the terms and conditions set forth herein; and

WHEREAS, in lieu of condemnation, Grantor has agreed to Grant unto Grantee a permanent maintenance easement over under, and across the Walking Trail Area for the purposes of maintaining the Walking Trail Area and associated improvements in a good and safe condition, including without limitation, trail repair, tree and shrub maintenance, lawn cutting, snow removal, routine trash removal, and stormwater facility maintenance, inspection, and repair (the “**Maintenance Easement**”), under the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, and just compensation paid by the Township to the Grantor, the parties hereto do hereby agree as follows:

1. Recitals. The recitals set forth above are hereby incorporated in this Agreement as if set forth at length herein.

2. Grant of Access Easement to the Township. Grantor does hereby grant and convey to Grantee this Access Easement for the benefit of the Township and the public use of the Walking Trail.

- A. Grantee, for itself and for the general public, shall have the nonexclusive use of the Walking Trail Area in common with Grantor. Grantor reserves the right to utilize and grant other rights to the Walking Trail Area, provided Grantor's right to utilize and/or grant rights with respect to the Walking Trail Area shall not be inconsistent with or adversely affect the rights granted herein.
- B. No permanent barriers, fences, signs or other obstructions to the free and unhampered use of the Walking Trail and the Walking Trail Area shall hereafter be permitted by Grantor, nor shall any buildings or other permanent structures be permitted or constructed by Grantor within any portion of the Walking Trail Area without the express written approval of Grantee.
- C. No development, grading, construction, or other similar actions shall be taken by Grantor that would diminish, interfere with, damage, or otherwise cause the stormwater facilities constructed within the Walking Trail Area to operate in a deficient or unintended manner without the express written approval of Grantee.
- D. In addition to granting access to the Township and the general public, Grantor also grants to the Township, and the Township's agents, contractors, or employees, the right of access to the Walking Trail Area for the purpose of maintenance, construction, reconstruction, alteration, inspection and/or repair of the Walking Trail and the improvements constructed with or for the Walking Trail, including the stormwater facilities constructed by the Township.
- E. Use of the Walking Trail by the public shall be restricted, enforced, and regulated by the Township in the manner public trails of the Township so regulated under Township Code.

3. Grant of Maintenance Easement to the Township. Grantor does hereby grant and convey to Grantee this Maintenance Easement.

- A. Grantee shall, at Grantee's sole cost and expense, maintain the Walking Trail Area and the improvements constructed with the Walking Trail including, but not limited to, the trail upon construction, in a good and safe condition, including without limitation, tree and shrub maintenance, lawn cutting, snow removal and routine trash removal, and stormwater facility maintenance, inspection, and repair. Grantee shall have the right to install signage or public safety improvements within the Walking Trail Area; provided Grantee shall, at Grantee's sole cost and expense, maintain such signage and/or improvements. If Grantee fails to properly maintain the Walking Trail area as required herein, Grantor shall have the right to do so; whereupon, Grantee

shall reimburse Grantor within thirty (30) days after receipt of an invoice for the costs incurred by Grantor in maintaining, repairing and/or replacing the Trail Improvements.

- B. No Interference. Grantor covenants and agrees not to interfere with Grantee's or Grantee's agents' or assigns' maintenance of the Walking Trail pursuant to this Maintenance Easement. Grantor shall be prohibited from installing or planting landscaping, shrubs, trees, driveways, or other pavement or from placing any structure, within the Walking Trail Area unless written approval is obtained from the Township. Any improvements permitted to be installed by the Township shall be maintained in good repair by Grantor and, if Grantor installs a fence along the border of the Walking Trail Area, Grantor shall be responsible for maintaining the fence and the landscaping touching or under said fence. No fence or other improvements shall interfere with the operation of the stormwater facilities or prevent proper maintenance, repair or inspection of the stormwater facilities.

4. This Agreement shall be binding upon and inure to the benefit of the parties hereto and heir respective heirs, successors and assigns, and the terms "Grantor" and "Grantee" herein shall include their respective heirs, successors and assigns. This Agreement is for the benefit of Grantee and the general public and shall run with the land.

5. Except for Indemnitees' (hereinafter defined) negligence or willful misconduct, Grantee shall indemnify and defend Grantor, its shareholders, partners, directors, officers, managers, successors, assigns, lessees and employees (collectively "Indemnitees") and save them harmless from and against, any and all loss, claims, bodily injury, or damage to any person or property or claims of any person related in any way to Grantee's rights and/or obligations set forth herein. This paragraph is not intended to limit the protection of either party under the Recreational Use of Land and Water Act, 68 PS 477-1 et seq., or any other governmental immunities enjoyed by the Township or the Township's representatives.

6. During trail use or maintenance, and for the entire period for which any Township equipment occupies any portion of the Property, Township and its Contractors, at all times and at its sole cost and expense, shall maintain in force workmen's compensation insurance in accordance with the Commonwealth of Pennsylvania's minimum requirements as well as property damage, comprehensive general liability, and personal liability insurance (including a contractual liability endorsement) insuring against liability for damage to property or bodily injury or death occurring on the Property, or any structure therein or any part thereof. Such insurance policy or policies, which may include an umbrella policy, shall be maintained on the minimum coverage of One Million Dollars (\$1,000,000) single limit coverage.

7. Dispute Resolution.

- A. In the event of a breach of this Agreement, the non-breaching Party shall be entitled to pursue any and all remedies at law or in equity. In addition, the breaching Party agrees to reimburse the non-breaching party for all reasonable out-of-pocket costs incurred, including but not limited to reasonable attorneys' fees.

B. In connection with any dispute arising out of this Agreement either Party shall be entitled to institute a suit in any Federal or State Court encompassing or within Montgomery County, Pennsylvania and otherwise having jurisdiction over the subject matter thereof. Each Party waives any objection it may now or hereafter have based upon venue and/or forum non conveniens with respect to any such suit, it being the intent of the Parties hereto that such venue constitutes the exclusive venue for disputes arising out of this Agreement to the maximum extent permitted by law.

8. Miscellaneous.

A. This Agreement shall run with the land and be binding upon and benefit the owners of such land and their respective successors in title.

B. This Agreement shall be recorded against the Property at the cost of the Township.

C. This Agreement contains the entire agreement relating to the easements and the access and maintenance rights granted herein. This Agreement shall be construed, interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania. If any provision hereof shall to any extent be invalid or unenforceable, the remainder of such provision shall not be affected thereby, and each remaining provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. No agreement shall be effective to amend or modify this Agreement unless such agreement is in writing and signed by the Parties hereto. This Agreement may be signed in one or more counterparts (or with counterpart signature pages) which, taken together, shall constitute a fully executed document and shall be considered a single document.

D. Wherever notice or demand must be given or served by either party to this Agreement to or on the other party, such notice or demand shall be deemed to have been duly given or served if in writing and either: (i) delivered by pre-paid nationally recognized overnight courier service (e.g. FedEx) with evidence of receipt required for delivery; or (ii) forwarded by Registered or Certified mail, return receipt requested, postage prepaid; in all such cases addressed to the parties at the addresses set forth in the preamble of this Agreement. Each such notice shall be deemed to have been given to or served upon the party to which addressed on the date the same is delivered or delivery is refused. Either party hereto may change its address to which said notice shall be delivered or mailed by three (3) days' written notice of such change to the other party.

Signature page to follow

WITNESSS the hands and seals of the parties hereto on the day and year first above written.

GRANTOR:

JAI PROPERTIES LLC

By: _____

Name: _____

Title: _____

MONTGOMERY TOWNSHIP

By: _____
Carolyn McCreary. Township Manager

ACKNOWLEDGMENT

STATE OF _____ :
COUNTY OF _____ :

ss,

On the _____ day of _____, 2025, before me, the subscriber, a Notary Public in and for the State and County aforesaid personally appeared _____, who acknowledged themselves to be _____ of **JAI PROPERTIES LLC**, and that, being authorized to do so, they executed the foregoing instrument for the purposes therein contained by signing on behalf of such entity, for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA	:	
	:	ss.
COUNTY OF MONTGOMERY	:	

On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared **Carolyn McCreary**, who acknowledged herself to be the Manager of Montgomery Township, that she is authorized to execute this document on behalf of the Township, and that she executed the same for the purposes therein contained.

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

Notary Public

EXHIBIT A

WALKING TRAIL AREA

RIGHT OF WAY CLAIM INFORMATION

SHARED USE PATH SEC NO. PTC R/W MONTGOMERY TOWNSHIP COUNTY MONTGOMERY
 PARCEL NO. 1 SHEET NO. 456 CLAIM NO.
 PROPERTY OWNER(S) JOSEPH AMBLER INN REAL ESTATE PARTNERSHIP, PA GENERAL PARTNERSHIP
 GRANTOR(S) RICHARD P. ALLMAN, STEPHEN D. KRATZ, TERESA S. KRATZ, AKA, AND TERESA S. STEPHENS, I/A JOSEPH AMBLER INN REAL ESTATE PARTNERSHIP

DEED BOOK	5417	AREAS	ACRE	REQUIRED AREA	SQ. FT
PAGE	1247	DEED CALCULATED	12.476	TRAIL EASEMENT	27,250.88-176
DATE OF DEED	7/12/02	ADVERSE		OCCASIONAL FLOWAGE EASEMENT	31,279
DATE OF RECORD	7/22/02	LEGAL R/W	0.843	VERIFICATION DATE	12/02/04
CONSIDERATION	\$1.00	EFFECTIVE	11.633	DRAWN BY	LAS
TAX STAMPS		TOTAL REQ'D R/W		SCALE	AS SHOWN
		RESIDUE	11.633		

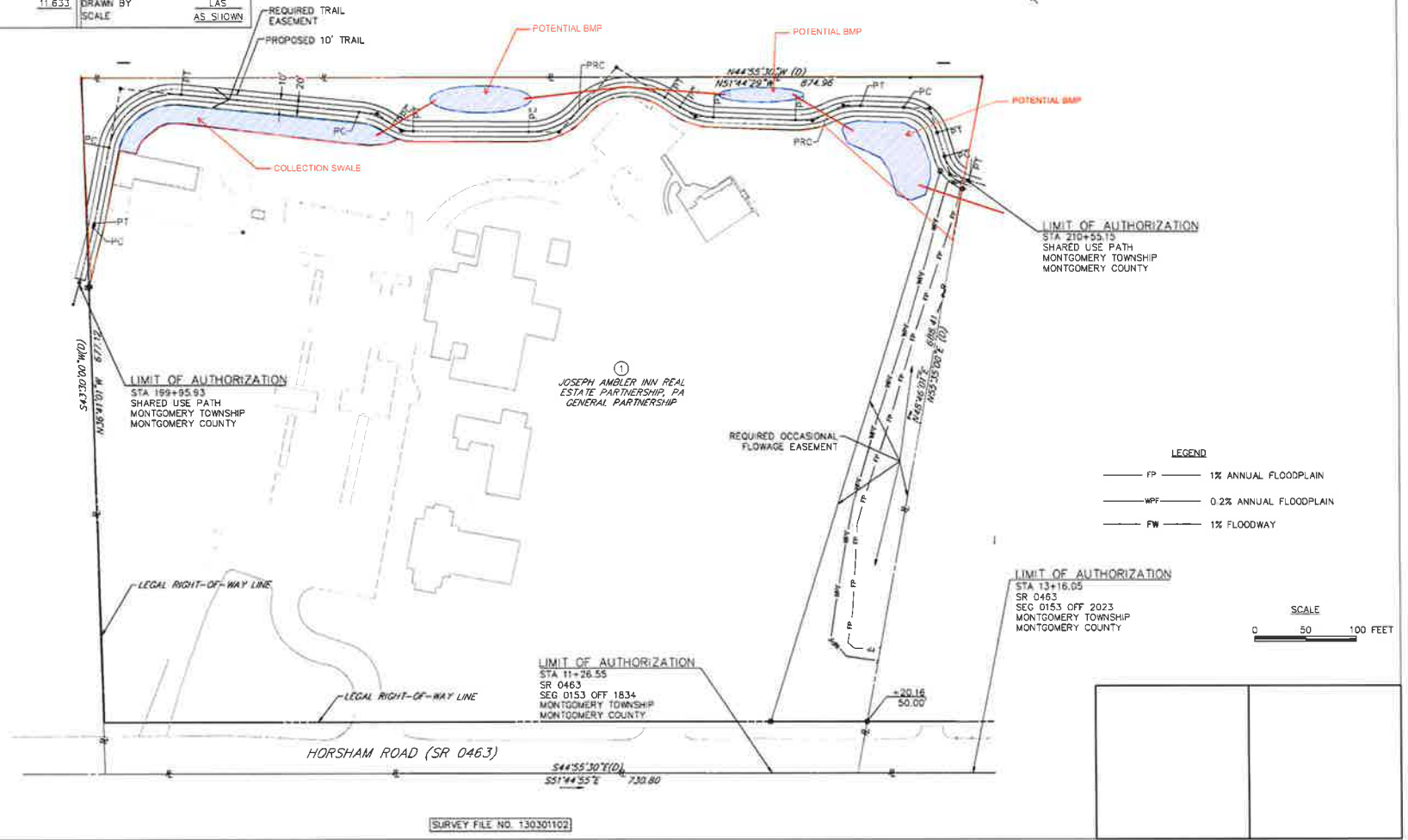
ALL PROPERTIES ARE PLOTTED FROM DEEDS OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, OR FROM FIELD SURVEY. PROPERTY LINES WERE SURVEYED ONLY WHEN DETERMINED NECESSARY BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT. PROPERTY LINES NOT ESTABLISHED BY FIELD SURVEY WERE PLOTTED BASED ON EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA.

TRAIL EASEMENT, AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF A TRAIL. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO ITS USE FOR TRAIL PURPOSES.

OCCASIONAL FLOWAGE EASEMENT, AN EASEMENT ALLOWING THE PROPERTY TO BE INUNDATED BY NATURAL FLOOD WATERS. THE EASEMENT SHALL NOT OTHERWISE, IN ITSELF, PREVENT THE LANDOWNER FROM MAKING ANY LEGAL USE OF THE EASEMENT AREA.

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0000	PTC R/W	7 OF 7
REVISION NUMBER	REVISIONS	DATE	BY	



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT:	Consider Pecan Drive 4-Lot Subdivision and Land Development LDS-25-001
MEETING DATE:	October 27, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning/Zoning Officer

BACKGROUND:

WGR Group, LLC, has submitted an application to subdivide the existing vacant parcel at the corner of Pecan Drive and Beechwood Drive into 4 residential building lots. The existing parcel measures 2.37 acres. The proposed lots will measure between 20,002 square feet and 26,006 square feet. Three lots will front on Pecan Drive, with the fourth having driveway access on Beechwood Drive.

The applicant has provided a conceptual layout and stormwater management design for each lot but requests deferral of detailed design until the time of building permit applications. The applicant will be required to demonstrate compliance with the Stormwater Management Ordinance requirements at the time each lot is developed.

Five waivers are being requested from the following requirements: To provide widening, paving and curbing; to provide sidewalks; to provide street lighting along existing roadways; to provide existing features within 400 feet of the site; and to provide separate preliminary and final plans.

The draft resolution, prepared by the Township Solicitor, is included in your packet. Township staff and consultants have had the opportunity to review the details of the plan, and the corresponding review letters and waiver requests are also included in your packet, along with the minutes of the September 18, 2025, Planning Commission meeting, when the application was presented and reviewed.

If the Board chooses to grant this subdivision plan approval, they will need to do so by adopting the resolution drafted by the Township Solicitor's office. The requested waivers are for consideration by the Board.

MOTION/RESOLUTION:

MOTION to adopt Resolution No. 2025-19, approving the subdivision application, with requested waivers, submitted by WGR Group, LLC.

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

RESOLUTION 2025-19

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR SUBDIVISION PLAN APPROVAL FOR
A FOUR LOT SUBDIVISION OF A VACANT LOT AT THE CORNER OF
PECAN DRIVE AND BEECHWOOD DRIVE**

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Montgomery Township Board of Supervisors to regulate subdivisions and land developments within the Township;

WHEREAS, Montgomery Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents;

WHEREAS, WGR Group, LLC (“Applicant”) is the equitable owner of a certain 2.37 +/- acre undeveloped parcel bound by Pecan Drive to the southeast, Beechwood Drive to the southwest, and residential parcels to the northwest and northeast, being Montgomery County Parcel Number 46-00-03061-00-7, in the Township’s R-2 Residential Zoning District (“Property”);

WHEREAS, the Applicant is proposing to subdivide the Property into four (4) lots. Proposed Lots 1 through 3 are to be 20,002 sq. ft., 20,076 sq. ft., and 20,094 sq. ft. respectively with access proposed from Pecan Drive. Proposed Lot 4 is to be 26,323 sq. ft. with access proposed from Beechwood Drive. (“Project”);

WHEREAS, the Applicant has filed with the Township a certain final subdivision plan for the Project prepared by Richard C. Mast Associates, P.C. (13 sheets), dated January 10, 2025, and last revised on September 12, 2025 (“Plan”);

WHEREAS, the Montgomery Township Planning Commission and Montgomery County Planning Commission have reviewed the Plan and approve of the Project;

WHEREAS, the Applicant now desires the Township approve the Plan pursuant to Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED by the Montgomery Township Board of Supervisors, that the Plan is **APPROVED** subject to the following conditions:

A. Conditions of Plan Approval.

1. The Applicant must ensure that the Plan, and all other associated plans submitted for the Project, address any outstanding comments and conditions in the October 10, 2025 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Traffic, Engineering comments/conditions). Further, the Applicant shall comply with future review letters related

to the Plan revisions made in response to prior comments to the reasonable satisfaction of the Township Engineer.

2. The Applicant must comply with and address any outstanding comments in the September 9, 2025 Zoning Review Letter to the reasonable satisfaction of the Township Zoning Officer.
3. A subsequent recordable final plan shall be submitted for internal Township review that addresses all Township review letter requests for further Plan details and clarifications.
4. Applicant must comply with any *applicable* requirements of the Montgomery County Conservation District, Pennsylvania Department of Environmental Protection (“PaDEP”), Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDOT), United States Environmental Protection Agency, the Montgomery Township Municipal Sewer Authority (“MTMSA”), the North Wales Water Authority, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits from such agencies, or enter into any required agreements such agencies require, before the Plan is recorded.
5. The conditions of this Resolution must be satisfied before the issuance of the first building permit issued for the Project. Further, the Applicant understands that building permits will not be issued for any future development on any of the Lots until a PaDEP Sewage Planning Module has been issued, the MTMSA has issued a connection permit, and operable fire hydrant(s), if shown on the future plans, have been installed and approved by the Township, and all fees required to be paid under this Resolution have been paid.
6. Prior to the issuance of any permits for grading, building, or other permit for construction or development of a subdivided lot, Applicant (or the successor or assign of the Applicant) must complete and record all required easements and/or maintenance agreements or declarations, including, but not limited to: 1) a stormwater management facilities operation and maintenance agreement (requiring, in part, perpetual maintenance of all stormwater management facilities installed according to the Plan by the Applicant or the then landowner(s) of the separate, subdivided lot where new facilities are installed; and 2) a landscaping declaration of covenants and restrictions (requiring, in part, perpetual maintenance of all trees and plantings installed according to the Plan by the Applicant and/or by the landowner(s) of the separate, subdivided lots where such trees/plantings are to be installed pursuant to the Plan). All documents shall be in forms reasonably satisfactory to the Township Engineer and Township Solicitor.
7. Finalized stormwater reports, and detailed stormwater plans based on specific house, orientation, and grading shall be required at the time of building and grading permit submission for each subdivided lot. The Applicant will be required to demonstrate compliance with the Stormwater Management Ordinance requirements at the time each lot is developed.
8. The Applicant shall ensure that the landowners of any future subdivided lots are subject to the above required landscaping declarations and stormwater agreements for any installations of their respective lots. Further, the Applicant shall provide such landowners with written notice of such covenants and agreements. It shall remain the Applicant’s responsibility to ensure that

all agreements/covenants are executed and recorded against each subdivided lot prior to a building permit being issued for the associated lot.

9. The Applicant will provide all necessary legal descriptions for any necessary easements at or prior to the recording of the Plan.
10. Prior to the issuance of any grading or building permit for a subdivided lot, the Applicant or the landowner of the subdivided lot shall execute a Land Development and Financial Security Agreement to guarantee the installation of all improvements, landscaping, and stormwater controls associated with the Project ("Improvements") on a form drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. Any letter of credit or tri-party agreement shall be executed by a financial institution located in Pennsylvania with a branch location within one (1) hour of the Township. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans for said lot are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.
11. Financial security shall be posted in the amount of 110% of the total cost of the Improvements required in the above paragraph installed on each lot. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other improvements installed for the subdivided lot, as designated by the Township Engineer. For a period not less than 18 months after Township Engineer approval of the installed Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings, stormwater facilities, sidewalks/curbing, and any Improvements that are to be dedicated to the Township. If the end of maintenance period for trees and other plantings is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall remain with the Township for such plantings.
12. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the

review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.

13. New deeds for the newly created lots on the Plan must be approved by the Township Solicitor and thereafter recorded contemporaneously with the recording of the Plans. Any easements required by the Township Engineer shall be recorded at the time the new deeds are recorded or are otherwise included in such deed(s).
14. Except for the conditions and requirements placed upon the future development as specified herein, this Resolution shall not apply in any way to any future construction or land development on the new lots. Upon any applicable construction or commencement of land development on the new lots, the Applicant will obtain any necessary Township approvals, relief, and/or permits, and pay all applicable fees, unless additional relief is obtained.
15. Prior to commencing any development of the first lot of the Project, including any permits to be issued for any construction related to buildings to be constructed, and in addition to the financial security posted for the Project, Applicant (or the successor or assign of the Applicant for such lot) shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in the Land Development and Financial Security Agreement, for the reimbursement of the Township's reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the lot being developed for the Project, in accordance with the Pennsylvania Municipalities Planning Code. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs, with such charges being deducted from the Applicant's escrow. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and applicable lot for the Project.
16. A note shall be included on the Plan prior to recording that lists any waivers granted by the Board of Supervisors.
17. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
18. Pursuant to Section 205-116.A(2), prior to the issuance of any building or grading permit for a subdivided lot, Applicant shall pay, or cause to be paid, a fee in lieu of dedicated parkland in the amount of \$2,000 for the new dwelling unit to be constructed on the subdivided lot (i.e. a total of \$8,000 will ultimately be paid for 1 dwelling on each of the 4 lots).
19. Tree replacements shall be made in accordance with the Township's tree replacement standards for any tree(s) determined by the Township Engineer, in the Engineer's sole discretion, to have been removed within one (1) year of the date of the submission of the Plan to the Township.

20. If the waiver is granted to not install sidewalks as part of the Project, Applicant shall pay a fee in lieu in the amount of **\$36,300.00** at or prior to the time of Plan recording.
21. Lot 3 must be constructed and developed prior to any construction on lots 1,2, or 4. The storm sewer improvements along Beechwood and Pecan Drives within the respective Rights-of-Ways shall be included with and the constructed at the same time as the lot 3 construction. Financial Security for the construction of the storm sewer within the Right-of-Way shall be posted in a form acceptable to the Township.
22. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property, including each newly subdivided lot, or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

C. Waivers. The Applicant has requested the following waivers from the Township's Subdivision of Land and/or Stormwater Management Chapters pursuant to a written waiver request. An indication that a waiver was granted reflects that the Township has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the Township Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver/deferral after the Township has executed this Resolution shall be interpreted to mean that the request was granted, unless the minutes of the associated Township meeting reflect otherwise:

1. A waiver from Section 205-10.D(1)(a) to not provide additional paving (widening) and curbing along the existing roadways. The subject property is an "infill" property and part of an older residential community. The roadway widths will be maintained to consistent standards within the community The waiver is hereby:

Granted _____ Denied _____

2. A waiver from Section 205-22 to not provide sidewalks along existing roadways, but instead pay a fee-in-lieu as set forth above. The waiver is hereby:

Granted _____ Denied _____

3. A waiver from Section 205-24.A to not install street lights along the street frontage. The waiver is hereby:

Granted _____ Denied _____

4. A waiver from Section 205-78.B.1 to not depict features within 400 feet of the site. The waiver is hereby:

Granted _____ Denied _____

5. A waiver from Sections 205-81 and 205-82 to submit preliminary and final plan concurrently. The waiver is hereby:

Granted _____ Denied _____

This Resolution shall bind the Applicant, and the Applicant's successors and assigns. This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution, and the approvals/waiver and conditions contained herein, shall be rescinded automatically and deemed denied upon Applicant's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's signature below. The Applicant understands that accepting the Plan conditions and failing to appeal any conditions, as drafted, within thirty (30) days of the approval date set forth below shall serve as a waiver of any such right to appeal and an acceptance of all conditions that, where applicable, shall bind future owners of the Property. The Applicant agrees that the interpretation of any conditions in this Resolution, if later challenged, shall be interpreted in favor of the Township.

RESOLVED AND APPROVED this 27th day of October, 2025.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Audrey R. Ware-Jones, Chair of the
Montgomery Township Board of Supervisors

ACCEPTANCE OF CONDITIONS:

I, _____, being the authorized representative for the Applicant, WGR Group, LLC, do hereby acknowledge and accept the approval for the Plan issued by the Montgomery Township Board of Supervisors and accept the conditions contained therein, as recited above. By assigning this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

APPLICANT: WGR Group, LLC

By: _____

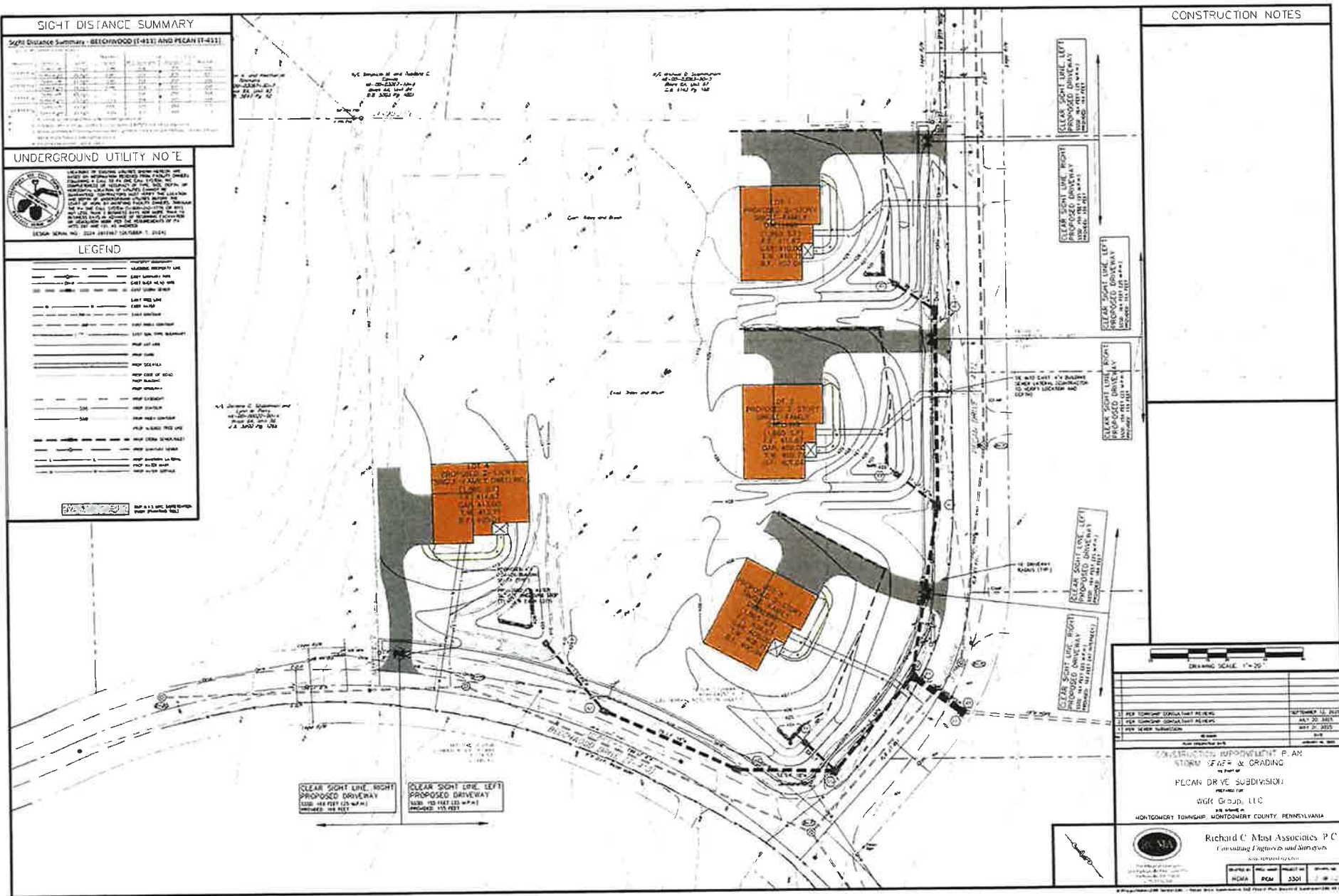
Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____

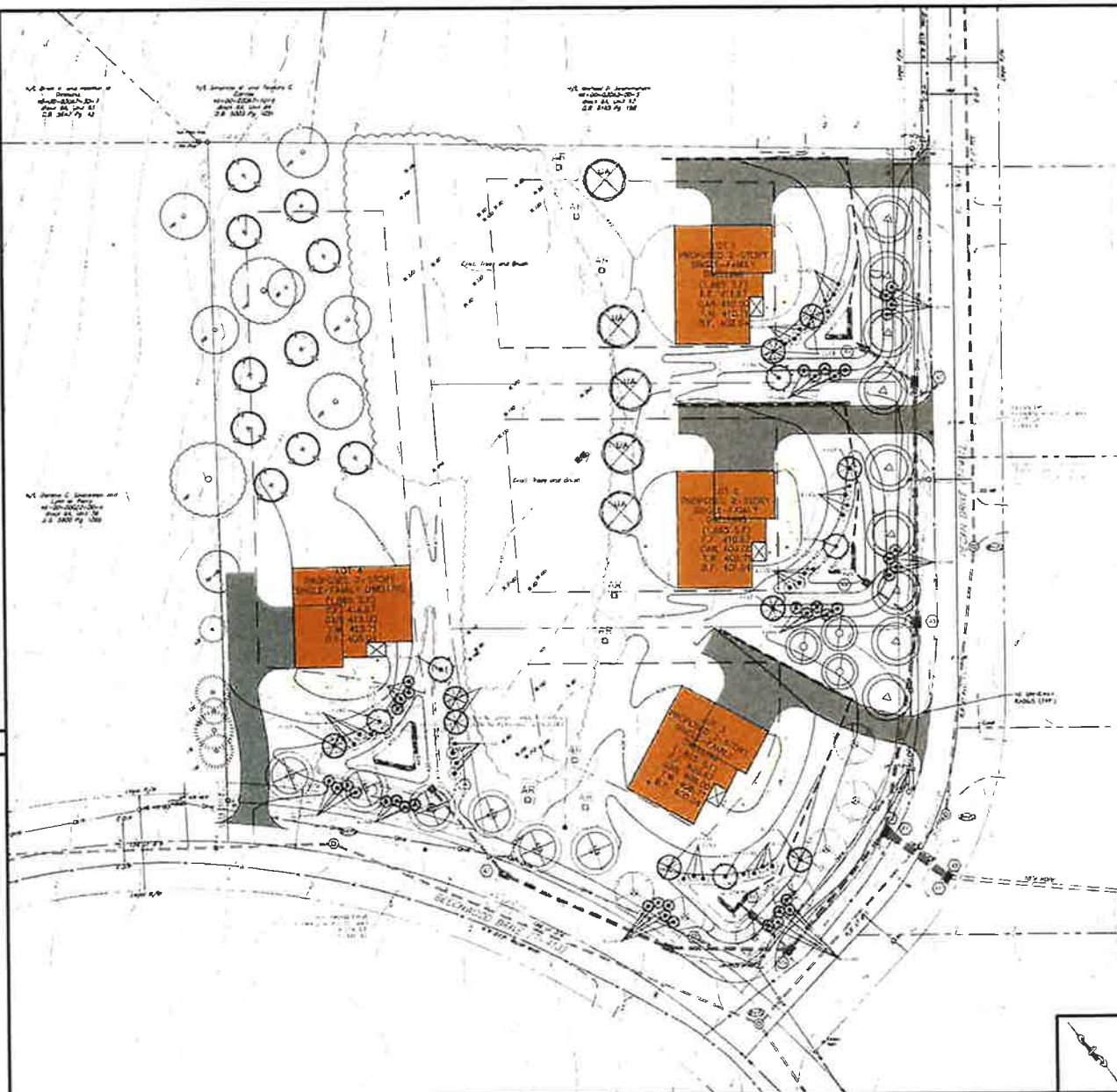
Parameter	Unit	Belwood	Pecan	Mean	St. Dev.	Max	Min
1. Average	ft	1.00	1.00	1.00	0.00	1.00	0.00
2. Standard Deviation	ft	0.00	0.00	0.00	0.00	0.00	0.00
3. Maximum	ft	1.00	1.00	1.00	0.00	1.00	0.00
4. Minimum	ft	0.00	0.00	0.00	0.00	0.00	0.00
5. Range	ft	1.00	1.00	1.00	0.00	1.00	0.00
6. Coefficient of Variation		0.00	0.00	0.00	0.00	0.00	0.00
7. Skewness		0.00	0.00	0.00	0.00	0.00	0.00
8. Kurtosis		0.00	0.00	0.00	0.00	0.00	0.00
9. Mean Absolute Deviation	ft	0.00	0.00	0.00	0.00	0.00	0.00
10. Variance	ft ²	0.00	0.00	0.00	0.00	0.00	0.00
11. Standard Error	ft	0.00	0.00	0.00	0.00	0.00	0.00
12. Coefficient of Correlation		0.00	0.00	0.00	0.00	0.00	0.00
13. Coefficient of Determination		0.00	0.00	0.00	0.00	0.00	0.00
14. Coefficient of Regression		0.00	0.00	0.00	0.00	0.00	0.00
15. Coefficient of Dispersion		0.00	0.00	0.00	0.00	0.00	0.00
16. Coefficient of Skewness		0.00	0.00	0.00	0.00	0.00	0.00
17. Coefficient of Kurtosis		0.00	0.00	0.00	0.00	0.00	0.00
18. Coefficient of Variation		0.00	0.00	0.00	0.00	0.00	0.00
19. Coefficient of Correlation		0.00	0.00	0.00	0.00	0.00	0.00
20. Coefficient of Determination		0.00	0.00	0.00	0.00	0.00	0.00
21. Coefficient of Regression		0.00	0.00	0.00	0.00	0.00	0.00
22. Coefficient of Dispersion		0.00	0.00	0.00	0.00	0.00	0.00
23. Coefficient of Skewness		0.00	0.00	0.00	0.00	0.00	0.00
24. Coefficient of Kurtosis		0.00	0.00	0.00	0.00	0.00	0.00
25. Coefficient of Variation		0.00	0.00	0.00	0.00	0.00	0.00
26. Coefficient of Correlation		0.00	0.00	0.00	0.00	0.00	0.00
27. Coefficient of Determination		0.00	0.00	0.00	0.00	0.00	0.00
28. Coefficient of Regression		0.00	0.00	0.00	0.00	0.00	0.00
29. Coefficient of Dispersion		0.00	0.00	0.00	0.00	0.00	0.00
30. Coefficient of Skewness		0.00	0.00	0.00	0.00	0.00	0.00
31. Coefficient of Kurtosis		0.00	0.00	0.00	0.00	0.00	0.00
32. Coefficient of Variation		0.00	0.00	0.00	0.00	0.00	0.00
33. Coefficient of Correlation		0.00	0.00	0.00	0.00	0.00	0.00
34. Coefficient of Determination		0.00	0.00	0.00	0.00	0.00	0.00
35. Coefficient of Regression		0.00	0.00	0.00	0.00	0.00	0.00
36. Coefficient of Dispersion		0.00	0.00	0.00	0.00	0.00	0.00
37. Coefficient of Skewness		0.00	0.00	0.00	0.00	0.00	0.00
38. Coefficient of Kurtosis		0.00	0.00	0.00	0.00	0.00	0.00
39. Coefficient of Variation		0.00	0.00	0.00	0.00	0.00	0.00
40. Coefficient of Correlation		0.00	0.00	0.00	0.00	0.00	0.00
41. Coefficient of Determination		0.00	0.00	0.00	0.00	0.00	0.00
42. Coefficient of Regression		0.00	0.00	0.00	0.00	0.00	0.00
43. Coefficient of Dispersion		0.00	0.00	0.00	0.00	0.00	0.00
44. Coefficient of Skewness		0.00	0.00	0.00	0.00	0.00	0.00
45. Coefficient of Kurtosis		0.00	0.00	0.00	0.00	0.00	0.00
46. Coefficient of Variation		0.00	0.00	0.00	0.00	0.00	0.00
47. Coefficient of Correlation		0.00	0.00	0.0			

[illegible][illegible][illegible]

3	PER TONGONG GONGJAWAT RI NEWS	SEPTEMBER 11, 2017
2	PER TONGONG GONGJAWAT RI NEWS	AUG 20, 2017
1	PER TONGONG GONGJAWAT RI NEWS	AUG 21, 2017
	40 items	3-8

Country or Region	Policy used	Project or Program	Source, no.
----------------------	-------------	-----------------------	-------------

GENERAL LANDSCAPE NOTES



SITE LOCATION MAP 1"=2,000'



LAURENCE PA. 1266 38 SEPT 20 1944

ENGINEER CERTIFICATION

1. HENRY J. GORDON, JR., ON THIS DATE HAS PLACED
AND DELIVERED, TO THE BEST OF MY KNOWLEDGE, THIS
DISPOSABLE PLANT WITH ALL REQUIREMENTS OF THE DEPARTMENT OF
ENVIRONMENTAL PROTECTION'S (EPA) REGULATIONS AND THE STATE OF
MONTGOMERY'S DISPOSABLE OF MONTGOMERY TOWNSHIP

PLATE 1, COLUMN # 2

APPLICANT ACKNOWLEDGEMENT

THE STATEMENT ACKNOWLEDGES THAT ANY DESIGN TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY MONTGOMERY TOWNSHIP, AND THAT A PEAKED DRAINAGE AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO MONTGOMERY TOWNSHIP AND MONTGOMERY COUNTY CONSERVATION DISTRICT FOR REVIEW.

— **CHURCHMAN / 4000**

UNDERGROUND UTILITY NOTE

[illegible]

SOILS DATA

1. The following information is for your information only. It is not intended to be used for any other purpose.

TREE PROTECTION NOTE

ALL THE LATEST TRENDS IN FASHION, HOME DECOR, AND GARDENING. VISIT US TODAY AT www.thesun.com FOR THE LATEST NEWS, FEATURES, AND PHOTOS. YOU'LL FIND THE LATEST TRENDS IN FASHION, HOME DECOR, AND GARDENING. VISIT US TODAY AT www.thesun.com FOR THE LATEST NEWS, FEATURES, AND PHOTOS.

[illegible]

PCSM AND LANDSCAPING PLAN

PLCAN DRIVE SUBDIVISION

WCH GROUP, --C

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



Richard C. Mast Associates P.C.
Consulting Engineers and Surveyors
www.rcmast.com

date: 10/10/10	time: 10:00	location: 3301	status: 1
----------------	-------------	----------------	-----------



Richard C. Mast Associates, P.C. | Consulting Engineers and Land Surveyors

The Village at Lederach | 658 Harleysville Pike, Suite 150 | Harleysville, PA 19438 | 215-513-2100 | Fax 215-513-2101

September 12, 2025

Montgomery Township
1001 Stump Road
Montgomeryville, PA, 18936

ATTN: Ms. Marianne J. McConnell, Director of Planning and Zoning

**SUBJ: Pecan Drive Subdivision Application – Request for Waivers
Montgomery Township, Montgomery County, PA
Project Number 3301**

Dear Marianne:

We respectfully request the following Waivers from the Montgomery Township Subdivision and Land Development Ordinance in conjunction with the above referenced Land Development Application. I have listed the section for each Waiver request along with an explanation of the request below.

Section 205-10.D(1)(a) Right-of-Way Width, Paving and Curbing.

A waiver is requested from providing additional paving (widening) and curbing along the existing roadways. The subject property is an “infill” property and part of an older residential community. The roadway widths will be maintained to consistent standards within the community.

Section 205-22 Sidewalks.

A waiver is requested from providing sidewalks along existing roadways. The subject property is an “infill” property and part of an older residential community. There are no sidewalks in the vicinity of the project within the community.

Section 205-24.A. Street Lights

A waiver is requested for the installation of street lights along the street frontage. The subject property is an “infill” property and part of an older residential community. There are no existing street lights in the vicinity of the project within the community.

Section 205-78.B.1. Existing Features

www.rcmaonline.com

Site Development • Land Subdivision • Land Planning • Boundary Survey • Construction Stakeout

A waiver is requested from depicting features within 400 feet of the site. The additional features are not necessary for the development of the tract. The applicant is willing to provide additional features if requested by the Township Engineer.

Section 205-81 & 82. Preliminary and Final Plans.

A waiver is requested to process, review and approve Preliminary and Final Plans concurrently, due to the small size of the subdivision and the fact that no new roadways or utility main extensions are required.

Please feel free to contact me if you have any questions.

Sincerely:

Richard C. Mast Associates, P.C.

A handwritten signature in black ink, appearing to read "Richard C. Mast", is written over a horizontal line.

By: Richard C. Mast, P.E., President

Cc: Mr. Robert Wagner



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 10, 2025

File No. 25-00161

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

Reference: Preliminary Subdivision – LDS 25-001
Pecan Drive 4-Lot Subdivision
Tax Parcel #46-00-03061-00-7; Block 006A, Unit 057

Dear Marianne:

As requested, Gilmore & Associates, Inc. has reviewed the subdivision plan for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

- A. Final Subdivision and Land Development Plans for Pecan Drive Subdivision, WGR Group, LLC, prepared by Richard C. Mast Associates, P.C., (13 Sheets), dated January 10, 2025, last revised September 12, 2025.
- B. Storm Sewer Memo, prepared by Richard C. Mast Associates, P.C., dated September 12, 2025.
- C. Comment Response Letter, prepared by Richard C. Mast Associates, P.C., dated September 12, 2025.
- D. Waiver Request Letter, prepared by Richard C. Mast Associates, P.C., dated September 12, 2025.

The subject property is a 2.37 acre undeveloped parcel bound by Pecan Drive to the southeast, Beechwood Drive to the southwest, and residential parcels to the northwest and northeast. The site is within the R-2 Residential Zoning District. The applicant, WGR Group, LLC., propose to subdivide the existing lot into 4 lots. Proposed Lots 1 through 3 are to be 20,002 sq. ft., 20,076 sq. ft., and 20,094 sq. ft. respectively with access proposed from Pecan Drive. Proposed Lot 4 is to be 26,323 sq. ft. with access proposed from Beechwood Drive. Both Pecan Drive and Beechwood Drive are existing and improved Township streets. The applicant depicts conceptual house, grading, and stormwater management for each proposed lot. It is our understanding that this application is subdivision only and that the development of each lot is intended to occur individually only upon issuance of all applicable permits such as grading and building permits.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses

- a. The site is currently vacant and consists of wooded area.

- b. The site is located in the R-2 Residential District and has frontage along Pecan Drive and Beechwood Drive.
 - c. The site is surrounded by residential uses.
 - d. As per ZO Section 230-31.A, the proposed single-family detached use is permitted by right within the R-2 Residential District.
2. Consistency with the Comprehensive Plan
- The 2022 Comprehensive Plan Future Land Use Map identifies the property as Lower Density Residential. The Lower Density Residential land use category is characterized by predominantly single-family detached dwellings on larger lots. The proposed development is generally consistent with the Comprehensive Plan.
3. Traffic and Pedestrian Circulation Patterns
- a. The plans propose to subdivide the existing lot into four (4) individual residential lots. Three (3) will have access onto Pecan Drive, and one (1) will have access onto Beechwood Drive.
 - b. There are no existing sidewalks along the frontage of the site, and no sidewalks are proposed. We recommend the Township consider requiring a pedestrian path/sidewalk and/or a safe pedestrian access to Knapp Park. The applicant is requesting a waiver.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

- 4. §205-49.C requires that all landscape plans be prepared by a landscape architect registered by the Commonwealth of Pennsylvania and familiar with this Landscape Article. The Final Landscape Plan shall be signed and sealed by the landscape architect responsible for preparation of the plans, or a waiver would be required.
- 5. §205-51.A(18): on final landscape plan submission, a detailed cost estimate shall be submitted for the preparation of the land development agreement. The estimate shall show the value of all proposed landscaping, and unit costs for plant material shall include costs for materials, labor and guaranty and shall be so stated on the estimate provided.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

- 6. §205-10.D(1)(a) – As stated previously, all streets public or private shall have curbs. The existing cartway width is noted as 17.4 feet on Beechwood Drive and 18.8 feet on Pecan Drive. The minimum paving width is 26 feet. The applicant has requested a waiver from these requirements.
- 7. §205-22 – As stated previously, sidewalks shall be required at any location where the supervisors shall determine that sidewalks are necessary for public safety or convenience. The applicant has requested a waiver for the installation of sidewalks. If the supervisors determine sidewalks are not required at this time, we recommend the site frontages be graded in a manner to allow sidewalk to be considered and constructed in the future.
- 8. §205-24.A – Streetlighting shall be installed along each street front abutting a public street unless specifically waived by the Board of Supervisors. The applicant has requested a waiver from this requirement.
- 9. §205-78.B(1) – The plans should include features within 400 feet of the site. The applicant has requested a waiver from this requirement.

ENGINEERING REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

10. §205-18.A – 15 – The applicant proposes storm sewer within the public right-of-way that will benefit the four proposed lots and that each lot will be developed individually. To address the sequence of construction of the storm sewer the applicant has noted on the plans (General Note 13, Sheet 1) that Lot 3 must be constructed first and that the storm sewer will be constructed with this lot. Construction of the improvements will be financially secured by the applicant and held by the Township.
11. §205-18.D(1), (2) & (3)(a) – The applicant is proposing subdivision only currently. The applicant intends to develop each lot individually. Stormwater management facilities will be required in accordance with Chapter 206 when the lots are developed. The applicant is requesting that full design, review, and approval of stormwater management facilities be deferred until building permit application submissions for each lot. The Applicant has supplied stormwater management reports for each lot based on conceptual storm sewer design to show that compliance with the Township's stormwater management requirements is feasible. Finalized reports, based on specific house, orientation, and grading would be required at the time of building and grading permit submission. A note is included on the plans stating the same.
12. §205-19 & 20 – The applicant notes on the plans that public water and sewer will be provided. The applicant states that documentation from the water and sewer authorities will be provided to the Township.
13. §205-81 & 82 – Preliminary and Final plans are separate submissions to the Township. A waiver is required to process these submissions concurrently. The Applicant is requesting a waiver from these sections.
14. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.

Stormwater Management Ordinance (Chapter 206)

It is our understanding that the current application is subdivision only and that no improvements are proposed currently. The applicant has provided a conceptual layout and stormwater management design for each lot but requests deferral of detailed design until the time of building permit applications. If deferred, then the Applicant will be required to demonstrate compliance with the Stormwater Management Ordinance requirements at the time each lot is developed.

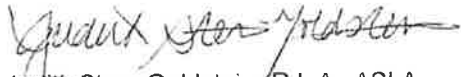
General

15. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
16. General Note 11 on Sheet one should reference Chapters 205 (SALDO) and 206 (SWMO).
17. Waiver request #5 on the plans should reference Sections 205-81 & 82.
18. The applicant has offered the ultimate right-of-way for dedication. Legal descriptions for each lot, the right-of-way to be dedicated, and any necessary easements shall be provided for review and approval prior to recording the subdivision plan. The applicant has indicated that this information will be provided for review prior to recording any plans.

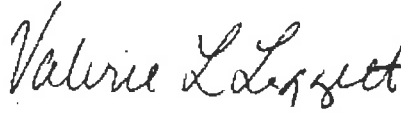
To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comments.

If you have any questions regarding the above, please contact this office.

Sincerely,



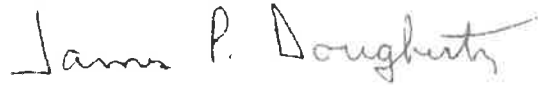
Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
Gilmore & Associates, Inc.



Leslie Bogdnoff, P.E.
Senior Transportation Engineer
Gilmore & Associates, Inc.



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JSG/VLL/LSB/JPD/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
WGR Group, LLC (Applicant)
Richard C. Mast, PE – Richard C. Mast Associates, LLC



MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6920 · Fax: 215-855-1498

www.montgomerytp.org

DATE: September 9, 2025

APPLICANT: WRG Group, LLC (Equitable Owner)

PROJECT NAME: Pecan Drive / 4-lot Preliminary Subdivision

TWP PROJECT #: LDS-25-001

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above.

The subject parcel is an existing 2.4 acre lot located at Pecan and Beechwood Drives. The applicant proposes to subdivide the property creating four lots to construct a single family dwelling on each serviced by public sewer and water.

Comments:

1. One single family detached dwelling per lot is permitted use in R-2 Residential District. (Per Section 230-31A)
2. The proposed lots meet the minimum 20,000 square foot lot size requirement:
 - a. Lot 1 fronting Pecan Drive – 20,002 sq ft
 - b. Lot 2 fronting Pecan Drive – 20,076 sq ft
 - c. Lot 3 fronting Pecan Drive – 20,411 sq ft
 - d. Lot 4 fronting Beechwood Drive – 26,006 sq ft
3. Proposed lots comply with the dimensional requirements of the R-2 provisions set forth in 230-32 and 33.
4. Must comply with provisions set forth in Chapter 92, Driveways, of the Code of Montgomery Township.
5. 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 \$2,000 per dwelling unit upon finalizing development requirements of the lots.
6. Upon development of each lot. The developer shall submit applications for building, grading, and stormwater and be subject to the requirements outlined in the approval resolution.



Zoning Officer

9/9/2025.

date

=



**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone: 215-393-6935 • Fax: 215-689-1560
email: wwiegman@montgomerytp.org
www.montgomerytp.org

William Wiegman
FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

February 24, 2025

Marianne J. McConnell

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

Re: Pecan Dr 4-Lot Subdivision

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed Land Development of:
Pecan Dr 4-Lot Subdivision. The Fire Marshal's Office has no comments at this time.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Reviewed by: John Scheiter
Assistant Chief / Deputy Fire Marshal

Mary Gambino

From: William Peoples <wpeoples@montpd.org>
Sent: Tuesday, January 28, 2025 1:12 PM
To: Mary Gambino
Subject: RE: Request for Review of Pecan Drive 4-Lot Subdivision

Mary,

There are no concerns from the police for this project/traffic.

Bill

Chief William R. Peoples
Montgomery Township Police Department
1001 Stump Rd.
Montgomeryville, PA 18936
wpeoples@montpd.org
Phone (215) 362-2301
Fax (215) 362-6383
FBINA 271



Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, forwarding, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Mary Gambino <mgambino@montgomerytwp.org>
Sent: Tuesday, January 28, 2025 11:16 AM
To: William Peoples <wpeoples@montpd.org>; William Wiegman <wwiegman@montgomerytwp.org>; John Scheiter <jscheiter@montgomerytwp.org>; Andrew Backlund <abacklund@montgomerytwp.org>
Cc: Marianne J. McConnell <MMcconnell@montgomerytwp.org>
Subject: Request for Review of Pecan Drive 4-Lot Subdivision

Good morning Bill, John, and Andrew,

Attached is a request for review of a 4-Lot subdivision on Pecan Drive. Paper plan sets are in the mailroom for your review. Please return your comments by February 28, 2025.

Montgomery Township
Planning Commission Meeting Minutes
September 18, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, September 18, 2025. The members of the Planning Commission in attendance included: Alex Rigney, Leon McGuire, Jay Glickman, and Staci Klemmer. Also present: Mark Platcha, Township Solicitor; Candyce Chimera, Board of Supervisors; Marianne McConnell, Director of Planning and Zoning/Zoning Officer; and Mary Gambino, Land Development & Project Coordinator.

The meeting was called to order at 7:00 p.m. by member Jay Glickman.

After Roll Call, and The Pledge of Allegiance, a motion was made by Jay Glickman to approve the minutes of the July 17, 2025, meeting. The minutes were amended to read Alex Rignery voted in opposition to the Mobile Food Vendor Ordinance. The motion was seconded by Alex Rigney, and the minutes were approved as amended.

Proposed Subdivision and Land Development Application Pecan Drive 4-Lot Subdivision LDS-25-001:

Rick Mast, of Richard C. Mast Associates, presented the proposed 4-lot subdivision and land development application, submitted by WGR Group, LLC, on Pecan Drive at Beechwood Drive. This is a 2.37-acre tract within the R-2 residential zoning district. Three of the proposed lots will face Pecan Drive, with the remaining lot facing Beechwood Drive. Water and sewer facilities exist along the roadways, and the new lots will be serviced by North Wales Water Authority and Montgomery Township Municipal Sewer Authority. Each lot will contain stormwater management facilities, and no new storm piping is proposed along the roadways. Mr. Mast then addressed the waiver requests as follows:

1. From §205-10.D(1)(a) Right-of-Way Width, Paving and Curbing:
A waiver is requested from providing additional paving (widening) and cubing along the existing roadways. Because the property is an “infill” property and part of an older residential community, the applicant proposes to maintain the current roadway width to be consistent with the existing standards within the neighborhood.
2. From §205-22 Sidewalks:
A waiver is requested because there are no sidewalks in the vicinity of the project.
3. From §205-24.A Street Lights:
A waiver is requested because the property is part of an older community where no other street lights exist.
4. From §205-78.B.1 Existing Features:
A waiver is requested from depicting features within 400 feet of the site. Mr. Mast stated that additional features are not necessary for the development of

the site and stated that the applicant is willing to provide any additional features if requested by the Township Engineer.

5. From §205-81 & 82 Preliminary and Final Plans:

A waiver is requested to process, review, and approve the preliminary and final plans concurrently due to the small size of the subdivision and no new roadways or utility main extensions are required.

Jay Glickman asked for comments from the Commission. Leon McGuire stated that the Board of Supervisors is generally not in favor of a waiver of sidewalks and the Planning Commission does not have the authority to grant waiver requests. Mr. Mast stated that the applicant will provide sidewalks if the township requires them. Staci Klemmer stated that sidewalk installation, where no other sidewalks exist, **does** not provide continuity within a community. Alex Rigney agreed and stated that his **own neighborhood** is like the proposal under consideration and has a quiet, rural atmosphere. He said that partial sidewalk installation in "rural" neighborhoods doesn't seem to make sense.

Jay Glickman stated that the application looks good, and the waiver requests will be determined by the Board of Supervisors. He made a motion to approve the subdivision and land development application of WGR Group LLC, for the Pecan Drive 4-lot subdivision, subject to the recommendations of township staff and consultants, with the waiver requests to be determined by the Board of Supervisors. Second by Alex Rigney. All in favor.

There being not further business to come before the Commission, a motion was made by Jay Glickman, and seconded by Staci Klemmer, to adjourn the meeting at 7:15 p.m.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 20, 2025

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

Re: MCPC #25-0022-001
Plan Name: Pecan Drive 4-Lot Subdivision
(4 lots, approximately 2.37 acres)
Situate: Pecan Drive, near Beechwood Drive
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 28, 2025. We forward this letter as a report of our review.

BACKGROUND

WGR Group, LLC has submitted a preliminary subdivision plan to subdivide the existing vacant parcel at the corner of Pecan and Beechwood Drive into 4 residential buildable lots. The existing parcel measures 2.35 acres, or just over 102,000 square feet; after excepting out ultimate rights-of-way for Pecan and Beechwood Drives, the remaining lots will measure between 20,002 square feet and 26,006 square feet (greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district). Three lots will front onto Pecan Drive, with the fourth having driveway access onto Beechwood. While much of the site will be cleared of existing trees and brush, a substantial area of forest is proposed to remain in the backyards of each of the four properties. Four waivers are being requested at this time, regarding providing curbing, sidewalks, and street lighting along existing roadways, and regarding showing existing features off of the parcel area on the plans.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Suburban Residential Area on its future land use map, and supports infill development that respects the character of existing residential communities while minimizing any impacts of new



development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan shows this property in the Lower Density Residential area on its Future Land Use Map, which is characterized by 15,000 to 40,000 square foot lots containing single-family detached residential units. The housing implementation strategies section includes encouraging a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions. We believe that this proposal is compliant with the 2022 Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

STORMWATER MANAGEMENT

We note that each new parcel is proposed to have its own stormwater management basin, and that the PCSM notes and details page of the plan set notes that the basins are proposed to be rain gardens/bioretenation BMPs. We support the usage of these facilities, but would ask the Township to ensure that the properties have a dedicated inspection and management plan to ensure their proper function well past their installation dates.

WAIVERS

We would strongly urge the Township to consider enforcing Section 205-22 of the subdivision and land development code regarding installation of sidewalks along existing roadways with this proposal. While this neighborhood was largely constructed without sidewalks originally, the best opportunity to improve the walkable network of the township is when development proposals such as this one are made. The property is also nearly across the street from the driveway access to Knapp Park, meaning that neighborhood residents would be able to walk safely and out of the roadway for a considerable stretch to and from this park if the necessary sidewalk (and potentially curbing) were installed.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our comments will better achieve Montgomery Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0265-001) on any plans submitted for final recording.

Sincerely,

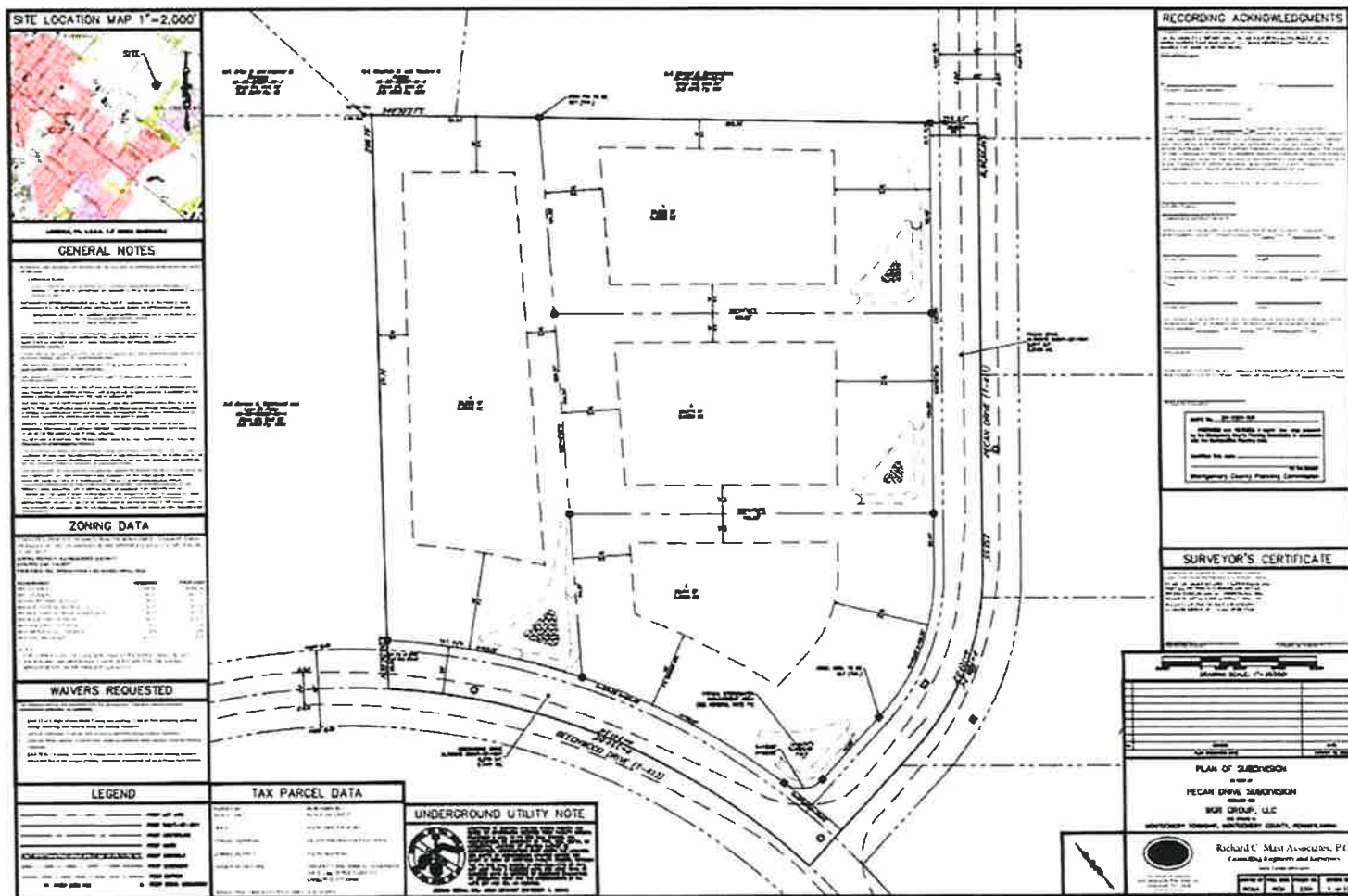


Matthew Popek, AICP
Transportation Planning Assistant Manager II
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Robert Wagner, Applicant's Representative

Attachments: (1) Site Plan
(2) Aerial

Site Plan – Pecan Drive, Montgomery Township



Aerial – Pecan Drive, Montgomery Township



Pecan Drive 4 Lot Subdivision
MCPC#250022001

Montgomery
County
Planning
Commission

Montgomery County Planning Commission
2025-01-15 10:00 AM
2025-01-15 10:00 AM
2025-01-15 10:00 AM
2025-01-15 10:00 AM

0 50 100 200 Feet



Ms. Marianne McConnell

- Attachment 3 -

February 20, 2025

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 08

SUBJECT: Review of Zoning Hearing Board Applications
MEETING DATE: October 27, 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 November 5, 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 any application. This action would require a motion, second, and vote of the Board.



Montgomery Township Zoning Hearing Board

Meeting Date: [November 5, 2025 - 6:30 pm](#)

The agenda for the scheduled hearing is as follows:

1. **Application #25100009 – Arduino / 208 Orchard Drive** – The applicants, Vincent and Deborah Arduino own and occupy the townhome within The Orchards Development. The 5,180 square foot property sits in the R-3A residential zoning district directly behind the Village Shopping Center. The applicant requests a variance from the provisions of Section 230-5, Definition of Buffer Area, of the Code of Montgomery Township in order to place an above ground pool in the 50-foot-wide buffer easement area of their rear yard where, as defined, no structures are permitted.
2. **Application #25100010 – Dreamland Adventure, LLC / 804 Bethlehem Pike – Montgomery Mall** - The applicant, Nailya Kantor (Dreamland Adventure, LLC) proposes to operate an indoor recreation facility within a 6,871 square foot inline former retail space at the Montgomery Mall (space# 1095). The use is described as “*the retail sale or promotion of children’s play area, birthday parties, indoor playground under parent supervision, kids’ events, children’s merchandise and retail sale of pre-packaged snacks and drinks*”. The applicant seeks a use variance from the provisions of Section 230-94A and Table 230-A of the Code of Montgomery Township to operate an indoor recreation facility within the RS – Regional Shopping Center District.
3. **Application #251000011 – 101 Commerce Drive Holding Co. / 101 Commerce Drive** – The applicant / owner proposes to expand the parking lot and provide additional parking in order to accommodate an existing tenant, Lymphacare, to expand their operations in the existing building. There are currently three tenant spaces. The existing A and B spaces will be combined into a 14,000 square foot space for Lymphacare and the remaining 6,000 square foot space (C) will remain occupied by Mastertech Auto Service. The proposed parking lot expansion will require subsequent Land Development approval. The applicant seeks relief from the following provisions of the Code of Montgomery Township:

Variance from Section 230-134 to permit parking space stalls measuring 9 ft. x 18 ft. instead of the required 10 ft. x 20 ft.

Variance from Section 230-117.A to permit parking in the front yard along Stump Rd and Commerce Dr.

Variance from Section 230-116.B(4) and (5) to permit 67.3% impervious coverage where a maximum of 65% and 32.7% green space where 35% is required.

Variance from Section 230-127.A(4) to the extent necessary to permit 2 free-standing signs: 1 at the driveway off Stump Road and 1 at the corner of Stump Road and Commerce Drive. This section of the code permits 1 free-standing sign "on each Property for each street frontage on a public right-of-way.

****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 #09

SUBJECT: Authorize Ordinance #25-351 - Amendments for Traffic Control
(Parking and Trucks)
MEETING DATE: October 27, 2025
BOARD LIAISON: Annette M. Long
INITIATED BY: William R. Peoples, Police Chief

BACKGROUND:

At the August 25, 2025 meeting, the Board authorized the advertisement of Ordinance #25-351 for Amendments to Traffic Control, specifically parking and trucks.

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, and prohibition of parking of large trucks, commercial vehicles, trailers, and other large vehicles on any Township-owned road.

RECOMMENDATION:

Staff recommends the Board approve the proposed ordinance amendments.

MOTION/RESOLUTION:

Motion to approve Ordinance #25-351 – Amendments to Traffic Control - Parking and Truck Restrictions.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25-351

AN ORDINANCE AMENDING CHAPTER 222 OF THE MONTGOMERY TOWNSHIP CODE, TRAFFIC REGULATIONS, SECTION 222-18 TO RESTRICT CERTAIN TRUCK TRAFFIC OVER STUMP ROAD BETWEEN WITCHWOOD DRIVE AND WELSH ROAD IN BOTH DIRECTIONS; SECTION 222-20 TO PROHIBIT PARKING AT ALL TIMES ON COUNTRY CLUB DRIVE FROM MCLAUGHLIN ROAD TO 180 FEET SOUTH OF PINECREST LANE; SECTION 222-23 (METHODS OF PARKING) TO CITE TO THE PENNSYLVANIA VEHICLE CODE FOR ENFORCEMENT AND TO PROHIBIT OVERNIGHT PARKING IN TOWNSHIP PARKS; TO REMOVE SECTIONS 222-26 THROUGH 222-32 DUE TO SUCH OVERNIGHT PARKING PROHIBITION; AND TO PROVIDE A NEW SECTION TO PROHIBIT THE PARKING OF CERTAIN VEHICLES BETWEEN 8:00PM AND 6:00AM WITH ASSOCIATED EXCLUSIONS, EXCEPTIONS, REMOVAL PROVISIONS, VIOLATIONS, AND PENALTIES

WHEREAS, the Pennsylvania Vehicle Code, 75 P.S. §6109, delegates certain powers to Montgomery Township to regulate and enforce vehicular stopping, standing and parking within the Township and to prohibit certain vehicles on certain roads;

WHEREAS, Section 607(1) of the Pennsylvania Second Class Township Code provides that the Board of Supervisors is charged with securing the health, safety and welfare of the citizens of the Township;

WHEREAS, Section 2328 of the Pennsylvania Second Class Township Code provides that the Board of Supervisors may, by ordinance, regulate parking, provide parking accommodations to promote the convenience and protection of the public, and impose penalties for the violation of parking regulations;

WHEREAS, it has been determined that to better secure the health, safety, and welfare of the citizens of the Township, truck traffic should be restricted over Stump Road between Witchwood Drive and Welsh Road in both directions; parking should be prohibited on Country Club Drive from McLaughlin Road to 180 feet south of Pinecrest Lane; overnight parking should be prohibited in Township parks, and certain vehicles should be prohibited from parking in the Township between 8:00 p.m. and 6:00 a.m.;

WHEREAS, the Board of Supervisors has met the procedural requirements of the Second-Class Township Code for the adoption of this proposed ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Montgomery Township, Montgomery County, Pennsylvania, it is hereby enacted and ordained by the authority of same, as follows:

SECTION 1. Code Amendment.

- A. Section 222-18.A, Truck traffic restricted; penalty, is hereby amended to add a prohibition for “Stump Road”, for a location of “Between Witchwood Drive and Welsh Road, both directions any vehicle greater than 30 feet in length, including combinations.”**
- B. Section 222-20, Parking Prohibited at all times, is hereby amended to add a parking restriction for Country Club Drive, on both sides, from McLaughlin Road to 180 feet south from Pinecrest Lane.**
- C. Section 222-23, Methods of Parking, is hereby deleted in its entirety and replaced with the following provisions:**

§222-23 Methods of Parking

- A. The Township adopts the prohibitions established within Sections 3351 through 3354 of the Pennsylvania Vehicle Code (Title 75).**
- B. In addition to prohibitions incorporated through Subsection A above, the following methods of stopping and parking are prohibited on any roadway or trafficway:**
 - 1. Parking for commercial purposes, including, but not limited to, parking a motor vehicle for the sale thereof, for repair or awaiting repair thereto, or for making sales therefrom.**
 - 2. Parking of a motor vehicle which does not have an affixed, valid year's registration plate or valid certificate of inspection.**
 - 3. Stopping for the purpose of loading or unloading or taking on or discharging passengers in places where it is not permitted. Such stopping is permitted where appropriate signs are placed.**
 - 4. Parking in areas designated and marked as loading zones for commercial purposes.**
 - 5. Parking in an area designated and marked as a fire lane.**
 - 6. Parking in an area posted as a no-parking zone.**
 - 7. Parking of any vehicle, after hours, in any Township Park**
 - i. In accordance with Chapter 166, Parks and Recreation Areas, § 166-1., Hours.**

D. Article V, Off-Street Unmetered Parking, Sections 222-26 through 222-32, related to parking in certain Township parks and areas, are hereby deleted in their entirety and held in reserve, with Section 222-26 reassigned as set forth below.

E. A new Section 222-26 entitled “Parking of Certain Vehicles within Township Limits” is hereby added as part of Article IV, to provide as follows:

§222-26 Parking of Certain Vehicles within Township Limits

A. Prohibitions: The following types of vehicles are prohibited from parking on any Township roadway or trafficway between the hours of 8:00 p.m. and 6:00 a.m.:

1. Any truck, van, or vehicle combination having a gross weight, registered gross weight, gross vehicle weight rating in excess of 14,000 lbs., or registered Class 6 or higher;
2. Any trailer or semi-trailer;
3. Any mobile home;
4. Any recreational vehicle/trailer;
5. Any boat or boat trailer;
6. Any bus;
7. Any construction vehicle/machinery, including but not limited to, a backhoe, frontend loader, skid-steer, or excavator; or
8. Any vehicle required to bear placards for the transportation of hazardous materials.

B. Exclusions: The provisions of this section do not apply to the following:

1. Township-owned or controlled vehicles;
2. Ambulance, fire, and rescue vehicles;
3. Vehicles used and operated by the US Postal Service;
4. Vehicles engaged in the construction or repair of streets, curbs, sidewalks, or utilities;
5. Vehicles engaged in making routine household deliveries or rendering routine household services to a property located within the block or street where the vehicle is parked;
6. Vehicles subject to this chapter that are parked, stored, or otherwise kept within an enclosed building or garage upon a residential lot;
7. Vehicles that are in the active process of being loaded or unloaded.

C. Removal of Vehicles. Any vehicle which is not moved at the end of the time period for which it may lawfully remain, or upon the direction of Montgomery Township, may be removed by the Township immediately and without notice. All costs for such removal shall be assessed against the vehicle owner or person(s) parking such vehicle.

D. Exceptions. Exceptions to this section may be granted by Montgomery Township for just cause.

E. Violations and Penalties. Any person or entity violating any provision of this section shall be guilty of a summary offense and, upon conviction, shall be sentenced to pay a fine of not less than \$50 nor more than \$300, plus court costs. Each day a violation of any of the provisions of this section continues to occur shall constitute a separate offense.

SECTION II. Installation of Signage. The appropriate Township personnel are hereby authorized and directed to install proper signage or other traffic control devices required or recommended to reflect the restrictions established herein.

SECTION III. Severability. The terms, conditions, and provisions of this Ordinance are hereby declared to be severable, and should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance, and the remainder of the Ordinance shall remain in force.

SECTION IV. Repealer. Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION V. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION VI. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 27th day of October, 2025.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Audrey R. Ware-Jones, Chair of the
Montgomery Township Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT:	Adoption of Ordinance #25-352 - Red-Light Camera Enforcement Late Fee
MEETING DATE:	October 27, 2025
BOARD LIAISON:	Annette M. Long
INITIATED BY:	William Peoples, Police Chief

BACKGROUND:

At the August 25, 2025 Board meeting, the Board of Supervisors authorized the advertisement of Ordinance #25-352 – Red-Light Camera Enforcement Late Fees. This ordinance will amend the red-light camera ordinance to include a collection fee for those motorists who fail to remit payment or appeal the violation in the prescribed period. The proposed collection fee is \$35.00

Once the ordinance is adopted, the Township Solicitor will review, and the Township Manager will execute the agreement with Municipal Collections of America, Inc. to serve as the Township's third-party collection agency.

RECOMMENDATION:

Staff recommends the Board adopt Ordinance #25-352 – Red-Light Camera Enforcement Late Fees

MOTION:

Motion to adopt Ordinance #25-352, establishing a collection fee of \$35.00 related to the red-light camera enforcement program.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25-352

**AN ORDINANCE AMENDING CHAPTER 222-42 OF THE MONTGOMERY
TOWNSHIP CODE, TRAFFIC REGULATIONS, ARTICLE IX, AUTOMATED RED
LIGHT ENFORCEMENT, FINES AND PENALTIES, TO PROVIDE FOR A
COLLECTION FEE AND COLLECTION SERVICE REFERRAL FOR UNPAID FINES
FROM THE TOWNSHIP AUTOMATED RED LIGHT ENFORCEMENT SYSTEM**

WHEREAS, the Pennsylvania Vehicle Code, 75 P.S. §3117(a) provides Montgomery Township, upon passage of an ordinance, to enforce Section 3112(a)(3) of the Pennsylvania Vehicle Code (relating to traffic-control signals) by recording violations using an automated red light enforcement system;

WHEREAS, on August 2, 2024, pursuant to Ordinance No. 24-343, Montgomery Township enacted an ordinance establishing an automated red light enforcement system and thereafter established the operation of an automated red light enforcement program within the Township;

WHEREAS, Section 607(1) of the Pennsylvania Second Class Township Code provides that the Board of Supervisors is charged with securing the health, safety and welfare of the citizens of the Township;

WHEREAS, the Board of Supervisors has met the procedural requirements of the Second-Class Township Code for the adoption of this proposed ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Montgomery Township, Montgomery County, Pennsylvania, it is hereby enacted and ordained by the authority of same, as follows:

SECTION 1. Code Amendment. Section 222-42, Violations and penalties, is hereby amended to provide for a new subsection F that provides as follows:

- F.** Upon receipt of the final determination of violation liability letter pursuant to § 222-42, and failure to pay the applicable fine pursuant to §§ 222-42 and 222-49, a cost of collection fee of \$35 will be added to the outstanding balance, and the matter will be referred to a third-party collection agency.

SECTION II. Severability. The terms, conditions, and provisions of this Ordinance are hereby declared to be severable, and should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance, and the remainder of the Ordinance shall remain in force.

SECTION III. Repealer. Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION V. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 27th day of October, 2025.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Audrey R. Ware-Jones, Chair of the
Montgomery Township Board of Supervisors

COLLECTION SERVICES AGREEMENT
MUNICIPAL COLLECTIONS OF AMERICA, INC.

This COLLECTION SERVICES AGREEMENT is hereby entered into this ____ day of July, 2025 by and between Municipal Collections of America, Inc., (MCOA) and the Montgomery Township Police Department (hereinafter referred to as THE CLIENT).

WHEREAS, MCOA is a duly licensed collection agency in the State of Illinois and authorized to operate in the State of Pennsylvania; and

WHEREAS, MCOA possesses the personnel, experience, expertise, and equipment to effectively aid THE CLIENT in collecting fines through an effective collection process; and

WHEREAS, THE CLIENT may wish to list certain debts with MCOA for collection from time to time and MCOA may wish to accept such claims for collection.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby mutually acknowledged, the parties hereto hereby agree as follows:

ARTICLE I

Any debts and/or fines listed for collection with MCOA will be collected and administered pursuant to all the terms and conditions in this Agreement.

All debts and fines submitted to MCOA for collection shall be submitted using the forms and procedures designated by MCOA and pursuant to this agreement.

Upon request of MCOA, THE CLIENT, or its Agents, will provide any relevant documentation deemed necessary for use by MCOA in its collection efforts in a timely manner.

MCOA will acknowledge receipt of any debts listed for collection within five days thereof.

MCOA retains the right to reject any debt submitted for collection. MCOA shall provide THE CLIENT with an explanation for any such rejection.

ARTICLE II

MCOA shall use its best efforts and any lawful means which in its judgment and discretion it believes will result in the collection of the debt/fines which are listed for collections.

ARTICLE III

No fees shall be payable to MCOA unless money is collected, at which time MCOA shall be paid as follows:

If THE CLIENT adds a 35% Collection Fee to a debt upon delinquency:

Upon payment, MCOA shall receive 25.92% of the balance paid on each debt after THE CLIENT has added a 35% late fee to the balance at delinquency.

If THE CLIENT does NOT add a 35% Collection Fee to a debt upon delinquency:

Any debts that are not eligible for adding on the cost of collection by THE CLIENT shall be recovered with MCOA receiving 25% of the proceeds.

ARTICLE IV

Upon THE CLIENT'S listing of a debt for collection, MCOA shall have the exclusive right to collect the amounts owed thereunder until such time as it determines the debt is uncollectable or THE CLIENT requests return of the debt to THE CLIENT. Any inquiries concerning any debt listed for collections, including attempts to make payment, shall be referred at the earliest possible time to MCOA.

MCOA will deposit any money collected in THE CLIENT'S separate bank trust account established for that purpose.

After deduction of the fees allowable by this Agreement, MCOA will forward to THE CLIENT THE CLIENT'S share of any amounts collected. Remittance to THE CLIENT will be made by the 5th of the month for any amounts collected by the last day of the preceding month.

In the event that any funds are paid to THE CLIENT for debts which have been listed for collection, THE CLIENT will report such collections to MCOA daily for accounting pursuant to this agreement.

ARTICLE V

THE CLIENT hereby authorizes MCOA to accept a negotiated settlement on any debt listed for collection; provided, however, that unless otherwise authorized by THE CLIENT, any such settlement shall be no less than 100% of the available balance.

Should THE CLIENT make any settlement or otherwise takes any action in derogation of MCOA's exclusive right to collect on any debt listed for collection, then MCOA shall be entitled to payment in full, as delineated in Article III hereof, based on the full amount of the violation, as listed. Any such payments which may become due may be deducted from the CLIENT'S next monthly payment from MCOA

ARTICLE VI

MCOA shall indemnify, defend, and hold THE CLIENT harmless from any claim or action arising out of MCOA'S performance or non-performance of its obligations under this agreement, including but not limited to any debt of the Fair Debt Collection Practices Act (15 U.S.C. 1601, et seq.), any law dealing with the credit rating of any individual, and other applicable laws arising out of the acts or omissions of MCOA or its agents or employees. Conversely, THE CLIENT shall indemnify, defend, and hold MCOA harmless from and against any and all liability, costs and expenses, excluding attorneys' fees arising solely out of or in connection with any claims or suits for loss or damages arising out of acts of THE CLIENT or its employees.

Further, THE CLIENT warrants and represents to MCOA that any debt listed for collection will be a legal and valid debt owed to THE CLIENT; and in addition to the indemnities listed above, THE CLIENT agrees to indemnify and hold MCOA harmless against any and all liability, costs, and expenses, excluding attorneys' fees occasioned by claims or suits under the Federal "Fair Debt Collection Practices Act", due to the breach of these warranties and representations.

ARTICLE VII

This Agreement is for a period of 12-months from the date first above written, however, it shall continue under the same terms and conditions for additional one-year periods until termination by either party, by notice given in writing to the other party, at least sixty days prior to termination.

In the event of termination of the Agreement by either party, THE CLIENT shall have the option of requesting that MCOA continue to process any active payment plans under the same terms and conditions of this Agreement until completion.

ARTICLE VIII

At least once per year, MCOA will return to THE CLIENT such debts, which MCOA determines, in its sole judgment and discretion, to be uncollectible.

ARTICLE IX

Any notice to be given pursuant to this Agreement shall be deemed as served when placed in the United States Mail, with postage prepaid, sent by certified mail, return receipt requested; to the address designated, in writing, by either party. Until such time as a different address is designated notices shall be sent as follows:

If to MCOA,

Municipal Collections of America, Inc.
3348 Ridge Road
Lansing, Illinois 60438

If to THE CLIENT,

Montgomery Township Police Dept.
Montgomery Township Building
1001 Stump Rd
Montgomeryville, PA 18936

ARTICLE X

This agreement contains the entire agreement between the parties hereto and supersedes any prior agreements or understandings between the parties, except to the extent specifically provided for herein. This agreement may only be altered, amended or modified by written instrument signed by both parties hereto.

The terms of this shall be severable. In the event any of the terms or provisions of this agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this agreement shall remain in full force and effect.

This agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the parties hereto except to the extent specifically provided for herein.

Notwithstanding any other provision of this agreement, it is expressly agreed and understood that, in connection with the performance of this agreement, MCOA shall comply with all applicable federal, state, CLIENT and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. Without limiting the foregoing, MCOA hereby certifies, represents and warrants to THE CLIENT that all MCOA'S employees and/or agents who will be providing products and/or services with respect to this agreement shall be legally authorized to work in the United States. MCOA shall also, at its expense, secure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this agreement.

ARTICLE XI

This agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same agreement. For the purposes of executing this agreement, any signed copy of this agreement transmitted by fax machine or e-mail shall be treated in all manners and respects as an original document. The signature of any party on a copy of this agreement transmitted by fax machine or e-mail shall be considered for these purposes as an original signature and shall have the same legal effect as an original signature. Any such faxed or e-mailed copy of this agreement shall be considered to have the same binding legal effect as an original document. At the request of either party any fax or e-mail copy of this

agreement shall be re-executed by the parties in an original form. No party to this agreement shall raise the use of fax machine or e-mail as a defense to this agreement and shall forever waive such defense

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement of the date first above written.

Municipal Collections of America, Inc.

THE CLIENT

By: _____

By: _____

Title: _____ Date _____

Title: _____ Date _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: Authorization for the Sale of Additional Municipal Equipment by Online Auction
MEETING DATE: October 27, 2025
BOARD LIAISON: Audrey R. Ware, Chairwoman
INITIATED BY: Chief William R. Peoples

BACKGROUND:

At the October 13, 2025 meeting, the Board authorized the advertisement of the sale of surplus assets through Municibid, an online auction company. Municibid charges a consignment fee of 10% to the buyer, with no charge to the seller. During the process of photographing and creating listings for the previously approved items, a police vehicle that was being stripped of equipment parts for a new car was returned to the station. That vehicle, along with four tires, can be added to the current auction list and included in one advertisement.

The items being proposed for sale are:

- 2018 Ford Police Interceptor Utility (Old 47-9 Canine Car); VIN/1FM5K8ARXJGA83100
- (4) Four OEM Wheel & Tire assemblies from a 2024 Jeep Mojave Gladiator; Tires are Falken Wildpeak A/T LT 285/70R17, Wheels are 17" OEM Jeep Wheels

BUDGET IMPACT:

Whatever funds the Township receives for the sale of these items will be placed in the capital reserves.

RECOMMENDATION:

Staff recommends that the Board of Supervisors authorize the sale of the additional items. Once the bids are received, the Board will approve the awards to the highest bidders. Reserves will be set where appropriate.

MOTION/RESOLUTION:

Motion to authorize the sale of the additional equipment through the online auction company Municibid and to be added to the list authorized on October 13, 2025.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT:	Consider Award of Contract for the Pre-Emption Detection Upgrades at various intersections along Bethlehem Pike (SR 0309)
MEETING DATE:	October 27, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Greg Reiff, Director of Public Works

BACKGROUND:

The Township received and opened bids utilizing PennBid on October 17, 2025, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the four (4) bids ranging from \$113,200.00 to \$136,500.00 and is recommending award of the bid to Armour & Sons Electric, Inc. the lowest responsible bidder with a bid of \$113,200.00. The recommendation letter and bid tabulation sheets are included in your packet.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on June 23, 2025.

BUDGET IMPACT:

A total of \$100,000.00 was included in the 2025 Capital Investment Plan for various Traffic Signal Pre-Emption Detection upgrades along Bethlehem Pike (SR 0309).

RECOMMENDATION:

Award the bid as recommended to Armour & Sons Electric, Inc.

MOTION/RESOLUTION:

Motion to award the contract for the Traffic Signal Pre-Emption Detection upgrades along Bethlehem Pike (SR 0309) to Armour & Sons Electric, Inc. the lowest responsible bidder, in the amount of \$113,200.00 per the recommendation of Gilmore & Associates, Township Engineer.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 20, 2025

File No. 25-00884

Carolyn McCreary, Manager
Montgomery Township
1001 Stump Rd
Montgomeryville, PA 18936

Reference: Bethlehem Pike (SR 0309) Emergency Pre-Emption Detection
Contract 2025-00884 - Bid Tabulation & Award Recommendation
Montgomery Township, Montgomery County, PA

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids submitted for the above referenced project. The Township received a total of four (4) bids for this project. Bids were publicly opened on October 17, at 10:00 AM. A copy of the bid tabulation has been attached for your review.

Upon examination, we have determined that Armour & Sons Electric, Inc. is the low bidder for the project. All required bid documents were properly completed, and a bid bond was included. As such, we recommend that the contract for the Bethlehem Pike (SR 0309) Emergency Pre-Emption Detection be awarded to Armour & Sons Electric, Inc. in the total amount of **\$113,200.00**, subject to the review by the Township Solicitor.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

Leslie Bogdnoff, P.E.
Senior Transportation Engineer
Gilmore & Associates, Inc.

Enclosures: As Referenced

LSB/ank

cc: Greg Reiff, Montgomery Township Public Works Director
John F Walko, Esq., Montgomery Township Solicitor
Deb Rivas, Administration Supervisor, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Jim Dougherty, P.E., Gilmore & Associates, Inc.
Ashley Kennard, E.I.T., Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

GILMORE & ASSOCIATES, INC.
BID TABULATION

CLIENT:
 Montgomery Township
 PROJECT NAME:
 Bethlehem Pike (SR 0309) Emergency Pre-Emption Detection
 PROJECT NUMBER:
 25-00884
 PROJECT BID DATE:
 October 17, 2025

Armour & Sons Electric, Inc. 23 East Cabot Boulevard Langhorne, PA 19047 Fred Herb 715-943-4400	Lenni Electric Corporation 1020 Andrew Drive West Chester, PA 19380 Raymond Meehan 610-436-9922	Kruger Construction, Inc. 99 Power Blvd Archbald, PA 18403 Marc Shibley 570-383-7047	Kuharchik Construction, Inc. 420 Schooley Avenue Exeter, PA 18643 Angelo Alfano 570-654-3393
--	--	---	---

Reference Number	Description	Type	UOM	Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
#1-1	Mobilization (PENNDOT Item #0608-0001)	Base	LS	1	\$ 2,000.0	\$2,000.00	\$ 17,500.0	\$17,500.00	\$ 6,500.0	\$6,500.00	\$ 7,500.0	\$7,500.00
#1-2	Maintenance and Protection of Traffic (PENNDOT Item #0901-0001)	Base	LS	1	\$ 2,500.0	\$2,500.00	\$ 20,000.0	\$20,000.00	\$ 11,400.0	\$11,400.00	\$ 9,070.0	\$9,070.00
#1-3	Emergency Pre-Emption System (4-approaches) for Bethlehem Pike (SR 0309) and Line Street/Fox Meadows Drive (PENNDOT Item #9956-0801)	Base	EA	1	\$ 16,000.0	\$16,000.00	\$ 15,000.0	\$15,000.00	\$ 16,070.0	\$16,070.00	\$ 15,630.0	\$15,630.00
#1-4	Emergency Pre-Emption System (3-approaches) for Bethlehem Pike (SR 0309) and Richardson Road (PENNDOT Item #9956-0802)	Base	EA	1	\$ 15,000.0	\$15,000.00	\$ 15,000.0	\$15,000.00	\$ 15,270.0	\$15,270.00	\$ 14,805.0	\$14,805.00
#1-5	Emergency Pre-Emption System (4-approaches) for Bethlehem Pike (SR 0309) and Upper State Road (SR 2012)/Dekalb Pike (SR 2202) (PENNDOT Item #9956-0803)	Base	EA	1	\$ 16,000.0	\$16,000.00	\$ 15,000.0	\$15,000.00	\$ 16,070.0	\$16,070.00	\$ 19,740.0	\$19,740.00
#1-6	Emergency Pre-Emption System (4-approaches) for Bethlehem Pike (SR 0309) and Connector A/Garden Golf Boulevard (PENNDOT Item #9956-0804)	Base	EA	1	\$ 16,000.0	\$16,000.00	\$ 15,000.0	\$15,000.00	\$ 16,070.0	\$16,070.00	\$ 17,690.0	\$17,690.00
#1-7	Emergency Pre-Emption System (4-approaches) for Bethlehem Pike (SR 0309) and Hartman Road (PENNDOT Item #9956-0805)	Base	EA	1	\$ 16,000.0	\$16,000.00	\$ 15,000.0	\$15,000.00	\$ 16,070.0	\$16,070.00	\$ 17,690.0	\$17,690.00
#1-8	Emergency Pre-Emption System (4-approaches) for US Route 202 and Knapp Road (SR 2031) (PENNDOT Item #9956-0806)	Base	EA	1	\$ 16,000.0	\$16,000.00	\$ 15,000.0	\$15,000.00	\$ 16,070.0	\$16,070.00	\$ 17,690.0	\$17,690.00
2										\$0.00	\$0.00	\$0.00
#2-1	1" Conduit (PENNDOT Item #0954-0013)	Base	LF	100	\$ 12	\$1,200.00	\$ 15	\$1,500.00	\$ 10	\$1,000.00	\$ 15.05	\$1,505.00
#2-2	Trench and Backfill, Type III (PENNDOT Item #0954-0153)	Base	LF	100	\$ 125	\$12,500.00	\$ 75	\$7,500.00	\$ 125	\$12,500.00	\$ 107.4	\$10,740.00
					\$113,200.00		\$196,500.00		\$127,020.00		\$132,060.00	

COMPLETENESS REVIEW	Armour & Sons Electric, Inc.	Lenni Electric Corporation	Kruger Construction, Inc.	Kuharchik Construction, Inc.
A. Bid Form	X	X	X	X
B. Bid Bond	X	X	X	X
C. Agreement of Surety	X	X	X	X
D. Bidder Acknowledgement Form	X	X	X	X
E. Bidder's Qualification Form	X	X	X	X
F. Non-Collusion Affidavit	X	X	X	X
G. Public Works Verification Form	X	X	X	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #13

SUBJECT:	Authorization to Advertise Bids for Township Facilities' Waste and Single-Stream Recyclable Materials Collection and Disposal
MEETING DATE:	October 27, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

The current three-year contract for waste and recyclables collection and disposal will expire on December 31, 2025. The total cost of that contract for three years was \$70,707.60.

Updated specifications that meet the needs of the various Township buildings and locations have been created to solicit bids for the required collections for all Township facilities with a three-year contract. The bids are scheduled to be received and opened on Tuesday, November 18, 2025, at 10:00 a.m., with a proposed award date of November 24, 2025, and a new contract executed before the end of the year.

MOTION/RESOLUTION:

Motion to authorize the advertisement for bids for Township Facilities Trash and Recyclable Material Collection and Disposal.

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

III. DETAILED SPECIFICATIONS

C. Collection: Collection shall be subject to the following:

Pickup Location	Container Type	Pickup Frequency
Township Building 1001 Stump Road	6 Yd. Municipal Waste Container	2x week
Township Building 1001 Stump Rd	One 6 Yd. Recyclable Materials Container	2x week
Battalion 1 Fire Station 325 Stump Road	4 Yd. Municipal Waste Container	1x week
Battalion 1 Fire Station 325 Stump Road	One 96 Gallon Recycling Container	1x week
Battalion 2 Fire Station 441 Doylestown Pike	2 Yd. Municipal Waste Container	1x week
Battalion 2 Fire Station 441 Doylestown Pike	One 96 Gallon Recycling Container	1x week
Public Works Building 90 Domorah Dr.	8 Yd. Municipal Waste Container	2x week
Public Works Building 90 Domorah Dr.	One 3 Yd. Recyclable Materials Container	1x a week
Community & Recreation Center 1030 Horsham Road	3 Yd. Municipal Waste Container	2x week
Community & Recreation Center 1030 Horsham Road	Four 96 Gallon Recycling Containers	1x week
William F. Maule Park at Windlestrae 1147 Kenas Road	6 Yd. Municipal Waste Container	1x week

1. Schedule: The successful bidder shall collect municipal waste and municipal single-stream recycling, as defined herein, from containers supplied and stored at the various municipal locations at the frequency of pickup described for that location.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT:	New Business – Department Reports
MEETING DATE:	October 27, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

BACKGROUND:

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

This month, Marianne McConnell, Director of Planning and Zoning, will update the Board on the Planning documents scanning project.

ADMINISTRATION REPORT
September 2025

Administrative Matters (Township Manager)

- Participated in second interviews with Police Officer candidates.
- Attended staff meeting for Autumn Fest preparations and updates.
- Met with Human Resources Manager to discuss various HR matters.
- Met with Fire Chief to discuss proposed expansion and independent fire services study.
- Moderated a discussion at the Montgomery County Consortium meeting about the municipal manager's role in crisis communication.
- Met with the Public Information Coordinator to discuss sessions to attend at the NRPA conference.
- Attended the Chamber of Commerce Executive Committee meeting.
- Participated in a presentation with Chief Wiegman and Chief Peoples on The Wall That Heals preparations, event, and after-action evaluation to the Montgomery County Emergency Management Coordinators at their monthly meeting.
- Met with the Finance Director to review the budget process and timeline for Department discussions and the budget workshop with the Board of Supervisors.
- Met with the Department Heads to discuss 2026 budget, and Township operations.
- Chaired the Management Committee meeting for the Wissahickon watershed.
- Attended DVHT Executive Committee meeting.
- Met virtually with Ms. Bamford and Marianne McConnell to discuss the relocation of Habitat ReStore.
- Met with representative from Sprouts concerning new location by Home Depot and marketing and sponsorship opportunities.
- Virtual meeting with APMM Professional Development Committee, serving as Co-Chair.
- Virtual meeting with APMM Conference Committee, serving as Program Co-Chair.
- Met with Township Engineers and Public Works Director and Asst. Director to discuss plans for Enclave basin conversion.
- Participated in annual risk management meeting with Delaware Valley Trust.
- Met with Suzanne Ryan of PECO to discuss infrastructure plans.
- Attended virtual meet and greet with representatives of the PA Human Rights Commission.
- Attended the BDP meeting and their networking event.
- Attended VMSC pre-board meeting and monthly board of directors meeting.
- Attended Laurel House breakfast where Lt. Dougherty participated in a panel discussion.
- Met with Public Works Director to review proposed capital expenditures for 2026.
- Participated in a conference call with the Solicitor to review ongoing legal work.
- Participated in a virtual meeting of the 2026 ICMA Conference Education Committee.
- Held monthly staff meetings with the Township Engineers and the Township Traffic Engineer.
- Participated in a virtual meeting for the 2025 ICMA Conference Evaluation Committee (Chair).
- Held agenda preparation meetings with the Department Heads.

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.
- Assisted with Autumn Festival coordination and publicity.

Major Projects & Content Development

- Released a podcast with Senator Maria Collett about constituent services.
- Recorded and released episodes of "The GIST"
- Coordination on the regional Public Information Symposium addressing the topic of Digital Accessibility.

Professional Development & Training

- Attended the 3CMA Annual Conference. (Derek & Ava)
- Attended the NRPA Annual Conference. (Derek)
- Attended the following webinars:
 - o Humanizing Local Government with AI – A Smarter Way to Connect (Rep'd) [Ava]

Township Committee Liaisons

- Attended the BDP monthly meeting (ava) and evening networking event (Derek)

Human Resources

- Worked on budget items for PW
- Conducted an interview for the PW laborer position
- Met with Carolyn on various HR matters
- Coordinated and participated in an employee meeting on an attendance issue
- Attended DVWCT annual meeting and community service event
- Researched, compared, and prepared possible health benefit changes for the 2026 calendar year
- Revised spreadsheets to show benefit comparison based on different health plan options and contribution amounts
- Researched and conducted a comparative analysis for PW hourly start wage based on pay
- Prepared budget consideration proposal for attendance at several seminars for CRC staff and HR
- Attended HR consortium meeting
- Organized, coordinated, promoted, and led the on-site Flu shot clinic
- Organized and requested training for PW

- Organized and promoted the last two Lunch & Learns for 2025
- Onboarded a new police officer
- Completed Employee Service Award certificates
- Participated in the Annual Risk Management meeting
- Prepared offer letter for a PW new hire
- Coordinated the post-offer process for a PW new hire

Community and Recreation Center Report

September 2025

September 2025 once again marks the beginning of our “busy indoor season” at the Montgomery Township Community Recreation Center (CRC). Program registration for various activities was excellent. Building traffic has increased as the cool Autumn weather begins to arrive.

Below is a highlighted roster of various activities/events, both new and returning, presented during September 2025:

- **Homeschooled Heros Gym Classes** returned for season two on Wednesdays afternoons.
- **Group exercise sessions** returned in full force during the first week in September. There are unique classes weekly.
- **Back to School Picnic** -took place on Friday September 19th Grade school families anticipated.
- **Tennis Lessons** continued with their Fall sessions at the Rose Twig Tennis Courts throughout September.
- **Indoor Arena Flag football** began on Monday September 22nd.
- **Innovations in motion Robotics** began September 30th.
- **Badminton** on Tuesdays, Saturdays, and Sundays
- **Pickleball** thrives on weekdays and Sundays.
- **Family Paint Parties** for all ages were on September 6th and 8th.
- **Pre School Activity Classes** returned on Tuesday September 23rd.
- **Senior Monthly Trivia** was held on the afternoon of September 23rd.
- **Perna School of Dance** returned on Sunday September 8th for another season of instruction.
- **Red Cross CPR Class** of five convened September 10th.
- **Soccer Shots Instruction** (youth soccer for 6 and under) utilized the front yard occurred on Fridays, Saturdays, and Sundays on the front lawn.
- **Afterschool Skills and Drills Clinics** began with basketball this September 25th involving soccer, baseball, and basketball on Thursday afternoons.
- The **CRC Adult Basketball League** began the 2025/2026 season on Wednesday September 24th.
- **Silver Sneakers Classes** are now held Monday through Friday at 11:00am.
- **Senior Seminars** were held *September 17th -Veteran Resources and Benefits.*
September 24th – 10 signs of Dementia/Alzheimer's.
- **Young Rembrandts Drawing classes** began on Saturday September 20th.

Physical Facility Update:

- All HVAC units were serviced the week of September 15th in preparation for the winter heating season.
- Our fire suppression system and monitoring equipment were inspected on September 12th.
- Semi-Annual Carpet cleaning took place Saturday September 7th.
- New water meters were installed on Wednesday September 3rd by the North Wales Water Authority.

All of us at the CRC are looking forward to the Highlight of the fall season. **Autumn Festival 2025** promises to be an event for all ages in Montgomery Township. Please mark your calendars for Saturday October 18th from Noon to 5:00pm. Windlestrae Park will be the location of the festivities.

Floyd S. Shaffer, Community Recreation Center Director



Montgomery Township, PA

Budget Report Account Summary

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 01 - General Fund						
Revenue						
Department: 301 - Real Estate Taxes						
01-301-100 Real Estate Taxes - Current Year	3,010,000	3,010,000	15,584	2,989,109	(20,891)	0.690
01-301-200 Real Estate Taxes - Prior Year	10,000	10,000	691	10,974	974	109.740
Department: 301 - Real Estate Taxes Total:	3,020,000	3,020,000	16,275	3,000,083	(19,917)	0.007
Department: 310 - Local Enabling (Act 511) Taxes						
01-310-100 Real Estate Transfer Tax	750,000	750,000	85,580	608,912	(141,088)	18.810
01-310-210 Earned Income Taxes	6,200,000	6,200,000	156,906	5,203,834	(996,166)	16.070
01-310-310 Mercantile Taxes	2,200,000	2,200,000	63,165	2,301,333	101,333	104.610
01-310-360 Business Privilege Taxes	1,000,000	1,000,000	32,004	1,244,657	244,657	124.470
01-310-510 Local Services Taxes	550,000	550,000	4,241	461,120	(88,880)	16.160
01-310-590 Amusement/Admissions Taxes	55,000	55,000	8,900	57,126	2,126	103.870
Department: 310 - Local Enabling (Act 511) Taxes Total:	10,755,000	10,755,000	350,796	9,876,983	(878,017)	0.082
Department: 321 - Business Licenses & Permits						
01-321-350 Contractor Licenses	15,000	15,000	950	17,625	2,625	117.500
01-321-355 Temporary Licenses	1,000	1,000	-	375	(625)	62.500
01-321-800 Cable Television Franchise	425,000	425,000	-	335,927	(89,073)	20.960
Department: 321 - Business Licenses & Permits Total:	441,000	441,000	950	353,926	(87,074)	0.197
Department: 331 - Fines						
01-331-130 Police Fines	100,000	100,000	7,053	76,008	(23,992)	23.990
Department: 331 - Fines Total:	100,000	100,000	7,053	76,008	(23,992)	0.240
Department: 341 - Interest Earnings						
01-341-100 Interest Earnings	150,000	150,000	37,363	306,327	156,327	204.220
Department: 341 - Interest Earnings Total:	150,000	150,000	37,363	306,327	156,327	1.042
Department: 354 - State Grants						
01-354-150 Recycling/Act 101	38,000	38,000	-	43,905	5,905	115.540
01-354-300 State Government	-	-	-	12,584	12,584	-
Department: 354 - State Grants Total:	38,000	38,000	-	56,489	18,489	0.487
Department: 355 - State Shared Revenue & Entitlements						
01-355-040 Alcoholic Beverages Licenses	7,000	7,000	5,850	7,350	350	105.000
01-355-100 Public Utility Realty Tax (PURTA)	15,000	15,000	-	-	(15,000)	100.000
01-355-500 General Municipal Pension System State A	615,000	615,000	692,122	692,122	77,122	112.540
01-355-700 Foreign Fire Insurance Premium Tax	200,000	200,000	234,007	234,007	34,007	117.000
Department: 355 - State Shared Revenue & Entitlements Total:	837,000	837,000	931,979	933,479	96,479	0.115
Department: 361 - Charges for Services						
01-361-100 General Government	20,000	20,000	-	2,785	(17,215)	86.070
01-361-330 Zoning Permit	15,000	15,000	1,800	14,132	(868)	5.790
01-361-335 Land Development	10,000	10,000	-	7,775	(2,225)	22.250
01-361-340 Zoning Hearing Board	10,000	10,000	1,200	9,000	(1,000)	10.000
01-361-341 Conditional Use Hearing	1,000	1,000	-	-	(1,000)	100.000
01-361-343 Building Codes Appeal Board	1,500	1,500	-	-	(1,500)	100.000
01-361-500 Zoning Maps and Books	1,500	1,500	-	116	(1,384)	92.270
01-361-550 GIS Update	1,500	1,500	-	1,419	(81)	5.380
Department: 361 - Charges for Services Total:	60,500	60,500	3,000	35,228	(25,272)	0.418
Department: 362 - Public Safety						
01-362-100 Police Services	50,000	50,000	6,030	89,619	39,619	179.240
01-362-155 ARLE Revenue	-	-	59,900	216,510	216,510	-
01-362-410 Building Permit	350,000	350,000	9,745	832,654	482,654	237.900
01-362-415 HVAC Permit	40,000	40,000	3,165	97,259	57,259	243.150

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
01-362-420	Electrical Permit	15,000	15,000	4,997	42,883	27,883	285.890
01-362-425	Sign Permit	10,000	10,000	3,050	11,395	1,395	113.950
01-362-430	Plumbing Permit	10,000	10,000	1,166	13,260	3,260	132.600
01-362-440	Street Permit	7,500	7,500	300	5,800	(1,700)	22.670
01-362-450	Fence Permit	7,500	7,500	450	7,275	(225)	3.000
01-362-460	Use and Occupancy Permit	10,000	10,000	1,000	10,856	856	108.560
01-362-470	Roofing and Siding Permit	25,000	25,000	5,255	34,846	9,846	139.390
01-362-480	Grading Permit	3,000	3,000	2,400	3,600	600	120.000
01-362-490	Demolition Permit	5,000	5,000	300	13,553	8,553	271.060
Department: 362 - Public Safety Total:		533,000	533,000	97,758	1,379,509	846,509	1.588
Department: 389 - Miscellaneous Revenue							
01-389-100	Miscellaneous Revenue	-	-	-	17,118	17,118	-
Department: 389 - Miscellaneous Revenue Total:		-	-	-	17,118	17,118	-
Department: 395 - Refunds of Prior Year Expenditures							
01-395-100	Refunds of Prior Year Expenditures	-	-	-	152,734	152,734	-
Department: 395 - Refunds of Prior Year Expenditures Total:		-	-	-	152,734	152,734	-
Revenue Total:		15,934,500	15,934,500	1,445,175	16,187,884	253,384	0.016
Expense							
Department: 401 - Executive							
01-401-112	Salaries and Wages	647,100	647,100	50,826	491,901	155,199	23.980
01-401-180	Overtime	2,000	2,000	-	1,266	734	36.700
01-401-187	Education	-	-	-	3,081	(3,081)	-
01-401-192	FICA	50,000	50,000	3,798	36,971	13,029	26.060
01-401-196	Employee Benefits	270,000	270,000	20,290	185,533	84,467	31.280
01-401-210	Office Supplies	12,500	12,500	1,541	5,955	6,545	52.360
01-401-231	Vehicle Fuel	1,000	1,000	157	561	439	43.890
01-401-240	Other Operating Supplies	1,000	1,000	-	-	1,000	100.000
01-401-308	Planning Services	-	-	(5,245)	-	-	-
01-401-317	Software License Fees	2,500	2,500	25	5,579	(3,079)	(123.170)
01-401-340	Advertising and Printing	25,000	25,000	21	20,690	4,310	17.240
01-401-374	Machinery and Equipment	1,000	1,000	-	-	1,000	100.000
01-401-375	Vehicle Maintenance	100	100	-	873	(773)	(773.160)
01-401-384	Equipment Rental	9,000	9,000	674	12,194	(3,194)	(35.490)
01-401-390	Bank Service Charges/Fees	-	-	-	435	(435)	-
01-401-420	Dues, Subscriptions and Memberships	14,000	14,000	26	10,419	3,581	25.580
01-401-450	Contracted Services	2,500	2,500	-	3,336	(836)	(33.440)
01-401-460	Meetings and Conferences	18,000	18,000	260	19,860	(1,860)	(10.330)
01-401-480	HR Hiring Expenses	10,000	10,000	1,275	9,509	491	4.910
01-401-540	Contributions	16,000	16,000	5,000	5,000	11,000	68.750
Department: 401 - Executive Total:		1,081,700	1,081,700	78,649	813,165	268,535	0.248
Department: 402 - Financial Administration							
01-402-112	Salaries and Wages	370,000	370,000	24,807	210,519	159,481	43.100
01-402-180	Overtime	5,000	5,000	15	570	4,430	88.600
01-402-192	FICA	30,000	30,000	1,849	15,709	14,291	47.640
01-402-196	Employee Benefits	100,000	100,000	10,086	79,923	20,077	20.080
01-402-210	Office Supplies	6,500	6,500	644	4,460	2,040	31.390
01-402-311	Auditing Services	45,000	45,000	-	39,272	5,728	12.730
01-402-317	Software License Fees	-	-	320	1,600	(1,600)	-
01-402-374	Machinery and Equipment	1,000	1,000	-	-	1,000	100.000
01-402-420	Dues, Subscriptions and Memberships	2,000	2,000	-	215	1,785	89.250
01-402-450	Contracted Services	5,000	5,000	-	75,301	(70,301)	-1,406.03 %
01-402-460	Meetings and Conferences	2,000	2,000	-	1,347	653	32.640
Department: 402 - Financial Administration Total:		566,500	566,500	37,721	428,916	137,584	0.243
Department: 403 - Tax Collection							
01-403-112	Salaries and Wages	20,000	20,000	-	16,735	3,265	16.330
01-403-192	FICA	2,000	2,000	-	1,280	720	35.990

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
01-403-210	Office Supplies	-	-	298	298	(298)	-
01-403-312	Consulting Services	500	500	-	1,038	(538)	(107.650)
01-403-340	Advertising and Printing	8,500	8,500	-	9,715	(1,215)	(14.290)
01-403-384	Equipment Rental	1,500	1,500	169	1,174	326	21.710
01-403-420	Dues, Subscriptions and Memberships	500	500	-	-	500	100.000
01-403-450	Contracted Services	175,000	175,000	-	120,786	54,214	30.980
Department: 403 - Tax Collection Total:		208,000	208,000	467	151,026	56,974	0.274
Department: 404 - Legal Services							
01-404-300	Legal Services	90,000	90,000	4,030	58,795	31,205	34.670
01-404-301	Special Legal Services	2,500	2,500	-	1,140	1,360	54.400
Department: 404 - Legal Services Total:		92,500	92,500	4,030	59,935	32,565	0.352
Department: 407 - Information Technology							
01-407-112	Salaries and Wages	210,000	210,000	16,033	155,012	54,988	26.180
01-407-180	Overtime	5,000	5,000	281	844	4,156	83.130
01-407-192	FICA	20,000	20,000	1,230	12,899	7,101	35.500
01-407-196	Employee Benefits	50,000	50,000	3,908	34,881	15,119	30.240
01-407-210	Office Supplies	3,500	3,500	-	2,918	582	16.620
01-407-312	Consulting Services	75,000	75,000	4,486	42,045	32,955	43.940
01-407-317	Software License Fees	135,000	135,000	325	18,697	116,303	86.150
01-407-374	Machinery and Equipment	20,000	20,000	849	11,600	8,400	42.000
01-407-460	Meetings and Conferences	2,500	2,500	-	-	2,500	100.000
Department: 407 - Information Technology Total:		521,000	521,000	27,113	278,896	242,104	0.465
Department: 408 - Engineering							
01-408-305	General Engineering	35,000	35,000	17,362	68,542	(33,542)	(95.830)
01-408-306	Traffic Engineering	20,000	20,000	-	412	19,588	97.940
01-408-307	Stormwater Engineering	7,000	7,000	2,409	27,570	(20,570)	(293.860)
01-408-450	Planning Services	10,000	10,000	5,245	12,112	(2,112)	(21.120)
Department: 408 - Engineering Total:		72,000	72,000	25,016	108,636	(36,636)	(0.509)
Department: 409 - Buildings and Grounds							
01-409-320	Communications	75,000	75,000	6,135	49,363	25,637	34.180
01-409-360	Public Utilities	175,000	175,000	1,567	146,231	28,769	16.440
01-409-373	Building Maintenance	69,000	69,000	4,092	50,112	18,888	27.370
01-409-450	Contracted Services	20,000	20,000	1,455	13,098	6,902	34.510
Department: 409 - Buildings and Grounds Total:		339,000	339,000	13,249	258,805	80,195	0.237
Department: 410 - Police Services							
01-410-112	Salaries and Wages	6,200,000	6,200,000	461,199	4,264,414	1,935,586	31.220
01-410-180	Overtime	136,000	136,000	12,120	71,544	64,456	47.390
01-410-181	ARLE Wages	-	-	21,555	97,994	(97,994)	-
01-410-187	Education	25,000	25,000	-	9,478	15,522	62.090
01-410-192	FICA	500,000	500,000	36,461	336,526	163,474	32.690
01-410-196	Employee Benefits	1,310,000	1,310,000	81,258	751,073	558,927	42.670
01-410-197	Post Retirement Medical	55,000	55,000	2,745	22,477	32,523	59.130
01-410-210	Office Supplies	12,500	12,500	1,164	8,442	4,058	32.460
01-410-220	Operating Supplies	46,500	46,500	721	8,487	38,013	81.750
01-410-231	Vehicle Fuel	50,000	50,000	13,097	40,001	9,999	20.000
01-410-238	Uniforms	53,000	53,000	5,636	42,861	10,139	19.130
01-410-239	Weapons and Ammunition	14,150	14,150	89	9,313	4,837	34.190
01-410-249	Canine Unit	18,300	18,300	464	16,351	1,949	10.650
01-410-317	Software License Fees	81,580	81,580	574	66,087	15,493	18.990
01-410-319	DARE Program	4,500	4,500	-	4,245	255	5.660
01-410-340	Advertising and Printing	14,500	14,500	-	11,733	2,767	19.080
01-410-374	Machinery and Equipment	25,000	25,000	2,258	13,644	11,356	45.430
01-410-375	Vehicle Maintenance	50,500	50,500	581	22,152	28,348	56.140
01-410-384	Equipment Rental	-	-	506	3,938	(3,938)	-
01-410-420	Dues, Subscriptions and Memberships	12,000	12,000	95	4,418	7,582	63.180
01-410-450	Contracted Services	-	-	86	934	(934)	-

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
01-410-460 Meetings and Conferences	30,500	30,500	2,179	13,034	17,466	57.260
Department: 410 - Police Services Total:	8,639,030	8,639,030	642,788	5,819,147	2,819,883	0.326
Department: 411 - Fire Protection						
01-411-540 Contributions	23,500	23,500	-	16,000	7,500	31.910
01-411-560 Foreign Fire Insurance Premium Tax	200,000	200,000	234,007	234,007	(34,007)	(17.000)
Department: 411 - Fire Protection Total:	223,500	223,500	234,007	250,007	(26,507)	(0.119)
Department: 414 - Planning and Zoning						
01-414-412 Salaries and Wages	270,000	270,000	20,973	208,233	61,767	22.880
01-414-180 Overtime	3,000	3,000	221	1,313	1,687	56.240
01-414-192 FICA	25,000	25,000	1,606	15,880	9,120	36.480
01-414-196 Employee Benefits	80,000	80,000	5,683	50,719	29,281	36.600
01-414-210 Office Supplies	4,000	4,000	425	2,430	1,570	39.260
01-414-220 Operating Supplies	1,000	1,000	-	-	1,000	100.000
01-414-231 Vehicle Fuel	4,000	4,000	538	1,699	2,301	57.510
01-414-317 Software License Fees	7,500	7,500	-	23,962	(16,462)	(219.500)
01-414-340 Advertising and Printing	7,500	7,500	627	7,219	281	3.740
01-414-374 Machinery and Equipment	500	500	-	-	500	100.000
01-414-375 Vehicle Maintenance	3,000	3,000	-	849	2,151	71.690
01-414-384 Equipment Rental	6,000	6,000	217	1,510	4,490	74.830
01-414-420 Dues, Subscriptions and Memberships	2,500	2,500	-	5,391	(2,891)	(115.640)
01-414-450 Contracted Services	210,000	210,000	21,638	142,825	67,175	31.990
01-414-460 Meetings and Conferences	5,000	5,000	50	1,074	3,926	78.510
Department: 414 - Planning and Zoning Total:	629,000	629,000	51,977	463,105	165,895	0.264
Department: 415 - Emergency Management						
01-415-540 Contributions	200,000	200,000	-	200,000	-	-
Department: 415 - Emergency Management Total:	200,000	200,000	-	200,000	-	-
Department: 430 - Public Works						
01-430-112 Salaries and Wages	1,280,250	1,280,250	89,762	858,949	421,300	32.910
01-430-180 Overtime	43,000	43,000	1,852	29,539	13,461	31.310
01-430-187 Education	3,000	3,000	-	-	3,000	100.000
01-430-192 FICA	93,000	93,000	6,743	66,906	26,094	28.060
01-430-196 Employee Benefits	465,000	465,000	29,559	272,948	192,052	41.300
01-430-210 Office Supplies	4,500	4,500	855	3,392	1,108	24.610
01-430-220 Operating Supplies	29,000	29,000	4,659	19,147	9,853	33.970
01-430-231 Vehicle Fuel	70,000	70,000	(14,264)	34,011	35,989	51.410
01-430-238 Uniforms	24,000	24,000	1,090	18,253	5,747	23.950
01-430-240 Other Operating Supplies	4,000	4,000	281	4,864	(864)	(21.590)
01-430-260 Small Tools and Equipment	7,500	7,500	95	4,593	2,907	38.760
01-430-317 Software License Fees	2,000	2,000	-	-	2,000	100.000
01-430-340 Advertising and Printing	5,000	5,000	1,464	6,205	(1,205)	(24.110)
01-430-374 Machinery and Equipment	20,000	20,000	2,014	14,201	5,799	28.990
01-430-375 Vehicle Maintenance	60,000	60,000	8,234	31,049	28,951	48.250
01-430-384 Equipment Rental	12,500	12,500	337	2,683	9,817	78.540
01-430-420 Dues, Subscriptions and Memberships	3,500	3,500	-	3,048	452	12.910
01-430-450 Contracted Services	12,000	12,000	1,358	6,852	5,148	42.900
01-430-460 Meetings and Conferences	15,000	15,000	650	4,535	10,465	69.760
Department: 430 - Public Works Total:	2,153,250	2,153,250	134,688	1,381,176	772,074	0.359
Department: 432 - Snow and Ice Removal						
01-432-112 Salaries and Wages	38,000	38,000	-	33,050	4,950	13.030
01-432-180 Overtime	1,500	1,500	-	24,444	(22,944)	-1,529.63 %
01-432-192 FICA	3,000	3,000	-	4,336	(1,336)	(44.520)
01-432-220 Operating Supplies	3,000	3,000	2,084	3,539	(539)	(17.960)
01-432-374 Machinery and Equipment	27,000	27,000	-	11,125	15,875	58.790
01-432-384 Rentals	8,000	8,000	-	-	8,000	100.000
01-432-450 Contracted Services	10,000	10,000	-	-	10,000	100.000
Department: 432 - Snow and Ice Removal Total:	90,500	90,500	2,084	76,494	14,006	0.155

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 433 - Traffic Control Devices						
01-433-220 Operating Supplies	65,000	65,000	871	(31,831)	96,831	148.970
01-433-374 Machinery and Equipment	10,000	10,000	-	846	9,154	91.540
01-433-376 Repairs of Poles	1,000	1,000	-	2,836	(1,836)	(183.610)
01-433-450 Contracted Services	60,000	60,000	8,244	14,452	45,548	75.910
Department: 433 - Traffic Control Devices Total:	136,000	136,000	9,115	(13,697)	149,697	1.101
Department: 434 - Street Lighting						
01-434-220 Operating Supplies	5,000	5,000	-	-	5,000	100.000
01-434-376 Repairs of Poles	1,000	1,000	-	-	1,000	100.000
01-434-450 Contracted Services	2,000	2,000	-	-	2,000	100.000
Department: 434 - Street Lighting Total:	8,000	8,000	-	-	8,000	1.000
Department: 436 - Storm Sewers and Drains						
01-436-220 Operating Supplies	15,000	15,000	238	16,258	(1,258)	(8.390)
Department: 436 - Storm Sewers and Drains Total:	15,000	15,000	238	16,258	(1,258)	(0.084)
Department: 438 - R&M of Roads and Bridges						
01-438-220 Operating Supplies	45,000	45,000	9,182	22,118	22,882	50.850
01-438-384 Equipment Rental	5,000	5,000	-	-	5,000	100.000
Department: 438 - R&M of Roads and Bridges Total:	50,000	50,000	9,182	22,118	27,882	0.558
Department: 456 - Libraries						
01-456-540 Contributions	35,000	35,000	-	-	35,000	100.000
Department: 456 - Libraries Total:	35,000	35,000	-	-	35,000	1.000
Department: 483 - Employer Paid Benefits						
01-483-060 To Police Pension Fund	397,000	397,000	33,034	297,306	99,694	25.110
01-483-065 To 401(a) Non-Uniformed Pension Fund	280,000	280,000	17,794	180,116	99,884	35.670
01-483-066 To 457 Pension Fund	5,000	5,000	348	3,483	1,517	30.330
01-483-196 Other Employee Services	9,000	9,000	290	4,220	4,780	53.110
01-483-354 Worker's Compensation	285,000	285,000	-	89,295	195,705	68.670
Department: 483 - Employer Paid Benefits Total:	976,000	976,000	51,466	574,420	401,580	0.411
Department: 486 - Insurance						
01-486-350 Property and Liability	215,000	215,000	-	221,884	(6,884)	(3.200)
Department: 486 - Insurance Total:	215,000	215,000	-	221,884	(6,884)	(0.032)
Department: 492 - Interfund Transfers						
01-492-030 To Capital Reserve Fund	2,000,000	2,000,000	-	2,000,000	-	-
01-492-040 To Autumn Festival Fund	15,000	15,000	-	15,000	-	-
Department: 492 - Interfund Transfers Total:	2,015,000	2,015,000	-	2,015,000	-	-
Expense Total:	18,265,980	18,265,980	1,321,790	13,125,293	5,140,687	0.281
Fund: 01 - General Fund Surplus (Deficit):	(2,331,480)	(2,331,480)	123,385	3,062,591	5,394,071	2.314

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 02 - Street Light Fund						
Revenue						
Department: 301 - Real Estate Taxes						
02-301-100 Real Estate Taxes - Current Year	135,000	135,000	209	134,403	(597)	0.440
Department: 301 - Real Estate Taxes Total:	135,000	135,000	209	134,403	(597)	0.004
Department: 341 - Interest Earnings						
02-341-100 Interest Earnings	7,500	7,500	1,586	13,910	6,410	185.460
Department: 341 - Interest Earnings Total:	7,500	7,500	1,586	13,910	6,410	0.855
Department: 361 - Charges for Services						
02-361-100 General Government	500	500	-	363	(137)	27.470
Department: 361 - Charges for Services Total:	500	500	-	363	(137)	0.275
Revenue Total:	143,000	143,000	1,795	148,675	5,675	0.040
Expense						
Department: 409 - Buildings and Grounds						
02-409-360 Public Utilities	50,000	50,000	7,640	68,962	(18,962)	(37.920)
Department: 409 - Buildings and Grounds Total:	50,000	50,000	7,640	68,962	(18,962)	(0.379)
Department: 430 - Public Works						
02-430-112 Salaries and Wages	5,000	5,000	104	789	4,211	84.220
02-430-180 Overtime	1,000	1,000	-	-	1,000	100.000
02-430-192 FICA	383	383	8	59	323	84.530
Department: 430 - Public Works Total:	6,383	6,383	111	848	5,534	0.867
Department: 434 - Street Lighting						
02-434-320 Operating Supplies	15,000	15,000	54	7,754	7,246	48.310
02-434-374 Machinery and Equipment	500	500	-	-	500	100.000
02-434-376 Repairs of Poles	2,000	2,000	-	10,727	(8,727)	(436.350)
02-434-450 Contracted Services	2,000	2,000	-	-	2,000	100.000
Department: 434 - Street Lighting Total:	19,500	19,500	54	18,481	1,019	0.052
Department: 483 - Employer Paid Benefits						
02-483-665 To 401(a) Non-Uniformed Pension Fund	-	-	8	48	(48)	-
Department: 483 - Employer Paid Benefits Total:	-	-	8	48	(48)	-
Department: 486 - Insurance						
02-486-350 Property and Liability	4,260	4,260	-	3,153	1,107	25.990
Department: 486 - Insurance Total:	4,260	4,260	-	3,153	1,107	0.260
Expense Total:	80,143	80,143	7,813	91,493	(11,350)	(0.142)
Fund: 02 - Street Light Fund Surplus (Deficit):	62,858	62,858	(6,018)	57,182	(5,675)	0.090

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 03 - Fire Protection Fund						
Revenue						
Department: 301 - Real Estate Taxes						
03-301-100 Real Estate Taxes - Current Year	1,060,000	1,060,000	5,488	1,052,781	(7,219)	0.680
03-301-200 Real Estate Taxes - Prior Year	5,000	5,000	243	4,737	(263)	5.260
Department: 301 - Real Estate Taxes Total:	1,065,000	1,065,000	5,732	1,057,518	(7,483)	0.007
Department: 310 - Local Enabling (Act 511) Taxes						
03-310-210 Earned Income Taxes	310,000	310,000	77,500	232,500	(77,500)	25.000
03-310-510 Local Services Taxes	180,000	180,000	1,414	153,479	(26,521)	14.730
Department: 310 - Local Enabling (Act 511) Taxes Total:	490,000	490,000	78,914	385,979	(104,021)	0.212
Department: 341 - Interest Earnings						
03-341-100 Interest Earnings	15,000	15,000	2,398	19,833	4,833	132.220
Department: 341 - Interest Earnings Total:	15,000	15,000	2,398	19,833	4,833	0.322
Department: 354 - State Grants						
03-354-300 State Government	-	-	-	16,322	16,322	-
Department: 354 - State Grants Total:	-	-	-	16,322	16,322	-
Department: 360 - Charges for Services						
03-360-100 Departmental Services	50,000	50,000	14,510	87,133	37,133	174.270
Department: 360 - Charges for Services Total:	50,000	50,000	14,510	87,133	37,133	0.743
Department: 364 - 364						
03-364-100 Tipping Fees	500	500	-	-	(500)	100.000
Department: 364 - 364 Total:	500	500	-	-	(500)	1.000
Department: 389 - Miscellaneous Revenue						
03-389-100 Miscellaneous Revenue	500	500	-	4,159	3,659	831.780
Department: 389 - Miscellaneous Revenue Total:	500	500	-	4,159	3,659	7.318
Revenue Total:	1,621,000	1,621,000	101,553	1,570,944	(50,056)	0.031
Expense						
Department: 404 - Legal Services						
03-404-300 Legal Services	2,500	2,500	-	-	2,500	100.000
Department: 404 - Legal Services Total:	2,500	2,500	-	-	2,500	1.000
Department: 407 - Information Technology						
03-407-317 Software License Fees	-	-	-	7,841	(7,841)	-
Department: 407 - Information Technology Total:	-	-	-	7,841	(7,841)	-
Department: 409 - Buildings and Grounds						
03-409-320 Communications	19,000	19,000	1,272	15,742	3,258	17.150
03-409-360 Public Utilities	27,000	27,000	2,174	41,720	(14,720)	(54.520)
03-409-373 Building Maintenance	36,000	36,000	3,530	30,559	5,441	15.110
03-409-450 Contracted Services	-	-	170	3,328	(3,328)	-
Department: 409 - Buildings and Grounds Total:	82,000	82,000	7,145	91,349	(9,349)	(0.114)
Department: 411 - Fire Protection						
03-411-112 Salaries and Wages	957,000	957,000	85,990	732,757	224,243	23.430
03-411-180 Overtime	55,640	55,640	969	25,856	29,784	53.530
03-411-187 Education	20,000	20,000	-	6,612	13,388	66.940
03-411-192 FICA	70,000	70,000	5,220	50,140	19,860	28.370
03-411-196 Employee Benefits	195,000	195,000	19,636	138,444	56,556	29.000
03-411-210 Office Supplies	10,000	10,000	55	982	9,018	90.180
03-411-220 Operating Supplies	33,000	33,000	398	8,195	24,805	75.170
03-411-221 Fire Fighting Equipment	55,000	55,000	-	16,807	38,193	69.440
03-411-231 Vehicle Fuel	17,000	17,000	4,709	13,622	3,378	19.870
03-411-239 Uniforms	25,000	25,000	-	-	25,000	100.000
03-411-240 Other Operating Supplies	1,000	1,000	-	-	1,000	100.000
03-411-317 Software License Fees	30,000	30,000	-	9,648	20,352	67.840
03-411-340 Advertising and Printing	20,000	20,000	2,896	15,671	4,329	21.640
03-411-374 Machinery and Equipment	40,000	40,000	2,116	17,164	22,836	57.090
03-411-375 Vehicle Maintenance	75,000	75,000	105	39,756	35,244	46.990

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
03-411-384	Equipment Rental	3,000	3,000	144	1,608	1,392	46.410
03-411-420	Dues, Subscriptions and Memberships	7,000	7,000	225	1,111	5,889	84.120
03-411-460	Meetings and Conferences	55,000	55,000	73	16,745	38,255	69.560
Department: 411 - Fire Protection Total:		1,668,640	1,668,640	122,538	1,095,117	573,523	0.344
Department: 483 - Employer Paid Benefits							
03-483-065	To 401 (a) Non-Uniformed Pension Fund	60,000	60,000	4,881	48,334	11,666	19.440
03-483-066	To 457 Pension Fund	20,000	20,000	1,200	12,000	8,000	40.000
03-483-354	Worker's Compensation	90,000	90,000	-	22,173	67,827	75.360
03-483-400	Other Services and Charges	35,000	35,000	-	27,070	7,930	22.660
Department: 483 - Employer Paid Benefits Total:		205,000	205,000	6,081	109,577	95,423	0.465
Department: 486 - Insurance							
03-486-350	Property and Liability	50,000	50,000	-	37,676	12,324	24.650
Department: 486 - Insurance Total:		50,000	50,000	-	37,676	12,324	0.246
Department: 499 - Bad Debt							
03-499-999	Bad Debt Expense (Recovery)	-	-	60	60	(60)	-
Department: 499 - Bad Debt Total:		-	-	60	60	(60)	-
Expense Total:		2,008,140	2,008,140	135,824	1,341,620	666,520	0.332
Fund: 03 - Fire Protection Fund Surplus (Deficit):		(387,140)	(387,140)	(34,271)	229,324	616,464	1.592

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 04 - Parks and Recreation Fund						
Revenue						
Department: 301 - Real Estate Taxes						
04-301-100 Real Estate Taxes - Current Year	505,000	505,000	2,615	506,735	1,735	100.340
04-301-200 Real Estate Taxes - Prior Year	2,500	2,500	117	2,281	(219)	8.770
Department: 301 - Real Estate Taxes Total:	507,500	507,500	2,732	509,016	1,516	0.003
Department: 341 - Interest Earnings						
04-341-100 Interest Earnings	15,000	15,000	3,861	33,246	18,246	221.640
Department: 341 - Interest Earnings Total:	15,000	15,000	3,861	33,246	18,246	1.216
Department: 342 - Rents and Royalties						
04-342-200 Park Facility Rental	500	500	30	888	388	177.600
Department: 342 - Rents and Royalties Total:	500	500	30	888	388	0.776
Department: 387 - Donations						
04-387-100 Donations	-	-	2,220	2,220	2,220	-
Department: 387 - Donations Total:	-	-	2,220	2,220	2,220	-
Revenue Total:	523,000	523,000	8,843	545,370	22,370	0.043
Expense						
Department: 409 - Buildings and Grounds						
04-409-320 Communications	5,000	5,000	-	1,496	3,504	70.080
04-409-360 Public Utilities	70,000	70,000	9,642	40,262	29,738	42.480
04-409-373 Building Maintenance	23,000	23,000	399	8,013	14,987	65.160
Department: 409 - Buildings and Grounds Total:	98,000	98,000	10,041	49,770	48,230	0.492
Department: 430 - Public Works						
04-430-112 Salaries and Wages	290,000	290,000	17,778	152,420	137,580	47.440
04-430-180 Overtime	11,000	11,000	207	2,318	8,682	78.930
04-430-192 FICA	24,000	24,000	1,348	11,625	12,375	51.560
Department: 430 - Public Works Total:	325,000	325,000	19,333	166,363	158,637	0.488
Department: 450 - Recreation						
04-450-220 Operating Supplies	75,000	75,000	6,191	53,727	21,273	28.360
04-450-260 Small Tools and Equipment	4,000	4,000	-	3,697	303	7.590
04-450-374 Machinery and Equipment	30,000	30,000	1,460	16,710	13,290	44.300
04-450-377 Grounds Maintenance	35,000	35,000	-	36,320	(1,320)	(3.770)
04-450-384 Equipment Rental	1,500	1,500	-	-	1,500	100.000
04-450-420 Dues, Subscriptions and Memberships	500	500	-	-	500	100.000
04-450-450 Contracted Services	50,000	50,000	14,933	41,360	8,640	17.280
Department: 450 - Recreation Total:	196,000	196,000	22,583	151,813	44,187	0.225
Department: 483 - Employer Paid Benefits						
04-483-065 To 401(a) Non-Uniformed Pension Fund	-	-	1,177	9,488	(9,488)	-
Department: 483 - Employer Paid Benefits Total:	-	-	1,177	9,488	(9,488)	-
Department: 486 - Insurance						
04-486-350 Property and Liability	40,000	40,000	-	28,485	11,515	28.790
Department: 486 - Insurance Total:	40,000	40,000	-	28,485	11,515	0.288
Expense Total:	659,000	659,000	53,134	405,920	253,080	0.384
Fund: 04 - Parks and Recreation Fund Surplus (Deficit):	(136,000)	(136,000)	(44,291)	139,450	275,450	2.025

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 05 - Replacement Tree Fund						
Revenue						
Department: 341 - Interest Earnings						
05-341-100 Interest Earnings	7,500	7,500	1,552	14,191	6,691	189.210
Department: 341 - Interest Earnings Total:	7,500	7,500	1,552	14,191	6,691	0.892
Department: 387 - Donations						
05-387-100 Donations	5,000	5,000	-	5,225	225	104.500
Department: 387 - Donations Total:	5,000	5,000	-	5,225	225	0.045
Revenue Total:	12,500	12,500	1,552	19,416	6,916	0.553
Expense						
Department: 401 - Executive						
05-401-210 Office Supplies	1,500	1,500	-	-	1,500	100.000
05-401-312 Consulting Services	15,000	15,000	-	-	15,000	100.000
05-401-340 Advertising and Printing	500	500	-	-	500	100.000
05-401-460 Meetings and Conferences	500	500	-	-	500	100.000
Department: 401 - Executive Total:	17,500	17,500	-	-	17,500	1.000
Department: 408 - Engineering						
05-408-305 General Engineering	-	-	1,372	8,273	(8,273)	-
Department: 408 - Engineering Total:	-	-	1,372	8,273	(8,273)	-
Department: 430 - Public Works						
05-430-220 Operating Supplies	38,000	38,000	-	17,222	20,778	54.680
Department: 430 - Public Works Total:	38,000	38,000	-	17,222	20,778	0.547
Expense Total:	55,500	55,500	1,372	25,494	30,006	0.541
Fund: 05 - Replacement Tree Fund Surplus (Deficit):	(43,000)	(43,000)	180	(6,079)	36,921	0.859

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 09 - Community Recreation Center Fund						
Revenue						
Department: 310 - Local Enabling (Act 511) Taxes						
09-310-210 Earned Income Taxes	140,000	140,000	35,000	105,000	(35,000)	25.000
Department: 310 - Local Enabling (Act 511) Taxes Total:	140,000	140,000	35,000	105,000	(35,000)	0.250
Department: 341 - Interest Earnings						
09-341-100 Interest Earnings	1,000	1,000	-	-	(1,000)	100.000
Department: 341 - Interest Earnings Total:	1,000	1,000	-	-	(1,000)	1.000
Department: 342 - Rents and Royalties						
09-342-200 Rent of Buildings	50,000	50,000	3,108	35,062	(14,938)	29.880
Department: 342 - Rents and Royalties Total:	50,000	50,000	3,108	35,062	(14,938)	0.299
Department: 367 - Recreation Program Fees						
09-367-200 Recreation Program Fees	165,000	165,000	14,663	111,999	(53,001)	32.120
09-367-300 Kids U Revenue	335,000	335,000	(510)	376,327	41,327	112.340
09-367-400 Membership	200,000	200,000	18,702	155,284	(44,716)	22.360
09-367-500 Insurance Revenue	55,000	55,000	5,822	49,609	(5,391)	9.800
09-367-600 Miscellaneous Sales	5,000	5,000	376	8,088	3,088	161.760
Department: 367 - Recreation Program Fees Total:	760,000	760,000	39,053	701,307	(58,693)	0.077
Department: 387 - Donations						
09-387-100 Donations	1,000	1,000	-	-	(1,000)	100.000
Department: 387 - Donations Total:	1,000	1,000	-	-	(1,000)	1.000
Department: 392 - Interfund Transfers						
09-392-020 From Debt Service Fund	320,000	320,000	-	-	(320,000)	100.000
Department: 392 - Interfund Transfers Total:	320,000	320,000	-	-	(320,000)	1.000
Revenue Total:	1,272,000	1,272,000	77,160	841,369	(430,631)	0.339
Expense						
Department: 407 - Information Technology						
09-407-317 Software License Fees	10,000	10,000	-	8,685	1,315	13.150
Department: 407 - Information Technology Total:	10,000	10,000	-	8,685	1,315	0.132
Department: 409 - Buildings and Grounds						
09-409-320 Communications	14,000	14,000	984	12,733	1,267	9.050
09-409-360 Public Utilities	43,000	43,000	4,822	30,722	12,278	28.550
09-409-370 Building Maintenance	75,000	75,000	6,824	56,465	18,535	24.710
09-409-450 Contracted Services	28,000	28,000	1,604	14,910	13,090	46.750
Department: 409 - Buildings and Grounds Total:	160,000	160,000	14,234	114,831	45,169	0.282
Department: 451 - Parks & Rec Administration						
09-451-112 Salaries and Wages	390,000	390,000	31,184	365,332	24,668	6.330
09-451-180 Overtime	2,000	2,000	36	2,949	(949)	(47.430)
09-451-192 FICA	25,000	25,000	2,378	28,087	(3,087)	(12.350)
09-451-196 Employee Benefits	90,000	90,000	4,988	41,501	48,499	53.890
09-451-210 Office Supplies	4,000	4,000	243	2,464	1,536	38.410
09-451-220 Operating Supplies	11,000	11,000	3,244	6,595	4,405	40.040
09-451-231 Vehicle Fuel	200	200	-	-	200	100.000
09-451-310 Professional Services	70,000	70,000	6,708	38,608	31,392	44.850
09-451-340 Advertising and Printing	300	300	-	626	(326)	(108.690)
09-451-374 Machinery and Equipment	12,000	12,000	-	2,213	9,787	81.560
09-451-375 Vehicle Maintenance	500	500	-	47	453	90.700
09-451-384 Equipment Rental	4,500	4,500	404	6,406	(1,906)	(42.360)
09-451-390 Bank Service Charges/Fees	20,000	20,000	1,810	22,751	(2,751)	(13.750)
09-451-420 Dues, Subscriptions and Memberships	800	800	-	460	340	42.500
09-451-450 Contracted Services	170,000	170,000	7,146	98,122	71,878	42.280
09-451-460 Meetings and Conferences	3,500	3,500	-	-	3,500	100.000
Department: 451 - Parks & Rec Administration Total:	803,800	803,800	58,141	616,160	187,640	0.233
Department: 452 - Recreation - Kids U						
09-452-112 Salaries and Wages	155,000	155,000	-	125,266	29,734	19.180

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
09-452-180	Overtime	-	-	-	33	(33)	-
09-452-192	FICA	20,000	20,000	-	9,586	10,414	52.070
09-452-210	Office Supplies	600	600	-	145	455	75.780
09-452-312	Consulting Services	-	-	-	2,981	(2,981)	-
09-452-450	Contracted Services	70,000	70,000	3,556	70,673	(673)	(0.960)
Department: 452 - Recreation - Kids U Total:		245,600	245,600	3,556	208,684	36,916	0.150
Department: 483 - Employer Paid Benefits							
09-483-085	To 401 (a) Non-Uniformed Pension Fund	25,000	25,000	1,415	14,201	10,799	43.200
09-483-354	Worker's Compensation	1,000	1,000	-	179	821	82.140
Department: 483 - Employer Paid Benefits Total:		26,000	26,000	1,415	14,379	11,621	0.447
Department: 486 - Insurance							
09-486-350	Property and Liability	100,000	100,000	-	77,554	22,446	22.450
Department: 486 - Insurance Total:		100,000	100,000	-	77,554	22,446	0.224
Department: 492 - Interfund Transfers							
09-492-022	To Debt Service Fund	99,000	99,000	-	-	99,000	100.000
Department: 492 - Interfund Transfers Total:		99,000	99,000	-	-	99,000	1.000
Expense Total:		1,444,400	1,444,400	77,346	1,040,294	404,106	0.280
9 - Community Recreation Center Fund Surplus (Deficit):		(172,400)	(172,400)	(186)	(198,925)	(26,525)	(0.154)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 23 - Debt Service Fund						
Revenue						
Department: 301 - Real Estate Taxes						
23-301-100 Real Estate Taxes - Current Year	985,000	985,000	5,100	977,683	(7,317)	0.740
23-301-200 Real Estate Taxes - Prior Year	5,000	5,000	226	4,399	(601)	12.020
Department: 301 - Real Estate Taxes Total:	990,000	990,000	5,326	982,082	(7,918)	0.008
Department: 341 - Interest Earnings						
23-341-100 Interest Earnings	10,000	10,000	3,558	25,973	15,973	259.730
Department: 341 - Interest Earnings Total:	10,000	10,000	3,558	25,973	15,973	1.597
Department: 392 - Interfund Transfers						
23-392-000 From Community Recreation Center Fund	99,000	99,000	-	-	(99,000)	100.000
Department: 392 - Interfund Transfers Total:	99,000	99,000	-	-	(99,000)	1.000
Revenue Total:	1,099,000	1,099,000	8,884	1,008,055	(90,945)	0.083
Expense						
Department: 471 - Debt Principal						
23-471-071 Debt Principal	405,000	405,000	405,000	405,000	-	-
Department: 471 - Debt Principal Total:	405,000	405,000	405,000	405,000	-	-
Department: 472 - Debt Interest						
23-472-072 Debt Interest	336,000	336,000	27,923	253,264	82,736	24.620
Department: 472 - Debt Interest Total:	336,000	336,000	27,923	253,264	82,736	0.246
Department: 492 - Interfund Transfers						
23-492-000 To Community Recreation Fund	320,000	320,000	-	-	320,000	100.000
Department: 492 - Interfund Transfers Total:	320,000	320,000	-	-	320,000	1.000
Expense Total:	1,061,000	1,061,000	432,923	658,264	402,736	0.380
Fund: 23 - Debt Service Fund Surplus (Deficit):	38,000	38,000	(424,039)	349,791	311,791	(8.205)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 30 - Capital Reserve Fund						
Revenue						
Department: 341 - Interest Earnings						
30-341-150 Interest Earnings	250,000	250,000	31,501	270,368	20,368	108.150
Department: 341 - Interest Earnings Total:	250,000	250,000	31,501	270,368	20,368	0.081
Department: 354 - State Grants						
30-354-300 State Government	1,910,986	1,910,986	-	-	(1,910,986)	100.000
Department: 354 - State Grants Total:	1,910,986	1,910,986	-	-	(1,910,986)	1.000
Department: 383 - Special Assessments						
30-383-150 Stormwater Management Fee	-	-	-	3,867	3,867	-
Department: 383 - Special Assessments Total:	-	-	-	3,867	3,867	-
Department: 392 - Interfund Transfers						
30-392-001 From General Fund	2,000,000	2,000,000	-	2,000,000	-	-
30-392-004 From Park and Recreation Fund	400,000	400,000	-	400,000	-	-
Department: 392 - Interfund Transfers Total:	2,400,000	2,400,000	-	2,400,000	-	-
Revenue Total:	4,560,986	4,560,986	31,501	2,674,234	(1,886,752)	0.414
Expense						
Department: 401 - Executive						
30-401-700 Capital Purchases	10,000	10,000	27,837	83,308	(73,308)	(733.080)
Department: 401 - Executive Total:	10,000	10,000	27,837	83,308	(73,308)	(7.331)
Department: 407 - Information Technology						
30-407-700 Capital Purchases	28,000	28,000	-	4,828	23,172	82.760
Department: 407 - Information Technology Total:	28,000	28,000	-	4,828	23,172	0.828
Department: 408 - Engineering						
30-408-305 General Engineering	-	-	1,071	1,071	(1,071)	-
Department: 408 - Engineering Total:	-	-	1,071	1,071	(1,071)	-
Department: 409 - Buildings and Grounds						
30-409-305 General Engineering	-	-	656	4,786	(4,786)	-
30-409-700 Capital Purchases	620,000	620,000	50,545	126,000	494,000	79.680
Department: 409 - Buildings and Grounds Total:	620,000	620,000	51,201	130,786	489,214	0.789
Department: 410 - Police Services						
30-410-700 Capital Purchases	490,272	490,272	68,395	454,995	35,277	7.200
Department: 410 - Police Services Total:	490,272	490,272	68,395	454,995	35,277	0.072
Department: 411 - Fire Protection						
30-411-700 Capital Purchases	150,000	150,000	830	82,317	67,683	45.120
Department: 411 - Fire Protection Total:	150,000	150,000	830	82,317	67,683	0.451
Department: 415 - Emergency Management						
30-415-700 Capital Purchases	65,000	65,000	-	-	65,000	100.000
Department: 415 - Emergency Management Total:	65,000	65,000	-	-	65,000	1.000
Department: 430 - Public Works						
30-430-700 Capital Purchases	430,000	430,000	(38)	562,815	(132,815)	(30.890)
Department: 430 - Public Works Total:	430,000	430,000	(38)	562,815	(132,815)	(0.309)
Department: 433 - Traffic Control Devices						
30-433-305 General Engineering	66,000	66,000	19,813	101,766	(35,766)	(54.190)
30-433-700 Capital Purchases	1,641,161	1,641,161	-	110,154	1,531,007	93.290
Department: 433 - Traffic Control Devices Total:	1,707,161	1,707,161	19,813	211,919	1,495,242	0.876
Department: 436 - Storm Sewers and Drains						
30-436-305 General Engineering	342,000	342,000	8,461	28,444	313,556	91.680
30-436-700 Capital Purchases	911,000	911,000	1,565	1,565	909,435	99.830
Department: 436 - Storm Sewers and Drains Total:	1,253,000	1,253,000	10,026	30,009	1,222,991	0.976
Department: 439 - Highway Construction & Rebuilding						
30-439-305 General Engineering	-	-	24,601	25,087	(25,087)	-

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
30-439-450 Contracted Services	579,400	579,400	-	408,955	170,445	29.420
Department: 439 - Highway Construction & Rebuilding Total:	579,400	579,400	24,601	434,042	145,358	0.251
Department: 440 - Parks & Rec						
30-440-305 General Engineering	266,199	266,199	6,862	68,708	197,491	74.190
30-440-700 Capital Purchases	2,850,592	2,850,592	-	404,873	2,445,719	85.800
Department: 440 - Parks & Rec Total:	3,116,791	3,116,791	6,862	473,581	2,643,210	0.848
Department: 450 - Recreation						
30-450-700 Capital Purchases	958,500	958,500	20,221	568,859	389,641	40.650
Department: 450 - Recreation Total:	958,500	958,500	20,221	568,859	389,641	0.407
Expense Total:	9,408,124	9,408,124	230,820	3,038,531	6,369,593	0.677
Fund: 30 - Capital Reserve Fund Surplus (Deficit):	(4,847,138)	(4,847,138)	(199,319)	(364,297)	4,482,841	0.925

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 31 - Park and Recreation Capital Fund						
Revenue						
Department: 341 - Interest Earnings						
31-341-100 Interest Earnings	1,000	1,000	58	58	(942)	94.170
Department: 341 - Interest Earnings Total:	1,000	1,000	58	58	(942)	0.942
Revenue Total:	1,000	1,000	58	58	(942)	0.942
Expense						
Department: 492 - Interfund Transfers						
31-492-030 To Capital Reserve Fund	400,000	400,000	-	400,000	-	-
Department: 492 - Interfund Transfers Total:	400,000	400,000	-	400,000	-	-
Expense Total:	400,000	400,000	-	400,000	-	-
I: 31 - Park and Recreation Capital Fund Surplus (Deficit):	(399,000)	(399,000)	58	(399,942)	(942)	(0.002)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 35 - Highway Aid Fund						
Revenue						
Department: 341 - Interest Earnings						
35-341-100 Interest Earnings	50,000	50,000	8,104	69,482	19,482	138.960
Department: 341 - Interest Earnings Total:	50,000	50,000	8,104	69,482	19,482	0.390
Department: 354 - State Grants						
35-354-400 County Government	687,407	687,407	-	702,236	14,829	102.160
Department: 354 - State Grants Total:	687,407	687,407	-	702,236	14,829	0.022
Revenue Total:	737,407	737,407	8,104	771,718	34,311	0.047
Expense						
Department: 430 - Public Works						
35-430-700 Capital Purchases	280,000	280,000	-	150,277	129,723	46.330
Department: 430 - Public Works Total:	280,000	280,000	-	150,277	129,723	0.463
Department: 432 - Snow and Ice Removal						
35-432-220 Operating Supplies	85,000	85,000	-	103,675	(18,675)	(21.970)
35-432-450 Contracted Services	10,000	10,000	-	-	10,000	100.000
Department: 432 - Snow and Ice Removal Total:	95,000	95,000	-	103,675	(8,675)	(0.091)
Department: 433 - Traffic Control Devices						
35-433-450 Contracted Services	-	-	-	(143)	143	-
Department: 433 - Traffic Control Devices Total:	-	-	-	(143)	143	-
Expense Total:	375,000	375,000	-	253,809	121,191	0.323
Fund: 35 - Highway Aid Fund Surplus (Deficit):	362,407	362,407	8,104	517,909	155,502	(0.429)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 80 - Environmental Fund						
Revenue						
Department: 341 - Interest Earnings						
80-341-150 Interest Earnings	500	500	-	-	(500)	100.000
Department: 341 - Interest Earnings Total:	500	500	-	-	(500)	1.000
Revenue Total:	500	500	-	-	(500)	1.000
Expense						
Department: 401 - Executive						
80-401-050 Contracted Services	50,000	50,000	-	21,915	28,085	56.170
Department: 401 - Executive Total:	50,000	50,000	-	21,915	28,085	0.562
Department: 430 - Public Works						
80-430-220 Operating Supplies	3,000	3,000	-	1,293	1,707	56.910
Department: 430 - Public Works Total:	3,000	3,000	-	1,293	1,707	0.569
Expense Total:	53,000	53,000	-	23,208	29,792	0.562
Fund: 80 - Environmental Fund Surplus (Deficit):	(52,500)	(52,500)	-	(23,208)	29,292	0.558
Report Surplus (Deficit):	(7,905,393)	(7,905,393)	(576,396)	3,363,797	11,269,190	1.426

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 01 - General Fund						
Revenue						
301 - Real Estate Taxes	3,020,000	3,020,000	16,275	3,000,083	(19,917)	0.007
310 - Local Enabling (Act 511) Taxes	10,755,000	10,755,000	350,796	9,876,983	(878,017)	0.082
321 - Business Licenses & Permits	441,000	441,000	950	353,926	(87,074)	0.197
331 - Fines	100,000	100,000	7,053	76,008	(23,992)	0.240
341 - Interest Earnings	150,000	150,000	37,363	306,327	156,327	1.042
354 - State Grants	38,000	38,000	-	56,489	18,489	0.487
355 - State Shared Revenue & Entitlements	837,000	837,000	931,979	933,479	96,479	0.115
361 - Charges for Services	60,500	60,500	3,000	35,228	(25,272)	0.418
362 - Public Safety	533,000	533,000	97,758	1,379,509	846,509	1.588
389 - Miscellaneous Revenue	-	-	-	17,118	17,118	-
395 - Refunds of Prior Year Expenditures	-	-	-	152,734	152,734	-
Revenue Total:	15,934,500	15,934,500	1,445,175	16,187,884	253,384	0.016
Expense						
401 - Executive	1,081,700	1,081,700	78,649	813,165	268,535	0.248
402 - Financial Administration	566,500	566,500	37,721	428,916	137,584	0.243
403 - Tax Collection	208,000	208,000	467	151,026	56,974	0.274
404 - Legal Services	92,500	92,500	4,030	59,935	32,565	0.352
407 - Information Technology	521,000	521,000	27,113	278,896	242,104	0.465
408 - Engineering	72,000	72,000	25,016	108,636	(36,636)	(0.509)
409 - Buildings and Grounds	339,000	339,000	13,249	258,805	80,195	0.237
410 - Police Services	8,639,030	8,639,030	642,788	5,819,147	2,819,883	0.326
411 - Fire Protection	223,500	223,500	234,007	250,007	(26,507)	(0.119)
414 - Planning and Zoning	629,000	629,000	51,977	463,105	165,895	0.264
415 - Emergency Management	200,000	200,000	-	200,000	-	-
430 - Public Works	2,153,250	2,153,250	134,688	1,381,176	772,074	0.359
432 - Snow and Ice Removal	90,500	90,500	2,084	76,494	14,006	0.155
433 - Traffic Control Devices	136,000	136,000	9,115	(13,697)	149,697	1.101
434 - Street Lighting	8,000	8,000	-	-	8,000	1.000
436 - Storm Sewers and Drains	15,000	15,000	238	16,258	(1,258)	(0.084)
438 - R&M of Roads and Bridges	50,000	50,000	9,182	22,118	27,882	0.558
456 - Libraries	35,000	35,000	-	-	35,000	1.000
483 - Employer Paid Benefits	976,000	976,000	51,466	574,420	401,580	0.411
486 - Insurance	215,000	215,000	-	221,884	(6,884)	(0.032)
492 - Interfund Transfers	2,015,000	2,015,000	-	2,015,000	-	-
Expense Total:	18,265,980	18,265,980	1,321,790	13,125,293	5,140,687	0.281
Fund: 01 - General Fund Surplus (Deficit):	(2,331,480)	(2,331,480)	123,385	3,062,591	5,394,071	2.314

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 02 - Street Light Fund						
Revenue						
301 - Real Estate Taxes	135,000	135,000	209	134,403	(597)	0.004
341 - Interest Earnings	7,500	7,500	1,586	13,910	6,410	0.855
361 - Charges for Services	500	500	-	363	(137)	0.275
Revenue Total:	143,000	143,000	1,795	148,675	5,675	0.040
Expense						
409 - Buildings and Grounds	50,000	50,000	7,640	68,962	(18,962)	(0.379)
430 - Public Works	6,383	6,383	111	848	5,534	0.867
434 - Street Lighting	19,500	19,500	54	18,481	1,019	0.052
483 - Employer Paid Benefits	-	-	8	48	(48)	-
486 - Insurance	4,260	4,260	-	3,153	1,107	0.260
Expense Total:	80,143	80,143	7,813	91,493	(11,350)	(0.142)
Fund: 02 - Street Light Fund Surplus (Deficit):	62,858	62,858	(6,018)	57,182	(5,675)	0.090

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 03 - Fire Protection Fund						
Revenue						
301 - Real Estate Taxes	1,065,000	1,065,000	5,732	1,057,518	(7,483)	0.007
310 - Local Enabling (Act 511) Taxes	490,000	490,000	78,914	385,979	(104,021)	0.212
341 - Interest Earnings	15,000	15,000	2,398	19,833	4,833	0.322
354 - State Grants	-	-	-	16,322	16,322	-
360 - Charges for Services	50,000	50,000	14,510	87,133	37,133	0.743
364 - 364	500	500	-	-	(500)	1.000
389 - Miscellaneous Revenue	500	500	-	4,159	3,659	7.318
Revenue Total:	1,621,000	1,621,000	101,553	1,570,944	(50,056)	0.031
Expense						
404 - Legal Services	2,500	2,500	-	-	2,500	1.000
407 - Information Technology	-	-	-	7,841	(7,841)	-
409 - Buildings and Grounds	82,000	82,000	7,145	91,349	(9,349)	(0.114)
411 - Fire Protection	1,668,640	1,668,640	122,538	1,095,117	573,523	0.344
483 - Employer Paid Benefits	205,000	205,000	6,081	109,577	95,423	0.465
486 - Insurance	50,000	50,000	-	37,676	12,324	0.246
499 - Bad Debt	-	-	60	60	(60)	-
Expense Total:	2,008,140	2,008,140	135,824	1,341,620	666,520	0.332
Fund: 03 - Fire Protection Fund Surplus (Deficit):	(387,140)	(387,140)	(34,271)	229,324	616,464	1.592

Budget Report
For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 04 - Parks and Recreation Fund						
Revenue						
301 - Real Estate Taxes	507,500	507,500	2,732	509,016	1,516	0.003
341 - Interest Earnings	15,000	15,000	3,861	33,246	18,246	1.216
342 - Rents and Royalties	500	500	30	888	388	0.776
387 - Donations	-	-	2,220	2,220	2,220	-
Revenue Total:	523,000	523,000	8,843	545,370	22,370	0.043
Expense						
409 - Buildings and Grounds	98,000	98,000	10,041	49,770	48,230	0.492
430 - Public Works	325,000	325,000	19,333	166,363	158,637	0.488
450 - Recreation	196,000	196,000	22,583	151,813	44,187	0.225
483 - Employer Paid Benefits	-	-	1,177	9,488	(9,488)	-
486 - Insurance	40,000	40,000	-	28,485	11,515	0.288
Expense Total:	659,000	659,000	53,134	405,920	253,080	0.384
Fund: 04 - Parks and Recreation Fund Surplus (Deficit):	(136,000)	(136,000)	(44,291)	139,450	275,450	2.025

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 05 - Replacement Tree Fund						
Revenue						
341 - Interest Earnings	7,500	7,500	1,552	14,191	6,691	0.892
387 - Donations	5,000	5,000	-	5,225	225	0.045
Revenue Total:	12,500	12,500	1,552	19,416	6,916	0.553
Expense						
401 - Executive	17,500	17,500	-	-	17,500	1.000
408 - Engineering	-	-	1,372	8,273	(8,273)	-
430 - Public Works	38,000	38,000	-	17,222	20,778	0.547
Expense Total:	55,500	55,500	1,372	25,494	30,006	0.541
Fund: 05 - Replacement Tree Fund Surplus (Deficit):	(43,000)	(43,000)	180	(6,079)	36,921	0.859

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 09 - Community Recreation Center Fund						
Revenue						
310 - Local Enabling (Act 511) Taxes	140,000	140,000	35,000	105,000	(35,000)	0.250
341 - Interest Earnings	1,000	1,000	-	-	(1,000)	1.000
342 - Rents and Royalties	50,000	50,000	3,108	35,062	(14,938)	0.299
367 - Recreation Program Fees	760,000	760,000	39,053	701,307	(58,693)	0.077
387 - Donations	1,000	1,000	-	-	(1,000)	1.000
392 - Interfund Transfers	320,000	320,000	-	-	(320,000)	1.000
Revenue Total:	1,272,000	1,272,000	77,160	841,369	(430,631)	0.339
Expense						
407 - Information Technology	10,000	10,000	-	8,685	1,315	0.132
409 - Buildings and Grounds	160,000	160,000	14,234	114,831	45,169	0.282
451 - Parks & Rec Administration	803,800	803,800	58,141	616,160	187,640	0.233
452 - Recreation - Kids U	245,600	245,600	3,556	208,684	36,916	0.150
483 - Employer Paid Benefits	26,000	26,000	1,415	14,379	11,621	0.447
486 - Insurance	100,000	100,000	-	77,554	22,446	0.224
492 - Interfund Transfers	99,000	99,000	-	-	99,000	1.000
Expense Total:	1,444,400	1,444,400	77,346	1,040,294	404,106	0.280
09 - Community Recreation Center Fund Surplus (Deficit):	(172,400)	(172,400)	(186)	(198,925)	(26,525)	(0.154)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 23 - Debt Service Fund						
Revenue						
301 - Real Estate Taxes	990,000	990,000	5,326	982,082	(7,918)	0.008
341 - Interest Earnings	10,000	10,000	3,558	25,973	15,973	1.597
392 - Interfund Transfers	99,000	99,000	-	-	(99,000)	1.000
Revenue Total:	1,099,000	1,099,000	8,884	1,008,055	(90,945)	0.083
Expense						
471 - Debt Principal	405,000	405,000	405,000	405,000	-	-
472 - Debt Interest	336,000	336,000	27,923	253,264	82,736	0.246
492 - Interfund Transfers	320,000	320,000	-	-	320,000	1.000
Expense Total:	1,061,000	1,061,000	432,923	658,264	402,736	0.380
Fund: 23 - Debt Service Fund Surplus (Deficit):	38,000	38,000	(424,039)	349,791	311,791	(8.205)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 30 - Capital Reserve Fund						
Revenue						
341 - Interest Earnings	250,000	250,000	31,501	270,368	20,368	0.081
354 - State Grants	1,910,986	1,910,986	-	-	(1,910,986)	1.000
383 - Special Assessments	-	-	-	3,867	3,867	-
392 - Interfund Transfers	2,400,000	2,400,000	-	2,400,000	-	-
Revenue Total:	4,560,986	4,560,986	31,501	2,674,234	(1,886,752)	0.414
Expense						
401 - Executive	10,000	10,000	27,837	83,308	(73,308)	(7.331)
407 - Information Technology	28,000	28,000	-	4,828	23,172	0.828
408 - Engineering	-	-	1,071	1,071	(1,071)	-
409 - Buildings and Grounds	620,000	620,000	51,201	130,786	489,214	0.789
410 - Police Services	490,272	490,272	68,395	454,995	35,277	0.072
411 - Fire Protection	150,000	150,000	830	82,317	67,683	0.451
415 - Emergency Management	65,000	65,000	-	-	65,000	1.000
430 - Public Works	430,000	430,000	(38)	562,815	(132,815)	(0.309)
433 - Traffic Control Devices	1,707,161	1,707,161	19,813	211,919	1,495,242	0.876
436 - Storm Sewers and Drains	1,253,000	1,253,000	10,026	30,009	1,222,991	0.976
439 - Highway Construction & Rebuilding	579,400	579,400	24,601	434,042	145,358	0.251
440 - Parks & Rec	3,116,791	3,116,791	6,862	473,581	2,643,210	0.848
450 - Recreation	958,500	958,500	20,221	568,859	389,641	0.407
Expense Total:	9,408,124	9,408,124	230,820	3,038,531	6,369,593	0.677
Fund: 30 - Capital Reserve Fund Surplus (Deficit):	(4,847,138)	(4,847,138)	(199,319)	(364,297)	4,482,841	0.925

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

		Original	Current	Period	Fiscal	Variance	
Department		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Percent Remaining
Fund: 31 - Park and Recreation Capital Fund							
Revenue							
341 - Interest Earnings		1,000	1,000	58	58	(942)	0.942
	Revenue Total:	1,000	1,000	58	58	(942)	0.942
Expense							
492 - Interfund Transfers		400,000	400,000	-	400,000	-	-
	Expense Total:	400,000	400,000	-	400,000	-	-
I: 31 - Park and Recreation Capital Fund Surplus (Deficit):		(399,000)	(399,000)	58	(399,942)	(942)	(0.002)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 35 - Highway Aid Fund						
Revenue						
341 - Interest Earnings	50,000	50,000	8,104	69,482	19,482	0.390
354 - State Grants	687,407	687,407	-	702,236	14,829	0.022
Revenue Total:	737,407	737,407	8,104	771,718	34,311	0.047
Expense						
430 - Public Works	280,000	280,000	-	150,277	129,723	0.463
432 - Snow and Ice Removal	95,000	95,000	-	103,675	(8,675)	(0.091)
433 - Traffic Control Devices	-	-	-	(143)	143	-
Expense Total:	375,000	375,000	-	253,809	121,191	0.323
Fund: 35 - Highway Aid Fund Surplus (Deficit):	362,407	362,407	8,104	517,909	155,502	(0.429)

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 80 - Environmental Fund						
Revenue						
341 - Interest Earnings	500	500	-	-	(500)	1.000
Revenue Total:	500	500	-	-	(500)	1.000
Expense						
401 - Executive	50,000	50,000	-	21,915	28,085	0.562
430 - Public Works	3,000	3,000	-	1,293	1,707	0.569
Expense Total:	53,000	53,000	-	23,208	29,792	0.562
Fund: 80 - Environmental Fund Surplus (Deficit):	(52,500)	(52,500)	-	(23,208)	29,292	0.558
Report Surplus (Deficit):	(7,905,393)	(7,905,393)	(576,396)	3,363,797	11,269,190	1.426

Budget Report

For Fiscal: 2025 Period Ending: 09/30/2025

Fund Summary

Fund	Original	Current	Period	Fiscal	Variance
	Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)
01 - General Fund	(2,331,480)	(2,331,480)	123,385	3,062,591	5,394,071
02 - Street Light Fund	62,858	62,858	(6,018)	57,182	(5,675)
03 - Fire Protection Fund	(387,140)	(387,140)	(34,271)	229,324	616,464
04 - Parks and Recreation Fund	(136,000)	(136,000)	(44,291)	139,450	275,450
05 - Replacement Tree Fund	(43,000)	(43,000)	180	(6,079)	36,921
09 - Community Recreation Center Fur	(172,400)	(172,400)	(186)	(198,925)	(26,525)
23 - Debt Service Fund	38,000	38,000	(424,039)	349,791	311,791
30 - Capital Reserve Fund	(4,847,138)	(4,847,138)	(199,319)	(364,297)	4,482,841
31 - Park and Recreation Capital Fund	(399,000)	(399,000)	58	(399,942)	(942)
35 - Highway Aid Fund	362,407	362,407	8,104	517,909	155,502
80 - Environmental Fund	(52,500)	(52,500)	-	(23,208)	29,292
Report Surplus (Deficit):	(7,905,393)	(7,905,393)	(576,396)	3,363,797	11,269,190

**DEPARTMENT OF FIRE SERVICES
SEPTEMBER 2025
MONTHLY ACTIVITY REPORT**

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

SIGNIFICANT INCIDENTS

- 09/07/2025, Vehicle Rescue, Horsham Road and Upper State Road, Montgomery
- 09/07/2025, Building Fire, 905 Penllyn Pike, Silver Stream Nursing Home, Lower Gwynedd
- 09/09/2025, Electrical Fires, North Wales Road, Montgomery
- 09/17/2025, Elevator Rescue, 1044 Bethlehem Pike, Cube Smart, Montgomery
- 09/26/2025, Hazmat Incident, 303 McKean Court, Montgomery

ADMINISTRATIVE

Meetings attended during September

- 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
- Penn Medicine Plan Review
- Township Safety Committee
- NFSA Sprinkler Training
- NWWA Water Tower Pre-Construction Meeting
- Regional Career Fire Chiefs
- VMSC Training Division
- Autumn Festival Planning Committee
- IAAI Investigating Youth Set Fires
- Montgomery County PIP Assessment and Team Meeting
- Township BDP
- Wendy's Wish Foundation
- Montgomery County Emergency Management Presentation- The Wall That Heals
- Public Safety Committee Meeting
- Confined Space Rescue Refresher with Public Works and NWWA
- Leadership of North Penn Volunteer Fire Department
- DVIT Inspection of Battalion 2
- Montgomery Township Codes Review with Planning Staff
- Township Staff Luncheon at Battalion 1
- Emergency Services Night Planning with Lowe's Home Improvement
- Temple Certificate of Occupancy Meeting with Codes Department
- Mall Carnival Meeting with Codes and Police Department

COMMUNITY EVENTS & CRR

- 09/13/2025 LUV Carwash Fundraiser
- 09/21/2025 Sellersville Art Festival, Fire Police
- 09/27/2025 Villari's Kick-A-Thon

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 124
- Closed Out Life Safety Inspections- 85
- Smoke Detectors Installations- 04
- Knox Box Updates/Installs- 04
- Fire Marshal Follows Up- 05
- Staff Training- 01
- Fire Drill- 03
- Site Inspection- 01

DEPARTMENTAL TRAINING

The following training occurred during September for the Department:

29 classes (232 staff attended classes), 178.5 training hours (692 staff training hours)

Department Hosted Training

- Apparatus Familiarization
- Driver Training
- Fire Police
- Confined Space Rescue Refresher
- EMS Skills Review
- EVOC Refresher
- Montgomery County EMC- The Wall That Heals
- Hydrant Operations
- Review of Radio Procedures and Operations
- Fire Department Leadership
- Ropes and Knots
- NFSA Sprinkler and Standpipe Training
- Air Management Drill

Department Attended Training

- EMT
- Engine Company Operations
- Investigating Youth Set Fires
- Fire, Fatality, and Forensics
- ICS 400
- OSHA 10
- NFPA 14 Standpipes
- Structural Collapse Training
- Advanced Line Systems

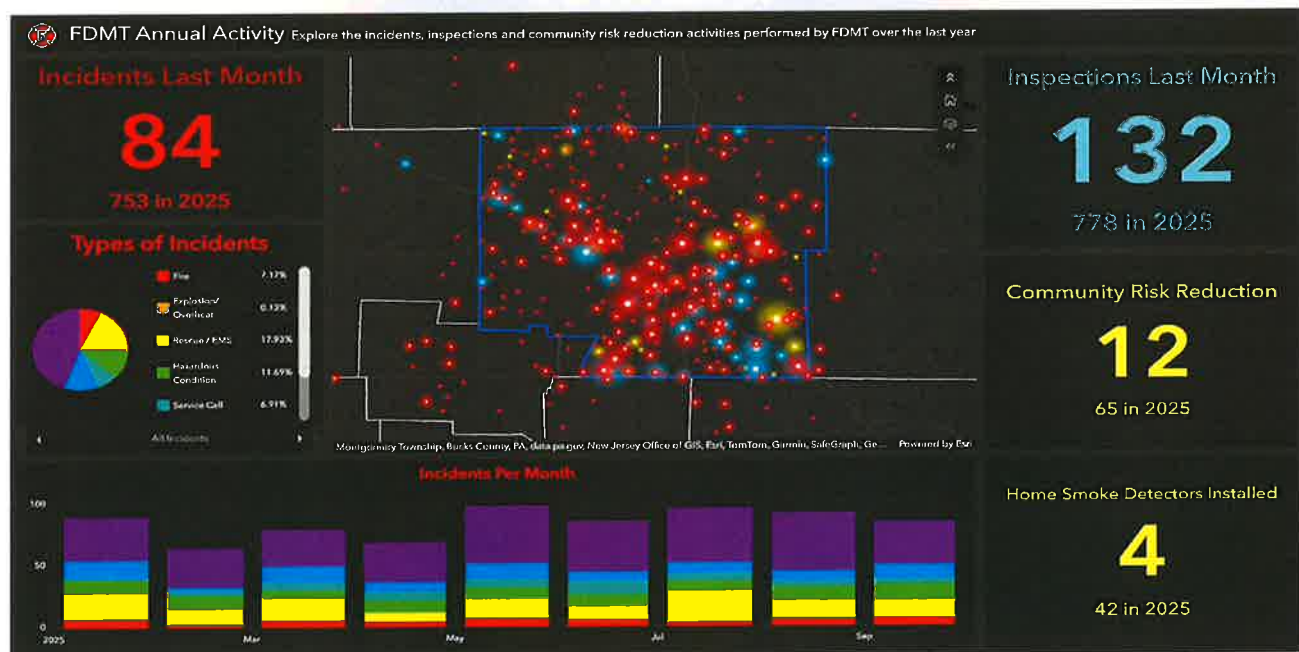
DEPARTMENTAL OPERATIONS

- The department's fire police unit continues training to achieve National Proboard Certification in Traffic Incident Management.
- The FDMT voted for a new probationary firefighter who will be responding out of Battalion 2.

- Township Emergency Management Staff presented on The Wall That Heals at the Montgomery County Emergency Management Meeting
- The FDMT Recruitment and Retention Committee started a new retention incentive program for the FDMT.
- The department hosted annual Confined Space Rescue Refresher Training with Public Works and NWWA.
- The department hosted the Township End of Summer Staff Luncheon at Battalion 1.
- The department participated with DVIT for the inspection of Battalion 2.

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.
- The department is working with township departments to plan Autumn Fest.





Custom ▾

Sep 1, 2025 - Sep 30, 2025 ▾

86%

FIRE
Percentage of Total
Incidents

14%

EMS
Percentage of Total
Incidents

84

INCIDENTS
in Selected Time Slice

30

DAYS
in Selected Time Slice

Counts

% Rows

% Columns

% All

Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
(11) Structure Fire	1	1			1									3
(14) Natural vegetation fire	3	1												4
(31) Medical assist	3	3	1	2										9
(32) Emergency medical service (EMS) incident	1	1			1									3
(35) Extrication, rescue	1		1											2
(41) Combustible/f... spills & leaks	1	2	1	3										7
(44) Electrical wiring/equipm. problem		4	2											6
(55) Public service assistance	1	1		1										3
(56) Unauthorized burning		1												1
(61) Dispatched and canceled en route	1	1	2	1										5
(65) Steam, other gas mistaken for smoke	2	1	1	2	1									7
(70) False alarm and false call, other	3	1	2	4	1									11
(73) System or detector malfunction	2	2	1	4										9
(74) Unintentional system/detect... operation (no fire)		1	5	7	1									14
Total	19	20	16	24	5									84

Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
-------------	--------	---------	---------	---------	---------	----------	----------	----------	---------	---------	----------	----------	----------	-------

Filter statement

Filters **Days in Alarm DateTime** 9/1/25 to 9/30/25 | **Is Locked** true

Incident Type

Incident Type	# of Incidents			
	Combination	Stipend	Volunteer	Grar
Alarm system activation, no fire - unintentional	3	1	1	
Alarm system sounded due to malfunction	2		2	
Assist police or other governmental agency	2		1	
Brush or brush-and-grass mixture fire	1	1	2	
Building fire		2		
CO detector activation due to malfunction	1		1	
Cooking fire, confined to container			1	
Dispatched & canceled en route	1	1	3	
Electrical wiring/equipment problem, other	2		2	
Extrication of victim(s) from vehicle			1	
False alarm or false call, other	5	2	4	
Gas leak (natural gas or LPG)	2		2	
Medical assist, assist EMS crew	6	1	2	
Motor vehicle accident with injuries	2		1	
Oil or other combustible liquid spill	2	1		
Power line down			2	
Removal of victim(s) from stalled elevator	1			
Smoke detector activation, no fire - unintentional	2	1	2	
Smoke scare, odor of smoke	3		3	
Sprinkler activation, no fire - unintentional	1	1	1	
Steam, vapor, fog or dust thought to be smoke	1			
System malfunction, other		1	2	
Unauthorized burning			1	
Unintentional transmission of alarm, other			1	
Grand Total	37	12	35	

Filter statement

Filters **Days in Alarm DateTime** 9/1/25 to 9/30/25 | **Is Locked** true

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Combination	Stipend	Volunteer
AC18	04m:14s		05m:38s
AC18-1		05m:08s	04m:02s
BC18	03m:19s	03m:33s	06m:43s
CH18	04m:34s	04m:32s	06m:31s
CT18	06m:36s		
CT18-1		04m:23s	11m:11s
DC18	03m:19s	07m:02s	05m:30s
E18			04m:15s
FM47-7			04m:47s
LT18-1			06m:59s
LT18-2			04m:36s
POV	05m:54s	04m:28s	04m:06s
SD18	03m:48s	07m:27s	04m:41s
SD18-1	01m:41s	06m:09s	04m:51s
SS18	03m:29s	05m:48s	04m:52s
SS18-1	07m:08s	06m:51s	06m:41s
STA18A	03m:47s	05m:50s	04m:09s
STA18B	03m:47s	06m:31s	04m:11s
TR18	06m:13s	06m:29s	05m:37s
TW18		11m:09s	04m:41s
U18	03m:38s		05m:03s

Average Personnel Response

Average Personnel Response			
Combination	Stipend	Volunteer	Grand Total
8.57	8.92	11.31	9.76

Filter statement

FiltersDays in Alarm DateTime9/1/25 to 9/30/25 | Is Locked true

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	10
Automatic aid received	8
Mutual aid given	9
Mutual aid received	3
None	54
# of unique Incident Number	84

Department Overall Response Times

Average Response Time Alarm To Arrival		
Combination	Stipend	Volunteer
00h:04m:08s	00h:06m:21s	00h:04m:57s

Department Average Response Time

Average Response Time Alarm To Arrival

0h:4m:46s

DEPARTMENT OF PLANNING & ZONING

September 2025

Permits Submitted – 115

YTD Permits Submitted – 1359

Fees Collected - \$ 39,289

2025 YTD Fees - \$ 1,150,035

Permits Issued – 81

Violations / Complaints Investigated – 20

Non-Residential Building Permits Submitted / Under Review:

Penn Medicine – 200 Dekalb Pike – Main Building Core & Shell

My Salon Suite – 668 Bethlehem Pike – Tenant Fit-out

Montgomeryville Mitsubishi – 1011 Bethlehem Pk – New construction 24,620 sq ft auto dealership

Costco – 740 Upper State Rd – interior alterations

Balisto Bistro – 411 Doylestown Rd – Tenant Fit-Out

Penn Medicine – 200 Dekalb Pike / New Parking Garage

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:

Montgomery Commons – 1200 Welsh Road – Shell Work for future tenant fit-out

Montgomery Mall – 804 Bethlehem Pike – Loading Dock wall repair

Chase Bank – 773 Bethlehem Pike – New 3,310 sq ft bank with drive-thru

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

Bharatiya Temple – 1612 County Line Road – New Learning Center building

New Residential Building Permits Submitted / Under Review: none

Non-Residential Certificates of Occupancy Issued:

Connelly Dermatology – 740 Bethlehem Pike – medical office

D-Bats – 92 County Line Road – baseball training academy

Abalon Hair Studio – Montgomery Mall – hair salon

Devinare Styles Hair Studio – 589 Bethlehem Pike Suite 200 – Barber shop

Zoning Hearing Board Applications heard:

Application # 25080007 – 92 County Line Road / 92 County Line Road Associates, LLC - The applicant intends to lease the remaining 53,758 square feet of the building and southeast parking lot to Rivian LLC. Rivian intends to operate an electric vehicle sales and service center. The Applicant requests the following relief from the Code of Montgomery Township: 1. Variances from the provisions of Sections 230-103.A and 230-111 of the to permit a Sales and Service Center for Electric Vehicles use within the LI Limited Industrial Zoning District. 2. Variances from the provisions of Sections 230-112.A and 230-112.B to permit the outdoor storage of electric vehicles, up to 14.76 feet from the side property line. - **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	Under Construction
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023	5/15/25	BOS 6/23/25	Approved. Finalizing LD, Bldg permits under review
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23	8/15/24	BOS 9/23/24	Approved. Finalizing LD, Bldg permit under review
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. Building permit issued
Quick Lube of Carolina	LDS-24-001	737 Bethlehem Pike	2/7/24	4/18/24	BOS 4/25/24	Under Construction
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, Awaiting Bldg permit submittal
Line Street	LDS-24-008	1819 N Line Street	6/10/24	11/21	BOS 12/16/24	Under Construction
Dunleavy – BP Text Amendment	LDS-24-009	1008 Upper State Rd	9/9/24	11/21	BOS 1/27/25	Approved
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	9/15/25	BOS 10/27/25	
Knightsbridge – 3 lot subdivision	LDS-25-002	Sycamore Drive	3/24/25	7/15/25	BOS 9/22/2025	Approved. Finalizing LD
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	7/18/2025	11/20/25	BOS 12/15/25	Under review – awaiting resubmission

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. 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) - adopted September 2025

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 agenda has been finalized and approval credits applied for and received for ISA and PA Pesticide.

MONTGOMERY TOWNSHIP POLICE DEPARTMENT



**MONTHLY ACTIVITY REPORT
SEPTEMBER 2025**



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



September Activity Report for 2025

Crime Data:	Total Calls for Service:	2,806
	Total Part I Crimes:	18
	Total Part II Crimes:	92
	Total Criminal Arrests:	58
Crash Data:	Total Crashes:	74
	Reportable Crashes:	17
	Non Reportable Crashes:	57
	Injuries:	8
Traffic Enforcement Activities:	Traffic Stops:	864
	Traffic Citations:	363
	Warning Notices:	9
	Field Contact Cards:	725
	Traffic Complaints Received	36
	Selective Enforcements:	152
Other Police Activities:	Assist Fire Department:	40
	Building Alarms:	93
	Direct Patrols:	376
	Lockouts:	13
	Medical Assistance:	128
	School Walk-Through:	16
	Vacant Home Checks:	7
	Training Hours:	626.61
Specality Unit Usage:	Canine Unit:	17
	Mobile Incident Response Team:	1
	Montgomery County SWAT-CR:	1
Bus Patrol Violations	Violations reviewed	146
	Civil Citations Issued	102
Red Light Camera Violations	Violations reviewed	952
	Civil Citations Issued	783



MONTHLY ACTIVITY REPORT

9/1/2025 to 9/30/2025

Jurisdictions: All - Ticketing Zones: Montgomery - School Districts: All

Citations Reviewed

146

Citations Approved

102

Approval rate

69.9%

Tickets Mailed

102

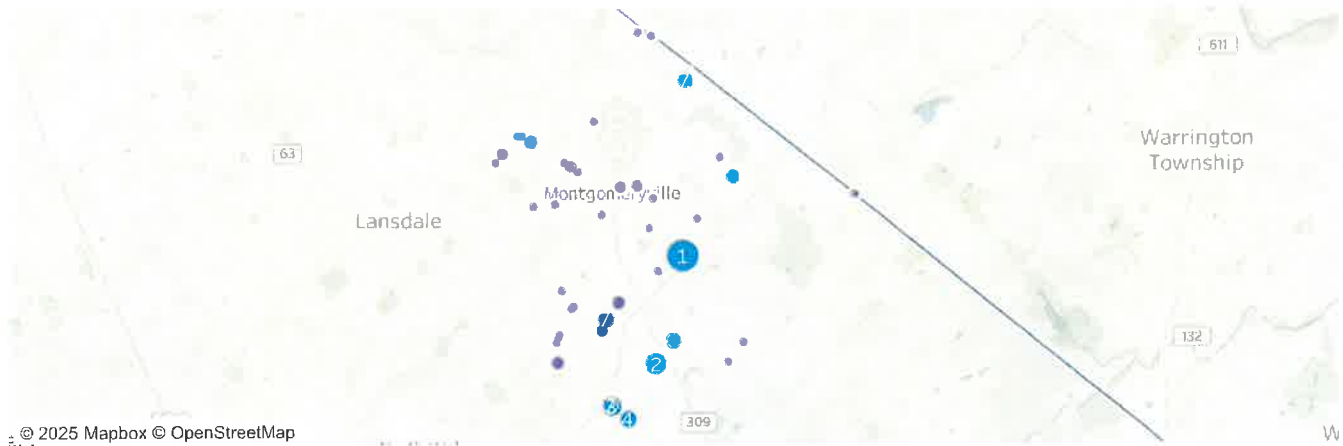
In State

91.2%

Hearings requested

5

Top 10 Locations for Tickets Mailed



1	900 block of PA-463 in North Wales PA 19454	18
2	300 block of Stump Rd in North Wales PA 19454	7
3	1700 block of PA-63 in North Wales PA 19454	6
4	1600 block of Welsh Rd in North Wales PA 19454	5
7	400 block of Dekalb Pike in North Wales PA 19454	4
	500 block of US-202 BUS in Lansdale PA 19446	4
	1300 block of Welsh Rd in North Wales PA 19454	4
10	300 block of PA-463 in Lansdale PA 19446	3
	400 block of Stump Rd in North Wales PA 19454	3
	1400 block of State Rte 2012 in Lansdale PA 19446	3

Top 5 Disapproval Reasons

1	Vehicle unable to stop	28
2	Improper activation of stop arm	10
3	Bus moving with red lights/sto...	4
4	Video out of sync	1
5	Camera out of alignment	1



Violation Statistics - Automatic Red Light Enforcement



Selection Criteria:

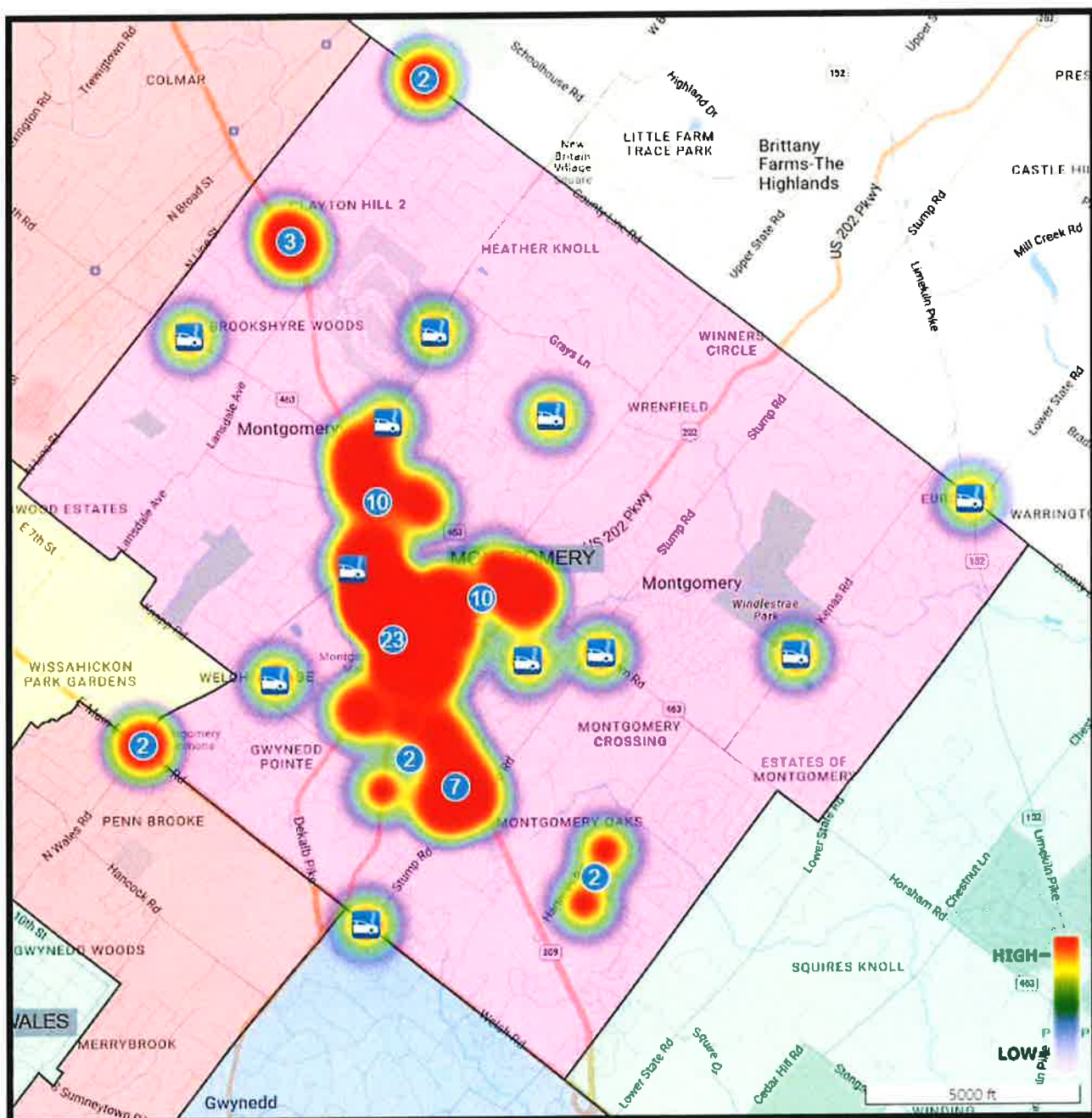
Violation Event Date From: 09/01/2025

Violation Event Date To: 09/30/2025

Law Enforcement Stage Review:

Total Accepted Events (Backoffice)	952	
Violation Not Processed		
New Violations	0	0%
In Review	0	0%
	0	
Violation Processed		
Rejected Violations	169	17,75%
Accepted Violations	783	82,25%
	952	

September 2025 Crash Heat Map





MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 September

Call for Service	Totals
AGGRAVATED ASSAULT /OTHER	1
THEFT	1
THEFT SHOPLIFTING	11
THEFT FROM VEHICLE (INSIDE)	1
THEFT AUTO PARTS AND ACCESSORIES	1
THEFT OF BICYCLE	1
SIMPLE ASSAULT	2
FORGERY	1
FRAUD ALL OTHERS	9
CRIMINAL MISCHIEF ALL	3
PROPERTY DAMAGE REPORT	4
DRUG POSSESSION OFFENSE	23
DRUG PARAPHERNALIA	1
OVERDOSE	1
FAMILY OFFENSES - DOMESTIC	10
DUI-ALCOHOL/UNDER INFL	8
NOISE COMPLAINT	6
PFA/ICC VIOLATION	1
HUNTING COMPLAINT	2
MUN ORD VIOLATIONS	2
DISTURBANCE	14



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 September

Call for Service	Totals
THREATS	3
HARASSMENT	6
TRESPASSING	4
ALL OTHER OFFENSES (EXCEPT TRAFFIC)	1
RUNAWAY-MALE	1
OPEN DOORS/WINDOWS GENERAL POLICE	4
SUSPICIOUS AUTO	42
SUSPICIOUS ACTIVITY	42
SUSPICIOUS PERSON	3
ALARM BURGLARY OR HOLD UP RESIDENCE	58
ALARM BURGLARY OR HOLDUP NON RESIDENCE	23
JUVENILE MATTER (NON CRIMINAL ONLY)	4
ALARMS (FIRE ALARMS)	12
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	3
FUMES - ODOR UNKNOWN / STRANGE OUTSIDE BLD	1
FOUND ARTICLES	12
LOST ARTICLES	7
MISSING PERSON	4
LOST / FOUND / STRAY ANIMALS	7
ANIMAL COMPLAINTS ALL	33
REPORTABLE MV CRASH W/INJURY	6
REPORTABLE MV CRASH NO INJURIES	10



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 September

Call for Service	Totals
REPORTABLE MV CRASH HIT & RUN	1
NON REPORTABLE MV CRASH	46
NON REPORTABLE MV CRASH HIT & RUN	11
SELECTIVE ENFORCEMENT TRAFFIC	152
TRAFFIC MV COMPLAINT	36
TRAFFIC ENFORCE / STOP	856
TRAFFIC HAZARD	9
DISABLED MV	34
PARKING ENFORCEMENT	7
PARKING VIOLATION COMPLAINT	6
ABANDONED IMPOUND/TOWAWAY	4
SIGNALS SIGNS OUT	8
TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN	10
VACANT HOME CHECK	7
LOCK OUT	13
MEDICAL ASSISTANCE	128
NOTIFICATIONS	7
OTH PUB SERV/WELFARE CHK	34
ASSIST CITIZEN	62
EMOTIONALLY DISTURBED PERSON (EDP)	12
PROPERTY CHECK SCHOOL FACILITIES	16
CHILD CUSTODY EXCHANGE	1



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 September

Call for Service	Totals
ASSISTING-FIRE DEPT	40
ASSISTING-OTHER POLICE DP	27
ASSISTING-OTHER AGENCIES	4
LODGE PRISONER	1
WARRANTS-OTHER AGENCIES	4
WARRANT ATTEMPT TO SERVE	2
PRISONER WATCH /JAIL DUTY/TRANSPORT	16
COMMUNITY POLICING	5
COURT	39
MISC MAINTENANCE RADIOS ETC	1
OTHER MAINTENANCE	2
POLICE INFORMATION	39
TRAINING	53
FIELD CONTACT INFORMATION	5
FINGERPRINT	5
CIVIL MATTER	2
SPECIAL DETAIL ASSIGNMENT	20



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 September

Call for Service	Totals
BACKGROUND CHECK	11
PFA INFORMATION	1
SPECIAL RESPONSE TEAM	3
COMMUNITY RELATIONS ACTIVITY	9
DIRECTED PATROL	376
SURRENDER OF PROPERTY (NOT RECOVERY)	1
911 HANG UP / CHK WELFARE	65
FOOT PATROL	26
FOLLOW UP	30
CHILDSEAT INSPECTION	1
CHILD LINE / CYS	1
PRESCRIPTION DRUG TAKE BACK	1
VEHICLE MAINTENANCE	31
DAMAGE TO PATROL CAR	1
SEX OFFENDER REGISTRATION	1
RETURN TO STATION	3
CALL BY PHONE	37

Montgomery Township Police Department
Monthly Activity Report
September 2025

COMMENDATIONS:

On September 2, 2025, an email was received from Deputy Chief Lori Dusza, VMSC, thanking Sergeant Schott and Officer English for their professionalism and help during an incident on Summer Ridge Drive.

On September 3, 2025, a card was received from Rebecca Regi thanking officers for their continued assistance and professionalism when dealing with mental health calls for service.

On September 9, 2025, the Petersells dropped off food as a thank you to the department for their service to the township.

On September 9, 2025, Montgomery Skilled Nursing & Rehabilitation Center dropped off food to show their appreciation for the department.

On September 9, 2025, an email was received from Nimal Patel thanking officers for their assistance during her community's annual yard sale.

On September 22, 2025, a letter was received from Robert Birch thanking Officer Giordano for his service and compassion after responding to a vehicle accident.

On September 23, 2025, the Luxor Lifestyle Apartments dropped off cookies and a basket of treats to thank officers for attending Coffee With A Cop at their complex.

EDUCATION:

On September 3, 2025, Detective Sergeant Benner, Detective DeJesus, Officer English, Officer Moran, Officer Orrison, Officer Giordano & Officer Strauss attended Defensive Tactics and Taser training in Montgomery Township.

On September 3, 2025, Officer Haber & Officer Eufrazio participated in a Canine Training day in Montgomery Township.

On September 3 & 4, 2025, Officer Seydel attended SWAT training in Montgomery County.

On September 8, 9 & 10, 2025, Officer Hernandez attended High Impact Supervision training in Hamburg, PA.

Montgomery Township Police Department
Monthly Activity Report
September 2025

On September 10, 2025, Sergeant Schott, Officer Jenkins, Officer English, Officer Byrne, Officer Beebe, Officer Seydel, Officer Eufrazio, Officer Millevoi, & Officer Falgiatore attended Defensive Tactics and Taser training in Montgomery Township.

On September 15 & 16, 2025, Officer Seydel attended Social Media and Open-Source Investigations training in Perkasio, PA.

On September 17, 2025, Officer Jenkins & Officer Byrne participated in a Motor Carrier Safety Assistance Program (MCSAP) detail in Towamencin Township.

On September 24, 2025, Chief Peoples, Lieutenant Dougherty, Sergeant Rushin, Officer McGuigan, Officer Deussing, Officer Scully, Officer Long, & Officer Bouch attended Defensive Tactics and Taser training in Montgomery Township.

On September 24, 2025, Sergeant Woch, Officer Haber, and Officer Eufrazio participated in a Canine Training day in Montgomery Township.

On September 24, 2025, Officer Schreiber, Officer Beebe, Officer Thomas & Officer Ricci attended the Emergency Vehicle Operator Course in Montgomery County.

NOTED INCIDENTS:

On September 4, 2025, officers were dispatched to DeKalb Pike at Cheswick Drive for a report of a vehicle collision involving a pedestrian. Officers arrived on scene and found a 71-year-old male suffering from life-threatening injuries. The investigation revealed that the pedestrian was crossing Dekalb Pike from Avenel Apartments in a marked crosswalk when he was struck by a sedan traveling south in the right straight lane. The driver of the striking vehicle remained on scene. Dekalb Pike was closed for approximately 3.5 hours while an investigation was completed with assistance from the Lower Salford Township Police Department as part of the North Penn Crash Team's response.

On September 8, 2025, officers were on routine patrol in the parking lot of the Knights Inn, 969 Bethlehem Pike, when they encountered a wanted subject. When officers went to take the female into custody, she attempted to conceal PCP in her vehicle. The PCP was recovered, and the subject was charged with violations of the Drug Act.

On September 11, 2025, officers conducted a traffic stop on a silver Mazda in the area of Cowpath Road and Bonnie Lane for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and front seat passenger. While speaking with the occupants, officers noted inconsistent statements and overly nervous behavior. A request to search the vehicle was made

Montgomery Township Police Department
Monthly Activity Report
September 2025

and denied. A narcotics canine was deployed for an exterior sweep of the vehicle and gave a positive indication of the presence of narcotics. A search warrant for the vehicle was applied for and approved, and yielded methamphetamine and drug paraphernalia. The occupants were charged with violations of the Drug Act.

On September 11, 2025, officers received a Safe2Say report related to threats of a school shooting. The North Penn School District was made aware of these threats, and officers immediately made contact with the accused student and his parents. Through their investigation, officers were able to determine that the threat was related to bullying and retaliation. Officers were advised by the student and his parents that there had been ongoing issues between their son and other students. Other police departments are currently investigating additional incidents involving their son's bullying and harassment. Officers informed the school district of the outcome of their investigation; the school district is also aware of the alleged bullying.

On September 13, 2025, officers responded to Taylor Road for a well-being check. It was reported that a male sent a suicidal email to several individuals. Officers spoke to the male, and he explained that he is suffering from severe depression. While speaking with the male, officers noted he was visibly distraught and displayed signs of being a potential danger to himself. Due to the male's mental state, his farewell email and comments made to officers led them to believe he was a danger to himself. The subject was transported to Lansdale Hospital for a mental health evaluation.

On September 13, 2025, officers conducted a traffic stop on a silver Mitsubishi in the 800 block of Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and observed narcotics and drug paraphernalia in plain view. The operator gave consent to search the vehicle, which yielded heroin, methamphetamine, and cocaine. The two occupants in the vehicle were taken into custody for violations of the Drug Act.

On September 22, 2025, officers responded to the Citadel Bank, 1006 Bethlehem Pike, for a report of a fraud in progress. Officers arrived on location and made contact with a male who was attempting to open a checking account using a Georgia driver's license and social security number that did not belong to him. The officer's investigation revealed the documents were fraudulent, and the male was taken into custody and charged with Identity Theft and Forgery.

On September 23, 2025, officers responded to a residence on Bent Pine Hill for a medical call. The reporting party advised officers that a female on location was intoxicated on alcohol and took an unknown number of over-the-counter drugs after making statements to take her life. The female was subsequently taken to Lansdale Hospital for a medical evaluation. VMSC Paramedics advised officers that while transporting the female to the hospital, she made statements again regarding wanting to end her life. Officers completed an involuntary mental health commitment so the female could be evaluated.

Montgomery Township Police Department
Monthly Activity Report
September 2025

On September 23, 2025, officers responded to Park Creek Place Memory Care, 1091 Horsham Road, for a report of an assault in progress. Upon arrival, officers spoke with the victim and learned the suspect had fled the scene. The victim was unaware of who attacked her, but knew a potential accomplice of the assailant. Through investigation, officers identified a suspect and provided a photo lineup to the victim and a witness. The suspect was selected from the lineup, and a warrant for Simple Assault and related charges was issued for her arrest.

On September 29, 2025, officers investigated a domestic assault that had occurred the previous day on Morris Court. During the investigation, officers learned that a female victim had been physically assaulted after a verbal confrontation with her boyfriend. As a result of the assault, the victim sustained injuries to her lips, jaw, ribs, and back. After the assault, the boyfriend threatened the victim via text messages and social media. An arrest warrant was issued for the male suspect, and he was arrested and charged with Simple Assault, Harassment, and Terroristic Threats.

On September 30, 2025, officers responded to a residence on Rutledge Court for a medical call for service. The caller, who was not on location, advised officers that his girlfriend was overdosing on heroin. Officers arrived on location and found the female in the basement. She was unconscious and had a weak pulse. Officers administered Narcan nasal spray, performed sternum rubs, and moved her into the recovery position. A short time later, medics arrived on scene and administered a second dose of Narcan intramuscularly while manually assisting with the victim's breathing. Following this medical care, the victim regained consciousness; however, she was unable to walk on her own. Officers carried her out of the house to an ambulance for transport to the hospital. All drug paraphernalia found at the scene was seized for further investigation.

On September 30, 2025, officers responded to a residence on Goodwin Lane regarding a suicidal individual. The caller reported that their son was running around the house with a knife held to his wrist. Upon arrival, officers met the family outside the residence. The officers then entered the house and found the individual in the kitchen with a large knife pressed against his wrist. Officers quickly formulated a plan and initiated dialogue with the individual. After approximately ten minutes of communication, the officers persuaded him to drop the knife. Following this, they convinced him to seek mental health treatment. The individual was transported to Lansdale Hospital, and an officer filed a petition for an involuntary mental health evaluation.

Montgomery Township Police Department
Monthly Activity Report
September 2025

OCTOBER EVENTS:

On October 4, 2024, from 5:00 pm to 9:00 pm, officers will be attending PAL Trunk or Treat & Movie Night at Water Tower Square.

On October 6, 2025, from 5:30 pm to 8:30 pm, officers will be attending Emergency Services Night at Lowe's Home Improvement.

On October 16, 2025, from 6:00 pm to 9:00 pm, officers will be attending a Trunk or Treat event at First Children Services.

On October 18, 2025, at 10:00 am, Chief Peoples will be a guest speaker at the grand opening ceremony of the Deeper Life Bible Church.

On October 18, 2025, from 11:30 am to 5:00 pm, officers will be attending the Montgomery Township Autumn Festival at Windlestrae Park.

On October 19, 2025, from 8:30 am to 11:30 am, officers will be attending a Faith & Blue Toy Drive at Keystone Fellowship Church.

On October 21, 2025, from 4:00 pm to 7:00 pm, officers will be attending a Trunk or Treat event at Texas Roadhouse.

On October 25, 2025, from 9:00 am to 11:00 am, officers will be attending the Fill A Cop Car Food Drive at Redner's Food Market.

On October 25, 2025, from 5:00 pm to 7:00 pm, officers will be attending a Trunk or Treat event in Towamencin Township.

On October 25, 2025, from 5:00 pm to 7:00 pm, officers will be attending a Trunk or Treat event at the Ambler YMCA.

On October 25, 2025, from 10:00 am to 2:00 pm, officers will be participating in Montgomery County's Drug Take Back Day at Wegmans.

On October 29, 2025, from 10:00 am to 11:00 am, officers will be attending Coloring With A Cop at the Montgomery Township Community and Recreation Center.

Montgomery Township Police Department
Monthly Activity Report
September 2025

On October 30, 2025, from 6:00 pm to 8:00 pm, officers will be attending PBGW's Trunk or Treat Bash at the Montgomery Township Community and Recreation Center.

On October 31, 2025, from 5:00 pm to 8:00 pm, officers will be distributing candy to residents throughout the township for Halloween.

Montgomery Township Public Works Department

Monthly Report – September 2025

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Scott D., Scott Y., Josh, J. Gormley, Anthony & Larry K. spread fresh wood carpet at all tot-lots in Township parks.
- The following tree work was done throughout the Township:
 - Scott Y., Anthony, Josh & J. Gormley removed one (1) dead spruce tree from the front of the Township building.
 - Scott D., & Josh removed a large broken tree limb from Fellowship Park.
 - Anthony & J. Gormley removed a stump from the front of the Township building, spread topsoil, seed and straw.
- Scott Y., Anthony & J. Gormley removed bushes and mulched the areas at the entrance of the Administration building.
- Scott Y. & Larry K. finished curb spraying throughout the Township.
- Scott D., Anthony, Josh & J. Gormley spread wood chips at the old Bark Park.
- Anthony & J. Gormley continued to prepare for their CDL Class A test.
- Greg, Scott D., Scott Y. & Larry K. took an online class to obtain necessary pesticide spray license credits.
- Scott Y. & Anthony used the new sickle bar attachment on the Ventrac mower to cut brush back along wood lines at William F. Maule Park at Windlestrae, Windlestrae Park – Rose Twig, Windlestrae Park Zehr Tract.
- Josh, J. Gormley & Anthony repaired the large potholes in the stone parking lot at Windlestrae Park - Zehr Tract.
- Larry K. performed roadside mowing with the flail mower along Township roadways.
- Scott D. repaired two (2) broken basketball nets at Fellowship Park.
- Musco repaired sports light lamp outages at William F. Maule Park at Windlestrae, Spring Valley Park & Whistlestop Park.
- Larry K. slit seeded the soccer fields at William F. Maule Park at Windlestrae and Windlestrae Park – Rose Twig.
- Josh & Anthony deployed the water wheel on the soccer fields at William F. Maule Park at Windlestrae.
- Larry K. treated the soccer and baseball fields at William F. Maule Park at Windlestrae for grubs.
- Scott D., Josh, J. Gormley, Anthony & Larry K. prepared for the annual DVT inspection.
- Scott D., Larry K. & J. Gormley added infield mix to the skinned baseball field at Whistlestop Park.
- The builder installed the new bottle filling station on the exterior of the restroom at Windlestrae – Rose Twig.
- Dave assisted with the leaf collection that took place on September 20th at William F. Maule Park at Windlestrae.

ROADS:

- Bill maintained the landscaping on the island entering the Autumn Woods development.
- Scott S. & Chris measured the pipes along Canterbury Lane for future replacement cost projections.
- Bryan, Joe, J. Gross & Chris continued replacing several failing concrete storm sewer lids throughout the Township as part of the MS4 Stormwater requirements.
- Bryan assisted Anthony & J. Gormley with CDL training/practice.
- Scott S., Bryan, Chris & J. Gross milled and repaved a distressed area of blacktop on Green Tree Tavern Road.
- Chris & Joe televised more storm sewer pipes throughout the Canterbury development to determine the level of failure.
- Chris & Joe replaced a 4' section of curbing on Walden Circle.
- Bill inspected several road occupancy permits.
- Scott S. handled several resident complaints throughout the Township.
- Bill cleaned up the shrubs, bushes and landscaping at Memorial Grove Park.
- On September 18th, Scott S., Bryan, Joe, Chris, Todd, Dave, Don & Larry N. attended the Confined Space Refresher class.
- Bryan, Joe, Chris & J. Gross cleaned the main garages at DPW in preparation for DVT inspection.
- Bryan, Joe, Chris & J. Gross repaired unsafe holes in the concrete floor of the DPW garage.
- Scott S., Bryan & J. Gross painted vascar lines on Grays Lane as requested by the Highway Safety Unit.
- Bryan, Joe & Chris painted vascar lines on Bell Run Boulevard and County Line Road as requested by the Highway Safety Unit.
- Bryan, Joe & Chris painted various Township intersections.

- Scott S., Joe, Chris, Bryan, J. Gross, Anthony, Josh & Larry N. removed all the blacktop from the walking path at Whispering Pines Park and repaved the walking path.
- Scott S., Joe, Chris, Bryan, J. Gross, Josh, Anthony & Larry N. expanded and repaved the parking lot at Whispering Pines Park
- Scott S., Bryan & Chris formed and poured new concrete pads along the walking path at Whispering Pines Park to accommodate two (2) park benches and one (1) trash can.
- Chris & Joe replaced an 8' section of depressed driveway curbing on Green Tree Tavern Road.
- Bryan & Chris performed routine drainage maintenance throughout the Township as part of the MS4 Stormwater requirements.
- Joe, Bryan, Josh & 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.
- Dave, Don, Larry N. & Todd removed the old air compressor from Battalion 2 mezzanine and placed the new air compressor for Atlas Copco to complete installation.
- Dave, Don, Larry N. & Todd replaced streetlight pole #987 that was knocked down at Gwynmont Circle and Clayton Court.
- An Accident involving PECO telephone poles caused power surge at the intersection of North Wales and Knapp Roads which damaged the traffic signal equipment. Contracted Armour & Sons to make repairs.
- Musco repaired sports light lamp outages at William F. Maule Park at Windlestrae, Spring Valley Park, and Whistlestop Park
- The contractor replaced a defective bathroom door under warranty at Windlestrae Park – Rose Twig.
- 9/18/25 – North Wales Road & Montgomery Mall – On Flash – Scott S. & Dave reset MMU.
- Dave installed additional guardrails for PW garage mezzanine per DVT inspection.
- Todd, Dave & Larry N. made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Dave, Don, Todd & Larry N. responded to a total of 148 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.
- One (1) instance of fecal matter being strewn across the women's restroom at William F. Maule Park at Windlestrae resulting in the restrooms being locked. Contracted Serve Pro to clean the restroom.
- Dave & Larry N. took the water fountain apart to remove a stick that was jammed in it at Spring Valley Park (upper).

Project Tracking Montgomery Township					
Job Name	Job Number	Status	Task	PennDOT #	Last Update
North Wales & Harbob	2303013	In Construction	Township coordinating with property owners - still need 2 TSE.	321552	9/23/2025
Stump Road RRFB	2307039	Plans approved.	Signal plan approved. Township coordinating with property owners - still need 1 TCE and 1 TSE. Conduit installed?	335709	9/23/2025
Route 309 Emergency Preemption	2500884	In Construction	Bids due 10/17		9/23/2025
Route 63 and Parkway <i>complete</i>	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
Bethlehem Pike & English Village Signal Upgrades	220206901	In Progress	Addressing comments	352572	9/23/2025
Lansdale Avenue/Taylor Road and Cowpath Road Signal Upgrades	2400517	In Progress	Submitted to PennDOT 9/4/2025 - Under Review. Response Anticipated 10/3	384626	9/23/2025
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	Under PennDOT review.	387113	9/23/2025
Knapp Road & Route 309	999101601	Plans approved.	Permit issued 7/16/2025. PW revisions incorporated.	364098	9/23/2025
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	999101601	In Progress	Additional documentation needed.	371729	9/23/2025



VMSC
Emergency Medical Services

Montgomery Township EMS Report

September 2025

NPV Region
911 Calls

1092



150

Municipal Responses

0m 28s

Chute Time

6m 45s

Response Time

51m 50s

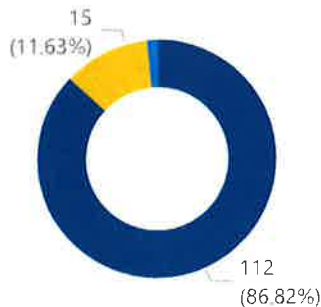
Call Time

100%

Agency On-Status

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

● Yes ● Unknown ● No

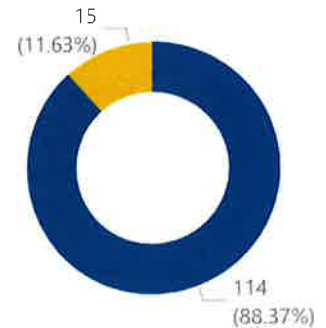


Top 5 Call Types



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 September Global Scale



Mental Health | Responded to **47** behavioral health-related calls.

Community Harm | Handled **19** Overdoses, down from 24 last month, resulting in **5** Narcan administration by EMS. Also responded to **19** incidents involving deliberate injury, up from 12 last month.



Climate | Dispatched to **4** weather related motor vehicle crashes.

Diversity | **37** patients had language barriers. **23** patients were morbidly obese, **15** were in a state of emotional distress. And **7** were developmentally impaired.



September 2025

Patient Satisfaction Rating



"They were respectful, kind, and saw I was suffering and made me feel at ease immediately! They kept me 100% informed. I will be so proud to share my experience and to count on you for services"

Mutual Aid

VMSC provided mutual aid for 72 calls this period, down from 80, with the most significant contributions to Freedom Valley with 25, Chal-Brit with 14, Ambler with 12, Second Alarmers with 4, and Horsham with 3.

Conversely, VMSC received mutual aid 15 times with 6 times by Freedom Valley, 3 times by Second Alarmers, 2 times by Chal-Brit, 2 times by Horsham, 1 time by Second Alarmers, and 1 time by Grand View Medical.

Supporting Our Community

On August 28th, a fire at the Hatfield Village Apartments displaced dozens of residents leading to a multi-agency emergency response. VMSC providers worked with fire and police to evacuate residents, treat patients for smoke inhalation, and provide on-scene support. On September 24th, Hatfield Township recognized the coordinated effort between all agencies involved. We thank our local community partners for their support and collaboration during this incident



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #15

SUBJECT:	New Business – Committee Board Liaison Reports
MEETING DATE:	October 27, 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 September to provide an update on those meetings.