



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
DECEMBER 15, 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 November 24, 2025 Meeting
 - Payment of the December 15, 2025 Bills
 - Escrow Release #7 – Bharatiya Temple Phase 2

Presentations:

6. Annual Donations:
 - a. North Wales Area Library
 - b. Montgomery County Public Library
 - c. Montgomery Township Historical Society
 - d. The PEAK Center

Planning and Zoning:

7. Consider Preliminary/Final Land Development – Animal Hospital 1008 Upper State Road
8. Consider Adoption of Ordinance #25-349 – Amendment for Mobile Food Vendors

Administration and Finance:

9. Adoption of Resolution 2025-20, Setting the Volunteer Firefighter Stipend for 2025
10. Adoption of Ordinance #25-353 – Establishing a Fire Tax
11. Establish Real Estate Tax Millage for 2026 (Resolution 2025-21)
12. Adoption of the 2026 Budget
13. Approval of Montgomery Township Municipal Sewer Authority (MTMSA) 2026 Budget
14. Approval of MTMSA 2025 Tapping Fee Agreements
15. Review & Acceptance of Annual Audit Engagement Letter
16. Approval of Financial Software Conversion
17. Ratification of Real Estate Tax Appeal Settlement – 1216 Welsh Road

- 18. Ratification of Real Estate Tax Appeal – 1350 Welsh Road
- 19. Authorize Disposal of Township Records (per State regulations)
- 20. Accept Resignation of Township Auditor
- 21. Accept Resignation of Fire Chief, Bill Wiegman

Public Works:

- 22. Award Bid for the Stump Road Pedestrian Improvements Project
- 23. Award Bid for English Village Crossing Pedestrian Improvement Project

Recreation:

- 24. Approval of the 2026 Winter Recreation Programs

Old Business:

New Business:

- 25. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #03

SUBJECT:	Public Comment
MEETING DATE:	December 15, 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 let us know if you are a Township resident or business owner.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT:	Announcement of Executive Session
MEETING DATE:	December 15, 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 earlier this evening at 6:15 p.m. to discuss potential litigation and personnel matters.

These topics are legitimate subjects 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: December 15, 2025
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the November 24, 2025 Board of Supervisors meeting
- Payment of Bills for December 15, 2025
- Escrow Release #7 – Bharatiya Temple Phase 2

- 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
NOVEMBER 24, 2025**

1. Call to Order: The November 24, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Audrey R. Ware-Jones called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

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

ALSO IN ATTENDANCE:

Police Chief William Peoples
Fire Chief William Wiegman
Director of Finance Blaine Bergey
Director of Planning & Zoning, Marianne McConnell
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 on any item not listed on the agenda, and there was none.

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

5. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the minutes of the November 10, 2025 and November 14, 2025 Board meetings, the payment of bills for November 24, 2025 in the amount of \$497,267.32, Firefox Phase 2 – End of Maintenance and Shake Shack Escrow Release #2 and Start of Maintenance were approved as submitted.

Administration and Finance:

6. Presentation of the 2026 Proposed Budget: Ms. McCreary presented information on the Township's current tax base as well as the average residential property tax. Ms. McCreary also reminded residents that the North Penn School District and Montgomery County are separate taxing authorities. Ms. McCreary discussed capital investments and funds available for capital expenditures. In 2025, the capital fund is expected to have \$7,394,762 at the end of the year. In 2026, the capital fund is projected to be \$2,470,900. The current budget continues all Township services, provides fiscal stewardship, expands community engagement and continues the Township's commitment to excellence.

7. Authorization to Advertise the 2026 Budget: The proposed 2026 budget must be advertised and made available for public inspection at least 20 days before the final adoption, which must be by December 31, 2025. Ms. Ware-Jones asked for public comment on the matter. Ms. Bamford read a letter from Mr. Pelletier (Supervisor-Elect) recommending that the Board not consider the tax increase to fund an expanded fire department until a full study is completed in 2026. Other public comments from Township residents expressed concerns about the appearance of inconsistent data, the lack of ancillary numbers for items that may be needed in the future, and a significant tax increase for seniors. They also suggested that the Board adopt a conservative approach. Ms. Bamford stated that she had concerns about the process and planning, and that a comprehensive, independent fire study was needed. She would support a one mill increase to establish a fund for reserves for future fire expansion, after an independent, comprehensive study. A portion of that increase could also be allocated to the capital reserve fund, which we have discussed under the budget presentation, will require additional funding in the future. Ms. Bamford also stated that the Second Class Township Code permits a new Board to reopen the budget in January and that she intends to do so if the Board passes a vote this evening of more than a one mill increase.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and carried by a vote of 3 – 2, with Ms. Bamford and Ms. Staab voting No, the Board authorized the advertisement of the proposed 2026 budget (all funds) as being available for public inspection.

8. Authorize the Advertisement of an Ordinance for the Establishment of a Fire Tax Ordinance: Ms. McCreary stated that, in keeping with the proposed plan for a fire tax to be levied to support the operations of the Township's fire department, the Solicitor's office has recommended that it be established via ordinance. Adoption of this ordinance will allow staff to notify the Township's tax collector to revise the real estate tax bills to show this as a separate line item, like the streetlight tax. Currently, out of the current real estate tax rate of 2.94 mills, we internally allocate .56 mills towards fire protection. Under public comment, residents questioned the total fire tax amount, which would now be 1.71 mills, as well as what the maximum number of mills was for fire protection, which is 10 mills.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and carried by a vote of 3 – 2, with Ms. Bamford and Ms. Staab voting No, the Board authorized the advertisement of an ordinance establishing a fire tax in the Township of 1.71 mills.

9. Award of Bid for Township Facilities' Waste and Single-Stream Recyclable Materials Collection and Disposal: Ms. McCreary stated that the current three-year contract for waste and recyclable collection and disposal will expire on December 31, 2025. Staff received four bids on Tuesday, November 18, 2025. The lowest responsible bidder was Whitetail Disposal, LLC for a three-year contract commencing January 1, 2026, for \$55,828.80.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0) the Board authorized a three-year contract for Township Facilities Trash and Recyclable Material Collection and Disposal to Whitetail Disposal, LLC, commencing on January 1, 2026 at the cost of \$55,828.80.

10. Award of Bids – Municibid Online Surplus Asset Sale: Mr. Bergey stated that on October 13, 2025, the Township authorized the disposal of surplus assets through Municibid, an online auction platform. The auction concluded successfully on November 11, 2025. The winning bids were as follows:

Listing ID	Surplus Asset	Winning Bid	First Name
79099994	Econolite ASC/2S Traffic Signal Controllers (Lot of 4)	\$100.00	Todd Hoy
79098827	Econolite ASC/2S Traffic Signal Controllers (Lot of 5)	\$100.00	Todd Hoy
79098235	Econolite ASC/2S Traffic Signal Controllers (Lot of 4)	\$100.00	David Cray
79095201	Root 10 ft. Power Angle Snow Plow	\$100.00	Brian Hendricks
79093395	Waterloo Toolbox & Top Chest	\$625.00	Beverly Beahn
79193230	2024 Jeep Gladiator Mojave Wheel & Tire Assemblies	\$1,050.00	Sam Digiosia
79093355	Graco LineLazer IV 5900	\$2,150.00	Dave Cornelison, Jr.
79090037	2001 Eager Beaver Tilt Deck Trailer	\$2,600.00	Jack Gormley
79201356	2014 Chevrolet Tahoe	\$2,900.00	Robert Miller
79192678	2018 Ford Police Interceptor Utility (Explorer)	\$3,155.00	Benson Ofori
79192633	2018 Ford Police Interceptor Utility (Explorer)	\$3,950.00	Faltaws Malak
79197097	2017 Ford Police Interceptor Utility (Explorer)	\$4,000.00	Faltaws Malak
79199442	2019 Ford Police Interceptor Utility (Explorer)	\$5,100.00	Faltaws Malak
79087547	2008 Chrysler 300	\$5,600.00	Thomas Dorley
79096938	2019 Exmark 72" Lazer Z	\$5,750.00	Rich Falco
79200523	2013 Dodge Charger	\$7,400.00	Christopher Huges
79198562	2018 Ford Police Interceptor Utility (Explorer)	\$7,400.00	Faltaws Malak
79081879	1995 International 4900 Dump Truck	\$10,300.00	Doug Nicholl
79083792	2012 Ford F-550 Bucket Truck	\$25,000.00	Richard Granahan
79085693	2001 Peterbilt 330 Dump Truck	\$44,322.00	James Lattanzi

The Township will receive \$131,702 from the sale of surplus assets.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the sale of the above-listed equipment to the highest bidders as noted.

11. Approval of Sale of Engine 18: Chief Wiegman stated that the department has received an official offer for the purchase of Engine 18 from the Muhlenberg Township Fireman's Relief Association, offering \$32,500.00 for Engine 18. An appraisal had been conducted estimating its worth between \$30,000 and \$50,000. Fire Line Equipment, LLC executed the listing and sale agreement. The board previously approved Fire Line Equipment, LLC, to assist with the sale of Engine 18 at a 7% commission.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the fire department's sale of Engine 18 to

Muhlenberg Township for \$32,500.00, with 7% listing and agreement fee payable to Fire Line Equipment, LLC. The listing fee would be \$2,275.00.

12. Approval of Kennel Renovations: Chief Peoples stated that the detached Police Kennel building was constructed in 1996. As part of the original project, the Police Kennel was outfitted with cabinets and a sink area intended for the care of police canines and the storage of canine equipment and food. After 29 years of continuous use, the cabinets and sink have deteriorated and are now in need of replacement. Three quotes were obtained for renovations. The lowest responsible proposal is from JJ & Son's General Construction LLC for the removal and replacement of the existing cabinets and sink area, for a total amount of \$17,375.00.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the contract with JJ & Son's General Construction LLC for the removal and replacement of the existing cabinets and sink area in the Police Kennel, for a total amount of \$17,375.00.

13. Authorize the Advertisement of Proposed Ordinance #25-349 – Amendment to Chapter 140 for Mobile Food Vendors: Ms. McConnell stated that staff is requesting authorization to advertise for proposed amendments to the Montgomery Township Code, Section 140-2.C, updating provisions for mobile food vendors. Staff and consultants have had the opportunity to review the details of the proposed text amendments.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the advertisement of the proposed amendments to Chapter 140 of the Code of Montgomery Township for mobile food vendors.

14. Review of Zoning Hearing Board Application: Ms. McConnell identified the hearing application received for the December 3, 2025 Zoning Hearing Board meeting. Application #25110012 – Flagship Premium Cinemas (City Sign Services) / 750 Montgomery Glen Drive. The applicant is proposing to install four wall signs and requests a variance to allow 436 square feet of wall signage where only 350 square feet is permitted.

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

New Business:

15. Department Reports: Each department submitted monthly reports for activity in the month of October.

16. Committee Liaison Reports: Ms. Ware-Jones reported that the Senior Committee discussed their participation in the upcoming Breakfast with Santa event on Saturday, December 13, 2025 and the Finance Committee held a special meeting on December 1st to review the proposed budget. Ms. Staab reported that the EAC discussed the no mow zones proposal. Ms. Bamford

stated that the Park Board discussed the future of the old dog park and grant opportunities for the Windlestrae House. The Sewer Authority is promoting its insurance program. Ms. Chimera reported that her committees did not meet. Ms. Long reported that the CRC Committee discussed the parking lot lights, Breakfast with Santa, Kids University and the upcoming Craft Fair. Public Safety discussed the citations from motorists passing school buses, along with the current violations of red light enforcement. Public Works reported that the leaf and yard waste curb side pickup would be on Saturday, November 29th. Chief Peoples reported that the Grays Lane PennDOT recommendation report for traffic calming had been received. The first recommendation was chicanes.

17. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Staab, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 11/25/2025 - 12/15/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003077	PECO Energy	11/26/2025	Regular	0.00	3,851.00	103137
MT003655	Standard Insurance Company	11/26/2025	Regular	0.00	9,554.99	103138
MT004239	Imagine That Arts LLC	12/01/2025	Regular	0.00	455.00	103139
MT004734	Jessica Southard	12/01/2025	Regular	0.00	85.00	103140
MT003574	Shoen Safety and Training	12/01/2025	Regular	0.00	1,200.00	103141
MT000786	COMCAST	12/03/2025	Regular	0.00	21.00	103142
MT000786	COMCAST	12/03/2025	Regular	0.00	10.50	103143
MT003077	PECO Energy	12/03/2025	Regular	0.00	3,959.28	103144
MT004051	Verizon	12/03/2025	Regular	0.00	46.48	103145
MT004742	Aston Enterprises LLC	12/11/2025	Regular	0.00	91,974.24	103146
MT003077	PECO Energy	12/11/2025	Regular	0.00	-24,786.80	103147
MT003077	PECO Energy	12/11/2025	Regular	0.00	24,786.80	103147
	Void	12/11/2025	Regular	0.00	0.00	103148
	Void	12/11/2025	Regular	0.00	0.00	103149
MT003663	Stardust Entertainment	12/11/2025	Regular	0.00	800.00	103150
MT000006	21st Century Media Newspapers LLC	12/15/2025	Regular	0.00	3,470.55	103151
MT000040	Acme Uniforms For Industry	12/15/2025	Regular	0.00	641.93	103152
MT000046	Adam J. Morrow	12/15/2025	Regular	0.00	1,500.00	103153
MT000050	Adam Zwislewski	12/15/2025	Regular	0.00	1,300.00	103154
MT000053	Adrianna Ciliberto	12/15/2025	Regular	0.00	75.86	103155
MT000075	Airgas, Inc.	12/15/2025	Regular	0.00	425.70	103156
MT000092	Alderfer Glass Company, Inc.	12/15/2025	Regular	0.00	97.02	103157
MT000167	Amazon.com Services, Inc	12/15/2025	Regular	0.00	1,982.38	103158
MT000233	Angel G. Mejias	12/15/2025	Regular	0.00	1,700.00	103159
MT004455	Anthony Wiater	12/15/2025	Regular	0.00	184.99	103160
MT000279	Aramco, Inc.	12/15/2025	Regular	0.00	325.28	103161
MT000293	Armour & Sons Electric, Inc.	12/15/2025	Regular	0.00	657.60	103162
MT000320	AT&T	12/15/2025	Regular	0.00	128.03	103163
MT000338	Axon Enterprise, Inc	12/15/2025	Regular	0.00	1,218.21	103164
MT000424	Bill Medvic	12/15/2025	Regular	0.00	200.00	103165
MT000467	Brandi Blusiewicz	12/15/2025	Regular	0.00	900.00	103166
MT000469	Brandon Uzdzienski	12/15/2025	Regular	0.00	300.00	103167
MT000526	Bryan Waryga	12/15/2025	Regular	0.00	200.00	103168
MT000552	C.E.S.	12/15/2025	Regular	0.00	1,845.46	103169
MT000567	Canon Financial Services, Inc	12/15/2025	Regular	0.00	580.73	103170
MT000580	Carl Frederick Herr	12/15/2025	Regular	0.00	300.00	103171
MT000608	Carolyn McCreary	12/15/2025	Regular	0.00	202.02	103172
MT000637	Cenero, LLC	12/15/2025	Regular	0.00	230.00	103173
MT000640	Center Point Onsite Training LLC	12/15/2025	Regular	0.00	2,625.00	103174
MT004558	Christopher Ayral	12/15/2025	Regular	0.00	200.00	103175
MT004484	Coating Tech LLC	12/15/2025	Regular	0.00	720.00	103176
MT000778	Colmar Veterinary Hospital	12/15/2025	Regular	0.00	1,036.83	103177
MT004746	Commonwealth of Pennsylvania	12/15/2025	Regular	0.00	50,412.14	103178
MT000811	Conrad Siegel	12/15/2025	Regular	0.00	950.00	103179
MT000828	Cotterino Supply and Equipment	12/15/2025	Regular	0.00	1,667.80	103180
MT000843	Craftweld Fabrication Co., Inc.	12/15/2025	Regular	0.00	223.00	103181
MT000920	David D. Dunlap	12/15/2025	Regular	0.00	750.00	103182
MT000971	Dejana Truck and Utility LLC	12/15/2025	Regular	0.00	9,280.00	103183
MT000981	DelVal International Trucks Inc.	12/15/2025	Regular	0.00	5,246.80	103184
MT001026	Dival Safety Equipment	12/15/2025	Regular	0.00	800.18	103185
MT001030	DJB Specialties, Inc.	12/15/2025	Regular	0.00	14,524.64	103186
MT001033	Dog Town	12/15/2025	Regular	0.00	305.99	103187
MT001076	DVHT Delaware Valley Health Trust	12/15/2025	Regular	0.00	207,807.59	103188
MT001096	Eagle Power and Equipment Corp	12/15/2025	Regular	0.00	1,590.42	103189

Check Report

Date Range: 11/25/2025 - 12/15/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001108	Eckert Seamans Cherin & Mellott, LLC	12/15/2025	Regular	0.00	12,580.00	103190
MT001220	Established Traffic Control	12/15/2025	Regular	0.00	1,084.00	103191
MT001229	Eureka Stone Quarry, Inc.	12/15/2025	Regular	0.00	490.01	103192
MT004452	FearlessFunPickleball	12/15/2025	Regular	0.00	120.00	103193
MT001279	Fire Line Equipment LLC	12/15/2025	Regular	0.00	2,275.00	103194
MT001327	Fred Beans Automotive Group	12/15/2025	Regular	0.00	499.99	103195
MT001340	Fundamental Tennis LLC	12/15/2025	Regular	0.00	1,620.00	103196
MT001352	Galls, an Aramark Co., LLC	12/15/2025	Regular	0.00	42.99	103197
MT001379	George Allen Portable Toilets, Inc.	12/15/2025	Regular	0.00	720.00	103198
MT001404	Glasgow, Inc.	12/15/2025	Regular	0.00	381.55	103199
MT001412	Glick Fire Equipment Company Inc	12/15/2025	Regular	0.00	296.19	103200
MT001427	Goose Squad L.L.C.	12/15/2025	Regular	0.00	900.00	103201
MT004549	Graham Management LP	12/15/2025	Regular	0.00	33.28	103202
MT001438	Granicus LLC	12/15/2025	Regular	0.00	10,171.01	103203
MT001447	Greg Reiff	12/15/2025	Regular	0.00	148.49	103204
MT001495	Havis, Inc.	12/15/2025	Regular	0.00	25,970.68	103205
MT001527	Herman Goldner Company, Inc.	12/15/2025	Regular	0.00	3,652.00	103206
MT001536	Hilltown Township	12/15/2025	Regular	0.00	36,836.80	103207
MT001556	Horsham Township	12/15/2025	Regular	0.00	8,050.69	103208
MT001559	Hoys Landscaping Inc	12/15/2025	Regular	0.00	4,900.00	103209
MT004239	Imagine That Arts LLC	12/15/2025	Regular	0.00	455.00	103210
MT001635	J.P. Mascaro and Sons	12/15/2025	Regular	0.00	24,775.00	103211
MT004448	Jack Gormley	12/15/2025	Regular	0.00	159.99	103212
MT001736	Jeffrey Greene	12/15/2025	Regular	0.00	100.00	103213
MT001842	Joe Cardamone	12/15/2025	Regular	0.00	149.99	103214
MT001856	John Bereschak	12/15/2025	Regular	0.00	1,000.00	103215
MT004520	Joseph K. Egenolf Jr	12/15/2025	Regular	0.00	1,100.00	103216
MT004308	Justin Tohanczyn	12/15/2025	Regular	0.00	1,500.00	103217
MT002038	Keith Grierson	12/15/2025	Regular	0.00	100.00	103218
MT002089	Keystone Municipal Services, Inc.	12/15/2025	Regular	0.00	15,150.00	103219
MT002098	Kilkenny Law, LLC	12/15/2025	Regular	0.00	5,177.75	103220
MT002170	Kyle W. Stump	12/15/2025	Regular	0.00	500.00	103221
MT002199	Larry Knechel	12/15/2025	Regular	0.00	169.95	103222
MT002319	Login/ IACP Net	12/15/2025	Regular	0.00	875.00	103223
MT002338	Lower Gwynedd Township	12/15/2025	Regular	0.00	4,287.11	103224
MT002341	Lowe's Companies Inc.	12/15/2025	Regular	0.00	52.59	103225
MT002441	Mark Kosmaceski	12/15/2025	Regular	0.00	300.00	103226
MT002450	Marquis Barefield	12/15/2025	Regular	0.00	150.00	103227
MT002470	Mary Kay Kelm, Esquire	12/15/2025	Regular	0.00	857.50	103228
MT002496	Mastertech Auto Service, LLC.	12/15/2025	Regular	0.00	2,139.25	103229
MT004700	Matthew T Brinkmann	12/15/2025	Regular	0.00	200.00	103230
MT002609	Michael Bean	12/15/2025	Regular	0.00	1,000.00	103231
MT002624	Michael J. Kunzig	12/15/2025	Regular	0.00	500.00	103232
MT004518	Michael Sasso	12/15/2025	Regular	0.00	500.00	103233
MT002702	Modern Group Ltd	12/15/2025	Regular	0.00	551.02	103234
MT002745	Montgomery County Public Library	12/15/2025	Regular	0.00	10,000.00	103235
MT002772	Montgomery Township Historical	12/15/2025	Regular	0.00	6,000.00	103236
PAYR-IAFF	Montgomery Township Professional	12/15/2025	Regular	0.00	298.52	103237
MT002796	Moyer Indoor / Outdoor	12/15/2025	Regular	0.00	314.70	103238
MT002807	Municipal Emergency Services	12/15/2025	Regular	0.00	10,308.58	103239
MT002824	Nagle Elevator Inspection and Testing	12/15/2025	Regular	0.00	95.00	103240
MT004138	Napa Auto Parts	12/15/2025	Regular	0.00	347.44	103241
MT002852	National Decalcraft Corp.	12/15/2025	Regular	0.00	80.00	103242
MT002866	Nelson Wire Rope Corporation	12/15/2025	Regular	0.00	468.44	103243
MT002873	New Britain Township	12/15/2025	Regular	0.00	3,081.58	103244
MT002935	North Wales Library	12/15/2025	Regular	0.00	10,000.00	103245
MT002935	North Wales Library	12/15/2025	Regular	0.00	-10,000.00	103245
MT002937	North Wales Water Authority	12/15/2025	Regular	0.00	123.88	103246
MT002957	Occupational Health Centers	12/15/2025	Regular	0.00	205.00	103247
MT002961	ODP Business Solutions, LLC	12/15/2025	Regular	0.00	236.55	103248
MT002974	Omega Systems Consultants, Inc.	12/15/2025	Regular	0.00	4,486.25	103249

Check Report

Date Range: 11/25/2025 - 12/15/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT002987	Our Towne Catering	12/15/2025	Regular	0.00	1,917.00	103250
MT003044	Patrick Kerr	12/15/2025	Regular	0.00	900.00	103251
MT003046	Patriot Workwear	12/15/2025	Regular	0.00	55.00	103252
MT003102	Pennsylvania Chiefs of Police Assoc	12/15/2025	Regular	0.00	200.00	103253
MT003108	Pennsylvania Municipal League (PML)	12/15/2025	Regular	0.00	8,275.84	103254
MT003109	Pennsylvania One Call System, Inc.	12/15/2025	Regular	0.00	319.64	103255
ZZ001862	Pure Cleaners	12/15/2025	Regular	0.00	1,934.45	103256
MT000342	Pye-Barker Fire & Safety	12/15/2025	Regular	0.00	163.20	103257
MT003227	Rachel Brick	12/15/2025	Regular	0.00	1,420.00	103258
MT003230	Rachel Weiner	12/15/2025	Regular	0.00	100.00	103259
MT004694	RD Management LLC	12/15/2025	Regular	0.00	4,637.28	103260
MT003291	Rem-Ark Alloys, Inc.	12/15/2025	Regular	0.00	1,399.38	103261
MT003299	Republic Services No. 320	12/15/2025	Regular	0.00	3,100.10	103262
MT003307	Rhomar Industries, Inc.	12/15/2025	Regular	0.00	621.26	103263
MT003358	Robert Decker Enterprises, Inc.	12/15/2025	Regular	0.00	2,640.00	103264
MT003365	Robert H. Grunmeier II	12/15/2025	Regular	0.00	100.00	103265
MT003436	Ryan Allison	12/15/2025	Regular	0.00	100.00	103266
MT004305	Ryan Taylor Graphics	12/15/2025	Regular	0.00	113.00	103267
MT003444	Ryan W. Irvin	12/15/2025	Regular	0.00	600.00	103268
MT003456	Safeguard Business Systems	12/15/2025	Regular	0.00	253.49	103269
MT004740	Sangster Engineering Ltd	12/15/2025	Regular	0.00	1,016.68	103270
MT003510	Scott Deiley	12/15/2025	Regular	0.00	154.95	103271
MT003525	Select Properties	12/15/2025	Regular	0.00	14,280.00	103272
MT004657	Sensys Gatso USA, Inc	12/15/2025	Regular	0.00	38,400.00	103273
MT003555	Shapiro Fire Protection Company	12/15/2025	Regular	0.00	270.37	103274
MT003592	Sirchie Finger Print	12/15/2025	Regular	0.00	64.06	103275
MT004621	SJ Fuel South Co Inc	12/15/2025	Regular	0.00	5,845.68	103276
MT004623	SML Automotive Services, Inc T/A Tri County Co	12/15/2025	Regular	0.00	10,170.39	103277
MT003624	Spencer D. Borine	12/15/2025	Regular	0.00	60.00	103278
MT003657	Staples Business Credit	12/15/2025	Regular	0.00	407.54	103279
MT003683	Stephen A. Splendido	12/15/2025	Regular	0.00	500.00	103280
MT003764	SWIF	12/15/2025	Regular	0.00	10,234.00	103281
MT003790	TD Card Services	12/15/2025	Regular	0.00	8,356.02	103282
	Void	12/15/2025	Regular	0.00	0.00	103283
MT004747	Tessa Angelo	12/15/2025	Regular	0.00	180.00	103284
MT003834	The Homer Group	12/15/2025	Regular	0.00	257.50	103285
MT003843	The Peak Center	12/15/2025	Regular	0.00	3,000.00	103286
MT003880	Thomson Reuters	12/15/2025	Regular	0.00	574.40	103287
MT003890	Tim Kurek	12/15/2025	Regular	0.00	948.00	103288
MT004744	Tingfang Chen	12/15/2025	Regular	0.00	140.00	103289
MT003926	TopACourt, LLC	12/15/2025	Regular	0.00	5,223.20	103290
MT003964	Triad Truck Equipment	12/15/2025	Regular	0.00	1,501.50	103291
MT003998	United Rentals (North America) Inc	12/15/2025	Regular	0.00	1,409.64	103292
MT004006	unWined & PAINT	12/15/2025	Regular	0.00	60.00	103293
MT004044	Vault Health	12/15/2025	Regular	0.00	485.57	103294
MT004051	Verizon	12/15/2025	Regular	0.00	993.23	103295
MT004051	Verizon	12/15/2025	Regular	0.00	-993.23	103295
MT004051	Verizon	12/15/2025	Regular	0.00	-76.85	103296
MT004051	Verizon	12/15/2025	Regular	0.00	76.85	103296
MT004056	Verizon Wireless Services, LLC	12/15/2025	Regular	0.00	-193.54	103297
MT004056	Verizon Wireless Services, LLC	12/15/2025	Regular	0.00	193.54	103297
MT004080	Vinay P. Setty	12/15/2025	Regular	0.00	1,560.00	103298
MT004084	Vincent Zirpoli	12/15/2025	Regular	0.00	375.00	103299
MT004094	Visiting Nurse Association	12/15/2025	Regular	0.00	1,500.00	103300
MT004096	VMSC	12/15/2025	Regular	0.00	163.67	103301
MT004149	West Generator Services Inc.	12/15/2025	Regular	0.00	2,409.91	103302
MT004189	William Tuttle	12/15/2025	Regular	0.00	500.00	103303
MT004196	Wismer Auto Interiors	12/15/2025	Regular	0.00	1,950.00	103304
MT004745	Yarashenka, Andrey and Tatsiana	12/15/2025	Regular	0.00	924.00	103305
MT004481	Zabree Smith	12/15/2025	Regular	0.00	90.00	103306
MT002935	North Wales Library	12/15/2025	Regular	0.00	35,000.00	103307

Check Report

Date Range: 11/25/2025 - 12/15/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003077	PECO Energy	12/12/2025	Regular	0.00	77.23	103308
MT003077	PECO Energy	12/12/2025	Regular	0.00	24,632.34	103309
	Void	12/12/2025	Regular	0.00	0.00	103310
	Void	12/12/2025	Regular	0.00	0.00	103311
MT000017	911 Safety Equipment LLC	12/15/2025	Regular	0.00	2,071.50	103312
MT000050	Adam Zwislewski	12/15/2025	Regular	0.00	75.00	103313
MT000063	Adventure Aquarium	12/15/2025	Regular	0.00	1,900.00	103314
MT000103	Alexander J. Deangelis	12/15/2025	Regular	0.00	165.00	103315
MT000467	Brandi Blusiewicz	12/15/2025	Regular	0.00	250.00	103316
MT000469	Brandon Uzdzienski	12/15/2025	Regular	0.00	100.00	103317
MT000580	Carl Frederick Herr	12/15/2025	Regular	0.00	395.00	103318
MT001045	Donald B. Tucker III	12/15/2025	Regular	0.00	105.00	103319
MT001320	Frank J. Blusiewicz Jr	12/15/2025	Regular	0.00	15.00	103320
MT001736	Jeffrey Greene	12/15/2025	Regular	0.00	120.00	103321
MT001868	John H. Mogensen	12/15/2025	Regular	0.00	450.00	103322
MT002056	Kelsey C. Whalen	12/15/2025	Regular	0.00	50.00	103323
MT002170	Kyle W. Stump	12/15/2025	Regular	0.00	30.00	103324
MT002228	Lauren K Maxwell	12/15/2025	Regular	0.00	100.00	103325
MT002458	Marvin Moseby	12/15/2025	Regular	0.00	95.00	103326
MT002882	Nick Eufrazio	12/15/2025	Regular	0.00	80.00	103327
MT003060	Paul R. Mogensen	12/15/2025	Regular	0.00	70.00	103328
MT003436	Ryan Allison	12/15/2025	Regular	0.00	145.00	103329
MT003516	Scott Stutzman	12/15/2025	Regular	0.00	150.00	103330
MT004458	Trevor J. Bradley	12/15/2025	Regular	0.00	100.00	103331
MT004148	Wesley J Whitaker	12/15/2025	Regular	0.00	60.00	103332
PAYR-PBA	Police Benevolent Association	12/04/2025	Bank Draft	0.00	1,482.00	DFT0000924
PAYR-POL PEN	U.S. Bank	12/04/2025	Bank Draft	0.00	19,634.83	DFT0000925
PAYR-PA SCDU	PA SCDU	12/04/2025	Bank Draft	0.00	715.38	DFT0000926
PAYR-401	Empower Retirement	12/04/2025	Bank Draft	0.00	26,579.84	DFT0000927
PAYR-457	Empower Retirement	12/04/2025	Bank Draft	0.00	19,305.61	DFT0000928
PAYR-PHILA	City of Philadelphia	12/04/2025	Bank Draft	0.00	749.89	DFT0000929
PAYR-LST	HAB-LST	12/04/2025	Bank Draft	0.00	242.00	DFT0000930
PAYR-SITW	State of Pennsylvania	12/04/2025	Bank Draft	0.00	22,393.95	DFT0000931
MT000787	Comcast Business	11/26/2025	Bank Draft	0.00	513.91	DFT0000938
MT000787	Comcast Business	11/26/2025	Bank Draft	0.00	1,054.65	DFT0000940

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	501	191	0.00	881,280.62
Manual Checks	0	0	0.00	0.00
Voided Checks	0	10	0.00	-36,050.42
Bank Drafts	10	10	0.00	92,672.06
EFT's	0	0	0.00	0.00
	511	211	0.00	937,902.26

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	501	191	0.00	881,280.62
Manual Checks	0	0	0.00	0.00
Voided Checks	0	10	0.00	-36,050.42
Bank Drafts	10	10	0.00	92,672.06
EFT's	0	0	0.00	0.00
	511	211	0.00	937,902.26

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	11/2025	14,974.55
99	Claim on Pooled Cash	12/2025	922,927.71
			937,902.26

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05c

SUBJECT:	Bharatiya Temple Cultural and Learning Center LDS#707
MEETING DATE:	December 15, 2025
BOARD LIAISON:	Audrey Ware-Jones, Chairwoman
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning/Zoning Officer

BACKGROUND:

Attached is a construction escrow release requested by Bharatiya Temple for the Cultural and Learning Center, located at 1612 County Line Road, as recommended by the Township Engineer.

The original amount of escrow was \$1,144,826.10, held as cash with the Township. This is the seventh release requested, in the amount of \$158,661.50. The Township Engineer recommends the release of \$71,660.00, as outlined in the attached letter. The new balance will be \$279,233.35.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 5, 2025

File No. 2013-04061-01

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Bharatiya Temple Phase 2 - Cultural and Learning Center – LDS#707
Escrow Release 7

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the project referenced above. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$71,660.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. The following requested line items were not recommended for release and are not included in the amount above:

- C.4 – topsoil has not been completed. Refer to enclosed memorandum
- G.6, 7, & 8 – the driveway and bollards have not been completed
- I.1-16 – refer to enclosed memorandum regarding landscaping
- I.17 & 18 – fences do not appear to be installed
- J.1 – existing lights to be removed or adjusted have not been completed
- J.2 – the light shields did not appear to be installed
- J.5 & 8 – the fixtures did not appear to be installed
- K.3 – dumpster enclosure is not completed
- K.6 & 7 – lot monumentation does not appear to be completed

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer. Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

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

JPD/

Enclosure: Release of Escrow Form & Summary (12/5/25), Developer's Request (11/30/25)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Praful Patel – Bharatiya Temple, Inc.
Krutee Shah, AIA, LEED AP – Paradigm
Bobby Patel – ICON Construction LLC
Rick Mast, P.E., Project Manager – Richard C. Mast Associates, P.C.

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

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/30/2025

Development: Bharatiya Temple Cultural and Learning Center Ph II - LDS-707
Release #: 7

G&A Project #: 2013-04061-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$158,661.50. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 12/05/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$71,660.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 12/5/2025
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Bharatiya Temple, Inc.
for Bharatiya Temple Cultural and Learning Center Ph II - LDS-707, in the amount of \$158,661.50, on the
representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$71,660.00;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize
release of \$71,660.00; in accordance with the developer's request, and the officers of the Township are
authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash
with Montgomery Township in total sum of \$1,144,826.10 pursuant to a signed Land Development
Agreement and that \$793,932.75 has previously been released from escrow. Therefore, the action of the Board
releasing said sum leaves a new balance of \$279,233.35 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director

**ESCROW RELEASE NO.: 7**

DATE PREPARED: 5-Dec-2025

PROJECT NAME:	Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	\$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT:	Montgomery Township			G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY:	Cash	MAINTENANCE BOND AMOUNT (15%):	\$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 71,660.00	\$ 793,932.75	\$ 865,592.75	\$ 175,158.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 71,660.00	\$ 793,932.75	\$ 865,592.75	\$ 279,233.35

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)				
									QTY	COST	QTY	COST	QTY	COST	QTY	COST			
A. SOIL EROSION AND SEDIMENT CONTROL																			
1.	Construction Entrance	EA	3	\$	3,500.00	\$	10,500.00		\$	-	3.00	\$	10,500.00	3.00	\$	10,500.00	\$	-	
2.	Concrete Washout	EA	1	\$	850.00	\$	850.00		\$	-	1.00	\$	850.00	1.00	\$	850.00	\$	-	
3.	12 inch Filter Sock	LF	666	\$	8.50	\$	5,661.00		\$	-	666.00	\$	5,661.00	666.00	\$	5,661.00	\$	-	
4.	NAG S75 Erosion Control Matting	SY	4,030	\$	2.25	\$	9,067.50		\$	-	4,030.00	\$	9,067.50	4,030.00	\$	9,067.50	\$	-	
5.	Filter Bag Inlet Protection	EA	19	\$	150.00	\$	2,850.00		\$	-	19.00	\$	2,850.00	19.00	\$	2,850.00	\$	-	
6.	Temporary Seeding-Topsoil Stockpiles	LS	1	\$	500.00	\$	500.00	1.00	\$	500.00		\$	-	1.00	\$	500.00	\$	-	
B. DEMOLITION AND CLEARING																			
1.	Clearing and Grubbing	LS	1	\$	5,000.00	\$	5,000.00		\$	-	1.00	\$	5,000.00	1.00	\$	5,000.00	\$	-	
2.	Existing Curb Removal and Disposal	LF	1,462	\$	5.00	\$	7,310.00		\$	-	1,462.00	\$	7,310.00	1,462.00	\$	7,310.00	\$	-	
3.	Existing Sidewalk Removal and Disposal	SF	2,377	\$	4.00	\$	9,508.00		\$	-	2,377.00	\$	9,508.00	2,377.00	\$	9,508.00	\$	-	
4.	Existing Paving Removal and Disposal	SY	2,750	\$	3.00	\$	8,250.00		\$	-	2,750.00	\$	8,250.00	2,750.00	\$	8,250.00	\$	-	
5.	Existing Stone Area Regrading/Removal	SY	4,840	\$	0.50	\$	2,420.00		\$	-	4,840.00	\$	2,420.00	4,840.00	\$	2,420.00	\$	-	
6.	Existing Inlet Removal and Disposal	EA	3	\$	800.00	\$	2,400.00		\$	-	3.00	\$	2,400.00	3.00	\$	2,400.00	\$	-	
7.	Existing Storm Piping Removal and Disposal	LF	257	\$	4.00	\$	1,028.00		\$	-	257.00	\$	1,028.00	257.00	\$	1,028.00	\$	-	
C. EARTHWORK																			
1.	Strip Topsoil and Stockpile	LS	1	\$	4,000.00	\$	4,000.00		\$	-	1.00	\$	4,000.00	1.00	\$	4,000.00	\$	-	
2.	Cut Fill & Compact	CY	5,400	\$	3.00	\$	16,200.00		\$	-	5,400.00	\$	16,200.00	5,400.00	\$	16,200.00	\$	-	
3.	Rough Grade Site	SF	72,700	\$	0.05	\$	3,635.00		\$	-	72,700.00	\$	3,635.00	72,700.00	\$	3,635.00	\$	-	
4.	Respread Topsoil	LS	1	\$	5,400.00	\$	5,400.00	0.50	\$	2,700.00		\$	-	0.50	\$	2,700.00	0.50	\$	2,700.00
D. SANITARY SEWER																			
1.	Tie into Existing Main	EA	1	\$	1,500.00	\$	1,500.00		\$	-	1.00	\$	1,500.00	1.00	\$	1,500.00	\$	-	
2.	6" SDR-26 Laterals	LF	347	\$	25.00	\$	8,675.00		\$	-	347.00	\$	8,675.00	347.00	\$	8,675.00	\$	-	
3.	Stone Envelope	TON	97	\$	26.00	\$	2,522.00		\$	-	97.00	\$	2,522.00	97.00	\$	2,522.00	\$	-	
4.	Grease Trap	EA	1	\$	5,000.00	\$	5,000.00		\$	-	1.00	\$	5,000.00	1.00	\$	5,000.00	\$	-	
5.	Testing (Air, Madrel and Vacuum)	LS	1	\$	1,000.00	\$	1,000.00		\$	-	1.00	\$	1,000.00	1.00	\$	1,000.00	\$	-	
E. STORMWATER																			
1.	15 in. HDPE	LF	1,356	\$	40.00	\$	54,240.00		\$	-	1,356.00	\$	54,240.00	1,356.00	\$	54,240.00	\$	-	
2.	Modifications to Ex. Outfall Structure	LS	1	\$	1,300.00	\$	1,300.00	1.00	\$	1,300.00		\$	-	1.00	\$	1,300.00	\$	-	
3.	Type C Inlet	EA	5	\$	2,450.00	\$	12,250.00		\$	-	5.00	\$	12,250.00	5.00	\$	12,250.00	\$	-	
4.	Type M Inlet	EA	3	\$	2,350.00	\$	7,050.00		\$	-	3.00	\$	7,050.00	3.00	\$	7,050.00	\$	-	
5.	Type M Inlet w/Mod. Box and Weir	EA	1	\$	5,100.00	\$	5,100.00		\$	-	1.00	\$	5,100.00	1.00	\$	5,100.00	\$	-	
6.	Yard Inlet 2'x2'	EA	6	\$	1,500.00	\$	9,000.00		\$	-	6.00	\$	9,000.00	6.00	\$	9,000.00	\$	-	
7.	Type DW Endwall	EA	1	\$	3,000.00	\$	3,000.00		\$	-	1.00	\$	3,000.00	1.00	\$	3,000.00	\$	-	
8.	Stone Envelope	TON	380	\$	15.00	\$	5,700.00		\$	-	380.00	\$	5,700.00	380.00	\$	5,700.00	\$	-	
9.	Infiltration Bed (Basin A)	EA	1	\$	40,200.00	\$	40,200.00		\$	-	1.00	\$	40,200.00	1.00	\$	40,200.00	\$	-	
10.	Sawcut Existing Pavement	LF	129	\$	2.00	\$	258.00		\$	-	129.00	\$	258.00	129.00	\$	258.00	\$	-	
11.	Temporary Trench Restoration	SY	27	\$	20.00	\$	540.00		\$	-	27.00	\$	540.00	27.00	\$	540.00	\$	-	
12.	Permanent Roadway Restoration	SY	27	\$	40.00	\$	1,080.00		\$	-	27.00	\$	1,080.00	27.00	\$	1,080.00	\$	-	
13.	Rip Rap Apron	TON	13	\$	150.00	\$	1,950.00		\$	-	13.00	\$	1,950.00	13.00	\$	1,950.00	\$	-	

**ESCROW RELEASE NO.: 7**

DATE PREPARED: 5-Dec-2025

PROJECT NAME:	Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	\$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT:	Montgomery Township			G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY:	Cash	MAINTENANCE BOND AMOUNT (15%):	\$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 71,660.00	\$ 793,932.75	\$ 865,592.75	\$ 175,158.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 71,660.00	\$ 793,932.75	\$ 865,592.75	\$ 279,233.35

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)		
					QTY	COST	QTY	COST	QTY	COST	QTY	COST	
F. <u>PAVING AND PARKING AREA</u>													
1. Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00	\$ -	-	2,892.00	\$ 5,784.00	2,892.00	\$ 5,784.00	\$ -	-	
2. Concrete Curb, inc. curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00	\$ -	-	2,892.00	\$ 52,056.00	2,892.00	\$ 52,056.00	\$ -	-	
3. Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00	\$ -	-	7,656.00	\$ 21,054.00	7,656.00	\$ 21,054.00	\$ -	-	
4. 6 in. 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00	\$ -	-	7,656.00	\$ 53,592.00	7,656.00	\$ 53,592.00	\$ -	-	
5. 3.5 in. 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00	\$ -	-	7,656.00	\$ 137,808.00	7,656.00	\$ 137,808.00	\$ -	-	
6. 2.0 in. 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00	\$ -	-	7,656.00	\$ 84,216.00	7,656.00	\$ 84,216.00	\$ -	-	
7. Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	7,656.00	\$ 3,828.00	
8. 1.5 in. 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	7,656.00	\$ 76,560.00	
9. Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75	\$ -	-	\$ -	\$ -	\$ -	\$ -	3,025.00	\$ 2,268.75	
G. <u>ACCESS CONNECTION DRIVEWAY</u>													
1. Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00	\$ -	-	78.00	\$ 780.00	78.00	\$ 780.00	\$ -	-	
2. Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75	\$ -	-	193.00	\$ 530.75	193.00	\$ 530.75	\$ -	-	
3. 6 in. 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00	\$ -	-	193.00	\$ 1,351.00	193.00	\$ 1,351.00	\$ -	-	
4. 3.5 in. 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00	\$ -	-	193.00	\$ 3,474.00	193.00	\$ 3,474.00	\$ -	-	
5. 2.0 in. 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00	\$ -	-	193.00	\$ 2,123.00	193.00	\$ 2,123.00	\$ -	-	
6. Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50	\$ -	-	\$ -	\$ -	\$ -	\$ -	193.00	\$ 96.50	
7. 1.5 in. 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	193.00	\$ 1,930.00	
8. Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	1.00	\$ 1,600.00	
H. <u>CONCRETE SIDEWALK AND APRONS</u>													
1. 4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00	\$ -	-	4,823.00	\$ 86,814.00	4,823.00	\$ 86,814.00	\$ -	-	
2. 4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00	\$ -	-	1,778.00	\$ 32,004.00	1,778.00	\$ 32,004.00	\$ -	-	
3. Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00	\$ -	-	195.00	\$ 4,875.00	195.00	\$ 4,875.00	\$ -	-	
4. ADA Curb Ramp, inc. DWS	EA	10	\$ 2,500.00	\$ 25,000.00	\$ -	-	10.00	\$ 25,000.00	10.00	\$ 25,000.00	\$ -	-	
I. <u>LANDSCAPING</u>													
1. Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00	9.00	\$ 4,950.00	\$ -	\$ -	9.00	\$ 4,950.00	9.00	\$ 4,950.00	
2. Sweetbay Magnolia	EA	22	\$ 400.00	\$ 8,800.00	11.00	\$ 4,400.00	\$ -	\$ -	11.00	\$ 4,400.00	11.00	\$ 4,400.00	
3. Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00	5.00	\$ 2,000.00	\$ -	\$ -	5.00	\$ 2,000.00	5.00	\$ 2,000.00	
4. Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00	5.00	\$ 2,000.00	\$ -	\$ -	5.00	\$ 2,000.00	5.00	\$ 2,000.00	
5. Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00	10.00	\$ 4,000.00	\$ -	\$ -	10.00	\$ 4,000.00	11.00	\$ 4,400.00	
6. Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00	3.00	\$ 1,800.00	\$ -	\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00	
7. Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00	7.00	\$ 4,200.00	\$ -	\$ -	7.00	\$ 4,200.00	8.00	\$ 4,800.00	
8. London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00	1.00	\$ 600.00	\$ -	\$ -	1.00	\$ 600.00	2.00	\$ 1,200.00	
9. Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00	2.00	\$ 1,200.00	\$ -	\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00	
10. Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00	1.00	\$ 600.00	\$ -	\$ -	1.00	\$ 600.00	2.00	\$ 1,200.00	
11. Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	1.00	\$ 550.00	
12. American Holly	EA	18	\$ 550.00	\$ 9,900.00	9.00	\$ 4,950.00	\$ -	\$ -	9.00	\$ 4,950.00	9.00	\$ 4,950.00	
13. Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00	21.00	\$ 5,250.00	\$ -	\$ -	21.00	\$ 5,250.00	22.00	\$ 5,500.00	
14. Inkberry	EA	13	\$ 95.00	\$ 1,235.00	6.00	\$ 570.00	\$ -	\$ -	6.00	\$ 570.00	7.00	\$ 665.00	
15. Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00	2.00	\$ 190.00	\$ -	\$ -	2.00	\$ 190.00	3.00	\$ 285.00	
16. Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	175.00	\$ 7,875.00	
17. Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00	\$ -	-	\$ -	\$ -	\$ -	\$ -	350.00	\$ 12,250.00	
18. Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50	\$ -	-	1,558.00	\$ 2,726.50	1,558.00	\$ 2,726.50	\$ -	-	



PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 71,660.00	\$ 793,932.75	\$ 865,592.75	\$ 175,158.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 71,660.00	\$ 793,932.75	\$ 865,592.75	\$ 279,233.35

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. LIGHTING												
1. Misc. Existing Fixture Removal	LS	1	\$ 1,000.00	\$ 1,000.00	-1.00	\$ (1,000.00)	1.00	\$ 1,000.00	\$ -	\$ -	1.00	\$ 1,000.00
2. Provide Back Shield on Existing Fixtures	EA	4	\$ 300.00	\$ 1,200.00		\$ -		\$ -	\$ -	\$ -	4.00	\$ 1,200.00
3. Fixture A on Existing Pole	EA	2	\$ 650.00	\$ 1,300.00	2.00	\$ 1,300.00		\$ -	2.00	\$ 1,300.00		\$ -
4. Fixture A on New Pole	EA	5	\$ 3,000.00	\$ 15,000.00	3.50	\$ 10,500.00	1.50	\$ 4,500.00	5.00	\$ 15,000.00		\$ -
5. Fixture B on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00		\$ -	2.00	\$ 6,000.00	2.00	\$ 6,000.00	2.00	\$ 6,000.00
6. Fixture C on New Pole	EA	3	\$ 3,000.00	\$ 9,000.00	1.50	\$ 4,500.00	1.50	\$ 4,500.00	3.00	\$ 9,000.00		\$ -
7. Fixture D on New Pole	EA	1	\$ 3,650.00	\$ 3,650.00	1.00	\$ 3,650.00		\$ -	1.00	\$ 3,650.00		\$ -
8. Fixture E on Building	EA	4	\$ 550.00	\$ 2,200.00		\$ -		\$ -	\$ -	\$ -	4.00	\$ 2,200.00
9. Fixture F on New Pole	EA	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00		\$ -
10. Fixture G on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00	2.00	\$ 6,000.00	2.00	\$ 6,000.00	4.00	\$ 12,000.00		\$ -
K. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -
2. As-Built Plans	LS	1	\$ 5,500.00	\$ 5,500.00		\$ -		\$ -	\$ -	\$ -	1.00	\$ 5,500.00
3. Dumpster Area (Pad & Fence)	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	0.50	\$ 2,500.00	0.50	\$ 2,500.00	0.50	\$ 2,500.00
4. Signage	EA	23	\$ 250.00	\$ 5,750.00	10.00	\$ 2,500.00		\$ -	10.00	\$ 2,500.00	13.00	\$ 3,250.00
5. Pavement Markings	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -	\$ -	\$ -	1.00	\$ 2,500.00
6. Concrete Monuments	EA	5	\$ 250.00	\$ 1,250.00		\$ -		\$ -	\$ -	\$ -	5.00	\$ 1,250.00
7. Iron Pins	LS	1	\$ 750.00	\$ 750.00		\$ -		\$ -	\$ -	\$ -	1.00	\$ 750.00
L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy = \$x,xxx.xx)	LS	1	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	1.00	\$ -
M. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 104,075.10	\$ 104,075.10		\$ -		\$ -	\$ -	\$ -	1.00	\$ 104,075.10

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 25-Nov-2025

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Financial Security	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 158,661.50	\$ 793,932.75	\$ 951,344.25	\$ 89,406.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 158,661.50	\$ 793,932.75	\$ 951,344.25	\$ 193,481.85

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)			
									QTY	COST	QTY	COST	QTY	COST	QTY	COST		
A. SOIL EROSION AND SEDIMENT CONTROL																		
1.	Construction Entrance	EA	3	\$	3,500.00	\$	10,500.00				3.00	\$	10,500.00	3.00	\$	10,500.00	\$	-
2.	Concrete Washout	EA	1	\$	850.00	\$	850.00				1.00	\$	850.00	1.00	\$	850.00	\$	-
3.	12 inch Filter Sock	LF	666	\$	8.50	\$	5,661.00				666.00	\$	5,661.00	666.00	\$	5,661.00	\$	-
4.	NAG S75 Erosion Control Matting	SY	4,030	\$	2.25	\$	9,067.50				4,030.00	\$	9,067.50	4,030.00	\$	9,067.50	\$	-
5.	Filter Bag Inlet Protection	EA	19	\$	150.00	\$	2,850.00				19.00	\$	2,850.00	19.00	\$	2,850.00	\$	-
6.	Temporary Seeding-Topsoil Stockpiles	LS	1	\$	500.00	\$	500.00	1.00	\$	500.00		\$	-	1.00	\$	500.00	\$	-
B. DEMOLITION AND CLEARING																		
1.	Clearing and Grubbing	LS	1	\$	5,000.00	\$	5,000.00				1.00	\$	5,000.00	1.00	\$	5,000.00	\$	-
2.	Existing Curb Removal and Disposal	LF	1,462	\$	5.00	\$	7,310.00				1,462.00	\$	7,310.00	1,462.00	\$	7,310.00	\$	-
3.	Existing Sidewalk Removal and Disposal	SF	2,377	\$	4.00	\$	9,508.00				2,377.00	\$	9,508.00	2,377.00	\$	9,508.00	\$	-
4.	Existing Paving Removal and Disposal	SY	2,750	\$	3.00	\$	8,250.00				2,750.00	\$	8,250.00	2,750.00	\$	8,250.00	\$	-
5.	Existing Stone Area Regrading/Removal	SY	4,840	\$	0.50	\$	2,420.00				4,840.00	\$	2,420.00	4,840.00	\$	2,420.00	\$	-
6.	Existing Inlet Removal and Disposal	EA	3	\$	800.00	\$	2,400.00				3.00	\$	2,400.00	3.00	\$	2,400.00	\$	-
7.	Existing Storm Piping Removal and Disposal	LF	257	\$	4.00	\$	1,028.00				257.00	\$	1,028.00	257.00	\$	1,028.00	\$	-
C. EARTHWORK																		
1.	Strip Topsoil and Stockpile	LS	1	\$	4,000.00	\$	4,000.00				1.00	\$	4,000.00	1.00	\$	4,000.00	\$	-
2.	Cut Fill & Compact	CY	5,400	\$	3.00	\$	16,200.00				5,400.00	\$	16,200.00	5,400.00	\$	16,200.00	\$	-
3.	Rough Grade Site	SF	72,700	\$	0.05	\$	3,635.00				72,700.00	\$	3,635.00	72,700.00	\$	3,635.00	\$	-
4.	Respread Topsoil	LS	1	\$	5,400.00	\$	5,400.00	1.00	\$	5,400.00		\$	-	1.00	\$	5,400.00	\$	-
D. SANITARY SEWER																		
1.	Tie into Existing Main	EA	1	\$	1,500.00	\$	1,500.00				1.00	\$	1,500.00	1.00	\$	1,500.00	\$	-
2.	6" SDR-26 Laterals	LF	347	\$	25.00	\$	8,675.00				347.00	\$	8,675.00	347.00	\$	8,675.00	\$	-
3.	Stone Envelope	TON	97	\$	26.00	\$	2,522.00				97.00	\$	2,522.00	97.00	\$	2,522.00	\$	-
4.	Grease Trap	EA	1	\$	5,000.00	\$	5,000.00				1.00	\$	5,000.00	1.00	\$	5,000.00	\$	-
5.	Testing (Air, Madrel and Vacuum)	LS	1	\$	1,000.00	\$	1,000.00				1.00	\$	1,000.00	1.00	\$	1,000.00	\$	-
E. STORMWATER																		
1.	15 in. HDPE	LF	1,356	\$	40.00	\$	54,240.00				1,356.00	\$	54,240.00	1,356.00	\$	54,240.00	\$	-
2.	Modifications to Ex. Outfall Structure	LS	1	\$	1,300.00	\$	1,300.00	1.00	\$	1,300.00		\$	-	1.00	\$	1,300.00	\$	-
3.	Type C Inlet	EA	5	\$	2,450.00	\$	12,250.00				5.00	\$	12,250.00	5.00	\$	12,250.00	\$	-
4.	Type M Inlet	EA	3	\$	2,350.00	\$	7,050.00				3.00	\$	7,050.00	3.00	\$	7,050.00	\$	-
5.	Type M Inlet w/Mod. Box and Weir	EA	1	\$	5,100.00	\$	5,100.00				1.00	\$	5,100.00	1.00	\$	5,100.00	\$	-
6.	Yard Inlet 2'x2'	EA	6	\$	1,500.00	\$	9,000.00				6.00	\$	9,000.00	6.00	\$	9,000.00	\$	-
7.	Type DW Endwall	EA	1	\$	3,000.00	\$	3,000.00				1.00	\$	3,000.00	1.00	\$	3,000.00	\$	-
8.	Stone Envelope	TON	380	\$	15.00	\$	5,700.00				380.00	\$	5,700.00	380.00	\$	5,700.00	\$	-
9.	Infiltration Bed (Basin A)	EA	1	\$	40,200.00	\$	40,200.00				1.00	\$	40,200.00	1.00	\$	40,200.00	\$	-
10.	Sawcut Existing Pavement	LF	129	\$	2.00	\$	258.00				129.00	\$	258.00	129.00	\$	258.00	\$	-
11.	Temporary Trench Restoration	SY	27	\$	20.00	\$	540.00				27.00	\$	540.00	27.00	\$	540.00	\$	-
12.	Permanent Roadway Restoration	SY	27	\$	40.00	\$	1,080.00				27.00	\$	1,080.00	27.00	\$	1,080.00	\$	-
13.	Rip Rap Apron	TON	13	\$	150.00	\$	1,950.00				13.00	\$	1,950.00	13.00	\$	1,950.00	\$	-

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 25-Nov-2025

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Financial Security	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 158,661.50	\$ 793,932.75	\$ 951,344.25	\$ 89,406.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 158,661.50	\$ 793,932.75	\$ 951,344.25	\$ 193,481.85

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. PAVING AND PARKING AREA												
1. Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00			2,892.00	\$ 5,784.00	2,892.00	\$ 5,784.00		\$ -
2. Concrete Curb, inc. curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00			2,892.00	\$ 52,056.00	2,892.00	\$ 52,056.00		\$ -
3. Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00			7,656.00	\$ 21,054.00	7,656.00	\$ 21,054.00		\$ -
4. 6 in. 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00			7,656.00	\$ 53,592.00	7,656.00	\$ 53,592.00		\$ -
5. 3.5 in. 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00			7,656.00	\$ 137,808.00	7,656.00	\$ 137,808.00		\$ -
6. 2.0 in. 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00			7,656.00	\$ 84,216.00	7,656.00	\$ 84,216.00		\$ -
7. Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00				\$ -		\$ -	7,656.00	\$ 3,828.00
8. 1.5 in. 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00				\$ -		\$ -	7,656.00	\$ 76,560.00
9. Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75				\$ -		\$ -	3,025.00	\$ 2,268.75
G. ACCESS CONNECTION DRIVEWAY												
1. Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00			78.00	\$ 780.00	78.00	\$ 780.00		\$ -
2. Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75			193.00	\$ 530.75	193.00	\$ 530.75		\$ -
3. 6 in. 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00			193.00	\$ 1,351.00	193.00	\$ 1,351.00		\$ -
4. 3.5 in. 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00			193.00	\$ 3,474.00	193.00	\$ 3,474.00		\$ -
5. 2.0 in. 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00			193.00	\$ 2,123.00	193.00	\$ 2,123.00		\$ -
6. Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50	193.00	\$ 96.50		\$ -	193.00	\$ 96.50		\$ -
7. 1.5 in. 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00	193.00	\$ 1,930.00		\$ -	193.00	\$ 1,930.00		\$ -
8. Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00	1.00	\$ 1,600.00		\$ -	1.00	\$ 1,600.00		\$ -
H. CONCRETE SIDEWALK AND APRONS												
1. 4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00			4,823.00	\$ 86,814.00	4,823.00	\$ 86,814.00		\$ -
2. 4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00			1,778.00	\$ 32,004.00	1,778.00	\$ 32,004.00		\$ -
3. Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00			195.00	\$ 4,875.00	195.00	\$ 4,875.00		\$ -
4. ADA Curb Ramp, inc. DWS	EA	10	\$ 2,500.00	\$ 25,000.00			10.00	\$ 25,000.00	10.00	\$ 25,000.00		\$ -
I. LANDSCAPING												
1. Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00	18.00	\$ 9,900.00		\$ -	18.00	\$ 9,900.00		\$ -
2. Sweetbay Magnolia	EA	22	\$ 400.00	\$ 8,800.00	22.00	\$ 8,800.00		\$ -	22.00	\$ 8,800.00		\$ -
3. Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00	10.00	\$ 4,000.00		\$ -	10.00	\$ 4,000.00		\$ -
4. Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00	10.00	\$ 4,000.00		\$ -	10.00	\$ 4,000.00		\$ -
5. Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00	21.00	\$ 8,400.00		\$ -	21.00	\$ 8,400.00		\$ -
6. Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00	6.00	\$ 3,600.00		\$ -	6.00	\$ 3,600.00		\$ -
7. Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00	15.00	\$ 9,000.00		\$ -	15.00	\$ 9,000.00		\$ -
8. London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00		\$ -
9. Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00	4.00	\$ 2,400.00		\$ -	4.00	\$ 2,400.00		\$ -
10. Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00		\$ -
11. Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00	1.00	\$ 550.00		\$ -	1.00	\$ 550.00		\$ -
12. American Holly	EA	18	\$ 550.00	\$ 9,900.00	18.00	\$ 9,900.00		\$ -	18.00	\$ 9,900.00		\$ -
13. Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00	43.00	\$ 10,750.00		\$ -	43.00	\$ 10,750.00		\$ -
14. Inkberry	EA	13	\$ 95.00	\$ 1,235.00	13.00	\$ 1,235.00		\$ -	13.00	\$ 1,235.00		\$ -
15. Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00	5.00	\$ 475.00		\$ -	5.00	\$ 475.00		\$ -
16. Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00	175.00	\$ 7,875.00		\$ -	175.00	\$ 7,875.00		\$ -
17. Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00	350.00	\$ 12,250.00		\$ -	350.00	\$ 12,250.00		\$ -
18. Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50			1,558.00	\$ 2,726.50	1,558.00	\$ 2,726.50		\$ -

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 25-Nov-2025

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Financial Security	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 158,661.50	\$ 793,932.75	\$ 951,344.25	\$ 89,406.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 158,661.50	\$ 793,932.75	\$ 951,344.25	\$ 193,481.85

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. LIGHTING												
1. Misc. Existing Fixture Removal	LS	1	\$ 1,000.00	\$ 1,000.00			1.00	\$ 1,000.00	1.00	\$ 1,000.00		\$ -
2. Provide Back Shield on Existing Fixtures	EA	4	\$ 300.00	\$ 1,200.00	4.00	\$ 1,200.00		\$ -	4.00	\$ 1,200.00		\$ -
3. Fixture A on Existing Pole	EA	2	\$ 650.00	\$ 1,300.00	2.00	\$ 1,300.00		\$ -	2.00	\$ 1,300.00		\$ -
4. Fixture A on New Pole	EA	5	\$ 3,000.00	\$ 15,000.00	3.50	\$ 10,500.00	1.50	\$ 4,500.00	5.00	\$ 15,000.00		\$ -
5. Fixture B on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00	2.00	\$ 6,000.00	2.00	\$ 6,000.00	4.00	\$ 12,000.00		\$ -
6. Fixture C on New Pole	EA	3	\$ 3,000.00	\$ 9,000.00	1.50	\$ 4,500.00	1.50	\$ 4,500.00	3.00	\$ 9,000.00		\$ -
7. Fixture D on New Pole	EA	1	\$ 3,650.00	\$ 3,650.00	1.00	\$ 3,650.00		\$ -	1.00	\$ 3,650.00		\$ -
8. Fixture E on Building	EA	4	\$ 550.00	\$ 2,200.00	4.00	\$ 2,200.00		\$ -	4.00	\$ 2,200.00		\$ -
9. Fixture F on New Pole	EA	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00		\$ -
10. Fixture G on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00	2.00	\$ 6,000.00	2.00	\$ 6,000.00	4.00	\$ 12,000.00		\$ -
K. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00			1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -
2. As-Built Plans	LS	1	\$ 5,500.00	\$ 5,500.00				\$ -		\$ -	1.00	\$ 5,500.00
3. Dumpster Area (Pad & Fence)	LS	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	0.50	\$ 2,500.00	1.00	\$ 5,000.00		\$ -
4. Signage	EA	23	\$ 250.00	\$ 5,750.00	23.00	\$ 5,750.00		\$ -	23.00	\$ 5,750.00		\$ -
5. Pavement Markings	LS	1	\$ 2,500.00	\$ 2,500.00	0.50	\$ 2,500.00		\$ -	0.50	\$ 1,250.00	0.50	\$ 1,250.00
6. Concrete Monuments	EA	5	\$ 250.00	\$ 1,250.00	5.00	\$ 1,250.00		\$ -	5.00	\$ 1,250.00		\$ -
7. Iron Pins	LS	1	\$ 750.00	\$ 750.00	1.00	\$ 750.00		\$ -	1.00	\$ 750.00		\$ -
L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -				\$ -		\$ -	1.00	\$ -
M. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 104,075.10	\$ 104,075.10				\$ -		\$ -	1.00	\$ 104,075.10



- ☐ 3850 Sierra Circle, Suite 100 | Center Valley, PA 18034 | P: 610.366.8064 | F: 610.366.0433
- ☐ 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- ☒ 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- ☐ 401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462 | P: 610.489.4949 | F: 610.489.8447
- ☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: December 4, 2025

To: Jim Dougherty, P.E.

From: Valerie Liggett, R.L.A., ASLA

cc: Judith Stern Goldstein, R.L.A., ASLA
Geoff Attanasio, P.E.

Reference: Bharatiya Temple Phase 2 Cultural and Learning Center
Landscape Inspection for Escrow Release
G&A Project No. 1304061-01

Please be advised that on December 3, 2025, I conducted a landscape inspection to review acceptability of plant material for escrow release. A total of \$96,735 has been requested for all landscape items on the site, with the exclusion of tree protection fencing which was previously released. The inspection was conducted in accordance with the approved landscape plan prepared by Richard C. Mast Associates, P.C., dated August 12, 2019, and last revised December 5, 2022. Please see the attached inspection notes for details regarding the items below.

The following landscape items must be corrected:

1. Six (6) Magnolias are still out of the ground and sitting in the parking lot, have not yet been planted, and are missing from the locations shown in the landscape plan. Due to the length of time the trees have been out of the ground and due to freezing weather conditions, there is a good chance they are no longer viable. Healthy trees shall be installed in the locations shown in the approved landscape plan.



Punchlist item 1

2. One (1) shrub is missing from the planting island to the rear of the Cultural and Learning Center.
3. One (1) tree in the parking island to the rear of the Cultural and Learning Center is damaged and it appears that a branch has been ripped off. The tree is not in an acceptable condition and should be replaced.

4. Tree staking has not been installed per the details in the approved plans. Trees are currently staked using twine. This is not acceptable. The specified galvanized wire and plastic hose attached to 6' hardwood stakes as specified in the approved landscape plans shall be installed.
5. No plants are mulched as specified in the approved details. The 2" depth mulch rings specified in the details shall be provided.
6. Deer protection installed is paper and burlap wrap, which will trap moisture against the tree trunks and will result in decay and other health issues for the trees. Plastic mesh or corrugated tubing should be installed for deer protection.



Punchlist items 4, 5 and 6

7. Holes leaving root balls exposed are located in the eastern buffer. These holes must be filled to adequately protect the planted trees.



Punchlist item 6

8. Fifteen (15) existing trees used to meet Phase 1 landscape requirements have been removed from the site. As these trees were shown as to be preserved in the approved Cultural and Learning Center plans and were previously required to be installed to meet various landscape requirements, they are required to be replaced 1:1. Therefore, fifteen (15) 3" caliper shade trees are required to replace these trees. We recommend that the Landscape Architect responsible for preparation of the Landscape Plans be consulted regarding locations and species for these trees, and information regarding proposed locations and species for these trees shall be submitted for review and approval.

Due to the extensive nature of corrections needed to the landscaping on the site, I recommend that 50% (or **\$48,367.50**) of the remaining landscape escrow be **withheld** pending correction of the items listed above.

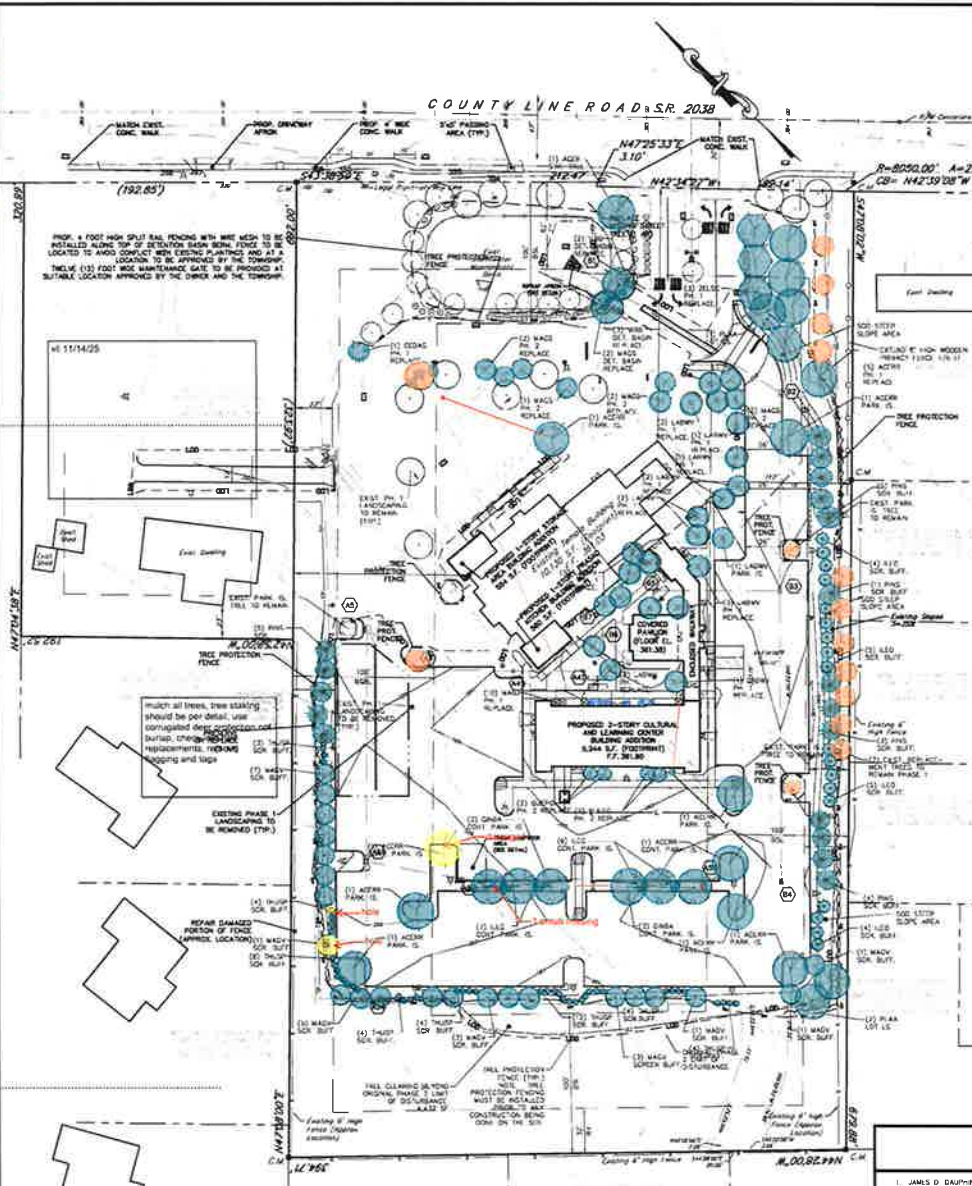
SITE LOCATION MAP 1"=2000'



U.S.C.S. MAPPER AND ORIGINATOR: QUADRAVE 1"=1" SCALE

GENERAL LANDSCAPE NOTES

- The site plan and landscape plan shall be prepared in accordance with the American Standard for Nursery Stock (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).
- All plants shall be nursery grown and healthy.
- Plant material shall be delivered to the site in accordance with the American Standard for Nursery Stock (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).
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12/14/2025 Landscape Inspection for Escrow Release VLL

- Acceptable (except for mulching and staking)
- Missing
- Existing replacement tree missing
- Damage or issue of concern

PLANTING STANDARDS AND GUIDELINES

- Plant material shall be shown on the plans in accordance with the following standards:
 - Types of plants shall comply with the information of Standard Plant Material as applied by the American Horticultural Society, Inc. and the American Nursery and Landscape Association in the same edition of the American Standard for Nursery Stock.
 - Quality: All plants shall be of the species or variety they shall have normal well-developed trunks and vigorous roots and foliage and shall be free of insect and disease problems. All plants shall be inspected prior to planting. Plants shall have been grown under the same cultural conditions as the subject site for at least two years prior to date of planting. All plants shall be marked with a tag showing the name of the plant, the species or variety, the size, the date of planting, and the name of the grower or supplier.
 - Measurements: Plants shall be measured as they stand in their native production. Trees shall be measured at a point 4.5 feet above ground level and shall be measured in the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015). All plants shall be measured in the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015). All plants shall be measured in the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).
 - Preparation of plants: All plants shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015). All plants shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).
 - Soil: The soil shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015). All plants shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).
 - Planting: Trees shall be planted at the same depth as they were in the nursery. The planting hole shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015). All plants shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).
 - Staking and guying:
 - Trees shall be staked with a maximum of eight stakes and not less than four stakes in a standard manner. Stakes shall be driven into the ground to a depth of 12 inches below the bottom of the excavation. This should be done before setting the tree in place. If after setting the tree in place it is found that the tree is not stable, the stakes shall be driven into the ground to a depth of 12 inches below the bottom of the excavation. This should be done before setting the tree in place.
 - Trees shall be guyed in the same manner as they are in the nursery. The guy wires shall be driven into the ground to a depth of 12 inches below the bottom of the excavation. This should be done before setting the tree in place. If after setting the tree in place it is found that the tree is not stable, the guy wires shall be driven into the ground to a depth of 12 inches below the bottom of the excavation. This should be done before setting the tree in place.
 - Retention of all planting details: Retention of all planting details shall be in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015). All plants shall be prepared in accordance with the American Standard for Nursery Stock by the American Nursery and Landscape Association (ANSI Z60.1-2015) and the American Standard for Horticultural Containers (ANSI Z67.1-2015).

MAINTENANCE NOTES

- REQUIRED PLANT MATERIAL SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT TO MAINTAIN THE APPEARANCE OF THE PROJECT TO THE PUBLIC. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SAFETY: ALL PLANT MATERIAL SHALL BE MAINTAINED IN A SAFE MANNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

UNDERGROUND UTILITY NOTE

- UNDERGROUND UTILITIES: THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE ARCHITECT CERTIFICATION

I, JAMES D. DAUPHIN, A LICENSED LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

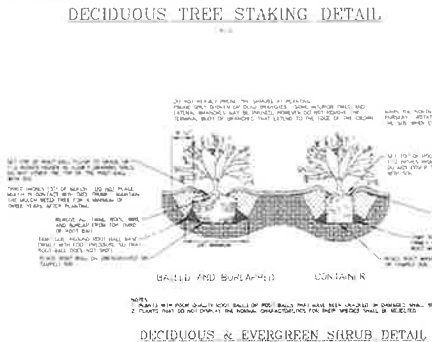
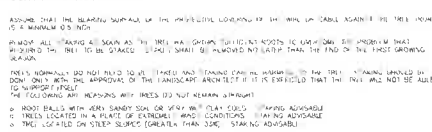
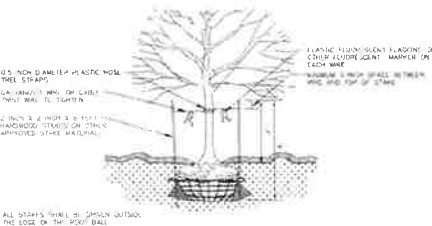
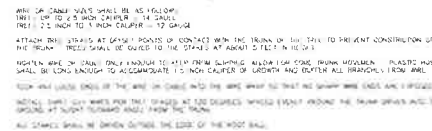
James D. Dauphin, PLA-001228-C DATE

LANDSCAPING PLAN

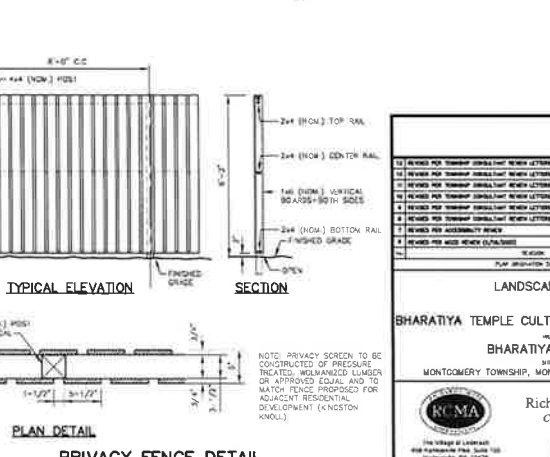
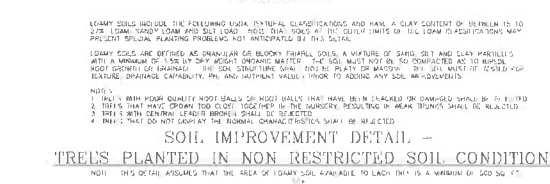
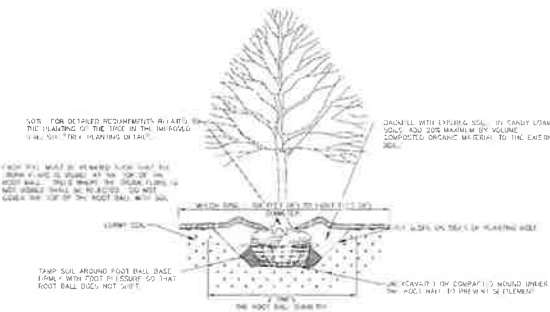
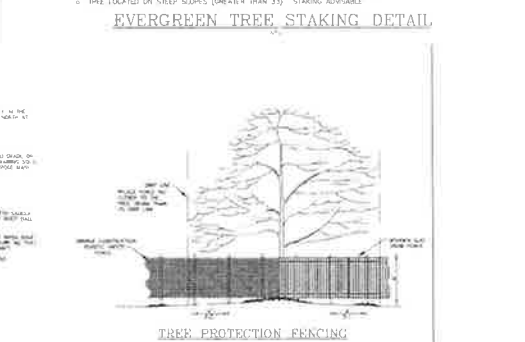
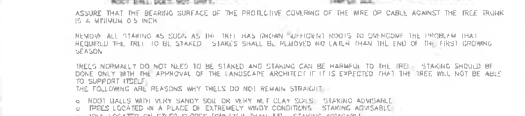
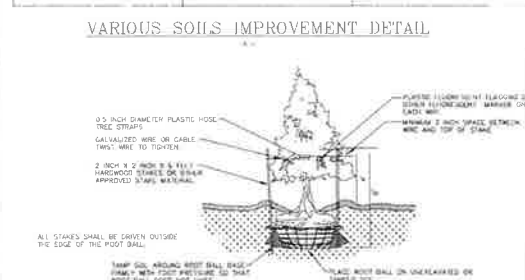
FOR
BHARATIYA TEMPLE CULTURAL AND LEARNING CENTER
PHASE 1 OF
BHARATIYA TEMPLE, INC.
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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

DATE: 12/14/2025
BY: JMD
PROJECT: BHARATIYA TEMPLE, INC.
SHEET: 1 OF 1



FIELD DESCRIPTION OF SAMPLE	ANALYST NAME AND DATE	DATE OF ANALYSIS
<p>2000 YR. OLD PINE PLANTING IN GRAVELLY SANDS. SURFACE LAYER DISTURBED BY</p>	<p>2000 YR. OLD PINE PLANTING IN GRAVELLY SANDS. SURFACE LAYER DISTURBED BY</p>	<p>2000 YR. OLD PINE PLANTING IN GRAVELLY SANDS. SURFACE LAYER DISTURBED BY</p>
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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Presentation: Annual Donations
MEETING DATE: December 15, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY:

BACKGROUND:

This evening the Board will be presenting annual donations to several community organizations that support the residents of Montgomery Township:

- a. **North Wales Area Library** - a check in the amount of \$35,000. **Jennifer Koch, Executive Director**, will be present to accept the check on behalf of the organization.
- b. **Montgomery County Public Library** – a check in the amount of \$10,000. **Karen DeAngelo, Executive Director and District Administrator**, will be present to accept the check on behalf of the organization.
- c. **Montgomery Township Historical Society** – a check in the amount of \$6,000. **Lisa Knapp Siegel, President** will be present to accept the check on behalf of the organization.
- d. **The PEAK Center** – a check in the amount of \$3,000. **Elizabeth Beil, Executive Director**, will be present to accept the check on behalf of the organization.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: Nicole Salas - Connect Veterinary Surgical Services - 1008 Upper State Road
Preliminary / Final Land Development Application LDS-25-004
MEETING DATE: December 15, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Nicole Salas has submitted a Preliminary / Final Land Development application to construct a surgical services animal hospital at 1008 Upper State Road. The proposal is for a 10,000 square foot, single-story facility on the property consisting of 1.67 acres (72,803 square feet) and is permitted by Conditional Use, in the BP Business Office and Professional District. The applicant received Conditional Use approval for the proposed use in accordance with Article XIV §230, and Article XXI, §230-156.2, of the Township Zoning Ordinance.

Township staff and consultants, as well as the County Planning Commission, have had the opportunity to review the details of the application and the corresponding review letters and waiver request letter are in your packet.

The application was presented and reviewed by the Township Planning Commission at their November 20, 2025 public meeting. The draft minutes of that meeting are also included in your packet.

If the Board chooses to grant preliminary/final approval, they will need to do so by adopting a resolution which has been drafted by the Township Solicitor's office.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2025-22, approving the preliminary/final land development application with requested waivers submitted by Nicole Salas.

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

RESOLUTION 2025-22

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN APPROVAL FOR AN ANIMAL HOSPITAL
AT 1008 UPPER STATE ROAD**

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; veterinary

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

WHEREAS, Nicole Salas (“Applicant”) is the equitable owner of a combined 1.67 +/- acre, two lot property (proposed for consolidation) located at 1008 Upper State Road, North Wales, Montgomery Township, Pennsylvania, being Montgomery County Parcel Numbers 46-00-01138-00-4 and 46-00-01135-00-7, located at the corner of Upper State Road and Horsham Road in the Township’s BP – Business and Professional Zoning District (“Property”);

WHEREAS, the Applicant proposes consolidation of the two parcels to construct a 10,000 square foot single-story animal hospital building, to be utilized as a veterinary surgery center, with associated parking, site access from Upper State Road, stormwater improvements, landscaping, lighting, and other associated site improvements (“Project”);

WHEREAS, the Applicant has filed with the Township a certain preliminary/final subdivision and land development plan (37 sheets) for the Project prepared by Bohler Engineering PA, LLC, dated July 18, 2025 and last revised October 29, 2025 and associated Stormwater Management Report for the Project prepared by Bohler Engineering PA, LLC, dated July 18, 2025, and last revised on October 1, 2025 (collectively, the “Plan”);

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

WHEREAS, on July 28, 2025 the Montgomery Township Board of Supervisors granted conditional use approval for the proposed animal hospital use pursuant to Conditional Use Order CU-25-001;

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 addresses any outstanding comments and conditions in the November 14, 2025 Gilmore & Associates, Inc. ("Gilmore") Plan Review Letter (including Planning, Landscaping, Traffic, Engineering comments/conditions), the November 14, 2025 Gilmore Accessibility Review Letter, and the October 15, 2025 Gilmore Transportation Impact Assessment Review Letter. 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 August 20, 2025 Zoning Review Letter to the reasonable satisfaction of the Township Zoning Officer.
3. The Applicant must comply with and address any outstanding comments in the October 30, 2025 Fire Marshal Review Letter to the reasonable satisfaction of the Township Fire Marshal.
4. The Applicant shall comply with Conditional Use decision/order CU-25-001 of the Montgomery Township Board of Supervisors and any terms or conditions of approval.
5. 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.
6. 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.
7. The conditions of this Resolution must be satisfied before the issuance of a building permit for the Project. Further, the Applicant understands that a building permit will not be issued until a PaDEP Sewage Planning Module has been issued, the MTMSA has issued a connection permit, and operable fire hydrant(s), if shown on Plan, have been installed and approved by the Township, and all fees required to be paid under this Resolution have been paid.
8. Applicant must complete and permit the recording of 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 by the landowner of all stormwater management facilities installed according to the Plan or used by the Property to comply with township code stormwater requirements for the Plan), and 2) a landscaping declaration of covenants and restrictions (requiring, in part, perpetual maintenance by the landowner of all trees and plantings installed or included on the Plan to meet all code landscaping/tree requirements) as drafted by the Township Solicitor prior

to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements.

9. Prior to recording the Plan, the Applicant 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.
10. 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, in addition, 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 to permit proper inspections, the Applicant agrees that the maintenance period shall be extended to comply with the code requirement and the appropriate financial security shall remain with the Township for such plantings. Furthermore, the financial security for any such maintenance period shall provide that, pursuant to Section 205-49 of the Montgomery Township Code, a final inspection of all trees, plantings, and landscaping materials (“collectively, “Landscaping”) shall be performed when Landscaping plant materials are in full leaf only (May 1st through November 15th), and that the letter of credit or bond, as it pertains to the Landscaping, shall be extended to May 15th should the letter of credit or bond expire after

November 15th without the Landscaping obtaining an approved, final inspection by the Township prior to November 15th, and shall be extended for thirty (30) days if a request for a final inspection is made after May 1st.

11. 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.
12. A new deed for consolidated property, as shown on the Plan, must be approved by the Township Solicitor and thereafter recorded contemporaneously with the recording of the Plan. Any easements required by the Township Engineer shall be recorded at the time the new deed is recorded or shall otherwise be included in such deed.
13. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant 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 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 Project.
14. A note shall be included on the Plan prior to recording that lists any waivers granted by the Board of Supervisors and the conditions set forth in Conditional Use decision/order CU-25-001.
15. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
16. Pursuant to Section 205-116.A(2), the Applicant shall pay a fee in lieu of dedicated parkland in the amount of **\$5,000.00** prior to Plan recording.
17. Tree replacements shown on the Plan 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. In addition, if the waiver below is granted to not install 5 parking space shade trees, the applicant shall pay a fee in lieu of **\$2,500.00** for such shade trees prior to Plan recording. Further, if the waiver below is granted to not install all 26 required replacement shade trees, the Applicant shall pay a fee in lieu of **\$500.00 for each required replacement tree** not installed as part of the Project prior to Plan recording.

18. If the waiver below is granted related to the requirement to install sidewalks as part of the Project, Applicant shall pay a fee in lieu of sidewalk in the amount of **\$25,376.00** prior to Plan recording.

19. 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. 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.H.(4) to allow parking stall depths of 18 feet in lieu of the required 20 feet. The waiver is hereby:

Granted _____ Denied _____

2. A waiver from Section 205-10.H.(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet wide. The waiver is hereby:

Granted _____ Denied _____

3. A waiver from Section 205-17.A.(7) which requires bollards to be placed along all parking spaces located adjacent and perpendicular to sidewalk. The waiver is hereby:

Granted _____ Denied _____

4. A waiver from Section 205-22 to not install sidewalks but instead pay a fee-in-lieu as set forth above. The waiver is hereby:

Granted _____ Denied _____

5. A waiver from Section 205-18.A(3)(a) to allow for the installation of storm pipes with an internal diameter of less than 15 inches. The waiver is hereby:

Granted _____ Denied _____

6. A waiver from Section 205-18.A(3)(b) which requires any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second. The waiver is hereby:

Granted _____ Denied _____

7. A waiver from Section 205-18.D(3)(f) to permit for the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable. The waiver is hereby:

Granted _____ Denied _____

8. A waiver from Section 205-52.A(2)(b)[2] to permit tree spacing closer than 35 feet and farther than 60 feet along Upper State Road. The waiver is hereby:

Granted _____ Denied _____

9. A waiver from Section 205-52.C(4)(b) to permit screen buffer plantings to be located beyond 20 feet of the property lines. The waiver is hereby:

Granted _____ Denied _____

10. A partial waiver from Section 205-52.d(3)(f) to permit the required amount of shade trees necessary to shade every parking space to be located around the parking lot perimeter, and pay a fee in lieu as necessary, as set forth above. The waiver is hereby:

Granted _____ Denied _____

11. A waiver from Section 205-53.C, to permit fewer than the required amount of replacement trees, and pay a fee in lieu as necessary, as set forth above. The waiver is hereby:

Granted _____ Denied _____

12. A waiver from Sections 205-75, 205-76, 205-81, & 205-82 to allow for a combined submission of preliminary/final land development plans. The waiver is hereby:

Granted _____ Denied _____

13. A partial waiver from 205-78.B.(1) and 205-78.B.(2) which requires all physical features within 400 feet of the site to be provided. 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 15th day of December, 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, Nicole Salas, being the Applicant, 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: Nicole Salas

By: _____
Nicole Salas

Date: _____

WITNESS:

Name: _____ Date: _____



1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

July 18, 2025
Revised November 20, 2025
Via: Email

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Marianne McConnell, Director of Planning & Zoning

Re: Waiver Request Letter
1008 Upper State Road
Montgomery Twp., Montgomery Co.
PAA230280.02

Dear Marianne:

As part of their Land Development submission for the Proposed Vet Hospital, Nicole Salas is requesting the following waivers:

1. **A waiver from Section 205-10.H.(4) to allow parking stall depths of 18 feet in lieu of the required 20 feet.**

This waiver is being requested for the 26 perimeter parking spaces located at the northwest, northeast, and southeast of the parking lot. These spaces are in compliance with Zoning Ordinance section 230-138 by providing a minimum landscaped area of 5 feet for vehicle overhang. The reduced stall depth allows for increased drive aisle widths to allow for adequate fire truck circulation through the parking lot.

2. **A waiver from Section 205-10.H.(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet wide.**

An eight (8') foot wide striped area is provided between the two (2) proposed eight (8') foot wide ADA spaces per AGADA standards. This overall effective width of 24' for two (2) ADA spaces meets the townships requirement of two (2) spaces at 12' each.

3. **A waiver from Section 205-17.A.(7) which requires bollards to be placed along all parking spaces located adjacent and perpendicular to sidewalk.**

The six (6) parking spaces located adjacent to sidewalk have curbing in between the parking spaces and sidewalk. 6" high vertical curb is provided at parking spaces adjacent to sidewalks to provide a safe barrier between vehicular and pedestrian circulation.

4. **A waiver from Section 205-22 which requires sidewalks to be installed at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.**

While we recognize sidewalks don't exist on the subject parcel side of Horsham Road, it is important to note that there are various pedestrian connections on both sides of Upper State Road and the opposite side of Horsham Road with subsequent crosswalks that provide safe walkable connections throughout the area. Providing the sidewalk on the Horsham Road frontage will lead sidewalk users to a dead end and force them into Horsham Road instead of utilizing the existing connections that exist.

5. **A waiver from Section 205-18.A.(3)(a) to allow for the installation of storm pipes with an internal diameter of less than 15 inches.**

The proposed pipes that are less than 15 inches are for roof drain conveyance. Per the provided storm sewers and pipe capacity calculations in the enclosed Stormwater Management Report, these pipes have sufficient capacity to convey runoff.

6. **A waiver from Section 205-18.A.(3)(b) which requires any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second.**

The storm drain system will be maintained by the owner to clean out all trash, debris, and sediment accumulation. Given the small drainage areas that are tributary to the proposed inlets on this site, the proposed storm pipes would need to be sloped significantly greater in order to meet the minimum velocity of 3.5 feet per second. We are of the opinion that the storm pipes, as designed given the small drainage areas, will function properly.

7. **A waiver from Section 205-18.D.(3)(f) to permit for the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable.**

A waiver is requested to permit the design of the stormwater management facilities using the proposed impervious coverage. The applicant is restricted to the building footprint shown on the plan by required setbacks and the maximum floor area per the Zoning Ordinance and adopted text amendment. Additionally, the permanent landscape buffer and screening buffer restrict the applicant from installing impervious areas within these areas of the property.

8. **A waiver from Section 205-52.A.(2)(b)[2] has been requested to permit tree spacing closer than 35 feet and farther than 60 feet along Upper State Road.**

A waiver is being requested due to proposed underground utilities and sidewalk and driveway widths.

9. **A waiver from Section 205-52.C(4)(b) has been requested to permit screen buffer plantings to be located beyond 20 feet of the property lines.**

A waiver is requested to avoid conflicts with existing trees proposed to remain.

10. **A partial waiver from Section 205-52.d(3)(f) to permit the required amount of shade trees necessary to shade every parking space to be located around the parking lot perimeter.**

A waiver is requested from Section 205-52.D(3)(f) to permit the required amount of shade trees necessary to shade every parking space to be located around the parking lot perimeter due to conflicts with proposed underground utilities and parking lot lighting.

11. **A waiver from Section 205-53.C, to permit fewer than the required amount of replacement trees.**

A waiver is requested from Section 205-53.C. to permit fewer than the required amount of replacement trees due to conflicts with proposed underground utilities and infeasible planting area to provide all required trees on site.

12. **A waiver from Section 205-75, 205-76, 205-81, & 205-82 to allow for a combined submission of preliminary/final land development plans.**

A waiver is requested to combine Preliminary and Final review and approval because all information required for preliminary and final plan submission was included in the plans provided to the township.

13. **A partial waiver from 205-78.B.(1) and 205-78.B.(2) which requires all physical features within 400 feet of the site to be provided.**

A waiver is being requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.



Should you have any questions or require any additional information regarding the above matter, please do not hesitate to contact our office at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC

Thomas Knab, RLA
Project Manager

CC:

Nicole Salas (via email)
Christen Pionzio (via email)
Keaton Fischer (via email)
Jim Dougherty (via email)

TK/ks
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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 14, 2025

File No. 24-00605.05

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

Reference: Preliminary/Final Subdivision (LDS-25-004)
Proposed Animal Hospital - Connect Veterinary Surgical Services
1008 Upper Stump Road
Parcels 46-00-01135-00-7 & 46-00-01138-00-4

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. Preliminary/Final Subdivision Plans for Nicole Salas Proposed Animal Hospital, prepared by Bohler Engineering PA, LLC, (37 Sheets), dated July 18, 2025, last revised October 29, 2025.
- B. Stormwater Management Report for Nicole Salas Proposed Animal Hospital, prepared by Bohler Engineering PA, LLC, dated July 18, 2025, last revised October 1, 2025.
- C. Comment Response Letter prepared by Bohler Engineering PA, LLC, dated July 18, 2025, last revised October 29, 2025.
- D. Waiver Request Letter, prepared by Bohler Engineering PA, LLC, dated July 18, 2025, last revised October 1, 2025.
- E. Construction Drawings for Redi-Rock Retaining Wall System, prepared by Earth Engineering Inc., dated October 27, 2025.
- F. Redi-Rock Retaining Wall Design, prepared by Earth Engineering, Inc., dated October 27, 2025.

The applicant, Nicole Salas, is the equitable owner of the two adjacent parcels referenced above. The parcels are within the BP – Business and Professional Zoning District and is bounded by Horsham Road (SR 0463), Upper State Road (SR 1012), and three residential parcels. The existing property is 1.67-acres with an existing dwelling unit and shed. Frontage for the existing property is on Horsham Road and Upper State Road.

The Applicant, Nicole Salas – Connect Veterinary Surgical Services, proposes consolidation of the parcels to construct a 10,000 square foot single story animal hospital building with associated parking and site access from Upper State Road. The applicant proposes a stormwater BMP under the parking lot to manage the increase runoff from development.

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).

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses

The existing land use is residential/vacant. The site is surrounded by residential land uses to the north and east, and commercial to the south and west across Horsham Road.

2. Consistency with the Comprehensive Plan

Per the Future Land Use Map, the site is designated as Lower Density Residential. As per the Montgomery Township Comprehensive Plan, the Lower Density Residential land use category consists primarily of single-family detached dwellings. Across Horsham Road is designated Mixed Use. The Comprehensive Plan states that the Township has corridors that function as the hub of commercial and social activity, i.e. southside of Horsham Road at the intersection with Upper State Road. The proposed development is generally inconsistent with the Comprehensive Plan. However, its proximity to a mixed-use corridor and the intensity of the proposed use is appropriate to the area.

3. Ordinance 25-346

As per Section 1 of Ordinance No. 25-346, the proposed animal hospital is permitted by conditional use in the BP District. The plans received conditional use approval from the Board of Supervisors on July 28, 2025.

4. Traffic and Pedestrian Circulation Patterns

- a. The plans propose one access drive from Upper State Road.
- b. There is an existing sidewalk along Upper State Road. The plans propose a pedestrian walkway connecting the existing sidewalk to the proposed building. There is no sidewalk along Horsham Road. We recommend that the Board of Supervisors indicate if sidewalk is required along the Horsham Road frontage of the site.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

5. §205-51.A(18) – A detailed cost estimate shall be provided in accordance with the requirements of this section upon submission of the final landscape plan.
6. §205-52.A(2)(b)[2] – requires that shade street trees shall not be spaced closer than 35 feet on center nor farther than 60 feet on center. Street trees are proposed both farther apart than 60 feet and closer together than 35 feet. The required number of street trees are proposed. A waiver has been requested.
7. §205-52.C(4)(b) – requires screen buffers to be located within 20 feet of the property lines. Vegetation proposed as screen buffering within the 50' Permanent Landscape Buffer is located farther than 20' from the property line due to trees to be preserved on the site. A waiver has been requested to permit plantings to be located farther than 20' from the property line in order to preserve existing trees on the site.
8. §205-52.D(3)(f) – requires that shade trees be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within 5 years of planting. Shade trees have been provided where feasible throughout the planting area, but are not sufficient to meet the performance standard within this ordinance section. We estimate that the plan is deficient by five (5) shade trees. A waiver has been requested. Should the Township consider this waiver request, we recommend that a fee-in-lieu for the five (5) deficient trees be provided, at \$500 per 2.5" caliper tree in accordance with the fee-in-lieu for landscaping schedule in the Montgomery Township fee schedule, for a total of \$2,500.

9. The following comments are regarding the requirements of §205-53, Preservation and protection of existing trees. The current plan submission calculates required tree replacement as 0 trees. Based on ordinance requirements, this calculation is incorrect. A calculation of replacement trees required, based on these ordinance requirements, is provided below:
- §205-53.C(1)(a) and §205-53.C(b) - require the preservation of eight- to twenty-eight-inch DBH naturalized trees. Trees less than 8" in caliper have been included in the calculations submitted, which artificially increases quantity of trees permitted to be removed from the site.
 - §205-53.C(1)(a)[1] and §205-53.C(1)(b)[1] - permits applicants to remove up to 50% of all eight- to twenty-eight-inch DBH naturalized trees on site without replacement, not counting trees located in the legal or ultimate right-of-way, whichever is greater. Trees located within the right-of-way have been included in the calculations submitted, which artificially increases the quantity of trees permitted to be removed from the site.
 - §205-53.C(3) – permits that naturalized trees which are diseased and should be removed for safety or for the protection of other healthy trees, as determined by a certified arborist, may be removed and will not be subject to the requirements for tree preservation or tree replacement if the report of the arborist is submitted to and approved by the Township. This permits the removal of trees that are dead, in decline or are decaying without replacement, but does not permit the removal of invasive species trees without replacement. Invasive species trees have been subtracted from the quantity of trees included in the replacement calculations submitted, which artificially lowers the quantity of trees required to be replaced.
 - Tree quantities, sizes and conditions used for the replacement tree calculations below are taken from the Existing Conditions and Demolition Plan and the PCSM Landscape Notes and Details dated July 18, 2025, last revised October 29, 2025, as well as the Tree Excel Sheet included in the October 29, 2025 plan submission. Based on calculations performed in accordance with the ordinance requirements, a total of twenty-six (26) replacement trees are required. The required replacement trees should be provided, or a waiver would be required. Calculations in accordance with the requirements of §205-53.C are as follows:

Total Trees On Site	111
Trees within rights-of-way	8
Trees below 8" caliper	18
Applicable trees on site 8-28" caliper	85

Replacement Requirements for trees 8-23" caliper	
Applicable trees 8-23" caliper	83
Dead, Decline or Stem Decay	28
Healthy trees 8-23" caliper (83-28)	55
Permitted Removal (50% of 55)	28
Trees 8-23" proposed to remain	1
Trees 8-23" proposed to be removed	54
Required Replacement Trees (54-28)	26

Replacement Requirements for Trees 23-28" caliper	
Healthy trees 23-28" caliper	2
Permitted Removal (50%)	1
Trees 23-28" proposed to be removed	1
Required Replacement Trees (1-1)	0

LIGHTING REVIEW

The applicant has addressed our prior lighting comments to date.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

10. §205-10.G – We note that the grade in the area of the proposed crosswalk cannot exceed 2% to meet ADA requirements.
11. §205-10.H(4) – Parking space dimensions shall be 10 feet wide by 20 feet deep. The Applicant is requesting a waiver to allow parking stall depths of 18 feet. We note that Zoning §230-138 allows for the reduced depth where the parking space overhangs a landscaped area as shown on the plans.
12. §205-10.H(7)(b) – Handicapped parking spaces shall be a minimum of 12 feet wide by 20 feet long. The Applicant is requesting a waiver to allow ADA spaces to be 8 feet wide. We note the design with the accessible aisle will meet current ADA standards for the handicapped parking spaces.
13. §205-17.A(7) – Provide bollards spaced 5' on center across the width of the parking spaces adjacent to the building. The Applicant is requesting a waiver of this requirement.
14. §205-22 – Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. Sidewalk should be considered along the Horsham Road site frontage to enhance the Township's walkability plan by allowing future pedestrian connections. If it is determined that sidewalk is not currently desired along this Horsham Road frontage, at a minimum, the area should be graded in a manner to allow for future sidewalk installation. The Applicant indicates that they will discuss this requirement with the Township Board of Supervisors.
15. §205-78.B(1) – Show existing features within 400 feet of the site being developed. The Applicant is requesting a waiver to allow an aerial plan depicting the information.
16. §205-102 – A traffic management study is required for all non-residential uses that require land development approval and should comply with the standards in Article XVI. The transportation impact assessment report was reviewed and comments provided under separate cover. The Applicant shall address the comments from the October 15, 2025 review letter prepared by Gilmore & Associates, Inc.

ENGINEERING REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

17. §205-18.A(3)(a) – The minimum storm sewer diameter is 15-inches. The Applicant has requested a waiver from this section for the roof drain conveyance pipes.
18. §205-18.A(3)(b) – Any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second and a maximum velocity of 15 feet per second. The Applicant is citing that there are small drainage areas to the proposed inlets and would require much steeper pipe runs to meet the requirements. The Applicant has requested a waiver from this section.
19. §206-18.D(3)(f) – Stormwater management facilities must be designed for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the respective zoning district per the Township Zoning Ordinance. The Applicant has requested a waiver from this section to allow the stormwater to be designed for the actual proposed impervious.

20. §205-75, 205-76, 205-81, & 205- 82 – Preliminary and Final plans are ~~separate~~ submissions to the Township. A waiver is required to process ~~these~~ submissions concurrently. ~~The Applicant has requested~~ a waiver to allow concurrent preliminary and final consideration.
21. §205-78.B(1) & 205-78.B(2) – Requires that the location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided be shown on the existing features plan. The Applicant has requested a partial waiver to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

Stormwater Management Ordinance (Chapter 206)

22. §206-6.A – The limit of disturbance appears to be greater than 1 acre. An approved NPDES permit is required.
23. The StormTech layout on the grading plans does not match the layout in the ADS detail provided on Sheet 28 of 37 (C-810). The two lights to the east do not appear to be accounted for in the ADS detail. This is a minor plan issue, however, we recommend the layout and required number of chambers be verified. We also recommend that the construction of the light footers and UG storm system be considered and coordinated.
24. The elevations for the outlet control structure don't match the elevations in the PCSM Report. Revise the report and plans as necessary for consistency. The detail on C-808 (Plan Sheet 26 of 37) has a weir elevation of 409.45. Page 28 of the PCSM Report has the same weir elevation as 409.75. Revise the plans and report as necessary.

General

25. As a reminder, the Applicant shall obtain a Highway Occupancy Permit (HOP) from the Pennsylvania Department of Transportation (PennDOT). The developer shall include the municipality in any and all meetings, including the Scoping Meeting and/or correspondence or discussions regarding the permitting process. Any documentation submitted as part of the HOP process shall be simultaneously submitted to the municipality for review purposes. Additionally, in order to facilitate our review of the highway occupancy plan submission, the Applicant shall include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System.
26. The site plan indicates to refer to HOP plans for improvements within the right-of-way. Provide a copy of the HOP plans for review. The Applicant indicates that a copy of the HOP plans will be provided under separate cover.
27. The Applicant should revise the submission to include 5-scale plans of all proposed ADA facilities. Provide details for both ramps proposed for the driveway crossing. The Applicant indicates that the ADA details will be provided on the HOP plans.
28. Show the proposed location for any relocated signs on the site plan (i.e., LANE ENDS MERGE LEFT). The Applicant indicates that the proposed sign relocation will be provided on the HOP plans.
29. The reserved parking space sign detail on Sheet C-901 includes a violation/penalty sign (R7-8F) that is not shown on the plans. Include the sign on the site plan, and on the sign key legend.
30. Revise the fire lane striping to be consistent between the plans and the detail provided on Sheet C-901. Indicate the width of the proposed gore area striping.
31. The plans shall be reviewed by emergency services for adequate access to all sides of the building.

32. The 413 contour at the ramp adjacent to the trash enclosure passes through the 412.75 spot elevation. The contour should be adjusted to be consistent with the spot elevations.
33. We note that detectable warning surfaces are not required outside the right-of-way. If they are provided on site, the use should be consistent at all accessible curb ramps.
34. Provide documentation that confirms the underground storm system will support the fire truck outrigger load.
35. 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.
36. Review of site accessibility will be provided under separate cover.
37. Review of the retaining wall design calculations and construction plans will be provided under separate cover.

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.

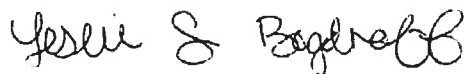
Sincerely,



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/gja/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
Nicole Salas, Equitable Owner/Applicant
Thomas Knab, RLA – Bohler Engineering PA, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 14, 2025

File No. 24-00605.05

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

Reference: Preliminary/Final Subdivision (LDS-25-004)
Proposed Animal Hospital
Connect Veterinary Surgical Services

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. completed an **accessibility** review of the revised Preliminary/Final Subdivision Plans for Nicole Salas Proposed Animal Hospital, prepared by Bohler, (37 Sheets), dated July 18, 2025, and last revised October 1, 2025.

The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any interior elements, which we defer to the Building Code Official for review. We also defer review and approval of where the signs required by IBC §§1111.1 and 1111.2 will be located to the Building Code Official.

Based on our review, we offer no comments with respect to the reviewed accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC) and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard.

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

Sincerely,

Karen M. MacNair, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMM/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
Nicole Salas, Equitable Owner/Applicant
Thomas Knab, RLA – Bohler Engineering PA, LLC
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 15, 2025

File No. 24-00605.05

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

Reference: Preliminary/Final Subdivision (LDS-25-004)
Proposed Animal Hospital - Connect Veterinary Surgical Services
1008 Upper State Road
Parcels 46-00-01135-00-7 & 46-00-01138-00-4
Transportation Impact Assessment Review #1

Dear Marianne:

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

- A. Transportation Impact Assessment for Connect Veterinary Surgical Services, prepared by TPD, Inc., dated July 25, 2025.

The Applicant, Nicole Salas, is the equitable owner of the two adjacent parcels referenced above. The parcels are within the BP – Business and Professional Zoning District and is bounded by Horsham Road (SR 0463), Upper State Road (SR 2012), and three residential parcels. The existing property is 1.67-acres with an existing dwelling unit and shed. Frontage for the existing property is on Horsham Road and Upper State Road.

The Applicant, Nicole Salas – Connect Veterinary Surgical Services, proposes consolidation of the parcels to construct a 10,000 square foot single story animal hospital building with associated parking and site access from Upper State Road. According to the submitted TIA, the development is expected to generate 38 AM trips and 41 PM peak hour trips.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors.

TRAFFIC IMPACT ASSESSMENT REVIEW

1. The report should include information about nearby developments that would be considered part of the 2028 Base conditions. Coordinate with the Township regarding the Village of Windsor Development planned along the southeast quadrant of the subject intersection.
2. Table 11 indicates that a 125' southbound left-turn lane is warranted for the proposed site driveway. Additionally, Table 12 and Table II of the Executive Summary note that the existing southbound left-turn lane at the Upper State Road/Horsham Road intersection will be extended to accommodate the left-turn lane for the site. With Upper State Road being a state-owned roadway, the details of the improvement must be coordinated with PennDOT through the Highway Occupancy Permit process to ensure the

safest alternative for the access. Include the Township in all correspondence and meetings with PennDOT regarding the site.

3. We note that the traffic study recommends signal timing changes at the Horsham Road (SR 0463) & Upper State Road (SR 2012) intersection which would require an update to the signal permit plan. Additionally, the existing driveway should be removed and the proposed driveway added to the permit plan, with the appropriate pavement markings for the southbound left-turn lane into the site. Provide revised plans for review.
4. Revise the title for the traffic volume development worksheet for Upper State Road & site driveway in Appendix D.
5. Revise the capacity analysis for Upper State Rd & Horsham Rd intersection to eliminate the storage length indicated for the southbound right turn lane.

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.

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

Sincerely,



Leslie Bogdnoff
Senior Transportation Engineer
Gilmore & Associates, Inc.

LSB/kmn

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Nicole Salas, Equitable Owner/Applicant
Thomas Knab, RLA – Bohler Engineering PA, LLC
Matthew Hammond, P.E., TPD
Jim Dougherty, P.E., Gilmore & Associates, Inc.



MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605

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

www.montgomerytwp.org

DATE: August 20, 2025
APPLICANT: Connect Veterinary Surgical Services / Nicole Salas
PROJECT NAME: 1008 Upper State Rd – Proposed Animal Hospital
TWP PROJECT #: LDS-25-004

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above. The applicant is equitable owner of the property located at the corner of Upper State and Horsham Roads. The applicant proposes merging the two parcels creating a 1.67 acre parcel. The applicant proposes to construct a new 10,000 square foot one-story building with associated parking and improvements to operate an Animal Hospital.

Comments:

1. The property sits within the BP – Business Professional District.
2. Section 230-80A / Table 230.A - Animal Hospital is allowed by Conditional Use. Conditional use approval was granted by the Board of Supervisors (CU-25-001). Order dated July 28, 2025.
3. Must meet the Findings of Fact and Conditions set forth in the Opinion & Order of the Board of Supervisors of Montgomery Township. Order #CU-25-001.
4. The plan meets the area, width, and yard regulations set forth in 230-82 and 230-83.
5. Must meet provisions set forth in 230-83.
6. Remove the following note in Zoning Table on Sheet C-303 as it is not accurate: ****60 ft front yard requirement does not apply to a corner lot****.
7. 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 \$0.50 a square foot for nonresidential development or use up to 10,000 square feet.
8. Any proposed future signage must comply with Article XVIII of the Code of Montgomery Township, shall be a separate review, and not part of the Land Development review process.



Zoning Officer



Date



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

William R. Peoples
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Marianne J. McConnell
Director of Planning and Zoning

From: William R. Peoples
Chief of Police

Date: October 17, 2025

Re: Connect Veterinary Surgical Services LDS-25-004

A review of the above-referenced Land Development Plan was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this Land Development Plan. Please contact me if you have any issues or concerns.



MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-1560
email: wwiegman@montgomerytp.org
www.montgomerytp.org

William Wiegman
FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR

FIRE MARSHALS OFFICE:
215-393-6936

October 30, 2025

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

Re: Connect Veterinary Surgical Services

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the Connect Veterinary Surgical Services

Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

This section has been addressed as of dated plan 10-1-25.

2. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. **This section has been addressed as of dated plan 10-1-25.**
3. **507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. **This section has been addressed as of dated plan 10-1-25.**

4. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department Connection (FDC).
Comment: The applicant shall indicate the location of the FDC on the plan. Once the FDC is shown on the plan, the Fire Marshal's Office will then provide direction on the installation of any additional fire hydrants. The FDC location has been indicated on plans dated 7-18-25 and shall be 5" Storz. The Fire Hydrant location is provided on the attachment provided. This section has been addressed as of dated plan 10-1-25.
5. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **This section has been addressed as of dated plan 10-1-25.**
6. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height. **This section has been addressed as of dated plan 10-1-25.**
7. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
Comment: There is a underground Infiltration basin proposed and shall be upon approval of our township engineer. This section has been addressed as of dated plan 10-1-25.
8. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. **Comment:** Shall provide truck turning template of MTFD ladder truck maneuvering around building. Template has been provided on plans dated 7-18-25 however it shall be adjusted to provide more space in the areas indicated in yellow on the attachment. This section has been addressed as of dated plan 10-1-25.
9. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment:** Shall provide a minimum of 26 feet around building for emergency access. This section has been addressed as of dated plan 10-1-25.

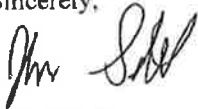
GENERAL COMMENTS

10. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed. **This section has been addressed as of dated plan 10-1-25.**
11. All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location. **This section has been addressed as of dated plan 10-1-25.**

12. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard. **This section has been addressed as of dated plan 10-1-25.**
13. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office. **This section has been addressed as of dated plan 10-1-25 and the location indicated is approved.**
14. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13. **This section has been addressed as of dated plan 10-1-25.**

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

Sincerely,

A handwritten signature in black ink, appearing to read 'John Scheiter', written over a horizontal line.

John Scheiter
Assistant Chief / Deputy Fire Marshal

**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
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 31, 2025

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

Re: MCPC #24-0195-004
Plan Name: Proposed Animal Hospital – Connect Vet
(2 lots at approximately 1.67 acres)
Situate: 1008 Upper State Road, near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary/final land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 21, 2025. We forward this letter as a report of our review.

BACKGROUND

Thomas Knab, RLA has submitted a land development application to redevelop a property at the corner of Horsham and Upper State Roads, by razing a dilapidated house and constructing an animal hospital on what will be a merged lot measuring 1.67 acres. The property, located in the BP-Business Professional zoning district, will eventually contain an Animal Hospital use. The hospital would measure 10,000 square feet with 40 parking spaces and access from Upper State Road only. Stormwater management will largely be handled with an underground infiltration basin underneath the main parking lot. Nine waivers are requested for the land development concerning parking stall dimensions, parking bollard usage, storm pipe diameter and flow velocity, shade tree provisions, and plan submission requirements.

Previous letters dated October 4, 2024, December 12, 2024, and May 22, 2025 covered a zoning ordinance change that concerned this property, allowing for an increase in building footprint in the BP zone from 5,000 to 10,000 square feet and for the Animal Hospital use to be an allowable use in the BP-Business Professional zoning district with conditional use approval.



COMPREHENSIVE PLAN COMPLIANCE

COMMENTS ARE ADAPTED FROM PREVIOUS LETTERS.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows this property along with its neighbors on the north side of Horsham Road as part of the "Suburban Residential Area" future land use area. However, the other side of Horsham Road from this location, along with the Montgomeryville/Five Points corridor just northwest along Horsham Road, is part of the "Regional Mixed-Use Center" area. While developments that fit with the general character of suburban residential areas are expected, the location is close enough to denser development to make sense as an area with slightly more intensive building developments than are present now. We feel that this proposed land development application is broadly in compliance with Montco 2040.

Similar to the county's plan, Montgomery Township's 2022 Comprehensive Plan denotes this area as "Lower Density Residential" on its future land use map, but it is across Horsham Road from a "Mixed Use" zone and down the street from Commercial zones. The plan's economic development implementation strategies also lists that the township will "analyze potential for adaptive reuse of underutilized properties and promote appropriate redevelopment options". While it is not explicitly aligned with the Future Land Use map, the Business Professional zone was meant to offer the potential to include professional office spaces in a more low-density residential setting when it was developed in 2008. Indeed, most of the other BP zones across the township are included in non-lower density residential future land use areas. Therefore, we believe this land development application is compatible with the spirit of Montgomery Township's 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

PARKING

We encourage the township to work with the applicant regarding waiver request 3 for Code Section 205-17.A(7) requiring bollards to be placed along all parking spaces located abutting and perpendicular to sidewalk; the applicant's justification is that there is 6-inch vertical curb between the lot and sidewalk to separate vehicles and pedestrians, which may make this waiver request unnecessary since the spaces are not directly abutting the sidewalk. The use of wheel stops may be a better method to ensure vehicles do not get too close to the curb and sidewalk area, especially if this parking lot will be accommodating larger vehicles and horse trailers.

LANDSCAPING

The plan proposes using the *Acer Rubrum* "Armstrong" variety of red maple tree. This plant is more columnar than a standard red maple, and is not as suitable to provide shade for areas like parking lots. We

would recommend the standard Red Maple variety be utilized instead to provide the maximum amount of shade.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our comments will better achieve Montgomery Township's planning objectives for land 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 (#24-0195-004) on any plans submitted for final recording.

Sincerely,

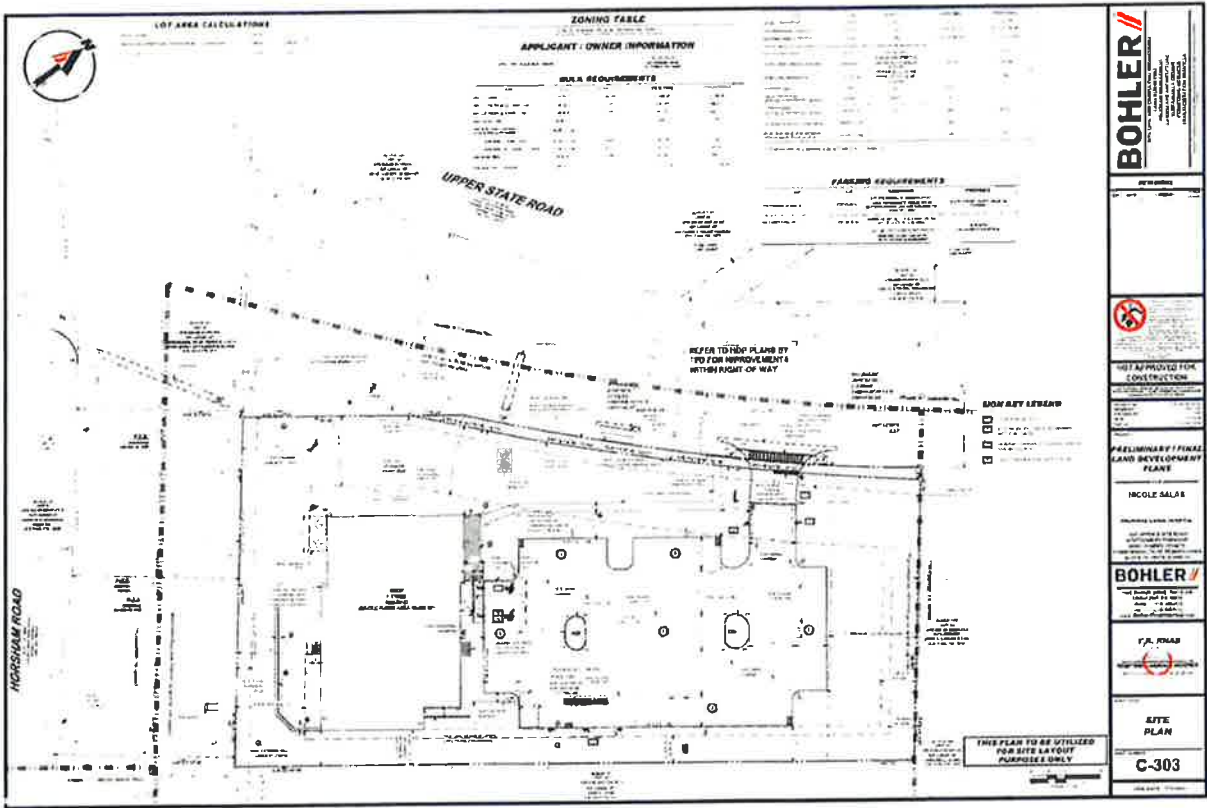


Matthew Popek, AICP
Transportation Planning Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 1008 Upper State Road, Montgomery Township



Aerial – 1008 Upper State Road, Montgomery Township



**Proposed Animal Hospital
Connect Vet
MCPC#240195004**

Montgomery
County
Planning
Commission
2025-07-31 10:00 AM
1008 Upper State Road
Horsham, PA 19031
1008 Upper State Road
Horsham, PA 19031

0 50 100 200 Feet

▲

MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
November 20, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, November 20, 2025. The members of the Planning Commission in attendance included: Alex Rigney, Leon McGuire, Rutuke Patel, and Tom Borghetti. Also Present: Mark Plachta, Township Solicitor; 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 Chairman Tom Borghetti.

After Roll Call, and The Pledge of Allegiance, a motion was made by Rutuke Patel, and seconded by Leon McGuire, to approve the minutes of the September 18, 2025, meeting. All in favor.

Proposed Land Development Application LDS-25-004 – Connect Veterinary Surgical Services 1008 Upper State Road

Christen Pionzio, attorney for the applicant, presented the proposed land development application of Nicole Salas, stating that a text amendment had been enacted, and a conditional use application approved, for this property prior to the present land development application for construction of a veterinary surgical services facility, the first such facility in Montgomery County. She further stated that the proposed 10,000 square foot building meets all set back, parking, and buffering requirements. Ms. Ponzio then addressed land development waiver requests as follows:

1. From §205-10.H.(4) to allow parking stall depths of 18 feet in lieu of the required 20 feet:
A waiver is requested for the 26 perimeter parking spaces located at the northwest, northeast, and southeast areas of the parking lot. The spaces provide the required 5 feet for vehicle overhang. The reduced stall depth would allow for increased drive aisle widths to allow for adequate fire truck circulation.
2. From §205-10.H.(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet.
An eight-foot wide striped area is proposed between the two proposed eight-foot-wide ADA spaces per AGADA standards. The overall effective width of 24' for two ADA spaces would meet the township requirement of 2 spaces at 12' each.
3. From §205-17.A.(7) requiring bollards to be placed along all parking spaces located adjacent and perpendicular to sidewalk.
The proposed six parking spaces adjacent to sidewalk show curbing in between the parking spaces and sidewalk. 6" high vertical curb is proposed

at parking spaces adjacent to sidewalks to provide a safety barrier between vehicular and pedestrian circulation.

4. From § 205-22 requiring sidewalks to be installed at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.

The applicant contends that pedestrians can use existing sidewalk connections and crosswalks along Upper State Road and the opposite side of Horsham Road. The applicant further contends that sidewalks along Horsham Road frontage will lead pedestrians to a dead end and force them into Horsham Road.

5. From §205-18.A.(3)(a) to allow for the installation of storm pipes with an internal diameter of less than 15 inches.

The applicant has proposed roof drain conveyance pipes of less than 15 inches. The applicant's stormwater management report shows that these pipes have sufficient capacity for storm sewers and pipe capacity calculations.

6. From §205-18.A.(3)(b) to allow closed conduit, when flowing full, to have less than the minimum velocity of 3.5 feet per second.

The proposed storm drain system is to be maintained by the owner. There is a small drainage area and the proposed storm pipes would need to be sloped significantly greater to meet the minimum velocity of 3.5 feet per second. The applicant's engineer contends that the storm pipes, as designed, will function properly.

7. From §205-18.D.(3)(f) to permit for the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable.

Because the applicant is restricted to the building footprint shown on the plan, by required setbacks and the maximum floor area per the Zoning Ordinance and adopted text amendment, she is requesting a waiver to allow the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable.

8. From §205-52.A.(2)(b)[2] to permit tree spacing closer than 35 feet and farther than 60 feet along Upper State Road.

The waiver is requested due to proposed underground utility locations and sidewalk and driveway widths.

9. From §205-52.C(4)(b) to permit screen buffer planting to be located beyond 20 feet of the property lines.

The waiver is requested to avoid conflicts with existing trees proposed to remain.

10. From §205-52.d(3)(f) to permit the required amount of shade trees necessary to shade every parking space to be located around the parking lot perimeter.

A waiver is requested due to conflicts with proposed underground utilities and parking lot lighting.

11. From §205-53.C to permit fewer than the required amount of replacement trees.

A waiver is requested due to conflicts with proposed underground utilities and infeasible planting area.

12. From §205-75, 205-76, 205-81, & 205-82 to allow for a combined submission of preliminary/final land development plans.

A waiver is requested because the applicant contends that all the information required for preliminary and final plan submission was included in the plans submitted to the township.

13. From §205-78.B.(1) and 205-78.B(2) requiring all physical features within 400 feet of the site be provided.

A waiver is requested to instead provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

Tom Knab, of Bohler Engineering, addressed the planning commissioners' questions as follows:

There was some sidewalk discussion along the Horsham Road side with questions regarding steep slopes, grading, stormwater, and possible easements.

Alex Rigney questioned the variety of animals to be treated at the facility. Ms. Salas replied that the clients are typically cats and dogs with an occasional exotic animal. She further stated that most exotic animals are treated at the zoo.

Mr. Borghetti stated that the applicant had presented a great-looking plan and expressed his appreciation for work put forth in creating the site plan and building plan. He then made a motion to approve the land development application of Nicole Salas, for a Veterinary Surgical Services facility, located at 1008 Upper State Road, 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 no further business to come before the Commission, a motion was made by Tom Borghetti, and seconded by Alex Rigney, to adjourn the meeting at 7:51 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: Consider Adoption of Proposed Ordinance 25-349 - Amendment to Chapter 140 – Mobile Food Vendors
MEETING DATE: December 15, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

BACKGROUND:

Staff is requesting the adoption of the proposed amendment to the Montgomery Township Code, Chapter 140, updating provisions for mobile food vendors.

Township staff and consultants have had the opportunity to review the details of the proposed text amendments.

The Board authorized the advertisement for this amendment during the meeting of November 24, 2025.

The proposed amendment was advertised on December 8, 2025 and submitted to the Montgomery County Law Library as required.

MOTION/RESOLUTION:

Motion to adopt Ordinance No. 25-349 proposed to amend Chapter 140 of the Code of Montgomery Township as presented.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2025-349**

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 140 OF THE MONTGOMERY TOWNSHIP
CODE, MOBILE FOOD VENDORS, TO PERMIT MOBILE FOOD VENDORS IN
ADDITIONAL ZONING DISTRICTS AND TO
PROVIDE OPERATIONAL REGULATIONS**

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

WHEREAS, the Montgomery Township Board of Supervisors has determined that it is in the best interests of the residents and businesses of Montgomery Township to update provisions for mobile food vendors;

WHEREAS, the Board of Supervisors of Montgomery Township deems it appropriate and proper that the Montgomery Township Code be amended as set forth herein and that such amendment is in accordance with the spirit and the intent of the Montgomery Township Code.

NOW, THEREFORE, be it, and it is hereby ORDAINED by the Montgomery Township Board of Supervisors, and it is hereby ENACTED and ORDAINED by authority of same as follows:

SECTION 1. Code Amendment.

A. Chapter 140, Mobile Food Vendors, Section 140-2.C, shall be amended to read as follows:

- C. Mobile food vendors shall be permitted in non-residential zoning districts, including the following:
 - C Commercial District
 - S Shopping Center District
 - RS Regional Shopping Center District
 - LI Limited Industrial District
 - HLI High Limited Industrial District
 - HLI-II High Limited Industrial District II

B. Chapter 140, Mobile Food Vendors, Section 140-4.A, shall be amended to read as follows:

- A. Permits shall only be issued for mobile food vendors to operate in the non-residential districts, as listed in §140-2.C, or to operate on active private residential property as a caterer for a private event.

C. Chapter 140, Mobile Food Vendors, Section 140-5.D, shall be amended to read as follows:

- D. The owner of the mobile food unit shall obtain written permission from the property owner on which their mobile food unit will operate. This written permission must be attached to the application as an exhibit.

D. Chapter 140, Mobile Food Vendors, Section 140-10, shall be amended to read as follows:

- A. Mobile food vendors are responsible for providing receptacles for trash within five feet of their operation.
- B. A mobile food vendor may not sell or offer for sale any products or services within 15 feet from a fire hydrant.
- C. All sales by mobile food vendors shall cease to operate no later than 11:00 p.m. each day. Mobile food units shall be removed from the property no later than 11:00 p.m. each day.
- D. All mobile food vendors shall be limited to a block of four hours total per day to operate.
- E. The area of operation of any mobile food vendor shall not interfere with any areas of clear sight distance.
- F. The area of operation for a mobile food vendor shall be located on all-weather surface.
- G. Mobile food vendors may not block any vehicular or pedestrian passageways or areas of ingress/egress.
- H. A mobile food vendor may only operate on the property on which it has received approval/permission. No mobile food vendor may operate from a public road unless approved by the Township.

SECTION 2. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this Ordinance. It is hereby declared to be the express intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof not been included herein.

SECTION 3. Repealer. All Resolutions, Ordinances, or parts of Ordinances conflicting or inconsistent herewith are hereby repealed to the extent of the conflict or inconsistency.

SECTION 4. Effective Date. This Ordinance shall become effective immediately after adoption by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 15th day of December, 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 #09

SUBJECT: Adoption of Resolution 2025-20, Setting the Volunteer Firefighter Stipend for 2025 and Affirming the Criteria for Qualified Active Member Status

MEETING DATE: December 15, 2025

BOARD LIAISON:

INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township approved the First Responder Recruitment and Retention Stipend on April 13, 2020 to incentivize volunteer first responders for their service. Before adopting this resolution in 2025 for volunteer service in 2025, the Township must acknowledge the fire company's or EMS squad's written criteria for determining Qualified Active Member status.

Per the FDMT by-laws, active status is determined as follows:

The point system shall consist of Probationary, Active, Fire Police, Life, and Junior members (Administrative members will be exempt from this point system). Members will be able to accrue points as follows:

- 1 point for Fire Calls
- 1 point for Duty Crews (when any crew is in-house)
- 1 point for Drills, Trainings, & Meetings
- 1 point for Stipend Shift
- 1 point for Public Relations/Community Events/Birthday Party
- 2.5 points for half day at Fundraisers
- 5 points for full day at Fundraisers

In order to be considered an active member, Members must achieve 20% of total points accumulated. 20% is calculated from the total calls accumulated from the previous FDMT point year, which will be November 1 to October 31. All members will have their points reset on November 1. The 20% point total will consist of a minimum:

- Half of points required must be fire calls
- 6 monthly meeting points
- 12 Training points in accordance with SOG 101.01, Departmental Training Requirements

RECOMMENDATION:

To acknowledge/affirm the FDMT criteria for determining Qualified Active Member status and set the volunteer firefighter stipend for 2025.

MOTION:

Motion to affirm the Fire Department of Montgomery Township's criteria for determining Qualified Active Member status and adopt Resolution 2025-20, setting the Volunteer Firefighter Stipend for 2025.

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

RESOLUTION #2025-20

WHEREAS, The Montgomery Township Board of Supervisors created a First Responder Recruitment and Retention Stipend to incentivize volunteer first responders who are Township Residents; and

WHEREAS, Township staff has created and developed an incentive program that allows for a lump sum distribution per “Qualified Active Member” in a local fire company or EMS squad; and

WHEREAS, a Qualified Active Member is a candidate that must be a resident of Montgomery Township during the qualifying eligibility period of January 1st through December 31st (“Eligibility Year”) and who has met criteria established by his/her fire company/EMS squad for meeting “Active Member” status during the Eligibility Year; and

WHEREAS, each fire company or EMS squad must provide to the Township by January 31st of each year a certified, notarized list of Qualified Active Members; and

WHEREAS, each fire company or EMS squad must establish written qualifying criteria for achieving Active Member status and submit it to the Township by December 31st of each year and each fire company or EMS squad must determine the Qualified Active Member status of all its members which will then be certified and notarized by January 31st of each year; and

WHEREAS, the Township must vote to approve each fire company’s or EMS squad’s written criteria for determining Qualified Active Member status by December 31st of each year, and must vote to accept the certified and notarized list of Qualified Active Members by January 31st of each year; and

WHEREAS, the Township shall issue one lump-sum check to each fire company or EMS squad representing the First Responder Recruitment/Retention Stipend calculated in the amount of \$500.00 per Qualified Active Member in place by the fire company or EMS squad on the list accepted by the Township, and shall issue First Responder Recruitment/Retention Stipend within the first quarter of the year following the Qualifying Year; and

WHEREAS, the Township shall annually pass a resolution before the end of the year, setting the terms and conditions for the First Responder Recruitment and Retention Program, as well as setting the monetary amount per Qualified Active Member.

NOW THEREFORE BE IT RESOLVED that the Montgomery Township Board of Supervisors approves, by the adoption of this resolution, responder recruitment and retention stipend for volunteer first responders on this 15th day of December, 2025.

Audrey R. Ware-Jones, Chairwoman

Annette M. Long, Vice-Chairwoman

Tanya C. Bamford, Member

Candyce F. Chimera, Member

Beth A. Staab, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #10

SUBJECT: Adoption of Ordinance No. 25-353, Establishing a Fire Tax
MEETING DATE: December 15, 2025
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

In keeping with the proposed plan for a fire tax to be levied to support the operations of the Township's fire department, the Solicitor's office has prepared and advertised an ordinance establishing a fire tax in Montgomery Township.

Adoption of this ordinance allows us to notify the Township's tax collector to revise the real estate tax bills to show this as a separate line item like the streetlight tax. Currently we internally allocate .56 mills towards fire protection out of the 2025 real estate tax rate of 2.94 mills. This ordinance will add 1.15 mills to this for a total of 1.71 mills.

RECOMMENDATION:

Staff recommends the Board adopt the ordinance.

MOTION/RESOLUTION:

Motion to adopt Ordinance No. 25-353, formally establishing a fire tax in Montgomery Township.

- 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. 25-353

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, ESTABLISHING AND LEVYING A 1.71 MILLS FIRE SERVICES
TAX UPON ALL REAL PROPERTY IN MONTGOMERY TOWNSHIP
FOR FISCAL YEAR 2026**

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 1553 of the Pennsylvania Second Class Township Code provides that Montgomery Township (the "Township") shall be responsible for ensuring that fire services are provided within the Township by the means and to the extent determined by the Township;

WHEREAS, the cost of providing fire safety protection has risen substantially in recent years with a reduction in volunteers and the need for full-time fire coverage;

WHEREAS, in accordance with Section 3205(4) of the Second Class Township Code, the Township is authorized to levy an annual tax not exceeding three (3) mills to purchase and maintain fire apparatus and a suitable place to house fire apparatus, to make appropriations to fire companies located inside and outside the Township, to make appropriations for the training of fire company personnel and for fire training schools or centers and to contract with adjacent municipal corporations or volunteer fire companies therein for fire protection. Further, the Township may appropriate up to one (1) mill of the revenue generated from such tax for the purpose of paying salaries, benefits or other compensation of fire suppression employees of the Township or a fire company serving the Township;

WHEREAS, on July 11, 2024, the Pennsylvania General Assembly passed and Governor Shapiro signed into law Act 54 of 2024 (also referred to as House Bill No. 2310) that increased the amounts that municipalities located within Montgomery County, which is adjacent to Philadelphia County, may levy for fire safety services to a maximum of ten (10) mills of real estate tax annually;

WHEREAS, the Montgomery Township Board of Supervisors desires to utilize the recently enacted legislation to ensure that appropriate fire protection services are provided to the residents of the Township;

WHEREAS, the Township Board of Supervisors wishes to establish and levy 1.71 mills of real estate tax for fire safety services for fiscal year 2026.

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 I. Fire Safety Tax Levy. The Montgomery Township Board of Supervisors hereby establishes and authorizes a dedicated tax levy on all taxable real property improved or unimproved within Montgomery Township for calendar year 2026 on each dollar of assessed valuation at the rate of 1.71 mills (or \$0.171 on each \$100 of assessed valuation of taxable property) for fire protection services. The dedicated tax levy authorized under this Ordinance shall be in addition to any other tax levies as authorized by the Board of Supervisors for 2026 whether by ordinance or by resolution and this Ordinance shall not be interpreted as to replace, negate, abrogate or otherwise limit that other annual tax levies authorized by the Board of Supervisors or by law.

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 15th day of December, 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 #11

SUBJECT:	Establish Real Estate Tax Millage for 2026
MEETING DATE:	December 15, 2025
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

PREVIOUS BOARD ACTION:

The Board of Supervisors approved and authorized the advertisement of the preliminary budget at the November 24th public meeting.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2025-21, establishing the real estate tax millage for 2026 at 4.09 mills.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2025-21

A RESOLUTION OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ESTABLISHING REAL ESTATE TAX RATES FOR THE CALENDAR YEAR 2026.

BE IT RESOLVED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, as follows:

1. That taxes are hereby levied on all real property within the Township for the calendar year of 2026 as follows:
 - a. Tax rate for General Fund purposes shall be the sum of 1.5900 mills on each dollar of assessed real estate valuation, or the sum of 15.9 cents per every \$100 of assessed value.
 - b. Tax rate for Fire Protection purposes shall be the sum of 1.7100 mills on each dollar of assessed real estate valuation, or the sum of 17.1 cents per every \$100 of assessed value.
 - c. Tax rate for Parks and Recreation purposes shall be the sum of 0.2700 mills on each dollar of assessed real estate valuation, or the sum of 2.7 cents per every \$100 of assessed value.
 - d. Tax rate for Debt Service purposes shall be the sum of 0.5200 mills on each dollar of assessed real estate valuation, or the sum of 5.2 cents per every \$100 of assessed value.
2. That any resolution or part of a resolution conflicting with this Resolution is hereby repealed insofar as the same affects this Resolution.

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that Montgomery Township establishes the Homestead Exclusion for the year 2026 at \$30,000, to be applicable to residential properties that are owner-occupied and have been approved by the Montgomery County Board of Assessments.

ADOPTED at a duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 15th day of December 2025.

Audrey R. Ware-Jones, Chairwoman

Annette M. Long, Vice-Chairwoman

Tanya C. Bamford, Member

Beth A. Staab, Member

Candyce F. Chimera, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT: Consider Adoption of the 2026 Budget
MEETING DATE: December 15, 2025
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Department Heads drafted operating budgets which were reviewed by the Finance Director and Township Manager. The proposed capital expenditures and the proposed operating budgets were presented by each Department and discussed with the Board of Supervisors at the public worksession held on October 24th.

PREVIOUS BOARD ACTION:

The Board of Supervisors authorized the adoption of the preliminary budget at the November 24th public meeting. The budget was then made available for public inspection at the Township building and on the Township website.

RECOMMENDATION:

Staff recommends that the Board of Supervisors adopt the 2026 Final Budget.

MOTION/RESOLUTION:

Motion to adopt the 2026 budget for all funds with operating expenditures totaling \$36,134,300.

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

2026 Proposed Budgeted Operating Expenditures (all funds)

General	\$ 17,550,700
Street Lights	\$ 126,100
Fire	\$ 4,151,900
Parks & Recreation	\$ 578,400
Replacement Tree	\$ 55,500
Recreation Center	\$ 1,338,400
Debt Service	\$ 643,000
Capital Reserve	\$ 9,888,300
Highway Aid	\$ 1,684,000
Township Events	\$ 55,000
Environmental	\$ 63,000
Total	<u><u>\$ 36,134,300</u></u>

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT:	Approval of Montgomery Township Municipal Sewer Authority 2026 Budget
MEETING DATE:	December 15, 2025
BOARD LIAISON:	Tanya C. Bamford
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a copy of the 2026 Montgomery Township Municipal Sewer Authority (MTMSA) budget for final consideration as it was presented at the November 10, 2025 Board meeting. The Board of the MTMSA approved this budget at their regular meeting in October 2025.

RECOMMENDATION:

Staff recommends that the Board approve the MTMSA 2026 Budget.

MOTION/RESOLUTION:

Motion to approve the Montgomery Township Municipal Sewer Authority budget for the fiscal year 2026.

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

Montgomery Township Municipal Sewer Authority Final Budget 2026

		MTMSA Board Approved
Revenue Summary		2026 Budget
	Sewer Rentals	7,318,395.00
	Auxiliary Waste Income	170,000.00
	Interest Income	200,000.00
	Other Income	104,000.00
	TOTAL REVENUE	7,792,395.00
Expense Summary		
	Personnel Expenses	2,413,450.00
	Consultant Fees	151,000.00
	Operation Expenses	1,576,000.00
	Treatment Fees	2,136,000.00
	Administrative and Other	415,200.00
	TOTAL EXPENSES	6,691,650.00
	NET OPERATING POSITION	1,100,745.00
	Less: CAPITAL EXPENSES	7,340,000.00
	TAPPING FEE REVENUE	1,300,000.00
	FUNDED FROM CAPITAL RESERVES	4,939,255.00
Net Budget		0.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #14

SUBJECT: Approval of Montgomery Township Municipal Sewer Authority 2025
Tapping Fee Agreements
MEETING DATE: December 15, 2025
BOARD LIAISON: Tanya C. Bamford
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a listing of the Tapping Fee Agreements that the MTMSA Board approved in 2025.

RECOMMENDATION:

Staff recommends confirmation of approval of the Authority's Tapping Fee Agreements as presented.

MOTION/RESOLUTION:

Motion confirming that we have reviewed and approved the Montgomery Township Municipal Sewer Authority agreements as presented at the Board of Supervisors' public meeting on December 15, 2025.

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



December 11, 2025

To: Montgomery Township Board of Supervisors

From: Shannon Q. Drosnock, MTMSA Executive Director

Re: Tapping Fee and Development Agreements Approved in 2025

The following Tapping Fee and Development Agreements were approved by the Board of the Authority in 2025:

Take 5/Quick Lube – 737 Bethlehem Pike – Hatfield – 1 EDU

Vacchiano Tract – 1819 N. Line Street – Hatfield – 2 EDUs

Subdivision – 109 Holly Drive – Hatfield – 1 EDU

Penn Medicine – Dekalb Pike – Eureka – 24 EDUs

Mitsubishi – 1009 Bethlehem Pike – Eureka – 6 EDUs

Copies of the approved agreements are available upon request. If you have any questions, please feel free to contact me.

Phone: (215) 393-6930
Fax: (215) 362-8711

www.mtmsa.org
mtmsa@mtmsa.org

1001 Stump Road
Montgomeryville, PA 18936

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT:	Approval of 2025 Annual Audit Engagement Letter
MEETING DATE:	December 15, 2025
BOARD LIAISON:	Audrey R. Ware
INITIATED BY:	Blaine Bergey, Finance Director

BACKGROUND:

Maillie has submitted an engagement letter for the 2025 annual audit. Maillie would audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely present component units, each major fund, and the aggregate remaining fund information of Montgomery Township as of December 31, 2025, and for the year that ended and the related notes to the financial statements, which collectively comprise the Montgomery Township's basic financial statements.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

The engagement letter lists an estimated cost of \$36,000 for the annual audit.

RECOMMENDATION:

Staff recommends that the Board of Supervisors approve the engagement letter with Maillie for the 2025 annual audit.

MOTION/RESOLUTION:

Motion to approve the attached engagement letter with Maillie for the 2025 annual audit at the estimated cost of \$36,000.

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

November 17, 2025

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

We are pleased to continue as independent auditors for Montgomery Township. We look forward to continuing to provide you with the high-quality services you expect from your professional service providers.

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the Montgomery Township as of December 31, 2025, and for the year then ended and the related notes to the financial statements, which collectively comprise the Montgomery Township's basic financial statements as listed in the table of contents. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that management's discussion and analysis and budgetary comparison information, pension information and other postemployment benefits information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis
2. Budgetary Comparison Schedule
3. Note to the Budgetary Comparison Schedule
4. Schedule of Changes in Net Police Pension Plan Liability and Related Ratios
5. Schedule of Police Pension Plan Contributions
6. Schedule of Police Pension Plan Investment Returns

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 2

7. Schedule of Changes in the Total Other Postemployment Benefit Plan Liability and Related Ratios
8. Trend Data on Infrastructure Condition

Supplementary information other than RSI will accompany the Montgomery Township's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with U.S. GAAS. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

1. General Fund
 - Schedule of Revenues and Other Financing Sources
 - Schedule of Functional Expenditures by Activity and Other Financing Uses
2. Other Governmental Funds
 - Combining Balance Sheet
 - Combining Schedule of Revenues, Expenditures and Changes in Fund Balances
3. Capital Reserve Fund
 - Budgetary Comparison Schedule
4. Nonmajor Special Revenue Funds
 - Schedule of Revenues, Expenditures and Changes in Fund Balances- Budget and Actual
5. Nonmajor Capital Projects Funds
 - Schedule of Revenues, Expenditures and Changes in Fund Balances- Budget and Actual
6. Nonmajor Debt Service Fund
 - Schedule of Revenues, Expenditures and Changes in Fund Balances- Budget and Actual

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the basic financial statements:

1. Introductory Section
2. Statistical Section

We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 3

AUDITOR RESPONSIBILITIES

We will conduct our audit in accordance with GAAS. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's system of internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in the system of internal control relevant to the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with third parties (e.g., creditors or financial institutions). As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the financial statements and related matters.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Montgomery Township's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk exists that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected by our firm, even though our audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors that come to our attention, and we will inform you, or the appropriate level of management, of any fraudulent financial reporting or misappropriation of assets that comes to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 4

In making our risk assessments, we will gain an understanding of your system of internal control relevant to the preparation and fair presentation of your entity's financial statements in order to design audit procedures that are appropriate in the circumstances. However, our audit procedures are not designed for the purpose of expressing an opinion on the effectiveness of your entity's system of internal control, and accordingly we will express no such opinion. As this engagement is not designed to be a fraud audit, management understands and accepts the inherent limitations of the audit services described in this agreement. We will communicate to you in writing concerning any significant deficiencies or material weaknesses in the system of internal control relevant to your financial statements that we identify during the audit.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

With regard to the audit procedures to be performed for Montgomery Township Municipal Sewer Authority, you will authorize the management of such component unit to furnish such cooperation and communication as considered desirable for those purposes, to the extent possible under laws or regulations. Communications between other auditors of the component units, if applicable, and management or those charged with governance of the component units, including communications on significant deficiencies and material weaknesses in internal control, are to be communicated to us. Additionally, communications between regulatory authorities and such component units related to financial reporting matters that may be relevant to the audit of the consolidated financial statements are also to be communicated to us. Further, you permit the performance of any necessary audit procedures at such component units

COMPLIANCE WITH LAWS AND REGULATIONS

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of Montgomery Township's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

MANAGEMENT RESPONSIBILITIES

Our audit will be conducted on the basis that management and those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation and maintenance of the system of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation and other matters;

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 5

- b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
 - d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report, if applicable; and
 - e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report, if applicable.
- 4. For including the auditors' report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
 - 5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities; and
 - 6. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
 - 7. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work; and
 - 8. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets; and
 - 9. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in the system of internal control and others where fraud could have a material effect on the financials; and
 - 10. For the accuracy and completeness of all information provided; and
 - 11. For informing us of events occurring or facts discovered subsequent to the date of the financial statements that may affect the financial statements.

With regard to the required supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the required supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding required supplementary information; (c) to include our report on the required supplementary information in any document that contains the required supplementary information and that indicates that we have reported on such required supplementary information.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 6

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

NONATTEST SERVICES

We will perform the following nonattest services:

1. Preparation of financial statements based on your trial balances
2. Preparation of the Commonwealth of Pennsylvania Department of Community and Economic Development Municipal Annual Audit and Financial Report
3. Assist with the preparation of the Annual Comprehensive Financial Report (ACFR)
4. Preparation of GASB 87 lease amortization schedules (if applicable)
5. Preparation of GASB 96 SBITA amortization schedules (if applicable)

We will not assume management responsibilities on behalf of Montgomery Township. However, we will provide advice and recommendations to assist management of Montgomery Township in performing its responsibilities.

With respect to any nonattest services we perform, Montgomery Township's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

As part of our audit process, we will request from management and those charged with governance, written confirmation concerning representations made to us in connection with the audit, including your understanding of your responsibilities as defined in this letter to us in your management representation letter.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including the AICPA Code of Professional Conduct.
- The nonattest services are limited to the services previously outlined above. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 7

REPORTING

We will issue a written report upon completion of our audit of the Montgomery Township's basic financial statements. Our report will be addressed to the governing body of the Montgomery Township. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

OTHER

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

In accordance with the terms and conditions of this agreement, Montgomery Township shall be responsible for the accuracy and completeness of all data, information and representations provided to us for purposes of this engagement. Because of the importance of oral and written management representations to the effective performance of our services, Montgomery Township releases and indemnifies our firm and its personnel from any and all claims, liabilities, costs and expenses attributable to any misrepresentation by management and its representatives.

In connection with this engagement, we may communicate with you or others via email transmission. We take reasonable measures to secure your confidential information, including information covered under the Health Insurance Portability and Accountability Act (HIPAA) in our email transmissions. However, as email can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom it is directed and only to such parties, we cannot guarantee or warrant that email from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure or communication of email transmissions, or for the unauthorized use or failed delivery of email transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of sales or anticipated profits, or disclosure or communication of confidential or proprietary information.

In addition to email, we may also send data, including information covered under HIPAA over the internet using other methods (such as portals) and may store electronic data via software applications hosted remotely on the Internet or allow access to data through third-party vendors' secured portals or clouds. Although we will use our best efforts to make the sharing of your information over the internet secure from unauthorized access, no completely secure system for electronic data transfer exists.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 8

We may also use third-party service providers, contractors, commercially-available artificial intelligence or software tools, some of which may utilize or offer artificial intelligence capabilities (collectively "external party/parties") to assist us where necessary to help provide professional services to you or support the needs of our Firm. You consent to our use of these external parties. Our Firm remains responsible for exercising reasonable care in providing our services, and our services and work product will be subjected to our Firm's customary quality control procedures.

We may from time to time and depending on the circumstances and nature of the services we are providing, share your confidential information with third-party service providers, some of whom may be cloud-based, but we remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality terms with all service providers to maintain the confidentiality of your information and will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure appropriate confidentiality terms with a third-party service provider, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Although we will use our best efforts to make the sharing of your information with such third parties secure from unauthorized access, no completely secure system for electronic data transfer exists. We will remain responsible for the work provided by any third-party service providers used under this agreement. As such, by your signature below, you understand that the firm makes no warranty, expressed or implied, on the security of electronic data transfers.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The timing of our audit will be scheduled for performance as completion as follows:

	<i>Complete</i>
Received requested information from Montgomery Township	Week of 3/2
Begin year-end audit procedures	Week of 3/9
Issue audit report	By June 30th

Christopher N. Herr, CPA is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Maillie LLP's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 9

Our fees are based on the amount of time required by the individuals assigned to the engagement and value of services provided, plus direct out-of-pocket expenses. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. We may bill you on an interim basis prior to completion of this engagement, invoices will be rendered as work progresses and expenses are incurred and are payable upon presentation. We estimate that our fee for the audit will be \$36,000 plus direct expenses, including but not limited to confirmation.com charges we may incur in order to confirm balances with financial institutions, where applicable. The above fee assumes our planned audit timing as agreed upon with you does not change and the client-prepared information and all requested documents are available at the beginning of our fieldwork and are complete and accurate. This fee includes only the financial statement audit. These fees do not include any additional time that might be required for assisting with the adoption any new GASB Statements or any other new standards that may require implementation. Our fee also does not include any additional time that may be incurred for unusual, significant events including, but not limited to significant changes in critical systems affecting financial statement accounts, issuance of new debt, significant capital asset activity such as the sale or construction of new facilities, or significant volume of audit adjustments. The estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not resume until your account is paid in full. Montgomery Township further acknowledges and agrees that in the event we stop work or withdraw from this engagement as a result of Montgomery Township's failure to pay on a timely basis for services rendered as required by this engagement letter, we shall not be liable for any damages that occur as a result of our ceasing to render services. If we elect to terminate our services for nonpayment, our engagement will be deemed complete upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

We reserve the right to withdraw from this engagement without completing the work if you fail to comply with the terms of this engagement letter or if we determine professional standards require our withdrawal for any reason.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

The audit documentation for this engagement is the property of Maillie LLP and constitutes confidential information. However, we may be requested to make certain audit documentation available to various regulators pursuant to authority given to them by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Maillie LLP's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to various regulators. The various regulators may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

It is our policy to keep records related to this engagement for seven years. Original client records will be returned to you at the completion of the services rendered under this engagement. When records are returned to you, it is your responsibility to retain and protect your records for any future use, including potential examination by government or regulatory agencies. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete and that upon the expiration of the seven-year period, Maillie LLP shall be free to destroy our records related to this engagement.

To the Board of Supervisors
c/o Carolyn McCreary
Montgomery Township
November 17, 2025
Page 10

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

MAILLIE LLP



Christopher N. Herr, CPA

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of the Montgomery Township by:

Name: _____

Signature: _____

Title: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT: Approval of Financial Software Conversion
MEETING DATE: December 15, 2025
BOARD LIAISON: Audrey R. Ware-Jones
INITIATED BY: Blaine Bergey, Director of Finance

BACKGROUND:

In 2023, Montgomery Township transitioned from BS&A Software to Tyler Technologies, Inc. under the direction of the previous Finance Director. Since implementation, Tyler Technologies has not proven to be an improvement due to the following reasons:

- **Technical Issues:** Persistent problems, including the Accounts Payable module being partially down for over a month, ongoing difficulties with invoice approvals, and inefficient bank reconciliations.
- **Customer Support:** Slow and frequently ineffective support, with many reported issues remaining unresolved.
- **Integration Deficiencies:** Lack of seamless integration between modules, particularly between Code Enforcement and the General Ledger, attributed to the software's structure as a collection of acquired products.
- **Missing Functionality:** Absence of essential features for the Code Enforcement department, such as credit card payment processing and scheduling capabilities.
- **Cost Escalation:** Unclear total cost at the time of transition, with annual fees projected to double within two years.
- **User Experience:** High cognitive load (extra clicks for simple tasks) and lack of user-friendliness, resulting in inefficient daily operations. Staff experience and demos indicate BS&A is more intuitive and better suited to Township needs.

BS&A was previously utilized by Montgomery Township, and staff familiarity with the system should facilitate a smooth transition. BS&A also seems like a good fit for a Township our size, whereas Tyler primarily serves larger municipalities. As a substantial client for BS&A, we have been told that we fit well within their target client profile.

If the contract is signed by the end of 2025 and implementation begins in early 2026, the Township can avoid Tyler's annual fee due in August 2026.

BUDGET IMPACT:

BS&A will be a significantly less cost long term. The \$200,000 up-front investment (\$151,120 in 2025 at contract signing and \$48,000 at completion of installation in 2026) will be offset by year 5 at which point BS&A will be at least \$42,000 per year less than Tyler Technologies.

This savings estimate is conservative as BS&A caps increases at the higher of 5% or CPI while there is no cap on Tyler (5% was used for the estimate), and the BS&A installation could be significantly

less depending on the time and training required. BS&A has discounted their year 1 subscription by \$43,000 and guaranteed five years of no increases.

RECOMMENDATION:

Staff recommends that the Board of Supervisors authorize the change of software from Tyler Technologies, Inc. to BS&A Software.

MOTION/RESOLUTION:

Motion to authorize the change of software from Tyler Technologies, Inc. to BS&A Software and authorize the Township Manager to execute the agreement.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #17

SUBJECT: Ratification of Real Estate Tax Appeal Settlement - 1216 Welsh Road
MEETING DATE: December 15, 2025
BOARD LIAISON:
INITIATED BY: Blaine Bergey, Director of Finance

BACKGROUND:

The Taxpayer filed an appeal for the property tax for the 2024 Tax Year. The assessed value of 1216 Welsh Road is \$508,140.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is \$1,431,380.28 for Tax Year 2024, \$1,544,498.48 for Tax Year 2025, and \$1,651,950.59 for Tax Year 2026. On October 16, 2023, after the Taxpayer presented its evidence, the Board of Assessment Appeals issued a "Notice of No Change in Assessment." The Taxpayer thereafter filed an appeal with the Court of Common Pleas.

BUDGET IMPACT:

The proposed settlement between the School District and the Taxpayer would result in fair market values of \$1,415,352.00 for Tax Year 2024, 1,415,349.00 for Tax Year 2025, and \$1,415,344.00 for Tax Year 2026, resulting in a refund from the Township to the Taxpayer of \$141.65.

RECOMMENDATION:

The Solicitor's office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve the stipulated settlement for 1216 Welsh Road and authorize the Township Solicitor to execute the document on behalf of the Township.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

GWYNMONT FARMS DEVELOPMENT CORP	:	NO. 2023-24000
	:	
	:	
VS.	:	REAL ESTATE
	:	ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 46-00-04151-80-7

ORDER

AND NOW, this _____ day of _____ 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decreases in assessments as agreed to in the attached Stipulation to Settle, that the Taxing Authorities shall remit payments described in the attached Stipulation to Settle, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

J.

Copies of the above Order mailed on _____ to:
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
James Gallagher, Esquire
Brian A. Fowler, Esquire
Court Administration – Civil

Judicial Secretary

Clarke Gallagher Barbiero Amuso & Glassman Law

BY: Alexander M. Glassman, Esquire

Attorney I.D. No. 314530

1301 Virginia Drive, Suite 405

Fort Washington, PA 19034

215.633.1890

Attorney for
North Penn School District

GWYNMONT FARMS DEVELOPMENT CORP	:	NO. 2023-24000
	:	
VS.	:	REAL ESTATE
	:	ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 46-00-04151-80-7

SETTLEMENT STIPULATION

Parties

1. Appellant is the Property Owner, Gwynmont Farms Development Corp.
2. Appellee is the Montgomery County Board of Assessment Appeals.
3. Intervenor are the North Penn School District, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 31,528 square feet is located on 1216 Welsh Road, within Montgomery County, and is further identified as Tax Parcel No. 46-00-04151-80-7 ("Property").
5. The Property's current assessment is \$508,140.

Appeal

6. In 2023, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount of \$508,140 for the taxable year beginning January 1, 2024.
7. On October 16, 2023, after conducting a hearing on the Appeal, the Board issued a "Notice of No Change in Assessment" determination.

8. On October 30, 2023, the Taxpayer appealed to this Court from the Board's "Notice of No Change in Assessment" determination seeking a reduction.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2024 Assessment: Effective January 1, 2024 for County and Township tax years and July 1, 2024 for the School District tax year, the assessment on the Property shall be **decreased** from its assessment of \$508,140 to \$502,450. Applying the County's 2024 common level ratio of .355 this assessment results in an indicated market value of \$1,415,352.

2025 Assessment: Effective January 1, 2025 for County and Township tax years and July 1, 2025 for the School District tax year, the assessment on the Property shall **decreased** from its assessment of \$508,140 to \$465,650. Applying the County's 2025 common level ratio of .329 this assessment results in an indicated market value of \$1,415,349.

2026 Assessment: Effective January 1, 2025 for County and Township tax years and July 1, 2025 for the School District tax year, the assessment on the Property shall **decreased** from its assessment of \$508,140 to \$435,360. Applying the County's 2025 common level ratio of .3076 this assessment results in an indicated market value of \$1,415,344.

11. The Property's assessment shall remain at \$435,360 for each subsequent tax year after 2026, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made.
12. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owners the following overpayment amounts.

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2024	508,140	502,450	5,690	.0309667	\$176.20
2025	508,140	465,650	42,490	.032204	\$1,368.35
				Total	\$1,544.55

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2024	508,140	502,450	5,690	.004788	\$27.24
2025	508,140	465,650	42,490	.005252	\$223.16
				Total	\$250.40

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2024	508,140	502,450	5,690	.00039	\$2.22
2025	508,140	465,650	42,490	.00039	\$16.57
				Total	\$18

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2024	508,140	502,450	5,690	.00294	\$16.73
2025	508,140	465,650	42,490	.00294	\$124.92
				Total	\$141.65

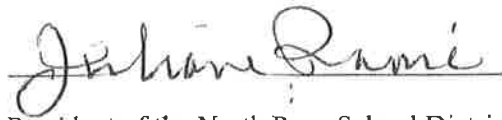
13. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority.
14. The tax collector shall provide the necessary information to calculate the proper amount of refunds for all tax years at issue, including whether the prior year taxes were paid at face, discount or penalty, to the respective taxing authorities within thirty (30) days from the date of entry of the attached order.
15. The parties agree that the Taxing Authorities will remit all lump sum payments set forth in Paragraph 12, directly to the Property Owner within ninety (90) days from receipt of Taxpayer's confirmation of payment amount; the Taxing Authorities shall forward these payments directly to the Property Owner at the following addresses:

GWYNMONT FARMS DEVELOPMENT CORP

c/o Brian A. Fowler, Esquire
Garippa, Lotz & Giannuario
66 Park Street
Montclair, NJ 07042

16. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
17. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.
18. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
19. Each party shall bear its own costs as incurred.
20. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

[Signatures on Next Page]



President of the North Penn School District



SAMANTHA MAGEE, ESQUIRE

Attorney for Montgomery County
Board of Assessment Appeals

JAMES GALLAGHER, ESQUIRE

Attorney for Montgomery Township



BRIAN O. PHILLIPS, ESQUIRE

Attorney for Montgomery County



BRIAN A. FOWLER, ESQUIRE

Attorney for Taxpayer

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #18

SUBJECT: Ratification of Real Estate Tax Appeal Settlement - 1350 Welsh Road
MEETING DATE: December 15, 2025
BOARD LIAISON:
INITIATED BY: Blaine Bergey, Director of Finance

BACKGROUND:

The Taxpayer filed an appeal for the property tax for the 2025 Tax Year. The assessed value of 1350 Welsh Road was initially \$4,799,150.00. On November 1, 2024, the Board of Assessment Appeals issued a "Notice of Assessment Reduction," reducing the assessed value to \$4,441,500.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is as follows: \$13,500,000.00 for Tax Year 2025 and \$14,439,206.76 for Tax Year 2026. The Taxpayer thereafter filed an appeal with the Court of Common Pleas.

BUDGET IMPACT:

The proposed settlement between the School District and the Taxpayer would result in fair market values of \$13,000,000.00 for Tax Years 2025 and 2026, resulting in a refund from the Township to the Taxpayer of \$483.63.

RECOMMENDATION:

The Solicitor's office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve the stipulated settlement for 1350 Welsh Road and authorize the Township Solicitor to execute the document on behalf of the Township.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

EXETER 1350 WELSH 2021 LP	:	NO. 2024-26418
	:	
VS.	:	REAL ESTATE
	:	ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 46-00-04243-01-3

ORDER

AND NOW, this _____ day of _____ 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decreases in assessments as agreed to in the attached Stipulation to Settle, that the Taxing Authorities shall remit payments described in the attached Stipulation to Settle, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

J.

Copies of the above Order mailed on _____ to:
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
James Gallagher, Esquire
Brian A. Fowler, Esquire
Court Administration – Civil

Judicial Secretary

Clarke Gallagher Barbiero Amuso & Glassman Law

BY: Alexander M. Glassman, Esquire

Attorney I.D. No. 314530

1301 Virginia Drive, Suite 405

Fort Washington, PA 19034

215.633.1890

Attorney for
North Penn School District

EXETER 1350 WELSH 2021 LP	:	NO. 2024-26418
	:	
VS.	:	REAL ESTATE
	:	ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 46-00-04243-01-3

SETTLEMENT STIPULATION

Parties

1. Appellant is the Property Owner, Exeter 1350 Welsh 2021 LP.
2. Appellee is the Montgomery County Board of Assessment Appeals.
3. Intervenor are the North Penn School District, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 132,858 square feet is located on 1350 Welsh Road, within Montgomery County, and is further identified as Tax Parcel No. 46-00-04243-01-3 ("Property").
5. The Property's current assessment is \$4,441,500.

Appeal

6. In 2024, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the Property's assessment of \$4,799,150 for the taxable year beginning January 1, 2025.
7. On November 1, 2024, after conducting a hearing on the Appeal, the Board issued a "Notice of Assessment Reduction", reducing the assessed value to \$4,441,500.

6. On November 18, 2024, the Property Owner appealed to this Court from the Board's "Notice of Assessment Reduction" determination seeking a further reduction.

Settlement Terms

7. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
8. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2025 Assessment: Effective January 1, 2025 for County and Township tax years and July 1, 2025 for the School District tax year, the assessment on the Property shall **decreased** from its assessment of \$4,441,500 to \$4,277,000. Applying the County's 2025 common level ratio of .329 this assessment results in an indicated market value of \$13,000,000.

2026 Assessment: Effective January 1, 2026 for County and Township tax years and July 1, 2026 for the School District tax year, the assessment on the Property shall **decreased** from its assessment of \$4,441,500 to \$3,998,800. Applying the County's 2026 common level ratio of .3076 this assessment results in an indicated market value of \$13,000,000.

9. The Property's assessment shall remain at \$3,998,800 for each subsequent tax year after 2026, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made.
10. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owners the following overpayment amounts.

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	4,441,500	4,277,000	164,500	.032204	\$5,297.56
				Total	\$5,297.56

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	4,441,500	4,277,000	164,500	.005252	\$863.95
				Total	\$863.95

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	4,441,500	4,277,000	164,500	.00039	\$64.16
				Total	\$64.16

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	4,441,500	4,277,000	164,500	.00294	\$483.63
				Total	\$483.63

11. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority.
12. The tax collector shall provide the necessary information to calculate the proper amount of refunds for all tax years at issue, including whether the prior year taxes were paid at face, discount or penalty, to the respective taxing authorities within thirty (30) days from the date of entry of the attached order.
13. The parties agree that the Taxing Authorities will remit all lump sum payments set forth in Paragraph 10, directly to the Property Owner within ninety (90) days from receipt of Taxpayer's confirmation of payment amount; the Taxing Authorities shall forward these payments directly to the Property Owner at the following addresses:

Exeter 1350 Welsh 2021 LP
c/o Brian A. Fowler, Esquire
Garippa, Lotz & Giannuario
66 Park Street
Montclair, NJ 07042
14. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
15. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

16. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
17. Each party shall bear its own costs as incurred.
18. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

[Signatures on Next Page]



President of the North Penn School District



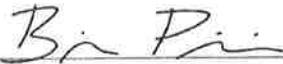
SAMANTHA MAGEE, ESQUIRE

Attorney for Montgomery County

Board of Assessment Appeals

JAMES GALLAGHER, ESQUIRE

Attorney for Montgomery Township



BRIAN O. PHILLIPS, ESQUIRE

Attorney for Montgomery County



88750

BRIAN A. FOWLER, ESQUIRE

Attorney for Taxpayer 10/24/25

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #19

SUBJECT:	Approval of Disposal of Non-Permanent Township Records
MEETING DATE:	December 15, 2025
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

On April 13, 2009, the Board of Supervisors adopted a resolution declaring the Township's intent to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual dated December 16, 2008, as amended March 28, 2019.

Records may be disposed of in accordance with the provisions of Sections 1386 and 1388 of the Municipal Records Act.

The attached exhibit lists non-Permanent records of the Township that may be disposed of in accordance with the approved retention schedule.

RECOMMENDATION:

Approve the disposal of the listed non-Permanent records in accordance with the Retention and Disposition schedule for records of Pennsylvania Municipal Governments.

MOTION:

Motion to approve the disposal of non-permanent Township records as attached.

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

December 2025
Non-Permanent Records for Disposal

Human Resources	Legal Case Documentation AL-19 & DVT Confirmation
Human Resources	Employee Grievances 2003. 2007. 2008 PS-13
Human Resources	FMLA Records – 2019-2021 FLSA Fact Sheet #21 & PA Law 29 CFR 825.500
Human Resources	Job Postings 2021 PS-10
Human Resources	Job Applications – Not Hired 2021 PS-2
Human Resources	Leaves of Absence – same parameter as FMLA records – no specific guidance provided
Human Resources	Short-term disability paperwork same parameters as FMLA records – no specific guidance provided
Human Resources	Random Drug Test Results- Negative – 2022 & 2023 PS-4 and FMCSA 18-Carat
Human Resources	Random Drug Test Selection List – 2022 PS-4 and FMCSA 18-Carat
Human Resources	Tuition Reimbursement Records – 2000-2004 PS-8
Human Resources	Duplicate copies Employee Evaluations – AL-1 - Original in employee personnel file
Human Resources	Internal Training Requests – 2022 PS-8
Human Resources	Internal Reimbursement Requests – 2022 PS-8
Human Resources	Miscellaneous Internal documents – no administrative value – 2019 AL-1

September 2025
Non-Permanent Records for Disposal

Sewer Authority	2016 – 2017 Payroll records – 2 boxes (PL-5)
Sewer Authority	2016 – 2017 AP – 4 boxes (FN-2)
Sewer Authority	2015 and prior Misco records/permits – 1 box (WM-5/WM-16)
Sewer Authority	2017, 2022, 2023 PA One Call Records – 2 boxes (PW-18)
Sewer Authority	2016 – 2023 Daily Operating Records (lab logs, DEP binder contents, lateral inspections) – 11 boxes (WM-7)

SOLICITORS FILES

All items highlighted are assessment appeals/pulled and put in a separate box

Files for Bruce

BOX 3

MONTGOMERY TOWNSHIP MT89-15(b) PINECREST PHASE 11
MONTGOMERY TOWNSHIP MT89-4(b) FENCE EASMENT AGREEMENTS 1996-19'

BOX 4

MONTGOMERY TOWNSHIP MT92-20 911 System
MONTGOMERY TOWNSHIP MT92-21 PennDOT Acquisitions from Montgomery Township (already had)
MONTGOMERY TOWNSHIP MT92-22 Commerce/ Demorah Dr Interconnection (legal Des.) (already had)

BOX 5

MONTGOMERY TOWNSHIP MT90-9 MUNICIPAL BUILDING
MONTGOMERY TOWNSHIP MT90-9(s) PREVAILING WAGE - NEW TOWNSHIP BUILDING - LEWIS ELECTRIC
MONTGOMERY TOWNSHIP MT90-9(r) CONSTRUCTION MANAGEMENT SERVICES
MONTGOMERY TOWNSHIP MT90-9(q) KEHRT SHAI'KEN SHARON ARCHITECTURAL FIRM TO PERFORM THE DESIGN PROCESS
MONTGOMERY TOWNSHIP MT90-9(p) PLGIT ARM AGREEMENT
MONTGOMERY TOWNSHIP MT90-9(o) CABLE/WIRE NETWORK AND TOWER SPECIFICATIONS
MONTGOMERY TOWNSHIP MT90-9(n) NEW AMBULANCE BUILDING/VMSC AGREEMENT
MONTGOMERY TOWNSHIP MT90-9(m) FURNITURE CONTRACT
MONTGOMERY TOWNSHIP MT90-9(l) SALE OF CODE ENFORCEMENT MOBILE HOME
MONTGOMERY TOWNSHIP EI-I. ATLANTIC CONTRACT
MONTGOMERY TOWNSHIP MT90-9(d) WAIVER OF MECHANICS LIEN
MONTGOMERY TOWNSHIP MT90-9(j) WAIVER OF MECHANICS LIEN
MONTGOMERY TOWNSHIP MT90-9(i) PNC CUSTODIAN AGREEMENT
MONTGOMERY TOWNSHIP MT90-9(h) PFM AGREEMENT
MONTGOMERY TOWNSHIP MT90-9(g) BOND ISSUE
MONTGOMERY TOWNSHIP MT90-9(b) BOND COUNSEL AND ARCHITECT CONTRACT (FORMERLY UNDER FILE MT92-47)
MONTGOMERY TOWNSHIP MT90-9 BIDDING
MONTGOMERY TOWNSHIP MT90-9 INVESTMENT ADVISORY
MONTGOMERY TOWNSHIP MT90-9(f) BRANCH VALLEY ASSOCIATES
MONTGOMERY TOWNSHIP MT90-9(a) SALE OF TOWNSHIP AND POLICE BUILDING

BOX 9

MONTGOMERY TOWNSHIP MT94-12 POLICE CONTRACT (CHANGING FROM 8 HR. HR. swr.) SHFTS TO 12

BOX 10

MONTGOMERY TOWNSHIP MT96-41 GENERAL HANCOCK PARTNERSHIP I HECKLER
MONTGOMERY TOWNSHIP MT96-41 (a) GENERAL HANCOCK PARTNERSHIP 1 PRELIMINARY LAND DEVELOPMENT APPROVAL

BOX 14

MONTGY. TWP. ZONING HRNG. BD. FIREFOX I, L.P. Application No. 06080001 06-10
MONTGY. TWP. ZONING HRNG. BD. SIMON PROPERTY GROUP Application No. 06090001 06-11
MONTGY. TWP. ZONING HRNG. BD. SELLERS, MICHAEL & EMILY Application No. 06090002 06-12
MONTGY. TWP. ZONING HRNG. BD. 06-13 MONTGOMERY SQUARE UNITED METHODIST CHURCH — Application No. 06100001
MONTGY, TWP. ZONING HRNG. BD. ZOVE, ALDEN Application No. 06100002 06-14
MONTGY. TWP. ZONING HRNG. BD. BUCKMAN'S ski SHOP Application No. 06100003 06-15

MONTGY. TWP. ZONING HRNG. BD. 06-16 SPINA, CHRISTOPHER L. Application No. 06110001
MONTGY. TWP. ZONING HRNG. BD. 07-00 ZONING HEARING BOARD CORRESPONDENCE, MEETING NOTES, ETC.
MONTGY. TWP. ZONING HRNG. BD. VAN DAME, JOHN Application No. 07010001 07-01
MONTGY. TWP. ZONING HRNG. BD. 07-02 JOSEPH AMBLER INN REAL ESTATE PTNRSH Application No. 07020003
MONTGY. TWP. ZONING HRNG. BD. TIMBERLANE, INC. Application No. 07020004 07-03
MONTGY. TWP. ZONING HRNG. BD. 07-04 LHECKLER, CLAYTON/REAL PRO ENTERPRISES Applicauon No. 07020005
MONTGY. TWP. ZONING HRNG. BD. MONTGOMERY TWP. Application No. 07030002 07-05
MONTGY. TWP. ZONING HRNG. BD. TODI LIVING TRUST Application No. 09—00—796
MONTGY. TWP. ZONING HRNG. BD. J & I REAL ESTATE, LLC Application No. 10—00—797
MONTGY. TWP. ZONING HRNG. BD. VIKING ASSOCIATES Application No. 11—00-799

BOX 20

MONTGOMERY TOWNSHIP MT76-45 POLICE PENSION MATTER 2/21/78

BOX 62

MONTGOMERY TOWNSHIP MT 85-42 U.S. LUBE, INC. & FLEETWAY SYSTEM, INC 11/13/85

BOX 78

MONTGOMERY TOWNSHIP MT 89-4 FENCE EASEMENT AGREEMENTS 1993-1995
MONTGOMERY TOWNSHIP MT 89-4 FENCE EASEMENT AGREEMENTS 2
MONTGOMERY TOWNSHIP 90-17 CODIFICATION FILE
MONTGOMERY TOWNSHIP 91-6 GRADING PERMIT

BOX 83

MONTGOMERY TOWNSHIP A COMPREHENSIVE PLAN 1972
PETITION FOR CHANGE OF ZONING 1978

BOX 84

MONTGOMERY TOWNSHIP MT 88-7 DETENTION BASIN SURVEY 1/4/88 KSE

BOX 87

MONTGOMERY TOWNSHIP MT 98-2 LITIGATION STATUS REPORTS

BOX 90

MONTGOMERY TOWNSHIP 07-08 ZONING HEARING BD. TRADEWELL, GEORGE & JOHANNA APPLICATION NO. 07030001
MONTGOMERY TOWNSHIP 07-18 ZONING HEARING BD. TIRES ETCETERA, INC. APPLICATION NO. 07110001

BOX 169

MONTGOMERY TOWNSHIP MT 95-27 EARNED INCOME TAX
MONTGOMERY TOWNSHIP MT 95-31 SPAGNOLA, NICOLA & MARIE SUBDIVISION
MONTGOMERY TOWNSHIP MT 95-39 HEARNS, CHARNEE - ACCIDENT 4/2/94
MONTGOMERY TOWNSHIP MT 95-42 OLYMPIAN GYM CONDITIONAL USE HEARING

BOX 94

MONTGOMERY TOWNSHIP MT 81-99 ORDINANCE NO. 80 12/17/81
MONTGOMERY TOWNSHIP MT 81-98 ORDINANCE NO. 79 12/17/81

BOX 97

MONTGOMERY TWP MT 96-24 DRIVEWAY EASEMENT AGREEMENT - DALONGO & GUIDI HOMES, INC
MONTGOMERY TOWNSHIP MT 96-26 SIDEWALD INSTALLATION - STRICKLAND PROPERTY
MONTGOMERY TOWNSHIP MT 96-39 LAND DEVELOPMENT AGREEMENTS - PROCEDURES AND CORRESPONDENCE

BOX 98

MONTGOMERY TOWNSHIP MT 95-17 ORDINANCE 95-52-Z WESTGATE POOL AND SETBACK QUESTIONS

BOX 99

MONTGOMERY TOWNSHIP ZONING HEARING BOARD 06-02 SPINIEO, CHRISTOPHER APPLICATION NO. 06020004

MONTGOMERY TOWNSHIP ZONING HRNG. BD. 06-08 REX, JONATHAN & ANN APPLICATION NO. 06060002

BOX 101

MONTGOMERY TOWNSHIP MT 97-8 KASOREX SKETCH PLANS

MONTGOMERY TOWNSHIP MT 97-21 NORTH WALES WATER AUTHORITY LEASE

BOX 102

MISCELLANEOUS CORRESPONDANCE AND NOTES- KANE

JOHN KANE JR.

KANE- DESCISONS

ORDER FOR SERVICE NORRISTOWN- WILLIAM COOPER, ESQUIRE JOHN KANE

JOHN KANE #3

JOHN KANE PETITION FOR ALLOWANCE FO APPEAL 1972

1971 JOHN KANE APPEALS

ORDINANCE NO. 17-L HORSHAM RD. & STUMP RD.

JOHN KANE CIVIL ACTION- LAW 1969

MONTGOMERY TOWNSHIP MT 94-24 LEWINE PROPERTY - DECLARATION OF TAKING

BOX 105

MONTGOMERY TOWNSHIP MT 94-24 LEWINE PROPERTY - DECLARATION OF TAKING

BOX 109

MONTGOMERY TOWNSHIP MT 84-20 A KASOREX - VILLAGE 3-B 10/28/86

BOX 110

MONTGOMERY TOWNSHIP MT 86-18 MANDATORY DEDICATION 4/22/86

BOX 111

KASOREX FILING

MONTGOMERY TOWNSHIP MT 84-20 A KASOREX SUPPLEMENTAL FOLDER - DEVELOPMENT OF VILLAGES 10/28/86

MONTGOMERY TOWNSHIP MT 84-20(A) KASOREX II-A AND GWYNMERE PHASES I & II

BOX 112

MONTGOMERY TOWNSHIP MT 84-20 (1) KASOREX SETTLEMENT NEGOTIATIONS (NOT IN BOX)

MONTGOMERY TOWNSHIP MT 84-20 KASOREX SETTLEMENT NEGOTIATIONS

BOX 116

MONTGOMERY TOWNSHIP MT 84-20 (F) KASOREX IIB - HOVNANIAN

BOX 117

MONTGOMERY TOWNSHIP MT 93-55 OFFICIAL MAP

BOX 119

MONTGOMERY TOWNSHIP MT 89-57 GOLDENBERG GROUP

BOX 122

MONTGOMERY TOWNSHIP MT 85-27 PRUDENTIAL INSURANCE CO. AIRPORT SQUARE 6-4-85

BOX 125
MONTGOMERY TOWNSHIP MT 77-9B A-Q ASSOCIATES AIRPORT SQUARE NORTH WALES ROAD EXTENSION EAST BAY DEVELOPMENT Co
MONTGOMERY TOWNSHIP MT 77-9 A-Q ASSOCIATES, AIRPORT SQUARE N WALES RD EXT, E BAY DEV. CO. 6/9/80

BOX 127
MONTGOMERY TOWNSHIP DEEDS - LATE 1940S- 1970S

BOX 131
LINCOLN PROPERTIES - 1972

BOX 132
MONTGOMERY TOWNSHIP ZONING ORDINANCE OF 1952 - AMENDED IN 1959 - RE-ENACTED AS ORDINANCE NO. 17 IN 1962
ORDINANCE NO. 17
ORDINANCE NO. 17-016

BOX 139
COMPREHENSIVE HEALTH PLANNING - 1975

BOX 140
MONTGOMERY TOWNSHIP MT 93-56 PENNDOT DECLARATION OF TAKING FOR ROUTE 202 (KASOREX)

BOX 141
MONTGOMERY TOWNSHIP MT 93-45 ROAD IMPROVEMENTS --- DEEDS OF DEDICATION (MISCELLANEOUS) (from box 141)
MONTGOMERY TOWNSHIP MT 93-43 AU LAND DEVELOPMENT (APPLICATION FOR LAND DEVELOPMENT)

BOX 144
MONTGOMERY TOWNSHIP MT 77-48 COMPREHENSIVE PLAN

Box 1-A
MONTGOMERY TOWNSHIP PFM AGREEMENT MT90 -- 9(h) DO NOT KNOW WHERE THIS FILE WENT
MONTGOMERY TOWNSHIP MT 85-12 PENNSAUKEN SHOPPING MART vs. M.C. BD. OF ASSESSMENT 1-31-85
MONTGOMERY TOWNSHIP REAL ESTATE TRANSFER TAX INQUIRIES MT-87-18 3/2/87 kse
MONTGOMERY TOWNSHIP 87-7(a) Assessment Appeals
prudential Insurance Company of America vs. Montgomery county Board of Assessment Appeals 87-06377 No. :
MONTGOMERY TOWNSHIP Assessment Appeals 87-7(a)
MONTGOMERY TOWNSHIP MT94-19 ASSESSMENT APPEALS MISCELLANEOUS
MONTGOMERY TOWNSHIP MT-96-8 1996 ASSESSMENT APPEALS
MONTGOMERY TOWSHIP MT 75-14 DRIVE IN THEATRE, ASSESSMENT APPEAL 9/23/75
MONTGOMERY TOWNSHIP MT 97-75 (HOFFMAN TIRE) UPPER HANOVER TOWNSHIP IDA ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-76 GATEWAY DC PROPERTIES, INC. ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-77 MANOR HEALTH CARE CORP. #494 ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-70 NAPPEN & ASSOCIATES ASSESSMENT APPEAL

BOX 1 -B
MONTGOMERY TOWNSHIP MT 97-69 ROBERT W. AND MADELINE H. NAPPEN ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-71 HOFFMAN TIRE COMPANY, INC. ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-72 309 DEVELOPMENT CO. ASSESSMENT APPEAL PARCEL #: 46-00-04250-03-3)
MONTGOMERY TOWNSHIP MT 97-73 309 DEVELOPMENT COMPANY ASSESSMENTS APPEAL PARCEL # 46-00-03015-04-4
MONTGOMERY TOWNSHIP MT 97-74 AIRPORT SQUARE ASSOCIATES ASSESSMENT APPEAL

MONTGOMERY TOWNSHIP MT 97-65 MONTGOMERYVILLE ASSOCIATES ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-66 TRACOR AEROSPACE ELECTRONIC SYSTEMS - ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 97-58 ROBIDEAU V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS
MONTGOMERY TWP MT 98-10 HOWARD & MARIAN C. ZEHR V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS (NO. 97-2203
MONTGOMERY TOWNSHIP MT98-11 WAWA, INC. V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 95-4 DENNY'S REALTY, INC. V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS NO. 94-23491
MONTGOMERY TOWNSHIP MT 92-37 MISCELLANEOUS ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 93-3 AMERICAN ELECTRONIC LAB V. MONT. CO. BD. OF ASSESS APPEALS
MONTGOMERY TOWNSHIP APPEAL OF RAYMOND MOYER - FARMER'S ASSESSMENT 1972
MONTGOMERY TOWNSHIP 10A - BOARD OF ASSESSMENT APPEALS 9/18/74
MONTGOMERY TOWNSHIP MT 85-13 R.H. MACY AND CO. VS. M.C. BD. OF ASSESSMENT 1/31/85 KSE

BOX 1 - C

MONTGOMERY TOWNSHIP MT 89-50 MCKEE VS BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 89-50 MCKEE, FRANK VS. BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 90-48 FIVE POINT PLAZA ASSOCIATES (BRADLEE'S) (TAX ASSESSMENT APPEAL)
MONTGOMERY TOWNSHIP MT 90-49 WANAMAKERS (TAX ASSESSMENT APPEAL)
MONTGOMERY TOWNSHIP MT 90-50 SEARS ROEBUCK (TAX ASSESSMENT APPEAL)

BOX 1 - D

MONTGOMERY TWP MT 98-5 NORTH PENN SCHOOL DISTRICT V. MONTGOMERY CTY BOARD OF ASSESSMENT APPEALS AND NAPPEN
MONTGOMERY TWP MT 98-6 NORTH PENN SCHOOL DISTRICT V. MONTGOMERY CTY BOARD OF ASSESSMENT APPEALS AND CIRCUIT CIT
MONTGOMERY TOWNSHIP MT 98-7 GWYNMONT FARMS UTILITY CORP. V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 98-8 HARRY E. HASSAN V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 98-9 HOWARD & MARIAN ZEHR V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS (NO. 97-22
MONTGOMERY TOWNSHIP MT 98-4 1998 ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 95-21 ALDI, INC. V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 84-15 MC KEE, FRANK A. (ASSESSMENT APPEAL) 5/15/84
MONTGOMERY TOWNSHIP MT 87-7 ASSESSMENT APPEALS (1987) 1/19/87 KSE

BOX 1-E

APPEAL OF HOFFMAN TIRE & UPPER HANOVER TWP IDA-DETERMINATION OF THE REAL ESTATE ASSESSMENT TAX YR 1974 - BRIEF APPEAL
APPEAL OF HOFFMAN TIRE & UPPER HANOVER TWP IDA - DETERMINATION REAL ESTATE ASSESSMENT TAX YR 1974 REPRODUCED RECORD
APPEAL OF HOFFMAN TIRE, & UPPER HANOVER TWP IDA DETERMINATION OF REAL ESTATE ASSESSMENT TAX YEAR 1974 REPRODUCED RECORD
APPEAL OF HOFFMAN TIRE & UPPER HANOVER TWP IDA DETERMINATION OF REAL ESTATE ASSESSMENT TAX YEAR 1974 REPRODUCED RECORD

BOX 1-F

MONTGOMERY TWP MT 96-9 GWYNMONT FARMS UTILITY CORP. V. MONTGOMERY CTY BOARD OF ASSESSMENT APPEALS NO. 95-2416
PHOENIX HOME LIFE MUTUAL INS CO PARCEL NO. 46-00-01354-409 ASSESSMENT APPEAL HEARING 10/31/95 @ 10:30 A.M. ROOM "B"
NOTICE OF ASSESSMENT REDUCTION AT 947 BETHLEHEM PIKE 46-00-00130004
309 DEVELOPMENT CO PARCEL NO. 46-00-03015-044 ASSESSMENT APPEAL HEARING 10/20/95 @ 10:35 AM ROOM "B"
MONTGOMERY TOWNSHIP MT 95-7 (A) ASSESSMENT APPEALS FOR 1995 CONTINUED
MONTGOMERY TOWNSHIP MT 95-7 ASSESSMENT APPEALS FOR 1995
MONTGOMERY TOWNSHIP MT 97-78 ALFRED DIDOMIZIO - ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 85-24 RD MANAGEMENT (BUILDER'S SQUARE) ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT 86-61 HOFFMAN TIRE V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT 92-25 TOLL BROS. ASSESSMENT APPEALS

Box 2 CAN'T FIND BOX

MONTGOMERY TOWNSHIP MT95-7 ASSESSMENT APPEALS FOR 1995
309 DEVELOPMENT CO PARCEL NO. 46-00-03015-044 ASSESSMENT APPEAL HEARING 10/20/1995 @ 10:35 AM ROOM "B"
MONTGOMERY TOWNSHIP MT95—9 BAKER, CHRISTINA CAR ACCIDENT

MT95-10 MONTGOMERY TOWNSHIP AVCO FINANCIAL SERVICES BUSINESS PRIVILEGE TAX
MT95—7 (a) MONTGOMERY TOWNSHIP ASSESSMENT APPEALS FOR 1995 CONTINUED

Box 3 > Now Box 145

MONTGOMERY TOWNSHIP MT89-15(d) PINECREST GOLF CLUB RESTAURANT LEGENDS
MONTGOMERY TOWNSHIP MT89-15(c) PINE CREST AMUSEMENT TAX - GOLF CART RENTALS
MONTGOMERY TOWNSHIP MT92-24 Today's Man
MONTGOMERY TOWNSHIP MT92-43(b) CONDITIONAL USE APPLICATION - TO ADD GO CARTS TO THE FAMILY FUN CENTER
MONTGOMERY TOWNSHIP MT97-1 MISCELLANEOUS 1997
MONTGOMERY TOWNSHIP MT91-29 Fair Share Housing Analysis
MONTGOMERY TOWNSHIP MT91-31 Business Tax Audits
MONTGOMERY TOWNSHIP MT91-22 Amortization
MONTGOMERY TOWNSHIP MT91-43 HLCC (Appeal from Assessment Review)

Box 4

MONTGOMERY TOWNSHIP MT92-43(a) (1) GENERAL HANCOCK REZONING - HEARING TRANSCRIPTS
MONTGOMERY TOWNSHIP MT92-43(c) (1) GENERAL HANCOCK - NOTES OF TESTIMONY
MONTGOMERY TOWNSHIP MT92-23(a) AEL INDUSTRIES, INC. MINOR SUBDIVISION
MONTGOMERY TOWNSHIP MT93-25 ORDINANCE #93-8-Z
MONTGOMERY TOWNSHIP MT89-25A GUNOR PRICE HOMES MONTGOMERY PLACE EAST AND WEST SECTIONS E AND F
MONTGOMERY TOWNSHIP MT89-32 HOLLY MANOR, 'PENNY LANE SUBDIVISION PHASE 1 & 11

Box 6 > Now Box 146

#200228-1 BARGER, EDWARD 47 ANDREW LANE MTZHB 683 DIS LANSDALE, PA 19446 822-1449
MONTGOMERY TOWNSHIP MT97-7 MONTGOMERY TOWNSHIP PROPOSED SEWER ORDINANCE
MONTGOMERY TOWNSHIP MT97-4(a) TOWNSHIP BUDGET REQUIREMENTS AS A RESULT OF REASSESSMENT
MONTGOMERY TOWNSHIP MT97-3 1997 BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT97-4 1997 ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT94-18 LANDSCAPE ORDINANCE AMENDMENT

Box 7

MONTGOMERY TOWNSHIP MT91-25(a) RAVEN HOLLOW - REAPPLICATION BY CUTLER AFTER THE BUY BACK FROM THE SCHOOL DISTRICT
MONTGOMERY TOWNSHIP MT91-26 Trevorah Minor Subdivision
MONTGOMERY TOWNSHIP MT91-27 Tall Gables/Mont. Hill Cul—de—sac
MONTGOMERY TOWNSHIP MT91-28 Glendale Industrial Center
MONTGOMERY TOWNSHIP MT91-30 Slater, Robert (Subdivision)
MONTGOMERY TOWNSHIP MT 91-32 COUNTY LINE ROAD SIDEWALK JOB 105-212A
MONTGOMERY TOWNSHIP Witchwood Farm Property (Streeper Karr)
MONTGOMERY TOWNSHIP MT91-23 Goodman (Former Odyssey Land)
MONTGOMERY TOWNSHIP MT91-23(a) Southmont Associates v. Township of Montgomery
MONTGOMERY TOWNSHIP MT91-25 Holl Tract
MONTGOMERY TOWNSHIP MT91-33 Barger Zoning Appeal
MONTGOMERY TOWNSHIP MT92-43(C) CONDITIONAL USE APPLICATION (c-22) FILED 11/11/96
MONTGOMERY TOWNSHIP MT92-48 Amendments to LI Limited Industrial District
MONTGOMERY TOWNSHIP MT92-49 North Penn Transfer

Box 8

MONTGOMERY TOWNSHIP MT90-12
MONTGOMERY TOWNSHIP MT97-5 LOUIS POSSANZA SUBDIVISION
MONTGOMERY TOWNSHIP MT94-11 PEIFER, TIMOTHY AND JOAN PREMISES OF 108 HAMPTON CIRCLE

MONTGOMERY TOWNSHIP MT94-15 KOZLOWSKI, FREDERICK L. BANKRUPTCY NO. 93-15045-DWS
MONTGOMERY TOWNSHIP MT94-16 SATTERFIELD, GILFORD O. VS. MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT94-11 MOSER 2—LOT SUBDIVISION (misabeled -- MT 94-17)
MONTGOMERY TOWNSHIP MT90-9(s) (1) LEWIS ELECTRIC, INC. V. DAN OLPERE & MONTGOMERY TOWNSHIP NO. 97-15893
MONTGOMERY TOWNSHIP MT90-16 Judson Infrared, Inc.
MONTGOMERY TOWNSHIP MT90-21 202 Bypass
MONTGOMERY TOWNSHIP MT90-28 Detwiler to Luciano
MONTGOMERY TOWNSHIP Austerberry, John 90-30
MONTGOMERY TOWNSHIP/ Hart 2—LOT subdivison 90-31
APTCOR LAND DEVELOPMENT CO, INC. 07-06 Application No. 07040001
MONTGOMERY TOWNSHIP MT92-6 Ordinance 18—W
MONTGOMERY TOWNSHIP MT92-7 Melrose Enterprises
MONTGOMERY TOWNSHIP MT92-9 Ordinance 18—X
MONTGOMERY TOWNSHIP MT92-10 Noise Control Ord.
MONTGOMERY TOWNSHIP MT92-11 Martin v. Township of Montgomery et al
MONTGOMERY TOWNSHIP MT92-15 Hotel Montgomery Group

Box 9 > Now **Box 147**

MONTGOMERY TOWNSHIP MT94-2 STATEMENTS 1994
MONTGOMERY TOWNSHIP MT94- 3 GENERAL POLICE ISSUES 1994
MONTGOMERY TOWNSHIP MT94- 4 BUSINESS PRIVILEGE TAX FILE 1994
MONTGOMERY TOWNSHIP MT94-13 AMERICANS WITH DISABILITIES ACT (REGARDING CURB ctrl'S)
MONTGOMERY TOWNSHIP MT88-95 ORDINANCE IA Amends Ord. 1 'Burning Trash) A 1/16/88 cha -95 336 -93
MONTGOMERY TOWNSHIP MT94-14 AMENDMENT TO OPEN BURNING ORD.
MONTGOMERY TWP MT94-1 MISC 1994 CRSPNDNCE DRAINAGE COMPLAINTS, NOTES MONTGOMERY TWP MTGS, RESOLUTIONS, ENG F
MONTGOMERY TOWNSHIP MT91-35 Grading Permits
MONTGOMERY TOWNSHIP MT91-40 KMart Addition
MONTGOMERY TOWNSHIP MT92-25 Toll Bros. Assessment Appeals

Box 10

MONTGOMERY TOWNSHIP MT96-43 BELL RUN PLAZA
MONTGOMERY TOWNSHIP MT91-34 Ord. 17—066 (Non—conforming use)
MONTGOMERY TOWNSHIP MT91-41 Regan, Martin & Elizabeth
MONTGOMERY TOWNSHIP MT96-42 Conditional USE APPLICATION OF WESTRUM LAND DEVELOPMENT CORP
MONTGOMERY TOWNSHIP MT96-42(a)WESTRUM LAND DEVELOPMENT CORP . LANSDALE CATHOLIC — LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT96-42(b) WESTRUM LANSDALE CATHOLIC HIGH SCHOOL-TEMPORARY PARKING LOT
MONTGOMERY TOWNSHIP MT91-38 Ordinance 18—V
MONTGOMERY TOWNSHIP MT91-42 Circuit City
MONTGOMERY TOWNSHIP MT94-6 PLATT, MARY LOU VS. WOOD HOLLOW CONDO ASSOC. AND MONTGOMERY TWP NO. 94—00611
MONTGOMERY TOWNSHIP MT94-7 BOORSTEIN VS. MONTGOMERY INN RESTAURANT AND CATERERS
MONTGOMERY TOWNSHIP MT94-8 PROPOSED CLOTHING BIN ORDINANCE
MONTGOMERY TOWNSHIP MT94-10 ANNUAL REPORT AND AUDIT

Box 11 > Now **Box 148**

MONTGOMERY TOWNSHIP MT91-44 PETROGIANNIS ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT91-45 Driveways off Cul—de—sacs
MONTGOMERY TOWNSHIP MT91-46 Philadelphia Han Ma Eun Church Exemption Appeal & Kaenneche Exemption Appeal
MONTGOMERY TOWNSHIP MB 1-36 (a) ROMANO'S MACARONI GRILL

MONTGOMERY TOWNSHIP MT94-5 STATUS OF LITIGATION MONTHLY REPORTS
MONTGOMERY TOWNSHIP MT94-9 ADELPHIA BUSINESS PRIVILEGE

Box 12 > Now **Box 149**

MONTGOMERY TOWNSHIP MT97-2 LITIGATION STATUS REPORTS
MONTGOMERY TOWNSHIP MT97 -4 1997 ASSESSMENT APPEALS
MONTGOMERY TOWNSHIP MT90-23 Ordinance 116 Adopting Mun. Task Force Agreement
MONTGOMERY TOWNSHIP MT90-29 Pension Plans —
APTCOR MONTGOMERYVILLE ASSOCIATES APPEAL - MCCCCP DOCKET NO. 07-22088
APTCOR LAND DEV 798 BETH PIKE APPEAL - 07040001 04/24/07
MONTGOMERY TOWNSHIP MT92-8 Patterson, et al v. Mont. Twp Police Dept. , et al
MONTGOMERY TOWNSHIP MT92-12 Grimm — Dog Complaint
MONTGOMERY TOWNSHIP MT92-17 Local Government Week
MONTGOMERY TOWNSHIP MT92-18 Montgomeryville Farmers Market
MONTGOMERY TOWNSHIP MT92-18(a) MONTGOMERYVILLE FARMERS MARKET FLEA MARKET
MONTGOMERY TOWNSHIP MT86-22(j) GWYNMONT FARMS UTILITY CORPORATION RATE CHANGES IN SEWER RENT
MONTGOMERY TOWNSHIP MT85-24 RD MANAGEMENT (Builder's Square) ASSESSMENT APPEAL
MONTGOMERY TOWNSHIP MT78-55 TRAFFIC ENGINEERS & ACCIDENT RECONSTRUCTION EXPERTS
MONTGOMERY TOWNSHIP MT80-37 BEST PRODUCTS CO., INC. 6/15/80
MONTGOMERY TOWNSHIP MT-80-11 TOWNSHIP - DRUG CENTER 1/21/80
MONTGOMERY TOWNSHIP MT79-33 Curfew & Disorderly Conduct a Ordinance 8/15/79
MONTGOMERY TOWNSHIP MT79-24 Bids, Miscellaneous

Box 13

MONTGOMERY TOWNSHIP MT96-43 BELL RUN PLAZA LD/s 489 PROPOSED SUPER FRESH FOOD MARKET
Toll Brothers Upper Hanover Abington Township
MONTGOMERY TOWNSHIP MT92-19 FILE #2
MONTGOMERY TOWNSHIP MT92-19 FILE #1
MONTGOMERY TOWNSHIP MT92-13 Brogley (three—lot subdivision)
MONTGOMERY TOWNSHIP MT92-14 Zink & Triest

Box 15 > Now **Box 150**

MONTGOMERY TOWNSHIP MT77-53 ORDINANCE 61 SEWER COLLECTION FACILITIES 9/9/77
MONTGOMERY TOWNSHIP MT79-56 SEARS ROEBUCK 12/12/79
MONTGOMERY TOWNSHIP MT92-81 PENSION PLAN-TOWNSHIP EMPLOYEES 10P 5/6/75
MONTGOMERY TOWNSHIP MT94-81 1-W BUDGET 5-22-74
MONTGOMERY TOWNSHIP MT95-81 ELECTION BOARD 2/5/81
MONTGOMERY TOWNSHIP MT79-48 HOLY SPIRIT ASSOC. FOR UNIFICATION OF WORLD CHRISTIANITY (MOONIES) V. MTWP ET AL
MONTGOMERY TOWNSHIP MT271-72 Appointment of Auditors 1972
MONTGOMERY TOWNSHIP MT273-72 VIP Barber Shop, Vincent Paone 1972
MONTGOMERY TOWNSHIP MT270-72 Dolly Madison Industries....Inc . 1972
MONTGOMERY TOWNSHIP MT281-72 CLOSED COLLECTIONS 10/31/72
MONTGOMERY TOWNSHIP MT280-72 SUBURBAN PROPANE
MONTGOMERY TOWNSHIP MT243-81 AMUSEMENT TAX 11/30/73
MONTGOMERY TOWNSHIP MT76-11 MONTGOMERYVILLE. MERCHANDISE MART 1976 and after -3/18/76- pg
MONTGOMERY TOWNSHIP MT77-23 TAX ANTICIPATION NOTES 3/11/77
MONTGOMERY TOWNSHIP MT80-56 ROY ROGERS 10/30/80
MONTGOMERY TOWNSHIP MT80-1 AGENDAS 1/8/80
MONTGOMERY TOWNSHIP MT80-2 CORRESPONDENCE MISC. 1980 1/8/80
MONTGOMERY TOWNSHIP MT80-3 ENGINEERS LETTERS 1980 1/8/80
MONTGOMERY TOWNSHIP MT80-7 PROOF OF PUBLICATION 1980 1/8/80
MONTGOMERY TOWNSHIP MT80-8 RESOLUTIONS MISC. 1980 1/8/80

MONTGOMERY TOWNSHIP MT80-9 STATEMENTS 1/8/80
MONTGOMERY TOWNSHIP MT81-18 AURORA CASKET COMPANY 1/22/81

Box 16

MONTGOMERY TOWNSHIP MT86-61 HOFFMAN TIRE V. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS (not in Box 16)
MONTGOMERY TOWNSHIP MT87-17 (c) WINTER -CREEK PHASE 1
MONTGOMERY TOWNSHIP MT87-33(a) HARTMAN ROAD AGREEMENT
MONTGOMERY TOWNSHIP MT86-24 MANOR HEALTHCARE CORP.
MONTGOMERY TOWNSHIP MT86-24(a) Manor Healthcare Corp.
MONTGOMERY TOWNSHIP MT86-24(b) LEADER NURSING HOME EXPANSION PHASE 11
MONTGOMERY TOWNSHIP MT86-24(c)MANORCARE HEALTH SERVICES, INC.
MONTGOMERY TOWNSHIP MT86-22(b) GWYNMONT FARMS REZONING & CLUSTER APPLICATION
MONTGOMERY TOWNSHIP MT86-22(d) Gwynmont Farms Utility Corp.
MONTGOMERY TOWNSHIP MT86-22(e)Gwynmont Farms Phase IV B
MONTGOMERY TOWNSHIP MT86-22(f) Gwynmont Farms v. Mont. Twp. and Sewer Authority
MONTGOMERY TOWNSHIP MT86-22(g)Gwynmont Farms
MONTGOMERY TOWNSHIP MT 86-22 (h) Gwynmont Farms Development Corp RE: Engineering Bills Detention Basin Maintenance
MONTGOMERY TOWNSHIP MT86-22(i) MONTGOMERY TOWNSHIP GWYNDALE PHASE 11 (THIS IS PART OF GWYNMONT FARMS)

Box 17

Montgomery Township Engineers letters miscellaneous 05/08/74
Montgomery Township MT76-38 Mobile Home Ordinance 10/08/76
Montgomery Township Administration Building Addition 08/03/76
Montgomery Township MT76-15 Townhouse Amended Zoning Ordinance 04/14/76
Montgomery Township Ordinance 18B Mtg. Twp. Sub-Division & Land Development Ord.
Montgomery Township MT78-58 Atlantic Book Shop & Unique Machine Co.
Montgomery Township MT76-37 Adult World 09/28/76
Montgomery Township Zoning: High Reach Co. 9C 06/19/74
Montgomery Township MT77-44 PENNDOT Information 06/16/77
Montgomery Township MT77-41 Ordinance NO. 59 Obscene Matter 06/10/77

Box 18

MONTGOMERY TOWNSHIP MT78-35(a) MONTGOMERY GLEN HOMEOWNERSt ASSOCIATION V. MTMSA
MONTGOMERY TOWNSHIP MT84-20(h) AMOCO OIL COMPANY
MONTGOMERY TOWNSHIP MT84-20(h) (4) AMOCO — LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT84-20(h) (5) BRIAN COT'ONE' S AMOCO OIL CO. APPEAL TO THE Z.H.B. RE: ORD. NO. 96-66
MONTGOMERY TOWNSHIP MT87-33(b) MONTGOMERY CROSSING PHASE 1
MONTGOMERY TOWNSHIP MT87-33(c) MONTGOMERY CROSSING PHASE 11

Box 19

MONTGOMERY TOWNSHIP MT84-20(h) (3) AMOCO APPEAL TO ZONING HEARING BOARD DECISION NO. 96-15699
MONTGOMERY TOWNSHIP MT84-20(h) (1) AMOCO PROCEDURAL CHALLENGE TO MONTGOMERY TOWNSHIP ORD. NO. 95-49
MONTGOMERY TOWNSHIP MT84-20(h) (2) OCO REZONING ORDINANCE NO. 96-66
MONTGOMERY TOWNSHIP MT86-22(a) GWYNMONT FARMS PHASE IV-A STROUSE TRACT
MONTGOMERY TOWNSHIP MT86-22 GWYNMONT FARMS PHASE 1 & 11
MONTGOMERY TOWNSHIP MT81-24 JOSEPH GRAZIANO 2/12/81
MONTGOMERY TOWNSHIP MT81-25 DARROW, EDWARD 2/12/81
MONTGOMERY TOWNSHIP MT77-18 ORDINANCE 18C 2/25/77
MONTGOMERY TOWNSHIP MT78-6 Ordinance No. 17 TT
MONTGOMERY TOWNSHIP MT78-47 Lipson, Benjamin 9/14/78
MONTGOMERY TOWNSHIP MT78-52 Bitner & McVan (Sandy Brooke Pharmacy, Ind

MONTGOMERY TOWNSHIP MT81-21 DOROTHY A. NELSON (Subdivision) 1/22/81
MONTGOMERY TOWNSHIP MT79-34 GEORGE YAUNCHUS 8/15/79
MONTGOMERY TOWNSHIP MT78-51 SEWER CONNECTION- WITH LOWER GWYNEDD SYSTEM 9/29/78
MONTGOMERY TOWNSHIP MT79-45 CAPLAN/MEADOW GLEN V. MONTGOMERY TOWNSHIP ET AL 10/15/79

Box 20

MONTGOMERY TOWNSHIP MARKET CENTER REA MT 5A
MONTGOMERY TOWNSHIP MARKET CENTER REALTY MT 5
MONTGOMERY TOWNSHIP MT80-68 WILLIAM KUGLER VARIANCE 12/2/80
MONTGOMERY TOWNSHIP MT80-42 NEW, WALTER 7/17/80
MONTGOMERY TOWNSHIP MT79-14 GROFF, HENRY J 1/16/79
MONTGOMERY TOWNSHIP MT80-47 HATTER, MICHAEL 8/15/80
MONTGOMERY TOWNSHIP MT80-46 MASSANISO, FRANK P. JR 8/15/80
MONTGOMERY TOWNSHIP MT80-44 CURTIS FURNITURE STORE 7/17/80
MONTGOMERY TOWNSHIP MT79-59 LASSIN, RONALD 12/18/79
MONTGOMERY TOWNSHIP MT79-81 LASSIN, RONALD MTZHB 07/17/80
MONTGOMERY TOWNSHIP MT80-48 WAHR, DAVID J. 8/15/80
MONTGOMERY TOWNSHIP MT80-39 BLUE SKIES 6/19/80
MONTGOMERY TOWNSHIP MT81-10 MTG. HARWICK, BRIAN (ESTATE OF) vs. MTWP POLICE DEPT. 1/15/81

Box 21

MONTGOMERY TOWNSHIP MTZHBOO-09 (a) ZONING HEARING BOARD KNAUF, JOSEPH C. Application No. 11—00—798
MONTGOMERY TOWNSHIP MTZHBOO-09 (a) ZONING HEARING BOARD KNAUF, JOSEPH C. Application No. 11—00—798
MONTGOMERY TOWNSHIP MTZHBOO-07 LONG PROPERTY MANAGEMENT, Application No. : 06—00—792
MONTGOMERY TOWNSHIP MTZHBOO-08 ZONING HEARING BOARD AMERADA HESS CORPORATION Application No. : 08—00—793
MONTGOMERY TOWNSHIP MTZHBOO-09 ZONING HEARING BOARD KNAUF, JOSEPH C. Application No. : 08—00—794
MONTGOMERY TOWNSHIP MTZHBOO-05 ZONING HEARING BOARD KINDERWORKS 11, INC. Application No. 06—00—790
MONTGOMERY TOWNSHIP MTZHBOO-06 ZONING HEARING BOARD 1.0HIN, CHRISTIAN & JENNIFER Application No. : 06—00—791
MONTGOMERY TOWNSHIP MTZHBOO-04(b) ZONING HEARING BOARD MONTGOMERY COMMONS-APPEAL FROM ZHB DECISION
MONTGOMERY TWP MTZHBOO-04(b) ZHB MONTGOMERY COMMONS ASSOC APPEAL TO ZHB DECISION- RETURN OF RECORD DOCUMENT
MONTGOMERY TOWNSHIP MT78-32- ZEHR, HOWARD CURATIVE AMENDMENT II 5/22/78
MONTGOMERY TOWNSHIP MT78-41 SIFF, JAY 08/7/78

Box 22

MONTGOMERY TOWNSHIP MT78-5 ORDINANCE 17VV 1/25/78
MONTGOMERY TOWNSHIP MT77-19 ORDINANCE 17LL & 17MM 2/28/77
MONTGOMERY TOWNSHIP MT80-72 ORDINANCE 46A 12/31/80
MONTGOMERY TOWNSHIP MT79-41 ORDINANCE 9/25/79
MONTGOMERY TOWNSHIP MT79-19 ORDINANCE 17-005 3/10/80
MONTGOMERY TOWNSHIP MT79-20 ORDINANCE 17-006 3/10/80
MONTGOMERY TOWNSHIP MT80-49 ORDINANCE 17-007 8/20/80
MONTGOMERY TOWNSHIP MT80-50 ORDINANCE 17-008 9/10/80
MONTGOMERY TOWNSHIP MT80-51 ORDINANCE 17-009 09/10/80
MONTGOMERY TOWNSHIP MT80-71 ORDINANCE 17-810 12/17/80
MONTGOMERY TOWNSHIP MT80-70 ORDINANCE 17-011 12/17/80
MONTGOMERY TOWNSHIP MT 81-27 ORDINANCE #17-012 3/6/81
MONTGOMERY TOWNSHIP MT78-23 NESHAMINY CREEK
MONTGOMERY TOWNSHIP MT79-22 RT 202 Bypass
MONTGOMERY TOWNSHIP MT79-22 OFFICE BUILDING DISTRICT 5/29/79
MONTGOMERY TOWNSHIP MT79-15 HENNING ESTATE
MONTGOMERY TOWNSHIP MT77-68 ORDINANCE 29M (Proposed) Sewer Authority
MONTGOMERY TOWNSHIP MT78-48 ORDINANCE 17WW

MONTGOMERY TOWNSHIP MT79-31 ORDINANCE 17AAA 07/30/79
MONTGOMERY TOWNSHIP MT79-46 ORDINANCE 17BBB 10/8/79
MONTGOMERY TOWNSHIP MT79-53 ORDINANCE 17-001 11/19/79
MONTGOMERY TOWNSHIP MT80-17 ORDINANCE NO. 17-002 02/08/70
MONTGOMERY TOWNSHIP MT79-61 ORDINANCE 17-003 12/20/79
MONTGOMERY TOWNSHIP MT79-60 ORDINANCE 17-004 12/18/79
MONTGOMERY TOWNSHIP MT89-81 HASSAN, HARRY SUBDIVISION 1/10/79
MONTGOMERY TOWNSHIP MT90-81 1977 EADEH, JOHN NO. 27
MONTGOMERY TOWNSHIP MT76-20 Application of Howard Zehr 6/25/76
MONTGOMERY TOWNSHIP MT93-81 202 Enterprises, Inc Montgomeryville Shopping Center 2/22/78

Box 23

MONTGOMERY TOWNSHIP C.L. ASSOCIATES VS 2/10/78
MONTGOMERY TOWNSHIP FILE NO. 4 S LOANE — RIAPCO

Box 24

MONTGOMERY TOWNSHIP MT235-81 NATIONAL LAND ACQUISITION CORP. MARK HANKIN 1/24/73
MONTGOMERY TOWNSHIP MT241-81 WELSH ROAD PROPERTIES 4/10/73
MONTGOMERY TOWNSHIP MT78-17 SANITARY SEWER CONSTRUCTION RICHARDSON ROAD
MONTGOMERY TOWNSHIP MT78-11 CYNWYD ASSOCIATES-. VS
MONTGOMERY TOWNSHIP MT139-73 GEORGE STEEL - ZONING 2/7/73
MONTGOMERY TOWNSHIP MT92-73 ZONING OLD 'OAK TREE CORP. 1/16/73
MONTGOMERY TOWNSHIP MT272-72 SIMMONS CARPET BARN 1972
MONTGOMERY TOWNSHIP MT274-72 Mr. Michael D Ingram t/a Over Seas Garage 1972
MONTGOMERY TOWNSHIP MT275-72 ZONING HEARING BOARD S. LEVINE & SON July 28, 1972
MONTGOMERY TOWNSHIP MT276-72 ZONING HEARING BOARD KRAUSE, JOSEPH 1972
MONTGOMERY TOWNSHIP MT277-72 BEELER, HAROLD Zoning change 1972
MONTGOMERY TOWNSHIP MT279-72 BOILERS REALTY CO. 1972
MONTGOMERY TOWNSHIP MT269-72 ZONING HEARING BOARD-JIFFY CAR WASH 6/13/72
MONTGOMERY TOWNSHIP MT268-72 Kissel, 'Jacob H. & Theresa M. 8/31/72
MONTGOMERY TOWNSHIP MT267-72 ZONING HEARING BOARD-AEL INC. 6/13/72
MONTGOMERY TOWNSHIP MT266-72 Lawrence W. Mastroieni 1972
MONTGOMERY TOWNSHIP MT265-72 JONNS CONTEMPORARY FURNITURE 9/1/72
MONTGOMERY TOWNSHIP MT282-72 Russell Lizell 1972
MONTGOMERY TOWNSHIP MT278-72 Chrysler Realty Corporation 1972
MONTGOMERY TOWNSHIP MT236-81 TRAFFIC LIGHT RT 309 & NORTH WALES RD 1/4/74 TRAFFIC SIGNALS 5/22/74
MONTGOMERY TOWNSHIP MT240-81 LAZOVITZ, INC. 8/4/73
MONTGOMERY TOWNSHIP LAZOVITZ INC. APPEAL 9/23/76
MONTGOMERY TOWNSHIP MT77-65 ROCKLAND CONSTRUCTION CO. OFFICE BUILDING AT HARTMAN ROAD 3/21/80
MONTGOMERY TOWNSHIP MT244-81 T.E. & JEAN HARRINGTON 11/30/73
MONTGOMERY TOWNSHIP MT76-46 TRAFFIC LANE SIGNALS & MARKINGS 11/22/76
MONTGOMERY TOWNSHIP MT77-43 LINE STREET IMPROVEMENTS 6/16/77
MONTGOMERY TOWNSHIP MT80-52 HARVEY MAGEE 9/16/80
MONTGOMERY TOWNSHIP MT80-53 ANTHONY LIZELL 9/16/80
MONTGOMERY TOWNSHIP MT80-58 LESTER ROSENFELD 10/30/80
MONTGOMERY TOWNSHIP MT80-57 LESTER ROSENFELD 10/30/80
MONTGOMERY TOWNSHIP MT80-6 ORDINANCES MISC. 1980 1/8/80

Box 25 > Now **Box 151**

MONTGOMERY TOWNSHIP MT78-55 COMMONWEALTH VS. HUNN MARGARET
SENATE BILL 535 PENNSYLVANIA MUNICIPALITIES PLANNING CODE REVISIONS MARCH 1, 1989
MONTGOMERY TOWNSHIP MT84-17 H. HASSAN BUILDER (P.U.C. APPLICATION-MONTGOMERY SEWER CO. INC)

MONTGOMERY TOWNSHIP MT91-39 ORDINANCE 126-127 BOND ISSUE
MONTGOMERY TOWNSHIP MTZHB03-OO ZONING HEARING BOARD MISCELLANEOUS CORRESPONDENCE, ETC. FOR 2003
MONTGOMERY TOWNSHIP MT99-01 GENERAL CORRESPONDENCE
MONTGOMERY TOWNSHIP MTZHB02-OO MISCELLANEOUS CORRESPONDENCE, ETC. FOR 2002

Box 26

MONTGOMERY TOWNSHIP LIZELL ZONING APPEAL NVR90—tv-l
MONTGOMERY TOWNSHIP LIZELL ZONING APPEAL MT90—1vn
MONTGOMERY TOWNSHIP MT8-Z MEADOW GLEN 10/31/78

Box 27

MONTGOMERY TOWNSHIP MT97-78 ALFRED DiDOMIZIO - ASSESSMENT APPEAL (not in Box 27)
MONTGOMERY TOWNSHIP MT 5B MARKET CENTER REALTY
MONTGOMERY TOWNSHIP ZONING BIG WHEEL INC. 12/27/72
MONTGOMERY TOWNSHIP MT79-54 FEDERATED PROPERTIES CO, 11/29/79
MONTGOMERY TOWNSHIP MT78-15 SALVATORE ANTONUCCI 3/22/78
MONTGOMERY TOWNSHIP MT78-30 HAGAN, ELMER JR. 5/22/78
MONTGOMERY TOWNSHIP MT78-35 MONTGOMERY GLEN ASSOC. 7/14/78
MONTGOMERY TOWNSHIP MT78-36 BANNER ALUMINUM BODY CORP. 7/14/78
MONTGOMERY TOWNSHIP MT77-35 GODSHALL, HENRY, JR.
MONTGOMERY TOWNSHIP SUBDIVISION ORDINANCE NO. 18 AS AMENDED AND SUBDIVISION REGULATIONS REVISED JUNE 26, 1989
MONTGOMERY TWP SUBDIVISION ORD NO. 18 AS AMENDED BY ORD 18A AND 18C AND SUBDIVISION REGULATIONS REVISED AUG 26, 1988
PENNSYLVANIA MUNICIPALITIES PLANNING CODE ACT OF 1968 PL 805, NO. 247 AMENDED DECEMBER 21, 1988
PENNSYLVANIA'S ETHICS LAW COMPLIANCE GUIDE FOR TOWNSHIP OFFICIALS SEPTEMBER 25, 1989
MONTGOMERY TOWNSHIP ZONING ORDINANCE OF 1981 ORDINANCE NO. 17-014
MONTGOMERY TOWNSHIP ORDINANCE 100-127
MONTGOMERY TOWNSHIP ORDINANCE 1-49
MONTGOMERY TOWNSHIP ORDINANCE 50-99

Box 28 > Now **Box 152** CHECK

MONTGOMERY TOWNSHIP MT82-50 SNOW & ICE REMOVAL CONTRACT W/PENNDOT
MONTGOMERY TOWNSHIP MT78-19 SOCIAL SECURITY TAX 4/18/78
MONTGOMERY TOWNSHIP MT-84-11 OATHS 2/23/84 kse
MONTGOMERY TOWNSHIP MT88-76 RAGGI, R & M. REALTY TRANSFER TAX 10/3/88
MONTGOMERY TOWNSHIP MT88-4 PLANNING COMMISSION (1988 minutes, etc.) 1/4/88 kse
MONTGOMERY TOWNSHIP MT88-45 ORDINANCE 49 - Weed Ordinance 7/9/88
MONTGOMERY TOWNSHIP MT83-22 ELECTION ACTIONS 6/13/83
MONTGOMERY TOWNSHIP MT81-28 MONTGOMERY TOWNSHIP vs. NEWCOMB and M. T. vs. DAVIS 3/20/81
MONTGOMERY TOWNSHIP MT81-65 MONTGOMERY TOWNSHIP vs. JOZEFOWSKI, ANTHONY & ROBIN
MONTGOMERY TOWNSHIP MT6 MONTGOMERY TOWNSHIP SEWER
MONTGOMERY TOWNSHIP MT82-5 STATEMENTS (1982)
MONTGOMERY TOWNSHIP MT82-35 BEST PRODUCTS co., nc., & BASCO, nc. (Merger) 7/1/82 kse
MONTGOMERY TOWNSHIP MT82-2 CORRESPONDENCE (MISC.) 1/12/82
MONTGOMERY TOWNSHIP MT82-1 AGENDAS (1982) 1/12/82
MONTGOMERY TOWNSHIP MT82-20 RESOLUTIONS (MISC.' 1982) 3/15/82
MONTGOMERY TOWNSHIP MT81-47 MTWP vs e GINS'S HANDWRITING ANALYSIS READINGS 6/11/81
MONTGOMERY TOWNSHIP MT83-30 TACO BELL RESTAURANT 9/27/83
MONTGOMERY TOWNSHIP MT78-2 1977 TAX APPEALS NORTH PENN SCHOOL DISTRICT APPELLANT 1/12/78
MONTGOMERY TOWNSHIP MT78-53 1979 TAX APPEALS 10/10/78

Box 29

MONTGOMERY TOWNSHIP MTZHB03—01 ZONING HEARING BOARD AMERADA HESS CORPORATION Application No. 01—03—835

MONTGOMERY TWP MTZHB03-03 ZHB WATER TOWER SQUARE ASSOCIATES The Goldenberg Group Application No. 04—03—838
MONTGOMERY TOWNSHIP MTZHB03-02 ZONING HEARING BOARD LIZELL, ANTHONY R. Application No. 03—03—836
MONTGOMERY TOWNSHIP MTZHB03-05 & ZONING HEARING BOARD MTZHB03-05(a) SLEEPY' S Application No. 04—03—839
MONTGOMERY TOWNSHIP MTZHB03-04 ZONING HEARING BOARD ROTELLE DEVELOPMENT COMPANY Application No. 04—03—837
MONTGOMERY TOWNSHIP MTZHB03-06 ZONING HEARING BOARD TOKAY ASSOCIATES, LLC Application No. 07—03—840
MONTGOMERY TOWNSHIP MTZHB03-09 ZONING HEARING BOARD MONTGOMERYVILLE, LP Application No. 09—03—852
MONTGOMERY TOWNSHIP MTZHB03-08 ZONING HEARING BOARD FRESH ENTERPRISES, INC). Application No. 09—03—851
MONTGOMERY TOWNSHIP MTZHB03-10 ZONING HEARING BOARD MEN'S COMPANY, INC. Application No. 09—03—853
MONTGOMERY TOWNSHIP MTZHB03-07 ZONING HEARING BOARD JOSEPH AMBLER INN Application No. 08—03—850

Box 30

MONTGOMERY TOWNSHIP MTZHB02-07 ZONING HEARING BOARD COMPASS SIGN CO. 'ABINGTON MMORIAL. HOSP. -Application No. 0:
MONTGOMERY TOWNSHIP MTZHB02-08 ZONING HEARING BOARD GENERAL HANCOCK PTNRSHIP ENTERPRISE IN —Application No. 04—
MONTGOMERY TOWNSHIP MT7.HB02—09 ZONING HEARING BOARD BOHLER ENGINEERING, INC. Application No. 05—02—822
MONTGOMERY TOWNSHIP MTZHB02—05 ZONING HEARING BOARD THE CUTLER GROUP, INC. APPLICATION NO. 03-02-818
MONTGOMERY TOWNSHIP ZONING HEARING TREFOIL PROPERTIES, INC. Application No. 03-02-819
MONTGOMERY TWPP MTZHB02—ZHB MONTGOMERY REALTY PTNRS, NORTH WALES CROSSING Assoc. , MCCP — Appeal to Order of 31
MONTGOMERY TOWNSHIP wrZHB02-03 ZONING HEARING BOARD KEYSTONE COMMUNITY FELLOVSHIP Application No. 1—02—816
MONTGOMERY TOWNSHIP MTZHB02-02 ZHB GENERAL HANCOCK LTD. PARTNERSHIP Application No. 2—02—815 MOP
MONTGOMERY TOWNSHIP MTZHB02-01 ZONING HEARING BOARD NEXTEL COFMUNICATIONS OF MID- ' ATLANTIC, INC.-App. No. 1-02-8

Box 31

MONTGOMERY TOWNSHIP MT89-65 Fence Ordinance
MONTGOMERY TOWNSHIP MT90-8 Day Care Ordinance
MONTGOMERY TOWNSHIP MT89-55 Ordinance 17—058 to provide setback standards for accessory uses
MONTGOMERY TOWNSHIP MT84-13 HUDA, et al v. KIRK, et al 3-12-84
MONTGOMERY TOWNSHIP MT91-37 Tax Certification Ordinance 125
MONTGOMERY TOWNSHIP MT91-24 Ordinance 87-K
MONTGOMERY TOWNSHIP MT90-24 Ordinance 87 -J
MONTGOMERY TOWNSHIP MT89-76 Ordinance 87-I Truck Prohibition
MONTGOMERY TOWNSHIP MT79-49 R & K ASSOC. (sub-division application) 10-19-79
MONTGOMERY TOWNSHIP MT80-31 HANKIN, PERCH 4-23-80
MONTGOMERY TOWNSHIP MT 83-26 APPLEWOOD 7-21-83
MONTGOMERY TOWNSHIP MT 85-25 ROAD DEPARTMENT GARAGE LEASE 5-3-85
MONTGOMERY TOWNSHIP MT 85-26 ROSEWOOD ESTATES/VICTORIA WOODS 6-13-85
MONTGOMERY TOWNSHIP MT88-91 ZONING BD. MONTGOMERY PROPERTIES , LP
MONTGOMERY TOWNSHIP MT76-7 CATAGNUS, EUGENE 2/24/76
MONTGOMERY TOWNSHIP MONTGOMERYVILLE MALL MONTGOMERY SQUARE BUILDING INSPECTIONS 8-J1 5/22/75
MONTGOMERY TOWNSHIP MONTGOMERYVILLE MALL 8-J 6/4/73
MONTGOMERY TOWNSHIP MT77-1 AMOCO OIL CO.1/3/77
MONTGOMERY TOWNSHIP MT77-67 LEONARD CAPLAN 12/2/77
MONTGOMERY TOWNSHIP MT77-11 AUTUMN WOODS 10/19/77

Box 32

MONTGOMERY TOWNSHIP MT 77-66 NESHAMINY FALLS 12-2-77
ORDINANCES Adopted October 1, 1962 and thereafter MONTGOMERY TOWNSHIP BOARD of SUPERVISORS
MONTGOMERY TOWNSHIP MT84-10 KIRK, JAMES & KABIR, SYED 2-20-84
MONTGOMERY TOWNSHIP MT 83-31 LANDSCAPE ORDINANCE 9-27-83
MONTGOMERY TOWNSHIP MT81-52 DOMORAH DRIVE (IND. TRACT) 6/24/81
MONTGOMERY TOWNSHIP MC KEE, FRANK 8. HELEN 3U
MONTGOMERY TOWNSHIP MT82-14 PARKING ORDINANCE 2/10/82
MONTGOMERY TOWNSHIP MT82-32 Frank 's Nursery and Crafts, Inc. 6/21/82

MONTGOMERY TOWNSHIP MT82-53 VILLAGE FACTORY OUTLET 11/18/82
MONTGOMERY TOWNSHIP MT82-57 MC GRATH, DANIEL J. (t/a Suburban Autl0 Radio) 12/20/82
MONTGOMERY TOWNSHIP MT86-25 SANDERS, DANNY & MR. HOW 5/20/86 MTZHB
MONTGOMERY TOWNSHIP MT82-55 ANDERS, ANDREW V 8/6/79 AMERICAN PRODUCTION & INVENTORY CONTROL SOCIETY"

Box 33

MONTGOMERY TOWNSHIP MT87-50 SANDYBROOK PLAZA (buildable area — new construction) 12/3/87
MONTGOMERY TOWNSHIP MT87-28 NORTH WALES PLAZA
MONTGOMERY TOWNSHIP MT86-54 MONTGOMERYVILLE MINI STORAGE 11/12/86 kse
MONTGOMERY TOWNSHIP MT88-8 FAITH EVANGELICAL LUTHERAN CHURCH 1/5/88 kse
MONTGOMERY TOWNSHIP MT88-78 vet's accessory use to dwelling 10/6/88
MONTGOMERY TOWNSHIP MT80-23 BARRY, JOHN A. 3-28-80
MONTGOMERY TOWNSHIP MT87-1 TRANSPORTATION DISTRICT 1/8/87 kse
MONTGOMERY TOWNSHIP V HECKLER LAND DEVELOPMENT CORP. AND FIRST FEDERAL SAVINGS AND LOAN 8/28/80

Box 34

MONTGOMERY TOWNSHIP HECKLER LAND DEVELOPMENT CORPORATION (JR) 4/23/74
MONTGOMERY TOWNSHIP MT82-41 SIMPSON, DAVID R. (MTZHB) 9/17/82
MONTGOMERY TOWNSHIP MT81-51 SOLICITATION ORDINANCES ORDINANCE NO. 12-A & B, 83 and ORDINANCE NO. 93-12
MONTGOMERY TOWNSHIP MT82-36 ORDINANCE NO. 81 (Col-mar Fire Co.) 7/6/82
MONTGOMERY TOWNSHIP MT83-18 SILO, INC. 5/17/83
MONTGOMERY TOWNSHIP MT83-15 FACKLER, ROY & CYNTHIA MTZHB 4-14-83
MONTGOMERY TOWNSHIP MT83-24 ORDINANCE NO. 83 6/22/83
MONTGOMERY TOWNSHIP MT83-23 ORDINANCE 84 6/14/83
MONTGOMERY TOWNSHIP MT83-14 SCHWARTZ,- JOS. B. & CO. MTZHB 4/14/83
MONTGOMERY TOWNSHIP MT82-54 CHRISTENSEN, EDWARD T. 11/18/82
MONTGOMERY TOWNSHIP MT83-22 Ordinance 17-19
MONTGOMERY TOWNSHIP MT81-38 EPHROS, LEON 4/28/81
MONTGOMERY TOWNSHIP MT81-67 MONTGOMERY TOWNSHIP DEVELOPMENT COMMITTEE (PROPOSED ORDINANCE)
MONTGOMERY TOWNSHIP MT79-18 LINN, MARILYN & BEN v. HALDÝ, CHARLENE & MONTGOMERY TOWNSHIP 4/11/79
MONTGOMERY TOWNSHIP MT80-12 LANEKO ENGINEERING COMPANY 1/21/80
MONTGOMERY TOWNSHIP MT81-44 KRAIN , LAWRENCE ASSOC. Re: sign Permit 5/17/81
MONTGOMERY TOWNSHIP MT81-86 KNAPP TRACT WAIVER 10/26/81
MONTGOMERY TOWNSHIP MT81-31 JOHNSON, JOHN H. & LOUISE A. 3/20/81
MONTGOMERY TOWNSHIP MT80-65 HECKLER, PRESTON A 11/25/80
MONTGOMERY TOWNSHIP MT81-57 HATTER, MICHAEL (S. CASSEL GREENHOUSES) 7/8/81

Box 35

MONTGOMERY TOWNSHIP MT41-81 MERIT OIL CORPORATION 5/5/81
MONTGOMERY TOWNSHIP MT78-44 GAS SPRING CORPORATION
MONTGOMERY TOWNSHIP MT81-64 CENEVIVA, VINCENT G. ZONING APPLICATION
MONTGOMERY TOWNSHIP MT82-45 GAMBONE BROS. & MAXI GROUP (MTZHB) 10/15/82
MONTGOMERY TOWNSHIP MT81-75 DUNLAP & PRITCHARD LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT81-36 ORDINANCE NO. 17-013 4/22/81
MONTGOMERY TWP NO. 3 MT76-39 MONTGOMERY TOWNSHIP VS. JONAS HAGEY, INDIVIDUALLY AND PENNWOOD GARDENS, INC. 3/14/81
MONTGOMERY TOWNSHIP MT83-27 HURWITZ, PAUL t/a LANSDALE CAR SPA 8/18/83
MONTGOMERY TOWNSHIP MT 82-10 CLOWNEY SUBDIVISION 1-14-82
MONTGOMERY TOWNSHIP MT83-29 7-11 Store 9/26/83
MONTGOMERY TOWNSHIP MT84-24 FLOOD PLAIN ORDINANCES 6/21/84
MONTGOMERY TOWNSHIP MT84-23 DAILY, DALLAS 6/14/84
MONTGOMERY TOWNSHIP MT84-19 ORION MOTORS t/a DORAL INTERNATIONAL CO: INC. 5/25/84
MONTGOMERY TOWNSHIP MT84-16 RENTAL TOOL & EQUIPMENT CO. 5/16/84

MONTGOMERY TOWNSHIP MT91-87 MONTGOMERY TOWNSHIP v. BAIRD, JOSEPH (COLLECTION) 10/28/81
MONTGOMERY TOWNSHIP MT84-20 NORTH WOOD FENCE LTD. 5/245/84
MONTGOMERY TOWNSHIP MT83-35 ORDINANCE 17-020 12/19/83
MONTGOMERY TOWNSHIP MT84-26 MOBIL OIL CORPORATION 8/16/84

Box 36 > Now **Box 153**

MONTGOMERY TOWNSHIP MT 83-13 FRANK'S NURSERY & CRAFTS 4-8-83
MONTGOMERY TOWNSHIP MT83-1 AGENDAS (1983) 1/4/83
MONTGOMERY TOWNSHIP MT83-6 RESOLUTIONS (1983) 1/4/83
MONTGOMERY TOWNSHIP MT83-3 ENGINEER'S LETTERS (1983) 1/4/83
MONTGOMERY TOWNSHIP MT83-2 CORRESPONDENCE & MISC (1983) 1/4/83
MONTGOMERY TOWNSHIP MT82-59 POLICE ARBITRATION 1983 1/4/83
MONTGOMERY TOWNSHIP MT83-7 STATEMENTS (1983) 1/4/83
MONTGOMERY TOWNSHIP MT82-31 DEMETRIUS, JULIUS V. DETECTIVE RICHARD J. BRADY 6/3/82
MONTGOMERY TOWNSHIP MT82-48 WOOLCO (CLOSE OUT) 10/21/82
MONTGOMERY TOWNSHIP MT81-78 FEDERATED PROPERTIES (tax assessment appeal) 9/22/81
MONTGOMERY TOWNSHIP MT84-14 SOLID WASTE DISPOSAL 3/15/84
MONTGOMERY TOWNSHIP MT84-1 AGENDAS (1984) 1/11/84 kse
MONTGOMERY TOWNSHIP MT84-5 ENGINEER'S LETTERS (1984) 11/84
MONTGOMERY TOWNSHIP MT82-26 MONTGOMERY COUNTY PLANNING ASSISTANCE 3/16/82
MONTGOMERY TOWNSHIP MT78-1 1977 TAX APPEALS INDIVIDUAL TAXPAYER APPELLANTS 1/12/78

Box 37

MONTGOMERY TOWNSHIP MT 76-39 MONTGOMERY TOWNSHIP VS. JONAS HAGEY INDIVIDUALLY AND PENNWOOD GARDENS, INC 10/1
MONTGOMERY TOWNSHIP MT87-10 ANTONUCCI, SALVATORE MT-87-10 (zoning violation) 3/16/83
MONTGOMERY TOWNSHIP MT84-25 SILCOX-ROSS SUBDIVISION 8/16/84
MONTGOMERY TOWNSHIP MT 78-51 SIDDALL PROPERTY
MONTGOMERY TOWNSHIP MT78-9 DESIGN ASSOCIATES
MONTGOMERY TOWNSHIP MT76-39 MONTGOMERY TOWNSHIP VS JONAS HAGEY INDIVIDUALLY AND PENNWOOD GARDENS INC. 10/18

Box 38 > Now **Box 154**

MONTGOMERY TOWNSHIP SEWER MT6A
MONTGOMERY TOWNSHIP MT84-2 MONTGOMERY TOWNSHIP STATEMENTS (1984) 1/11/84
MONTGOMERY TOWNSHIP MT84-6 CORRESPONDENCE & MISC. 1/11/84
MONTGOMERY TOWNSHIP MT82-9 ATLANTIC BOOK SHOPS, INC 1/14/82
MONTGOMERY TOWNSHIP MT81-79 POLITICAL CAMPAIGN SIGN REGULATIONS 9/27/81
MONTGOMERY TOWNSHIP MT87-15 SPARKS TUNE UP JOHN J BALL SR

Box 39

MONTGOMERY TOWNSHIP MT76-6 MONTGOMERY GLEN ASSOCIATES 2/21/78
MONTGOMERY TOWNSHIP MT76-6 MONTGOMERY GLEN ASSOCIATES 12/3/79
MONTGOMERY TOWNSHIP MT87-5 (ZHB) BYRNES, PATRICK 1/14/87
MONTGOMERY TOWNSHIP MT77-39 MONTG. BUSINESS ASSOCIATION FIREHOUSE 6/8/77
MONTGOMERY TOWNSHIP MT79-10 BETHARD, LEVIN J. & SARAH 1/10/79
MONTGOMERY TOWNSHIP MT79-32 JAROS & FOGEL 8/2/79
MONTGOMERY TOWNSHIP MT80-33 ACKERMAN, ALBERT S. 4/28/80
MONTGOMERY TOWNSHIP MT81-94 ORDINANCE 10A (HUNTING & FIREARMS)
MONTGOMERY TOWNSHIP MT82-11 TREACY, MICHAEL 2/1/82
MONTGOMERY TOWNSHIP MT82-58 ALLMAN, RICHARD & JUDITH 12/20/82
MONTGOMERY TOWNSHIP MT80-45 ZEHR, HOWARD 8/11/80
MONTGOMERY TOWNSHIP MT80-60 KNAPP ROAD IMPROVEMENTS 11/4/80
MONTGOMERY TOWNSHIP MT80-66 APTER, ALLEN 11/25/80

MONTGOMERY TOWNSHIP MT80-67 MEADOW GLEN II CLARKE 11/25/80
MONTGOMERY TOWNSHIP MT81-13 MTWP VS PEP BOYS SUBDIVISION 1/17/81
MONTGOMERY TOWNSHIP MT81-53 TAYLOR ROAD REZONING 6/24/81
MONTGOMERY TOWNSHIP MT81-54 MULLER ZONING CHANGE 6/24/81
MONTGOMERY TOWNSHIP MT87-19 POSCH, KENNETH L. & SUE S. 3/9/87
MONTGOMERY TOWNSHIP MT87-2 MTWP VS HAENN, JOAN G. SEWAGE PROBLEM 1/12/87
MONTGOMERY TOWNSHIP MT86-49 ORDINANCE 45-B 11/3/86

Box 40 > Now Box 155

MONTGOMERY TOWNSHIP MT86-2 CORRESPONDENCE 1/14/86
MONTGOMERY TOWNSHIP MT85-7 MONTGOMERY COUNTY PLANNING ASSIST. 1985-1986 1/4/85
MONTGOMERY TOWNSHIP MT84-9 POLICE DEPARTMENT KEEVILL, FREDERICK 2/16/84
MONTGOMERY TOWNSHIP MT86-5 STATEMENTS 1986 1/14/86
MONTGOMERY TOWNSHIP MT86-1 AGENDAS 1986 1/14/86
MONTGOMERY TOWNSHIP MT86-3 ENGINEERS REPORTS (MISC) 1/14/86
MONTGOMERY TOWNSHIP MT96-4 STATEMENTS
MONTGOMERY TOWNSHIP MT-77-13 PLANNING ASSISTANCE - MONTGOMERY COUNTY 2/4/77

Box 41 > Now Box 156

MONTGOMERY TOWNSHIP MT-77-38 EWB, ESQUIRE -- MISC. MEMOS FOR MONTGOMERY TOWNSHIP 6/6/77
MONTGOMERY TOWNSHIP MT-78-27 OBLIGATION NOTES \$300,000 ROAD MAINTENANCE
MONTGOMERY TOWNSHIP MT-78-38 INSURANCE COVERAGE 7/22/78
MONTGOMERY TOWNSHIP MT-81-23 PENNSYLVANIA WATER EMERGENCY COUNCIL 2/11/81
MONTGOMERY TOWNSHIP MT -81-66 MAIORANO, LOUIS (ROOSTER COMPLAINT) 8/6/81
MONTGOMERY TOWNSHIP MT-80-25 LAFETTE ELECTRONIC RADIO STORE "GOING OUT OF BUSINESS LICENSE" 4/14/80
MONTGOMERY TOWNSHIP SNOW ALERT ORDINANCE MT 78-14 3/6/78
MONTGOMERY TOWNSHIP POLICE BUILDING BIDDING AND FINANCE MT 76-29
MONTGOMERY TOWNSHIP POLICE DEPARTMENT GENERAL MT 75-18 10/8/75
MONTGOMERY TOWNSHIP STATEMENTS 1988 MT 88-2 1/4/88
MONTGOMERY TOWNSHIP ORDINANCE DOG NUISANCE 5/12/88 NT 88-28
MONTGOMERY TOWNSHIP ZONING HEARING BOARD STEP BY STEP MT 88-23 4/25/88
MONTGOMERY TOWNSHIP JOHN GAMBONE GREAT VALUE CENTER MT 82-7 1/14/82
MONTGOMERY TOWNSHIP CORRESPONDENCE MT 88-6 1/4/88
MONTGOMERY TOWNSHIP AGENDAS 1988 MT 88-1 1/4/88
MONTGOMERY TOWNSHIP MT 89-21 MINUTES 1989 MEETINGS
MONTGOMERY TOWNSHIP MT 89-27 PARKING IN MALLS AND NONROADS
MONTGOMERY TOWNSHIP MT-89-24 MISCELLANEOUS RESOLUTIONS
MONTGOMERY TOWNSHIP MT-89-28 DRAINAGE PROBLEMS
MONTGOMERY TOWNSHIP 10-U-1 HOFFMAN TIRE COMPANY TAX APPEAL

Box 42

MONTGOMERY TOWNSHIP MT96-1 SUNSHINE ACT
MONTGOMERY TOWNSHIP MT96-2 ANNUAL YEAR END AUDIT LETTERS AND SOLICITOR'S REPORT
MONTGOMERY TOWNSHIP MT96-3 MISCELLANEOUS 1996
MONTGOMERY TOWNSHIP MT96-5 1996 BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT96-6 SILO GOING OUT OF BUSINESS
MONTGOMERY TOWNSHIP MT96-7 AHOLD REALTY COMPANY LAND DEVELOPMENT (GIANT FOOD MARKET)

BOX 43

MONTGOMERY TOWNSHIP MT-81-85 REITTER, ERIC 10/22/81
MONTGOMERY TOWNSHIP MT - 81-96 ORDINANCE NO. 78 11/17/81
MONTGOMERY TOWNSHIP MT-77-29 FALSE ALARM ORDINANCE 4/26/77

MONTGOMERY TOWNSHIP MT-81-97 ORDINANCE 17-016 12/3/81
MONTGOMERY TOWNSHIP MT-81-50 ORDINANCE NO. 76
MONTGOMERY TOWNSHIP MT-81-55 ORDINANCE NO. 77 6/24/81
MONTGOMERY TOWNSHIP MT-81-70 WARNICK, CHARLES
MONTGOMERY TOWNSHIP MT-81-29 RE-ENACTMENT OF ZONING ORDINANCE NO. 17-012, 17-014, 17-051, 17-052, 17-054, 17-055-56
MONTGOMERY TOWNSHIP MT-81-63 BUHNER, FRED (ZONING APPLICATION)
MONTGOMERY TOWNSHIP MT 81-42 SOLID STATE SCIENTIFIC, INC 5/5/81
MONTGOMERY TOWNSHIP MT-82-19 SOUTHEAST NAT'L BANK (MTZHB) 3/4/82
MONTGOMERY TOWNSHIP MT-82-28 PEP BOYS MTZHB 4/16/82
MONTGOMERY TOWNSHIP MT-82-27 HOWARD JOHNSON MTZHB 4/16/82
MONTGOMERY TOWNSHIP MT-82-30 ORDINANCE NO. 53A 5/5/82
MONTGOMERY TOWNSHIP MT-81-33 SMITH, WILLARD E. & MARGARETE A. 3/20/81
MONTGOMERY TOWNSHIP MT-81-19 MONTGOMERY TOWNSHIP VS. SIMKINS, STANLEY & CO. 1/22/81
MONTGOMERY TOWNSHIP MT-81-62 PUGLIESE, ROCCO PIETRO ZONING APPLICATION 8/3/81
MONTGOMERY TOWNSHIP MT-82-15 ORDINANCE NO. 17-017 2/17/82
MONTGOMERY TOWNSHIP MT-81-45 ORDINANCE 17-015 5/21/81 PGM
MONTGOMERY TOWNSHIP MT-80-63 NORTH PENN SAVINGS ASSOC. 11/24/80
MONTGOMERY TOWNSHIP MT-80-16 EDMONDS V. LEWIS, ET AL 1/31/80
MONTGOMERY TOWNSHIP MT-81-32 WEIGEL, RONALD F. 3/20/81
MONTGOMERY TOWNSHIP MT-79-13 TRANSUE, NORMAN AND ANNA VS. DAILEY, PATTY A.
MONTGOMERY TOWNSHIP MT-80-21 THORN, ROBERT M. 3/17/80
MONTGOMERY TOWNSHIP MT86-34 TFM CORPORATION (IDA HEARING)
MONTGOMERY TOWNSHIP MT86-32 SINN, VERNON F. ABLA, GHAZI V. 7/30/86
MONTGOMERY TOWNSHIP MT85-41 ORDINANCE 17-028 10/21/85
MONTGOMERY TOWNSHIP MT86-9 SPECIAL EXCEPTIONS ORDINANCE 2/24/86
MONTGOMERY TOWNSHIP MT86-13 ORDINANCE 17-034 3/18/86
MONTGOMERY TOWNSHIP MT86-37 ORDINANCE 17-037 9/9/86
MONTGOMERY TOWNSHIP MT86-39 C.L. WEBER & CO. Inc.9/22/86
MONTGOMERY TOWNSHIP MT86-42 SCHRODING, CHARLES F. (SR.) 10/15/86
MONTGOMERY TOWNSHIP MT86-40 ORDINANCE 17-038 9/23/86
MONTGOMERY TOWNSHIP MT86-38 TOYS R US PENN INC. 9/10/86
MONTGOMERY TOWNSHIP MT86-24 MANOR HEALTHCARE CORP. 5/12/86
MONTGOMERY TOWNSHIP MT86-20 G&L EQUITIES 5/5/86

BOX 44

COUNTY LINE LAND CORPORATION 1972
MONTGOMERY TOWN PARK AND RECREATION 110-82
MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP HARRIET CARTER GIFTS MT 75-12 9/8/75
MONTGOMERY TOWNSHIP MINOR SUBDIVISIONS 11/18/74
MONTGOMERY TOWNSHIP FELLOWSHIP PARK 3/8/72
MONTGOMERY TOWNSHIP-BEALS, GENE AND KATHERINE MT 81-74
MONTGOMERY TOWNSHIP APTER, ALLEN MT 81-30 3/20/81
MONTGOMERY TOWNSHIP-CUMERLEDGE, EDWARD; SAYLAND RICHARD AND BRENDA MT 82-18 3/3/82
MONTGOMERY TOWNSHIP RICCI, WAYNE AND SHARON MT 82-33 6/21/82
MONTGOMERY TOWNSHIP ORDINANCE 17-018 MT 82-39 7/20/82
MONTGOMERY MALL 1977 MT 77-8

BOX 45

MONTGOMERY TOWNSHIP- MONTGOMERYVILLE ROUTE 309 LIMITED PARTNERSHIP MT 84-12 3/5/84
MONTGOMERY TOWNSHIP MT 81-88 JOHN E. BREDERIC 10/28/81
MONTGOMERY TOWNSHIP VS. HENRY LOHAZIAK 10/29/81

MONTGOMERY TOWNSHIP MT 81-95 RICHARDSON RD & COUNTY LINE 11/10/81
MONTGOMERY TOWNSHIP MT 77-62 MCKEE MOBILE HOME PARK 11/9/77
MONTGOMERY TOWNSHIP RELEASES TO TWP. FROM RESIDENTS MT 82-8 1/14/82
MONTGOMERY TOWNSHIP FEDERATED PROPERTIES CO. MT 79-30 7/27/79
MONTGOMERY TOWNSHIP LUTHER ODOM MT 86-30 7/16/86
MONTGOMERY TOWNSHIP POLICE DEP. JOSEPH MALLON MT 87-9 1/30/87
MONTGOMERY TOWNSHIP FIVE POINTS PLAZA MT 85-24 5/2/85
MONTGOMERY TOWNSHIP MT 89-23 ORDINANCE 18-L FEE SCHEDULE FOR DET. BASINS
MONTGOMERY TOWNSHIP MT-89-30 APPLICATIONS FOR REAL ESTATE TAX ADJUSTMENTS
MONTGOMERY TOWNSHIP MT-89-29 ORDINANCE 18M
MONTGOMERY TOWNSHIP MT-89-33 ORDINANCE 18N

BOX 46 > Now Box 157

MONTGOMERY TOWNSHIP MT 88-57 HIGHWAY OCCUPANCY PERMITS (PENNDOT) SPECIAL REQUESTS BY DEVELOPERS 9/7/88
MONTGOMERY TOWNSHIP MT 88-52 ESCROW ACCOUNT APPLICANTS CHA 7/21/88
MONTGOMERY TOWNSHIP MT 88-50 CODE ENFORCEMENT 7/13/88 CHA
MONTGOMERY TOWNSHIP MT 88-38 (A) RECYCLING CONTRACT - RICHARDSON ROAD
MONTGOMERY TOWNSHIP MT 88-98 CONSOLIDATED OMNIBUS BUDGET RECONCILIATION ACT 11/28/88 RAH
MONTGOMERY TOWNSHIP MT 88-92 GLASS RECYCLING (BUX-MONT. REFUSE) 11/16/88 CHA
MONTGOMERY TOWNSHIP MT 88-69 TWARDY, REAL ESTATE DATA ETC 9/14/88 CHA
MONTGOMERY TOWNSHIP MT 88-62 (H) BUSINESS PRIVILEGE TAX - CUTLER
MONTGOMERY TOWNSHIP MT 88-62 (F) COMMERCIAL FLOORING BUSINESS PRIVILEGE TAXES
MONTGOMERY TOWNSHIP MT 88-62 E MID ATLANTIC FLOORING BUSINESS PRIVILEGE TAXES
MONTGOMERY TOWNSHIP MT 89-62 (D) AWANDERLUST TRAVEL, MAJEST INTERNATIONAL
MONTGOMERY TOWNSHIP MT 88-62 C AVALON WALL DÉCOR, INC. (BUSINESS PRIVILEGE TAX)
MONTGOMERY TOWNSHIP MT 88-62 (B) EDISON BUILDERS (BUS. PRIV. TAX)
MONTGOMERY TOWNSHIP MT 88-62 (A) BUSINESS PRIVILEGE TAX DELINQUENT TAXPAYERS
MONTGOMERY TOWNSHIP MT 89-39 WANG, RICKY
MONTGOMERY TOWNSHIP MT 89-38 PENNA MUNICIPALITIES PLANNING CODE
MONTGOMERY TOWNSHIP MT 89-36 (A) ACT 208 AND 209
MONTGOMERY TOWNSHIP MT 91-9 MONTGOMERY TOWNSHIP UNITED METHODIST CHURCH
MONTGOMERY TOWNSHIP MT 90-38 ORDINANCE NO. 18-R TO ALLOW FOR DIFFERENT SPECIFICATIONS ON CONCRETE CURBS
MONTGOMERY TOWNSHIP MT90-36 MONTGOMERY COUNTY CONSORTIUM
MONTGOMERY TOWNSHIP STATEMENTS 1972
1989 MONTGOMERY TOWNSHIP ANNUAL REPORT
MONTGOMERY TOWNSHIP MT 89-14 STATEMENTS 1989 1/12/89 BCK
MONTGOMERY TOWNSHIP 1975 RESOLUTIONS 3/31/75

BOX 47

MONTGOMERY TOWNSHIP MT-88-58 WALTERS, ALBERT (N. WALES RD. - CROP PROTECTION) 9/7/88 CHA RESOL. #13'88
MONTGOMERY TOWNSHIP MT 88-55 CNC INVESTMENT GROUP 8/3/88 CHA
MONTGOMERY TOWNSHIP MT 88-54 TOYOTA SALES & SERVICE 8/2/88 CHA
MONTGOMERY TOWNSHIP MT 88-53 U&O PERMIT EXISTING RESIDENTIAL BLDS. 7/29/88 CHA
MONTGOMERY TOWNSHIP MT 88-49 ORDINANCE 17-048 DEFINITIONS OF LOT AREA LOT LINE & LOTLINE FRT 7/13/88-CHA
MONTGOMERY TOWNSHIP MT 88-48 AMERICAN APPLIANCE 7/13/88 CHA
MONTGOMERY TOWNSHIP MT 88-46 ORDINANCE 17-047 (REZONE AS BP) 7/12/88 CHA
MONTGOMERY TOWNSHIP MT 88-44 SCHRECK, ROBERT D. (MR. & MRS.) SPECIAL EXCEPTION 6/30/88 CHA
MONTGOMERY TOWNSHIP MT 88-42 TRUEBLOOD CONSTRUCTION COMPANY 6/29/88 KST
MONTGOMERY TOWNSHIP MT 88-41 ORDINANCE #17-046 6/29/88 KST
MONTGOMERY TOWNSHIP MT 88-40 STUMP ROAD VACATING THEREOF
MONTGOMERY TOWNSHIP MT - FOR STOR, 88-38 - RICHARDSON ROAD (DEEDS FOR STORM DRAINAGE PROJECT)
MONTGOMERY TOWNSHIP MT - 4 (2) KNAPCO

BOX 48

MONTGOMERY TOWNSHIP MT 89-3 ZONING HEARING BOARD FENCE CITY
MONTGOMERY TOWNSHIP MT 88-97 TEMP FILE FOR ORDINANCE 97-A NO RECORD 11/17/88
MONTGOMERY TOWNSHIP MT 88-96 ORDINANCE 91A AMENDS 91 (BOCA FIRE) 11/16/88 CHA
MONTGOMERY TOWNSHIP MT 88-94 RIDINGS OF MONTGOMERY
MONTGOMERY TOWNSHIP MT 88-93 TWP. POSITION RE REG. OF ELEM. SCH BUILDINGS 11/16/88 CHA
MONTGOMERY TOWNSHIP MT 88-90 SILVER VALLEY PARK (KASOREX- CANTEBURY AREA) 11/3/88 CHA
MONTGOMERY TOWNSHIP MT 88-88 AMEND. TO SUBDIV. ORD. (R-6&H-LI INDUST.) 11/2/88
MONTGOMERY TOWNSHIP MT 88-87 LANSDALE AVE. TAYLOR RD., COWPATH-LDA AGMT. 1/11/88 CHA
MONTGOMERY TOWNSHIP MT 88-83 MOSKOWITZ, KEN RE DOG ORDINANCE 10/19/88 CHA
MONTGOMERY TOWNSHIP MT 88-81 REED ROAD ASSOCIATES/ MAB PAINTS 10/17/88 CHA
MONTGOMERY TOWNSHIP MT 88-77 MTG. TWP. MUNICIPAL SEWER AUTHORITY DATA 10/5/88 CHA DATA ISSUED BY NYCE
MONTGOMERY TOWNSHIP MT 88-75 WOODLAND PROFESSIONAL CTR. 9/22/88 CHA
MONTGOMERY TOWNSHIP MT 88-74 ORDINANCE 17-050 AMENDING PARELLEL AFFIXED & NONCONFORMING SIGNS 9/22/88
MONTGOMERY TOWNSHIP MT 88-73 GREAT VALLEY VENTURES 9/21/88 CHA
MONTGOMERY TOWNSHIP MT 88-68 ALBRIGHTS, MINOR SUBDIVISION 9/14/88 CHA LDA ETC.
MONTGOMERY TOWNSHIP MT 88-67 TAMARO SUBDIVISION (KNAPP ROAD) 9/14/88 CHA
MONTGOMERY TOWNSHIP MT 88-66 MICKEY, DIANA E. VS. POLICEMAN WEIDMAN 9/14/88 CHA
MONTGOMERY TOWNSHIP MT 88-62 (G) HAIRMETRIC (BUS PRIV. TAX)
MONTGOMERY TOWNSHIP MT 88-62 BUSINESS PRIVILEGE ORDINANCE (DRAFT 1988) ORDINANCE NO. 45-D, 66-C, 109, 109-A
MONTGOMERY TOWNSHIP MT-89-22 WITTHAUER/ FISHER ZONING HEARING BOARD

BOX 49

MONTGOMERY TOWNSHIP MT 89-36 IMPACT FEES ORD. 112
MONTGOMERY TOWNSHIP MT 89-53 PAUL G. SCHULTZ
MONTGOMERY TOWNSHIP MT 89-48 EMERGENCY SERVICES
MONTGOMERY TOWNSHIP MT 89-47 BELMONT-SKUBICK OFFICES (FORMERLY AMERICAN LIFECARE)
MONTGOMERY TOWNSHIP MT 89-37 MONTGOMERY TWP. VS. J. WHITE
MONTGOMERY TOWNSHIP MT-47 (A) H. GREEN V. MONTGOMERY TWP. ZONING HEARING BOARD
MONTGOMERY TOWNSHIP MT 86-47 ACURA AUTOMOBILE IRVIN H. GREEN
MONTGOMERY TOWNSHIP MT 91-2
MONTGOMERY TOWNSHIP MT 90-43 PIZZO PROPERTY
MONTGOMERY TOWNSHIP MT 90-27 MILDRED GEHRING VS. THE CUTLER GROUP & MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 90-26 PERRI LAND DEVELOPMENT AGREEMENT
MONTGOMERY TOWNSHIP MT 90-20 LEWIS 2 - LOT SUBDIVISION
MONTGOMERY TOWNSHIP MT 90-19 ORDINANCE 69-B
MONTGOMERY TOWNSHIP MT 91-13 JOHNSTON, A. MCCOY (ZONING APPEAL)
MONTGOMERY TOWNSHIP MT 91-12 LAND DEVELOPMENT AGREEMENT WINDFELDER, PATRICK & DIANE
MONTGOMERY TOWNSHIP MT 91-11 STUNKARD - 3 - LOT SUBDIVISION
MONTGOMERY TOWNSHIP MT 91-8 ORDINANCE 18-S
MONTGOMERY TWP MT 90-37 ORD. NO. 118 (AUTHORIZING COLLECTION, REIMBURSEMENT COSTS, ABATEMENT OF HAZARDOUS ACCID
MONTGOMERY TOWNSHIP - RESOLUTIONS 1974 2/13/74

BOX 50

MONTGOMERY TOWNSHIP --HECKLER LAND DEVELOPMENT CORP. (BANKRUPTCY PROCEEDING) 1-S 6/27/86 PW
MONTGOMERY TOWNSHIP MT 86-26 (B) GLASGOW QUARRY - 1996 MATERIAL
MONTGOMERY TOWNSHIP MT 79-35 MEMORANDUMS (MISC.) 8-23-79
MONTGOMERY TOWNSHIP MT 85-36 NESHAMINY FALLS PHASE V 7/9/85
MONTGOMERY TOWNSHIP MT 86-25 SELTZER ORGANIZATION 5/15/86
MONTGOMERY TOWNSHIP MT 85-20A BLAIR ENTERPRISES - WINDLESTRAE (DEED SEARCH)
MONTGOMERY TOWNSHIP MT 86-26 GLASGOW, INC. 5/20/86 MTZHB

BOX 51 > Now **Box 158**

MONTGOMERY TOWNSHIP POLICE 7-W 1/25/74
MONTGOMERY TOWNSHIP RESOLUTIONS 1-J 1/25/73
MONTGOMERY TOWNSHIP CORRESPONDENCE 1-B
MONTGOMERY TOWNSHIP - APPOINTMENT OF AUDITOR '73 (DORSEY) 1-L 2/7/73
MONTGOMERY TOWNSHIP EXECUTIVE SESSION NOTES & AGENDA 1-E-2 1974 2/13/74
MONTGOMERY TOWNSHIP 1-B-2 CORRESPONDENCE, MISC. 1974 2/13/74
MONTGOMERY TOWNSHIP EXECUTIVE SESSION NOTES & AGENDA 1975 3/31/75
MONTGOMERY TOWNSHIP STATEMENTS 1-G-2
MONTGOMERY TOWNSHIP MT 89-62 MINOR LAND DEVELOPMENT PROCEDURES
MONTGOMERY TOWNSHIP MT 89-68 R-7 ZONE (PROPOSED)
MONTGOMERY TOWNSHIP MT 89-69 BIDDING
MONTGOMERY TOWNSHIP MT 97-20 COMMONWEALTH V. ROBERT HUTCHINS NO. 3016-1996

BOX 52

MONTGOMERY TOWNSHIP MT 75-8 FAGAN & SONS, RICHARD (ZONING HEARING BOARD) 9/5/75
MONTGOMERY TOWNSHIP MT 75-9 MARSHALL'S FURNITURE STORE (ZONING HEARING BOARD) 9/5/75
MONTGOMERY TOWNSHIP MT 75-7 NASIFE, DR. JOSEPH (ZONING HEARING BOARD) 9/5/75
MONTGOMERY TOWNSHIP 9T HECKLER LAND DEVELOPMENT CORP. (ZONING HEARING BOARD) 5/21/75
MONTGOMERY TOWNSHIP MT 75-11 HECKLER LAND DEVELOPMENT (ZONING HEARING BOARD APP. NO. 8-75-31) 9/5/75
MONTGOMERY TOWNSHIP MT 75-10 HECKLER LAND DEVELOPMENT (ZONING HEARING BOARD, APP. NO 8-75-432) 9/5/75
MONTGOMERY TOWNSHIP MT 76-4 LAUGHLIN, GEORGE M. 1/30/76
MONTGOMERY TOWNSHIP MT 76-2 MARSHALL'S FURNITURE STORE 1/6/76
MONTGOMERY TOWNSHIP MT 76-1 SANDLER, LESLIE AND KAREN 1/6/76
MONTGOMERY TOWNSHIP MT 76-3 GAS SPRING CORPORATION 1/30/76
MONTGOMERY TOWNSHIP MT 76-18 CURTIS FURNITURE 6/7/76
MONTGOMERY TOWNSHIP UM 76-22 MC CAULEY, JOHN 6/30/76
MONTGOMERY TOWNSHIP MT 76-21 KINKEAD, JAMES 6/30/76
MONTGOMERY TOWNSHIP MT 76-19 GOODWIN, MINNIE 6/7/76
MONTGOMERY TOWNSHIP MT 76-31 DEKALB NURSERIES, INC. APPEAL 9/1/76
MONTGOMERY TOWNSHIP MT 76-30 J.B.J. INC. APPEAL 9/1/76
MONTGOMERY TOWNSHIP MT 76-32 MAACO ENTERPRISES 9/2/76
MONTGOMERY TOWNSHIP MT 76-33 SWANKER, RICHARD 9/2/76
MONTGOMERY TOWNSHIP MT 76-35 MAGNA FUN COMPANY 9/27/76
MONTGOMERY TOWNSHIP MT 76-36 SIMPSON SIGN CO. 9/27/76
MONTGOMERY TOWNSHIP MT 76-42 HAGAN, ESTATE OF CARRIE 10/22/76
MONTGOMERY TOWNSHIP MT 76-40 FINE TUNE, INC. 10/21/76
MONTGOMERY TOWNSHIP ORDINANCE, CORRES, RELATING THERETO, NOTES 1975
MONTGOMERY TOWNSHIP 2-R VERTEX TOOL COMPANY 8/29/73
MONTGOMERY TOWNSHIP 9-A (ZONING) DAVIS, R.E. 5/22/74
MONTGOMERY TOWNSHIP (ZONING) 9H FASGO CO. 9/13/74
MONTGOMERY TOWNSHIP 8-K BASCO, INC. 6/4/73
MONTGOMERY TOWNSHIP LBM CORPORATION & CENTRAL PENN NATIONAL BANK 3W 12/1/73
MONTGOMERY TOWNSHIP GINO'S INC. (ZONING) 4/15/74
MONTGOMERY TOWNSHIP - PERRY D. BEAN 3V 12/1/73
MONTGOMERY TOWNSHIP - HENNING & HECKLER REZONING 9/20/72
MONTGOMERY TOWNSHIP - BROWN, THEODORE R. & SHIRLEY F. (ZONING) 3-X 4/15/74
MONTGOMERY TOWNSHIP LIEBEL, RICHARD J. (ZONING) 3-Y 4/15/74
MONTGOMERY TOWNSHIP - ORDINANCES 1-C 1/25/73
MONTGOMERY TOWNSHIP SILO, INC. 3-D 1972
MONTGOMERY TOWNSHIP ORDINANCE, CORRES. RELATING THERETO, NOTES 1-C-2 (1974) 2/13/74

MONTGOMERY TOWNSHIP MT 89-42 DiDOMIZIO SUBDIVISION

Box 53

MONTGOMERY TOWNSHIP MT 89-59 VENEZIALE VS. TOWNSHIP
MONTGOMERY TOWNSHIP MT 89-61 CRANE, CAROL GROUP HOME - STUMP ROAD
MONTGOMERY TOWNSHIP MT 89-63 COMMERCIAL ZONE
MONTGOMERY TOWNSHIP MT 89-64 INSTITUTIONAL USE ORDINANCE
MONTGOMERY TOWNSHIP MT 89-66 LBM OFFICE ENVIRONMENTS
MONTGOMERY TOWNSHIP MT 89-67 TWP. VS. MILBURN, AMERICAN BILLIARDS CORP
MONTGOMERY TOWNSHIP MT 89-70 HIGHWAY LIMITED INDUSTRIAL DIST.
MONTGOMERY TOWNSHIP MT 89-71 MOSESSO VS. McCARTHY, BRADY, OLPERE
MONTGOMERY TOWNSHIP MT 89-72 ZONING HEARING BOARD APPELLANT - HERR, INC. OWNERS, BEE, HORLACKER & BREWER
MONTGOMERY TOWNSHIP MT 89-73 MTG. TWP. VS. METRO FOOD SERVICES 10/23/1989
MONTGOMERY TOWNSHIP MT 89-74 RIDGE CAR PARTS
MONTGOMERY TOWNSHIP MT 89-75 LANSDALE CHRYSLER - PLYMOUTH, INC.
MONTGOMERY TOWNSHIP MT 89-77 HECKLER/ SELECT PROPERTIES/ BEECHWOOD DRIVE
MONTGOMERY TOWNSHIP MT 89-78 (A) ORDINANCE NO. 121
MONTGOMERY TOWNSHIP MT 89-79 HARTMAN V. McCARTHY & TOWNSHIP NO. 89-20557
MONTGOMERY TOWNSHIP MT 89-79 (A) MCKINNEY V. MCARTHY & TOWNSHIP NO. 90-15624
MONTGOMERY TOWNSHIP MT 90-47 ZONING HEARING BOARD LIZELL, ANTHONY R.
MONTGOMERY TOWNSHIP MT 89-58 ROUTE 202 BY-PASS
MONTGOMERY TOWNSHIP MT 90-4 CARMICHAEL 5-LOT SUBDIVISION
MONTGOMERY TOWNSHIP MT 90-5 VIKING ASSOCIATES (PERKINS/ ANGELINE SITE) MONTGOMERY DOWNE SHOPS
MONTGOMERY TOWNSHIP MT 90-7 DEEDS OF DEDICATION PINE TREE RIDGE

BOX 54 > Now **Box 159**

MONTGOMERY TOWNSHIP MT 89-40 537 PLANS 1989
MONTGOMERY TOWNSHIP MT 89-40 (A) SEWER USE ORDINANCE NO. 97-75 AND PLUMBING CODE ORDINANCE NO. 97-76
MONTGOMERY TOWNSHIP MT 89-51 (b) COLMAR FIRE COMPANY NEW FACILITY
MONTGOMERY TOWNSHIP MT 89-51 © COLMAR VOLUNTEER FIRE CO. PURCHASE OF AN EMERGENCY ONE FIRE APPARATUS
MONTGOMERY TOWNSHIP MT 89-51 (D) COLMAR VOLUNTEER FIRE CO. ANNUAL AUDIT
MONTGOMERY TOWNSHIP MT 90-2 UNINSURED MOTORIST CLAIM - KELLY AND MITCHELL (POLICEMEN)
MONTGOMERY TOWNSHIP MT 90-6 MISCELLANEOUS DIST. JUSTICT ACTIONS
MONTGOMERY TWP MT 89-78 RECYCLING AGREEMENT - ORDINANCE NO.'S 113, 115, & 117 - THE NORTHERN WASTE SYSTEM AUTHORI
MONTGOMERY TOWNSHIP MT 97-68 AMICUS CURIAE BRIEF BUCKINGHAM TWP. V. FEDERAL HIGHWAY ADMINISTRATION
MONTGOMERY TOWNSHIP MT 97-67 AMENDMENT OF RECYCLING ORDINANCE NO. 121 - ORDINANCE # _____
MONTGOMERY TOWNSHIP MT 97-55 TOBIES IMPRINTED APPAREL CORP.
MONTGOMERY TOWNSHIP MT 97-56 SIGNS - (TELEPHONE POLE, ETC. TEAM EFFORT
MONTGOMERY TOWNSHIP MT 97-57 BUSINESS TAX NON-TRAFFICE CITATIONS
MONTGOMERY TOWNSHIP MT 97-59 MUSIC FAIR TENT THEATER/ ART CENTER
MONTGOMERY TOWNSHIP MT 97-60 SUNSHINE ACT COMMUNICATION
MONTGOMERY TOWNSHIP MT 97-61 OVERHEAD SIGNS AND BANNERS
MONTGOMERY TOWNSHIP MT 97-63 RORER ASSET MANAGEMENT - POLICE PENSION FUND
MONTGOMERY TOWNSHIP MT 97-64 RECREATION PROGRAM CONTRACTS
MONTGOMERY TOWNSHIP MT 97-51 NEWSPAPER ARTICLES REGARDING CASES THAT HAVE POSSIBLE AFFECTS ON MONTGOMERY TOW

BOX 55

MONTGOMERY TOWNSHIP MT 89-15 PINE CREST GOLF CLUB PHASE 1
MONTGOMERY TOWNSHIP MT 89-25 WELSH VILLAGE E & F
MONTGOMERY TOWNSHIP MT 89-1 MONTGOMERY HILL

BOX 56

MONTGOMERY TOWNSHIP MT 97-81 BUFFER AREA ZONING ORDINANCE AMENDMENT #98-91-2
MONTGOMERY TOWNSHIP MT97-52 HIGHWAY LIMITED INDUSTRIAL OVERLAY DISTRICT
MONTGOMERY TWPP MT 97-52 (A) ORD 97-87-Z - HIGHWAY LIMITED INDUSTRIAL OVERLY DISTRICT OPTION TO UTILIZE HLI OVERLAY
MONTGOMERY TOWNSHIP MT 97-53 OUTBACK STEAK HOUSE OF FLORIDA, INC REZONING APPLICATION
MONTGOMERY TOWNSHIP MT 97-54 ZONING ORDINANCE AMENDMENT REGARDING OFF SITE PARKING - ORDINANCE NO. 98-90-Z
MONTGOMERY TOWNSHIP MT 96-13 EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT-ECPOD
MONTGOMERY TOWNSHIP MT 96-18 APPLICATION RESAERCH CORPORATION
MONTGOMERY TOWNSHIP MT 96-13 A EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT ECPOD II
MONTGOMERY TOWNSHIP MT 85-2 CORRESPONDENCE & MISC. 1/4/85
MONTGOMERY TOWNSHIP MT 85-1 AGENDAS 1/4/85
MONTGOMERY TOWNSHIP MT 85-43 DAULERIO, MICHAEL & FRANK 11/13/85
MONTGOMERY TOWNSHIP MT 78-18 MERCANTILE LICENSE TAX 4/12/78
MONTGOMERY TOWNSHIP MT 82-38 PENNVIEW SAVINGS ASSN 7/15/82
MONTGOMERY TOWNSHIP MT 84-29 MONTGOMERY TOWNSHIP VS. CAMPBELL
MONTGOMERY TOWNSHIP MT 85-45 ORDINANCE NO. 96/97 12/9/85
MONTGOMERY TOWNSHIP MT 82-40 ULMER, HAROLD (SUBDIVISION) 9/14/82
MONTGOMERY TOWNSHIP MT 83-34 COUNTRY FURNITURE, INC. 10/14/83
MONTGOMERY TOWNSHIP MT 83-33 COLAVITA, LOUCKY J. (SUBDIVISION) 9/27/83

BOX 57

MONTGOMERY TOWNSHIP MT 89-15 (A) PINECREST (CLOSING OF MCLAUGHLIN RD.)
MONTGOMERY TOWNSHIP MT 89-26 GREAT VALLEY VENTURES
MONTGOMERY TOWNSHIP MT 89-31 CUTLER GROUP, INC. OFFICE SITE - STUMP RD.
MONTGOMERY TOWNSHIP MT 89-34 (A) WELLINGTON FEDERAL V. THE BOARD OF SUPERVISORS 1990 BRIEFS
MONTGOMERY TOWNSHIP MT 89-34 WELLINGTON FEDERAL V. THE BOARD OF SUPERVISORS

BOX 58

MONTGOMERY TOWNSHIP MTZHB02-10 ZHB MONTGOMERYVILLE REALTY PTNRS., LP NORTH WALES CROSSING ASSOCS. APPLIC NO. 05
MONTGOMERY TOWNSHIP MTZHB02-11 ZONING HEARING BOARD PICKLE BARREL DELI, INC. APPLICATION NO. 05-02-824
MONTGOMERY TOWNSHIP MTZHB02-12 ZONING HEARING BOARD PENN GWYN, LP APPLICATION NO. 06-02-825
MONTGOMERY TOWNSHIP MTZHB02-13 ZONING HEARING BOARD RAJCAN, DONALD F. & MARIE W. H/W APPLICATION NO. 07-02-826
MONTGOMERY TOWNSHIP MTZHB02 ZHB RAJCAN, DONALD F. & MARIE, H/W MCCP APPEAL DECISION OF 8/6/02 DOCKET NO. 02-1651
MONTGOMERY TOWNSHIP MTZHB02-14 ZONING HEARING BOARD AMERICAN DENTAL DESIGNS, INC. APPLICATION NO. 08-02-827
MONTGOMERY TOWNSHIP MTZHB02-14 (A) ZHB AMERICAN DENTAL DESIGNS, INC. APPEAL FROM ZHB DECISION OF 9/9/02
MONTGOMERY TOWNSHIP MTZHB 02-15 ZONING HEARING BOARD BUHLER, GREGORY APPLICATION NO. 09-02-828
MONTGOMERY TOWNSHIP MTZHB02-16 ZONING HEARING BOARD KEYSTONE OUTDOOR ADV. CO., INC. APPLICATION NO. 10-02-829
MONTGOMERY TOWNSHIP MTZHB02 ZONING HEARING BOARD PILON, BRIAN M. & LINDA S. APPLICATION NO. 10-02-830
MONTGOMERY TOWNSHIP MTZHB02-18 ZONING HEARING BOARD AMERADA HESS CORPORATION APPLICATION NO. 10-02-831
MONTGOMERY TOWNSHIP MTZHB02-19 ZONING HEARING BOARD RAJARATNAM, A. & LOGOS GROUP APPLICATION NO. 11-02-832
MONTGOMERY TOWNSHIP MTZHB02-20 ZONING HEARING BOARD AEH6942, INC., T/A VILLAGE TAVERN APPLICATION NO. 12-02-834

BOX 59

MONTGOMERY TOWNSHIP MT 96-11 GOLDENBURG DEVELOPMENT CORP. V. BOARD OF SUPERVISORS 1998 NO.2461
MONTGOMERY TOWNSHIP BOARD OF SURPERSVISORS CURATIVE AMENDMENT APPLICATION OF GOLDENBURG DEVELOPMENT CORP

BOX 60 > Now **Box 160**

MONTGOMERY TOWNSHIP MT 96-16 LITIGATION STATUS REPORT
MONTGOMERY TOWNSHIP MT 96-17 REFERRENDUM TO INCREASE NUMBER OF SURPERSVISORS
MONTGOMERY TWP MT 96-20 OFFICER OF THE MONT. TWP POLICE DEPARTMENT V. BOARD OF SURPERSVISORS- UNFAIR LABOR PRACTI

MONTGOMERY TOWNSHIP MT 96-21 GRADING- MR KENNETH LENK
MONTGOMERY TOWNSHIP MT 96-13 D APPEAL OF SAVE THE WITHCHWOOD FARM GROUP, INC Z.H.B
MONTGOMERY TOWNSHIP MT 96-13 E AMENDMENT TO ORDINANCE NO. 96-68 ORDINANCE NO. 97-77
MONTGOMERY TOWNSHIP MT 96-14 CONTRACTORS AGREEMENT
MONTGOMERY TOWNSHIP MT 96-15 BIAS OF TOWNSHIP OFFICIALS
MONTGOMERY TOWNSHIP MT 96-13 C STOP SAVE TOWNSHIP OPEN SPACES INC ET AL V. BOARD OF SURPERSVISORS
MONTGOMERY TOWNSHIP MT 96-12 REAL ESTATE TAX BUSINESS TAX

BOX 61

MONTGOMERY TOWNSHIP ROBERT SIDDALL 1972
MONTGOMERY TOWNSHIP - GWYNEDD VALLEY OFFICE AND INDUSTRIAL PARK 1972
MONTGOMERY TOWNSHIP ROBERT J. WEST VS. LINE ROAD INVESTMENT CO. & MONTGOMERY TOWNSHIP 1972
MONTGOMERY TOWNSHIP - MONTGOMERY FABRIC CENTER CORP 1972
MONTGOMERY TOWNSHIP FOGEL --- MARIANO 5/22/74
MONTGOMERY TOWNSHIP MT 77-10 GEORGE M. LAUGHLIN 1/26/77
MONTGOMERY TOWNSHIP MT 77-20 PRESTIGE FENCE CO. 3/2/77
MONTGOMERY TOWNSHIP MT 77-26 ORION REAL ESTATE, INC. 3/30/77
MONTGOMERY TOWNSHIP MT 77-32 GINO'S, INC. 4/25/77
MONTGOMERY TOWNSHIP MT 77-33 ZITIN, WILLARD 4/25/77
MONTGOMERY TOWNSHIP MT 77-49 HILDEBRAND, ROY 11/29/76
MONTGOMERY TOWNSHIP 9 R AMOCO OIL CO. 5/15/75
MONTGOMERY TOWNSHIP MT 77-22 CARR, MICHAEL 3/2/77
MONTGOMERY TOWNSHIP MT 77-37 GILBERT, BLAIR A. 5/23/77
MISC. UNFILED PAPERS
MONTGOMERY TOWNSHIP MT 88-31 NORTH PENN ESTATES TOLSCIK 2/24/88 KSE
MONTGOMERY TOWNSHIP MT 88-63 MONTGOMERY ESTATES 9/13/88 CHA
MONTGOMERY TOWNSHIP MT 88-65 AMERICAN ELECTRONICS LAB ZONING BOARD HEARING 9/13/88

BOX 62 > Now **Box 161**

MONTGOMERY TOWNSHIP MT 87-52 GENERAL COORESPONDENCE, ORDINANCE NO. 93-19, 93-20, 101, 101A-C, 114, 114A122,123
MONTGOMERY TOWNSHIP MT 88-56 PETITION FOR AUDITOR SPEC' 7/31/88 ANNUAL 12/31 8/4/88
MONTGOMERY TOWNSHIP MT 88-43
MONTGOMERY TOWNSHIP MT 88-80 WHISTLESTOP PARK DATA 10/17/88
MONTGOMERY TOWNSHIP TAX ASSESSMENTS - KESSEL
MONTGOMERY TOWNSHIP JOSEPH JACOBS FABRIC STORE 1972
MONTGOMERY TOWNSHIP - SWEETEN, ARTHUR & MARY 1972
MONTGOMERY TOWNSHIP CALAMIA BROTHERS CONTRACT 2/13/74
MIN WEI YOUNG 10/12/73
GRADING PERMITS 1973
MONTGOMERY TOWNSHIP SOLID WASTE MANAGEMENT 2/13/74
MONTGOMERY TOWNSHIP DETENTION BASIN NEAR STUMP ROAD 3/22/74
MONTGOMERY TOWNSHIP BUSINESS PRIVILAGE TAX 4/1/74
MONTGOMERY TOWNSHIP MONTGOMERY COUNTY LAND AND USE PLANNING 5/8/74
MONTGOMERY TOWNSHIP NEWSPAPER CLIPPINGS 1972
MONTGOMERY TOWNSHIP NORTH WALES WATER AUTHORITY 6/25/74
MONTGOMERY TOWNSHIP MONTGOMERYVILLE GOLF COURSE 1-Y 5/22/74
MONTGOMERY TOWNSHIP PUBLIC SAFETY COMMITTEE 5/22/74
MONTGOMERY TOWNSHIP SOCIAL SECURITY & WITHHOLDING TAX 1972
MONTGOMERY TOWNSHIP REFERENCE - CURRENT CASES OF IMPORT
MONTGOMERY TOWNSHIP BIDS 9/20/72
MONTGOMERY TOWNSHIP PAVING 9/21/72
MONTGOMERY TOWNSHIP - PLANNING CONSULTANT 9/21/72

MONTGOMERY TOWNSHIP HIWAY OCCUPANCY PERMITS 1972
MONTGOMERY TOWNSHIP INSURANCE AGREEMENT 1972
MONTGOMERY TOWNSHIP HOLIDAY UNIVERSAL, INC. 4/25/77
LUXOR LIGHTING PRD V. LEMON TREE CARD & GIFT SHOP 4/28/77
MONTGOMERY TOWNSHIP MT 77-30 MONTGOMERY TOWNSHIP PARK BOARD 4/25/77

BOX 63

MONTGOMERY TOWNSHIP MT 79-23 KING, RAYMOND & JOAN 5/30/79
MONTGOMERY TOWNSHIP LINCOLN PROPERTY CO. 3/g
MONTGOMERY TOWNSHIP MT 79-20 GOLDSTEIN, ROY 4/20/79
MONTGOMERY TOWNSHIP MT 79-19 HIGGINS, WILLIAM 4/20/79
MONTGOMERY TOWNSHIP E & W CORPORATION AND LINE ROAD INVESTMENT COMPANY 1972
MONTGOMERY TOWNSHIP GIL QUARRY - UNION PAVING 9/22/72
MONTGOMERY TOWNSHIP CONVEST, INC. 10T 5/15/75
MONTGOMERY TWP ARCHEY, JR., HARRY & CHARLOTTE VS. SHARADIN, DANIEL LEE & MONTGOMERY TWP, ADDITIONAL DEFENDANT 9/
MONTGOMERY TOWNSHIP MT 76-9 CARR, ALBERT M. & ELIZABETH VS. MONTGOMERY TOWNSHIP 3/1/76
MONTGOMERY TOWNSHIP MT 76-10 SATTERFIELD, RASSOUL L. VS. MONTGOMERY TOWNSHIP 3/1/76
MONTGOMERY TOWNSHIP MT 76-28 MONTGOMERY TOWNSHIP V. HELMS, CLYDE J. 8/9/76
MONTGOMERY TOWNSHIP MT 78-40 WILLIAM R. DAVIES
MONTGOMERY TOWNSHIP MT 77-50 WARE'S VAN AND STORAGE COMPANY 7/15/77
MONTGOMERY TOWNSHIP JOSEPH PILEGGI 3/22/74
LANSDALE CHRYSLER PLYMOUTH (J.M. HAENN) 2-P 8/29/73
MONTGOMERY TOWNSHIP RE: THOMAS McCARRON PENNBROOK HOMES 1972

BOX 64

MONTGOMERY TOWNSHIP - SMITH, WILMER 11/28/72
MONTGOMERY TOWNSHIP MT 77-51 AMERICAN OIL COMPANY 7/25/77
MONTGOMERY TOWNSHIP MT 77-59 SOLID STATE SCIENTIFIC, INC. 10/20/77
MONTGOMERY TOWNSHIP MT 77-58 JEMO CORP. 10/20/77
MONTGOMERY TOWNSHIP MT 77-60 MC NEIL LABORATORIES, INC. 10/20/77
KNAPP ROAD IMPROVEMENTS (WISSAHICKON CREEK REALIGNMENT) 8 8/29/73
MONTGOMERY TOWNSHIP 8W CARTER PROPERTY 1/24/74
MONTGOMERY TOWNSHIP (ZONING) MONTGOMERYVILLE MERCHANTS ASSOCIATION 9E 6/28/74
MONTGOMERY TOWNSHIP JONNS CONTEMPORARY, INC. (ZONING) 9G 8/1/74
MONTGOMERY TOWNSHIP MOORE, ABRAM AND MARGARET (ZONING) 9F 8/1/74
MONTGOMERY TOWNSHIP HANKIN - HANKIN, SCHOOL PROPERTY 9J 9/26/74
MONTGOMERY TOWNSHIP PFEIFFER - ZONING 9K 9/26/74
MONTGOMERY TOWNSHIP ARTON, HARRY T. 9-L 12/20/74
MONTGOMERY TOWNSHIP ANTONUCCI, SALVATORE 9U
MONTGOMERY TOWNSHIP P-G ASSOCIATES 9Q 5/6/75
MONTGOMERY TOWNSHIP WILLIAM CAMPBELL (ZONING) 9N 12/23/74
MONTGOMERY TOWNSHIP MT 75-4 ADAMS, MARY 7/22/75
MONTGOMERY TOWNSHIP MT 75-13 KOSS, JOHN 9/8/75
MONTGOMERY TOWNSHIP MT 75-19 WASS, MARY 10/13/75
MONTGOMERY TOWNSHIP MT 75-20 SURVEY OF FEES 10/13/75
MONTGOMERY TOWNSHIP MT 76-13 BURNS, PATRICIA A. 3/26/76
MONTGOMERY TOWNSHIP MT 76-16 GERMANTOWN SAVINGS BANK 4/26/76
MONTGOMERY TOWNSHIP NAPPEN, ROBERT, ET UX VS. 10/10/72
MONTGOMERY TOWNSHIP ERIC THEATRE NO. 2 7-X 3/8/74
MONTGOMERY TOWNSHIP CONDEMNATIONS 8/12/74
MONTGOMERY TOWNSHIP ULMER, SANFORD 8-D 12/19/72
MONTGOMERY TOWNSHIP WINDOVER NURSERY (ZONING) 9D 6/28/74

MONTGOMERY TOWNSHIP WALDSPURGER 9I 9/26/74
MONTGOMERY TOWNSHIP MALCO CORPORATION 9P 3/27/75
MONTGOMERY TOWNSHIP MARRA, GERARD (ZONING) 9O 2/20/75
MONTGOMERY TOWNSHIP 9M NEPTUNE PUMP MANUFACTURING COMPANY 12/20/74
MONTGOMERY TOWNSHIP MT 75-17 LAPIO MINOR SUB-DIVISION 9/29/75
MONTGOMERY TOWNSHIP MT 77-45 ANDERS, ARTHUR 6/24/77
MONTGOMERY TOWNSHIP MT 77-46 CAPITOL ELEC. ADVERTISING, INC. 6/24/77
MONTGOMERY TOWNSHIP MT 77-47 RENTAL TOOLS & EQUIPMENT CO. 6/24/77
MONTGOMERY TOWNSHIP 9-B ZONING PATRICK J. BRESLIN 6/19/74
MONTGOMERY TOWNSHIP THOMAS S. GASSNER INC. 10/31/72
MONTGOMERY TOWNSHIP PARKWOOD TRACT 11/14/72
MONTGOMERY TOWNSHIP WISLAWN AUTO PARTS 8-L 6/4/73

BOX 65

MONTGOMERY TOWNSHIP MT 86-26 TOWN CENTER DISTRICT ORDINANCE NO. 17-060
MONTGOMERY TOWNSHIP MT 88-13 ZONING HEARING BD. -- HEATHERKNOLL ASSOCIATES 2/8/88 KSE
MONTGOMERY TOWNSHIP MT 89-20 LACINA/DERR
MONTGOMERY TOWNSHIP MT 88-59 PETITION FOR ZONING CHANGE HANKIN, PAONE 9/8/88 CHA
MONTGOMERY TOWNSHIP MT 85-15 GARIS, GLENN E. (INC) 2-8-85
MONTGOMERY TOWNSHIP MT 88-64 9/13/88 CHA GENCO, JOSEPHINE (WOODEN DECK)
MONTGOMERY TOWNSHIP MT 86-56 PARKSIDE ASSOCIATES, INC. 11/17/86
MONTGOMERY TOWNSHIP MT 85-29 TSG, INC. 6-4-85
MONTGOMERY TOWNSHIP MT 85-9 THOMAS & BETTS CORP. VS. MT 1-11-85

BOX 66 > Now **Box 162**

MONTGOMERY TOWNSHIP 83-17 INDUSTRIAL DEVELOPMENT AUTHORITY MATERIAL 4/28/83 KSE
MONTGOMERY TOWNSHIP MT 82-34 SILO, INC. 6/29/82
MONTGOMERY TOWNSHIP MT 79-21 TRAFFIC SIGNS (FED'L AID HIGHWAY ACT) 5/22/79
MONTGOMERY TOWNSHIP MT 78-45 ROADWAY PAVING PROGRAM
MONTGOMERY TOWNSHIP MT 85-3 ENGINEER'S LETTERS (MISCELLANEOUS) 1/4/85
MONTGOMERY TOWNSHIP MT 85-6 STATEMENTS 1/4/85
MONTGOMERY TOWNSHIP MT 82-46 SUBDIVISION ORDINANCE REVISIONS 10/18/82
MONTGOMERY TOWNSHIP MT 82-51 STOP SIGNS 11/5/82
MONTGOMERY TOWNSHIP MT 82-13 ORDINANCE NO. 79-A (NO PARKING ON N.W. RD.) 2/4/82
MONTGOMERY TOWNSHIP MONTGOMERYVILLE ASSOCIATES --- SUBURBAN PROPANE 4/22/75
MONTGOMERY TOWNSHIP READING DRESS CO. 4/3/73 CL
FLOOD INSURANCE PLAN 11/30/73
MONTGOMERY TOWNSHIP LOAN TRANSACTION - PNB 2/1/74
MONTGOMERY TOWNSHIP BLASTING 10J 12/20/74
MONTGOMERY TOWNSHIP MT 76-23 WELSH VALLEY SEWER DISPOSAL APPEAL 7/22/76
MONTGOMERY TOWNSHIP CURRENT TAX APPEALS 9/21/76
MONTGOMERY TOWNSHIP STORMWATER MANAGEMENT 1/25/74
CIVIL DEFENSE ORDINANCE 8-U 12/6/73
MONTGOMERY TOWNSHIP MT 82-43 AIRPORT ZONING 9-30-82

BOX 67

MT 77-40 A LINCOLN PROPERTY COMPANY ET AL VS. JOHN B. KANE, JR.
MT 77-40 B LINCOLN PROPERTY COMPANY ET AL VS. JOHN B. KANE, JR.
MONTGOMERY TOWNSHIP MT 79-2 CORRESPONDENCE 1979 (MISC.) 1/10/79
MONTGOMERY TOWNSHIP MONTHLY REPORTS, ESCROW REPORTS 1972
MONTGOMERY TOWNSHIP MT 79-1 AGENDAS 1979 1/10/79
MONTGOMERY TOWNSHIP MT 79-3 ENGINEER'S LETTERS (MISC.) 1/10/79

MONTGOMERY TOWNSHIP MT 78-60 FAMILY DINING, INC. (BURGER KING) 12/21/78
MONTGOMERY TOWNSHIP MT 79-19 EAST COAST RADIATOR FRANCHISE, INC. 4/2/79
MONTGOMERY TOWNSHIP MT 79-28 STEIN, ALAN 7/27/79
MONTGOMERY TOWNSHIP MT 79-29 COHEN, ALVIN 7/27/79
MONTGOMERY TOWNSHIP MT 79-36 REINHARDT, MARTIN B. & DIANE S. 8/27/79
MONTGOMERY TOWNSHIP MT 79-40 ALFORD, CHRISTA M. 9/20/79
MONTGOMERY TOWNSHIP MT 79-47 PALMAR, LOUIS (FOR ROY GOLDSTEIN) 10/17/79
MONTGOMERY TOWNSHIP MT 79-50 BREWER, FAYA 10/26/79
MONTGOMERY TOWNSHIP MT 79-51 WITLIN, JOHN 10/26/79
MONTGOMERY TOWNSHIP MT 79-37 NELSON, DOROTHY 8/27/79
MONTGOMERY TOWNSHIP MT 79-55 ZONING HEARING BOARD MATTER VOLCHOK, SAUL 12/3/79
MONTGOMERY TOWNSHIP MT 78-59 JEMO CORP. 12/21/78
MONTGOMERY TOWNSHIP MT 79-38 YOUNG, HARRIET 8/27/79
MONTGOMERY TOWNSHIP 93-10 ZINK AND TRIEST (MERCANTILE TAXES)
MONTGOMERY TOWNSHIP MT 93-11 ALDI, INC.
MONTGOMERY TOWNSHIP 93-13 YOCUM - TAX ASSESSMENT HOLLY DRIVE - RESIDENCE
MONTGOMERY TOWNSHIP 93-14 TWP. V. THOMAS HUCKER
MONTGOMERY TOWNSHIP MT 93-21 ORDINANCE 93-14-Z 4/21/93
MONTGOMERY TOWNSHIP MT 93-22 ORDINANCE 93-15-Z 4/21/93
MONTGOMERY TOWNSHIP MT 93-29 PHILADELPHIA ELECTRIC COMPANY EASEMENT THROUGH WINDELSTRAE PARK
MONTGOMERY TOWNSHIP MT 93-34 BALL, JOHN L., SR.

BOX 68 > Now Box 163

TWP. V. HLCC (OUTDOOR SALE OF CHRISTMAS TREES W/O PERMIT) 93-1
MONTGOMERY TOWNSHIP 93-4 PROPOSED REAL ESTATE REGISTRY ORDINANCE
MONTGOMERY TOWNSHIP 93-5 DEED OF MERGER - MCIDA TO MCIDA NAPPEN LOT 33 MONT. IND. CENTER
MONTGOMERY TOWNSHIP 93-7 ABANDONED BUILDINGS
MONTGOMERY TOWNSHIP 93-9 GOAL SETTING
MONTGOMERY TOWNSHIP 93-16 ADULT BOOK STORE
MONTGOMERY TOWNSHIP 93-17 PROPOSED ORD. FAMILY DEFINITION
MONTGOMERY TOWNSHIP 93-18 ORDINANCE NO. 93-11-Z CONDITIONAL USE
MONTGOMERY TOWNSHIP MT 93-19 ORD. NO. 93-21 FIRE INSURANCE PROCEEDS
MONTGOMERY TOWNSHIP 93-20 REVIEW OF ESCROW ACCTS. (CUTLER - PINECREST)
MONTGOMERY TOWNSHIP MT 93-23 UNION ACTIVITIES ON PRIVATE PROPERTY (M.T.P.D.)
MONTGOMERY TOWNSHIP MT 93-26 BIDS (MISCELLANEOUS)
MONTGOMERY TOWNSHIP MT 93-28 CONTRACTOR'S LICENSING ORDINANCE - (PROPOSED)
MONTGOMERY TOWNSHIP MT 93-30 MCDONALD'S ENGLISH VILLAGE APPLICANT - EDWARD COX (LDA)
MONTGOMERY TOWNSHIP MT 93-31 FRANK'S NURSERY AND CRAFTS
MONTGOMERY TOWNSHIP MT 79-5 ORDINANCES (MISC.) 1979 1/10/79
MONTGOMERY TOWNSHIP MT 79-6 RESOLUTIONS 1979 (MISC.) 1/10/79
MONTGOMERY TOWNSHIP MT 79-7 STATEMENTS 1979 1/10/79
MONTGOMERY TOWNSHIP MT 79-8 TOWNSHIP SOLICITOR 1979 1/10/79
MONTGOMERY TOWNSHIP MT 79-9 PROOFS OF PUBLICATION 1979 1/10/79
MONTGOMERY TOWNSHIP HOUSING & COMMUNITY DEVELOPMENT 10-K 1/13/75
MONTGOMERY TOWNSHIP 92-38 WITTHAUER (MONTGOMERY TWP. V.) BUSINESS PRIV. TAX
MONTGOMERY TOWNSHIP 92-41 ORD. 92-5-Z CHRISTMAS TREE ORD.
MONTGOMERY TOWNSHIP 92-33 TRI-STATE HOSPITAL SUPPLY MERCANTILE TAX
MONTGOMERY TOWNSHIP 92-29 POLICE PENSION FUND (DECLARATION OF TRUST)
MONTGOMERY TOWNSHIP 92-30 CONSORTIUM
MONTGOMERY TOWNSHIP 92-31 REPLACEMENT TREE POLICY
MONTGOMERY TOWNSHIP MT 92-28 TOWNSHIP V. ATLANTICE BOOKS

BOX 69

MONTGOMERY TOWNSHIP 92-36 ORDINANCE 93-9-S
MONTGOMERY TOWNSHIP 92-40 PYTTRONIC INDUSTRIES, INC. (MERCANTILE TAX)
MONTGOMERY TOWNSHIP 92-43 HECKLER REZONING GENERAL HANCOCK PLACE
MONTGOMERY TOWNSHIP MT 92-34 AUTUMN GROVE
MONTGOMERY TOWNSHIP MT 92-34 (A) AUTUMN GROVE - DRAINAGE PROBLEM
MONTGOMERY TOWNSHIP 92-32 ASTORIA HEALTH CENTER
MONTGOMERY TOWNSHIP 92-27 HOPKINS, NEIL (DRIVEWAY EASEMENT)
MONTGOMERY TOWNSHIP MT 98-24 ART LIN I LTD. - CONDITIONAL - USE APPLICATION
MONTGOMERY TOWNSHIP MT 98-27 GULINELLO, BENJAMIN - HOME OCCUPATION
MONTGOMERY TOWNSHIP MT 98-28 JACKSON V. ATTALLAH, MONTGOMERY TOWNSHIP & PENNDOT
MONTGOMERY TOWNSHIP MT 98-32 FRED J. HOFFMAN - LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 98-33 MONTGOMERYVILLE INDUSTRIAL CENTER - LOT #17 - LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 98-34 ORDINANCE NO. 98-95-S - FINAL PLAN SUBMISSION
MONTGOMERY TOWNSHIP MT 98-35 ANTHONY MASTROMATTO MINOR SUBDIVISION

BOX 70

MONTGOMERY TOWNSHIP MT 94-42 STINZIANI, DANIELLE (CAR ACCIDENT VICTIM)
MONTGOMERY TWP MT 94-41 CLUSTER APPLIC FOR THE FORMER/ HORVATH TRACT NOW KNOWN AS THE ESTATES OF MONTGOMERY
MONTGOMERY TOWNSHIP MT 94-41 (A) ESTATES OF MONTGOMERY - PHASE II LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 94-44 BALLY GWYNEDD
MONTGOMERY TOWNSHIP MT 94-45 RICE, RICE' J. - ACCIDENT
MONTGOMERY TOWNSHIP MT 94-51 ALI-JACKSON, C. KAMIL, ET AL CAR ACCIDENT CLAIM
MONTGOMERY TOWNSHIP MT 94-54 CHRISTMAN SUBDIVISION LAND DEVELOPMENT AGREEMENT
MONTGOMERY TOWNSHIP MT 94-52 OPEN SPACE ACQUISITION
MONTGOMERY TOWNSHIP MT 95-2 CLINE, DOUGLAS C.V. ZONING HEARING BOARD OF MONTGOMRY TWP. NO. 95-00185
MONTGOMERY TOWNSHIP MT 98-14 PIZZO SUBDIVISION - 2-LOT
MONTGOMERY TOWNSHIP MT 98-17 AVERY & STILL V. MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 98-18 NAPPEN/ PECO ACQUISITION
MONTGOMERY TOWNSHIP MT 98-21 LESLIE EDELMAN INC. V. MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIPS MT 98-23 ABINGTON SAVINGS BANK - LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 98-26 MANORCARE HEALTH SERVICES, INC. - APPEAL OF ZONING HEARING BOARD DECISION
MONTGOMERY TOWNSHIP MT 93-78 THOMAS SCRIBER VS MONTGOMERY TOWNSHIP

BOX 71 > Now **Box 164**

MONTGOMERY TOWNSHIP MT 98-12 AMUSEMENT TAX - PSAT ALERT
MONTGOMERY TOWNSHIP MT 98-13 INQUIRIES BY TREASURER
MONTGOMERY TOWNSHIP MT 98-16 SALE OF LOT #177 OWNED BY MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 98-19 COMPENSATION - PUBLIC OFFICIALS
MONTGOMERY TOWNSHIP MT 98-20 POLICE UNIFORMS
MONTGOMERY TOWNSHIP MT 98-22 ORDINANCE NOS. 98-92, 98-93, 98-94 AMENDING STREET LIGHTING DISTRICTS #3 AND #4
MONTGOMERY TOWNSHIP MT 98-25 TRAFFIC SIGNAL UPGRADE PROGRAM
MONTGOMERY TOWNSHIP MT 98-29 BENEFICIAL CONSUMER DISCOUNT CO. - BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 98-30 ASSOCIATES CONSUMER DISCOUNT CO. - BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 98-31 LESLIE HOMES, INC. - BANKRUPTCY
MONTGOMERY TOWNSHIP MT 98-36 ZONING HEARING BD/BARRETT, DAVID & MARIA - SPECIAL EXCEPTION/ VARIANCE
MONTGOMERY TOWNSHIP MT 98-38 ZONING HEARING BD/O'NEILL, RICHARD & MARY - SPECIAL EXCEPTION/ VARIANCE
MONTGOMERY TOWNSHIP MT 98-37 ZHB/NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. - SPECIAL EXCEPTION/VARIANCE
MONTGOMERY TOWNSHIP MT 94-40 RECORDS MANAGEMENT
MONTGOMERY TOWNSHIP MT 94-43 ORDINANCE NO. 94-42
MONTGOMERY TOWNSHIP MT 94-46 HORSE BACK RIDING
MONTGOMERY TOWNSHIP MT 94-47 SIGNAL AGREEMENT AT COWPATH ROAD AND LINE STREET HATFIELD/ MTG.

MONTGOMERY TOWNSHIP MT 94-48 GRASS AND WEED MOWING POLICY
MONTGOMERY TOWNSHIP MT 94-49 PUBLIC PLAYGROUND SAFETY HANDBOOK
MONTGOMERY TOWNSHIP MT 94-50 REAL ESTATE TAX MILLAGE PETITION TO RAISE
MONTGOMERY TOWNSHIP MT 94-53 BEST WESTERN
MONTGOMERY TOWNSHIP MT 94-55 J.C. PENNEY COMPANY, INC. BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 95-1 CENSUS BUREAU AGREEMENT WITH THE TOWNSHIP
MONTGOMERY TOWNSHIP MT 95-3 ORDINANCE NO. 95-43 AND 95-44 AN ORDINANCE ADDING TO LIGHTING DISTRICT #3 AND #4
MONTGOMERY TOWNSHIP 10-D SUNSHINE ACT 10-8-74
MONTGOMERY TOWNSHIP MT 77-3 AGENDAS 1977 1/4/77
MONTGOMERY TOWNSHIP MT 77-4 STATEMENTS 1977 1/4/77
MONTGOMERY TOWNSHIP MT 77-5 ORDINANCES 1977 1/4/77
MONTGOMERY TOWNSHIP MT 77-6 RESOLUTIONS 1977 1/4/77
HANCOCK, DAVID - MEMORIAL FUND 1/11/77
MONTGOMERY TOWNSHIP MT 88-86 PARK BOARD - POLICY OF TWP. SUPERS. 11/1/88 CHA

BOX 72

MONTGOMERY TOWNSHIP EIFERMAN, SAMUEL ZONING 11/7/72
MONTGOMERY TOWNSHIP MT 77-14 HARVEY, BENJAMIN F. ET UX VS. 2/9/77
MONTGOMERY TOWNSHIP HARBOB, INC. VS. MONTGOMERY TOWNSHIP, ET AL 1/30/73
MONTGOMERY TOWNSHIP OFFICER DAVID HANCOCK, DEC'D 12/13/76
MONTGOMERY TOWNSHIP PROOF OF PUBLICATIONS & ADVERTISEMENT LETTERS
TOWNSHIP SOLICITOR 2-0 6/4/73
MONTGOMERY TOWNSHIP - ZONING - MISC. CORRESP. & NOTES 1972
MONTGOMERY TOWNSHIP MT 77-2 MISCELLANEOUS CORRESPONDENCE 1977 1/4/77
MONTGOMERY TOWNSHIP 89-13 MONTGOMERY LEA PHASE 1
MONTGOMERY TOWNSHIP 93-48 SANDRA MUNSON, SEX AND AGE DISCRIMINATION COMPLAINT

BOX 73

MONTGOMERY TOWNSHIP MT 88-72 PRUDENTIAL (HARTMAN - HORSHAMMIDC - NAPPEN-HANKIN) 9/21/88 CHA
MT 88-72A NAPPEN (LOT #2)
MONTGOMERY TOWNSHIP MT 88-89 CARMICHAEL PROP. CLEARVIEW EST. 11/2/88 CHA
MONTGOMERY TOWNSHIP MT 89-7 MONTGOMERY RIDGE
MONTGOMERY TOWNSHIP MT 89-7(A) MONTGOMERY RIDGE PHASE I
MONTGOMERY TOWNSHIP MT 89-7(B) MONTGOMERY RIDGE PHASE II
MONTGOMERY TOWNSHIP 89-44 ZOLTAK, JACK

BOX 74

MONTGOMERY TOWNSHIP MTZHB01-13 ZONING HEARING BOARD LIZELL, ANTHONY R. APPLICATION NO. 09-01-811
MONTGOMERY TOWNSHIP MTZHB01-12 ZONING HEARING BOARD ZAFFRIN, SHERRI D.C. APPLICATION NO. 09-01-810
MONTGOMERY TOWNSHIP MTZHB01-11 ZONING HEARING BOARD PUGLIESE, ALESSANDRO APPLICATION NO. 09-01-809
MONTGOMERY TOWNSHIP MTZHB01-14 LOWE'S HOME CENTERS, INC. APPLICATION NO. 11-01-812
MONTGOMERY TOWNSHIP MTZHB01-15 ZHB JOSEPH A. ZADLO/ GATEWAY PROPERTIES, INC. APPLICATION NO. 12-01-813
MONTGOMERY TOWNSHIP MTZHB01-16 ZONING HEARING BOARD NAPPEN, ROBERT W. MADELINE H. APPLICATION NO. 11-95-724
MONTGOMERY TOWNSHIP MT 89-19 POLICE VEHICLES
MONTGOMERY TOWNSHIP MT 89-18 STEWART/ SCHILLING SPEC. EXC.
MONTGOMERY TOWNSHIP MT 89-17 ZONING HEARING BOARD MEADOW GLEN
MONTGOMERY TOWNSHIP MT 89-16 FEE SCHEDULE
MONTGOMERY TOWNSHIP MT 89-10 AGENDAS (1989)
MONTGOMERY TOWNSHIP MT 89-9 CORRESPONDENCE - MISCELLANEOUS
MONTGOMERY TOWNSHIP MT 89-8 ORDINANCE #105 (DOG ORDINANCE)
MONTGOMERY TOWNSHIP MT 89-5 ORDINANCE 18-K AMEND LANDSCAPE PROVISIONS

BOX 75
3T CARR, MICHAEL 8/29/73
2-W MCLAUGHLIN ROAD OWNERS 8/29/73
MONTGOMERY TOWNSHIP SELTZER ORGANIZATION 1972
MONTGOMERY TOWNSHIP MCCARRON - WOODMAN HERR 1972
MONTGOMERY TOWNSHIP FOX, WILLIAM L. 106 11/18/74
MONTGOMERY TOWNSHIP SULTANIK, SOLOMON 10 S 5/15/75
TOWNSHIP OF MONTGOMERY & ULMER, SANFORD H. - UMBENHAUER, ELMER R., ET UX VS. 8-V 1/8/74
MONTGOMERY TOWNSHIP MT 76-43 - MONTGOMERY INN, INC. 11/8/76
MONTGOMERY TOWNSHIP MT 78-21 GOLDSTEIN, ROY E. 4/18/78
MONTGOMERY TOWNSHIP MT 78-20 - APTER, ROBERT F. 4/19/78
MONTGOMERY TOWNSHIP MT 78-12 PENN-MARYLAND AMUSEMENTS, INC. 2/27/78
MONTGOMERY TOWNSHIP MT 78-13 GROSSMAN'S 2/27/78
MONTGOMERY TOWNSHIP MT 78-29 EVANS PRODUCTS CO. 5/22/78
MONTGOMERY TOWNSHIP MT 78-31 KASAK, FRANK P. 5/22/78
MONTGOMERY TOWNSHIP MT 78-50 LAUFF, OTTO 9/20/78
MONTGOMERY TOWNSHIP 3Z LIVEZEY, WILLIAM H. 4/24/74
MONTGOMERY TOWNSHIP HOPKINS, CLARK - 4/3/73
MONTGOMERY TOWNSHIP MT 78-49 AMERADA HESS CORP. 9/20/78
MONTGOMERY TOWNSHIP MT 77-12 FIREARMS RANGE 2/4/77
MONTGOMERY TOWNSHIP MT 77-21 PAONE, VINCENT 3/2/77
MONTGOMERY TOWNSHIP BROWN, PETER (REV.) 3/18/77
MONTGOMERY TOWNSHIP MT 77-42 APPL. FOR LICENSE TO CONDUCT CLOSE - OUT, DEFUNCT BUSINESS OR FIRE SALE 6/16/77
MONTGOMERY TOWNSHIP 92-42 EASEMENT OF PARTNERSHIP AGREEMENT
MONTGOMERY TOWNSHIP 91-17 PROPOSED ORDINANCE AMENDMENT

BOX 76 > Now **Box 165**

MONTGOMERY TOWNSHIP 91-20 FIA PROFILE FUND- LDA AND TAX ASSESMENT APPEAL
MONTGOMERY TOWNSHIP MT 89-60 ZITIN REZONING - WESTRUM
MONTGOMERY TOWNSHIP MT 93-12 STATUS OF LEGISLATION
MONTGOMERY TOWNSHIP RECENT LEGISLATION 8/2/72
MONTGOMERY TOWNSHIP 3-B - DAIKELER SIGNS 1971
ZONING: PROPOSED NEW ORDINANCE 3- 8/29/73
MONTGOMERY TOWNSHIP MONTGOMERYVILLE MERCHANDISE MART 1972
SUBDIVISION ORDINANCE CHECKOFF LIST - MONTGOMERY TOWNSHIP 1/25/73
MONTGOMERY TOWNSHIP MT 75-24 PAUL HENNING JR. 11/20/75 PG
DOYLE, LESTHA S. C/O DALLAS DAILY - TAX APPEAL 9/7/76 PG
MONTGOMERY TOWNSHIP - POLICE DEPARTMENT (MAN POWER GRANT) 2/16/77
MONTGOMERY TOWNSHIP ANIMAL CONTROL CONTRACT 2/24/77
MONTGOMERY TOWNSHIP ACTS AFFECTING LOCAL GOVERNMENT 1973-74
MONTGOMERY TOWNSHIP 91-14 DEL VAL WORKERS COMPENSATION TRUST
MONTGOMERY TOWNSHIP MT 88-22 PARKING STANDARDS- 4/4/88
MONTGOMERY TOWNSHIP 88-37 DISASTER PREPAREDNESS 6/20/88
MONTGOMERY TOWNSHIP MT 88-30 STREET LIGHTING STANDARDS 5/18/88

BOX 77
ORDINANCES

BOX 79

MONTGOMERY TOWNSHIP MT 88-25 MMR ZONING HEARING
MONTGOMERY TOWNSHIP MT 88-20 7 ELEVEN
MONTGOMERY TOWNSHIP MT 88-20 A WAWA
MONTGOMERY TOWNSHIP SOUTHLAND CORP
MONTGOMERY TOWNSHIP MT 88-19 A STUMP RD COHEN SUBDIVISON
MONTGOMERY TOWNSHIP MT 88-19 GWYNMONT FARMS BUILDING CORP.
MONTGOMERY TOWNSHIP TOWNSHIP 88-18 CUTLER GROUP INC

BOX 80

MONTGOMERY TOWNSHIP ZONING HEARING BOARD APP. # 7-99-778 9/28/99
MONTGOMERY TOWNSHIP MTZHB00-01 ZONING HEARING BOARD MISC. CORRESPONDENCE FOR 2000
MONTGOMERY TOWNSHIP MTZHB00-02 ZONING HEARING BOARD MONTGOMREY TOWNSHIP - OUTDOOR STORAGE OF MATERIALS
MONTGOMERY TOWNSHIP MTZHB00-03 ZONING HEARING BOARD SUDNICK, JOHN & MARY APPLICATION #05-00-789
MONTGOMERY TOWNSHIP MTZHB00-04 ZONING HEARING BOARD MONTGOMERY COMMONS (PROPOSED KMART)
MONTGOMERY TOWNSHIP MTZHB00-04(A) ZONING HEARING BOARD MONTGOMERY COMMONS (NOTES OF TESTIMONY)

BOX 81

MONTGOMERY TOWNSHIP 88-35 ORDINACNES 106-107 5/24/88
MONTGOMERY TOWNSHIP MT 88-32 ZONING HEARING BD. WATSON & TAYLOR CONS. 5/20/88
MONTGOMERY TOWNSHIP 88-26 GOODMAN, BRUCE
MONTGOMERY TOWNSHIP 88-29 ZONING HEARING BD ANNE HASSAN 5/18/88
MONTGOMERY TOWNSHIP 88-31 CAMBRIDGE ESTATES
MONTGOMERY TOWNSHIP ZONING HEARING BD. JAMES & MARILYN GANNON -5/9/88

BOX 82

MONTGOMERY TOWNSHIP MT - 89
MONTGOMERY TOWNSHIP MT 89-41 GROSS, JEFFREY C., SUB - DIVISION
MONTGOMERY TOWNSHIP MT 89-45 HEATHERIDGE AND ORD. 17-061
MONTGOMERY TOWNSHIP MT 89-49(A) DARROW VS. ZONING HEARING BOARD
MONTGOMERY TOWNSHIP MT 89-49 ED DARROW AND COUNTRY FURNITURE, INC.
MONTGOMERY TOWNSHIP MT 89-49(B) DARROW - APPEAL (COMMONWEALTH CT.)
MONTGOMERY TOWNSHIP MT 89-34 WELLINGTON FED. CORP/ ANDRE CURATIVE AMENDMENT
MONTGOMERY TOWNSHIP MT 89-34(A) WELLINGTON FEDERAL (SUPREME CT.)

BOX 83

MT 3R MONTGOMERYVILLE ASSOCIATES
MONTGOMERY TOWNSHIP FRANK B. JACKSON 1972
MONTGOMERY TOWNSHIP MT 75-21 LINCOLN PROPERTIES - SEWER 10/17/75
MONTGOMERY TOWNSHIP MT 77-25 NASIFE, JOSEPH (DR.) 3/22/77
MARSHALL'S TOWN & VALLEY FURNITURE STORE (RICHARD SORKIN) 10/12/73
MONTGOMERY TOWNSHIP MT 90-34 GOETTNER, PAUL 2-LOT SUBDIVISION
MONTGOMERY TOWNSHIP MT 90-46 SPRING VALLEY PARK
MONTGOMERY TOWNSHIP MT 91-7 MONTGOMERYVILLE INDUSTRIAL PARK LOT #3
MONTGOMERY TOWNSHIP MT 91-10 NORTH WALES WATER AUTHORITY

BOX 84

MONTGOMERY TOWNSHIP 91-10 (D) NORTH WALES WATER AUTHORITY ZONING HEARING BD. APPEAL
MONTGOMERY TOWNSHIP MT 91-16 MONTGOMERY TOWNSHIP V. IOANNIS PETROGIANNIS
MONTGOMERY TOWNSHIP MT 91-18 LITTLE NESH. CREEK
MONTGOMERY TOWNSHIP MT 88-10-B TRANSMISSION LINES TO EUREKA
MONTGOMERY TOWNSHIP MT 88-11 MONTGOMERYVILLE SHOPPING CENTER 2/1/88 KSE

MONTGOMERY TOWNSHIP 88-10 EUREKA TREATMENT PLANT
MONTGOMERY TOWNSHIP MT 87-41 BIDS (MISC.) 8/14/87 KSE
MONTGOMERY TOWNSHIP MT 87-47 ZONING HEARING BOARD - HEALEY, WILLIAM J. & ROBERT T. 11/13/87 KSE
MONTGOMERY TOWNSHIP MT 87-49 ORDINANCE 18-I (ROAD PAVING STANDARDS) 12/2/87 KSE
MONTGOMERY TOWNSHIP MT 87-51 ORDINANCE 17-043 (CLUSTER DEVELOPMENT) 12/7/87 KSE
MONTGOMERY TOWNSHIP MT 87-54 JAGGERS, MICHAEL VS. 12/10/87 KSE
MONTGOMERY TOWNSHIP MT 87-55 SKINKER, ELAINE VS.
MONTGOMERY TWP MT 93-74 HASSAN, HARRY AND ANNE VS BOS OR MONT. TWP & R. KUHN, R. SIMPSO, & CHARLES HOLL INDIV.

BOX 85 > Now Box 166

MONTGOMERY TOWNSHIP MT 90-48 (A) BRADLEE'S GOING OUT OF BUSINESS SALE
MONTGOMERY TOWNSHIP MT 91-10(A) N. WALES WATER AUTHORITY MOTION FOR DECLARATORY JUDGMENT
MONTGOMERY TOWNSHIP MT 91-10 (B) NORTH WALES WATER AUTHORITY NOTICE OF APPEAL
MONTGOMERY TOWNSHIP MT 91-10© NORTH WALES WATER AUTHORITY COMPLAINT IN MANDAMUS
MONTGOMERY TOWNSHIP POLICE DEPARTMENT 7Z 9/17/74
MONTGOMERY TOWNSHIP MT 75-3 SEWAGE ENFORCEMENT OFFICEER ORDINANCE 6/18/75
MONTGOMERY TOWNSHIP MT 76-47 - STREET NUMBERS (ORDINANCE NO 57) 11/22/76
MONTGOMERY TOWNSHIP MT 75-15 AUDITS 9/26/75
MONTGOMERY TOWNSHIP SALT AGREEMENT, HATFIELD TWP. 2/20/75 10N
MONTGOMERY TOWNSHIP 91-15 TRAFFIC IMPACT
MONTGOMERY TOWNSHIP MT 91-19 STORM DRAINAGE POLICY
MONTGOMERY TOWNSHIP MT 91-19 (A) STORMWATER MANAGEMENT STANDARDS
MONTGOMERY TOWNSHIP MT 88-14 TRAFFIC SIGNAL MAINTENANCE AGRMT. 2/11/88 KSE
MONTGOMERY TOWNSHIP MT 87-40 HISTORICAL COMMITTEE 8/13/87
MONTGOMERY TOWNSHIP MT 88-3 ENGINEER'S REPORTS/ LETTERS MISC. 1/4/88 KSE
MONTGOMERY TOWNSHIP MT 90-40 METROPHONE LEASE
MONTGOMERY TOWNSHIP MT 87-460 STREET TREES ORDINANCE ORD. 18-J 11/10/87
MONTGOMERY TOWNSHIP MT 83-31 ORDINANCE 17-033 9-16-86
MONTGOMERY TOWNSHIP MT 87-35 ORDINANCE #18-G 6/8/87 KE
MONTGOMERY TOWNSHIP MT 87-39 EASTERN STEEL CO. 7/28/87 KSE
MONTGOMERY TOWNSHIP MT 87-45 MTMSA (INTER-MUNICIPAL AGREEMENT W/ LOWER GWYNEDD TWP.) 9/14/87 KSE
MONTGOMERY TOWNSHIP MT 83-4 MINOR SUBDIVISIONS ('83, '84) 1-4-83

BOX 86

MONTGOMERY TOWNSHIP MT 88-17(B) CONDITIONAL USE APPLICATION C-20 WITCHWOOD
MONTGOMERY TOWNSHIP MT 88-17(B) (2) NOTES OF TESTIMONY
MONTGOMERY TOWNSHIP MT 88-85 MONTGOMERY GREENE PHASE I
MONTGOMERY TOWNSHIP MT 85-85A MONTGOMERY GREENE (ESCROW DEEDS)
MONTGOMERY TOWNSHIP MT 88-85(B) MONTGOMERY GREENE PHASE II
MONTGOMERY TOWNSHIP MT 88-85© MONTGOMERY GREENE PHASE III
MONTGOMERY TOWNSHIP MT 88-17(B) (1) NOTES OF TESTIMONY - WITCHWOOD CONDITIONAL USE APPLICATION

BOX 87

MONTGOMERY TOWNSHIP MT 90-10 STATEMENTS 3/1/90 BCK (1990)
MONTGOMERY TOWNSHIP MT 90-1 BERKHEIMER ASSOCIATES
MONTGOMERY TOWNSHIP MT 92-39 BRYN MAWR STEREO (MERCANTILE TAX)
MONTGOMERY TOWNSHIP MT 92-35 PAWS (THE PET FOOD STORE, INC.)
MONTGOMERY TOWNSHIP MT 92-15 MECHANICS CHOICE (MERCANTILE TAX)
MONTGOMERY TOWNSHIP MT 92-16 HARRIET CARTER (MERCANTILE TAX)
MONTGOMERY TOWNSHIP MT 82-21 ROAD IMPROVEMENTS 3-16-82
MONTGOMERY TOWNSHIP MT 98-1 MISCELLANEOUS 1998
MONTGOMERY TOWNSHIP MT 98-3 1998 BUSINESS PRIVILEGE TAX

BOX 88

MONTGOMERY TOWNSHIP MT 88-61 CALVANESE BETTY'S AVENUE & 202 9/12/88 CHA
MONTGOMERY TOWNSHIP MT 88-60 CHESERONI, ELLEN T. SUBDIVISION LDA, ETC. 9/8/88 CHA
MONTGOMERY TOWNSHIP MT 80-54 LANSDALE BORO SEWER AGREEMENT
MONTGOMERY TOWNSHIP MT 80-36 CULP, ROBERT, WILMA & JOEL 7/31/80
MONTGOMERY TOWNSHIP MT 87-33 THE CUTLER GROUP, INC. (REZONING APPLICATIONS [4])
MONTGOMERY TOWNSHIP MT 81-12 MONT. TWP VS. MONTGOMERY GLEN TOWNSHOUSES (PHASE XVI - STOCKTON CRT. 1/17/81
MONTGOMERY TOWNSHIP MT 86-33 GROSSE, JEFFREY (SUBDIVISION) 7/28/86
MONTGOMERY TOWNSHIP MT 85-41 MITTMAN, NORMAN 10/11/85
MONTGOMERY TOWNSHIP MT 81-92 MONT. TWP. V. FEDERATED PROPERTIES (COLLECTION) 10/29/81

BOX 89 > Now Box 167

MONTGOMERY TOWNSHIP MT 81-73 COLMAR FIRE COMPANY LEASE
MONTGOMERY TOWNSHIP MT 88-16 HOME COMFORT OIL VS. 2/17/88 KSE
MONTGOMERY TOWNSHIP MT 88-9 ZONING HEARING BOARD - CLARKE, JOSEPH 1/13/88 KSE
MONTGOMERY TOWNSHIP MT 87-56 ZONING HEARING BOARD - YU, LOURDES R. 12/29/87
MONTGOMERY TOWNSHIP MT 86-58 AMERICAN APPLIANCE COMPANY WILLIAM C. ROWLAND, JR. 11/18/86
MONTGOMERY TOWNSHIP MT 86-50 (A) Z.H.B. - DELUCA ENTERPRISES (MALLARD POND)
MONTGOMERY TOWNSHIP MT 87-22 - ACT 537 3/31/87 KSE
MONTGOMERY TOWNSHIP MT 87-11 CORRESPONDENCE - MISCELLANEOUS (1987) 1/30/87 KSE
MT 87-10 ENGINEER'S REPORTS (MISC. 1987) 1/30/87 KSE
MT 86-60 REAL ESTATE TRANSFER TAX ORDINANCE 11/21/86
MT 88-24 ZONING HEARING BOARD

BOX 90 > Now Box 168

MONTGOMERY TOWNSHIP 07-07 ZONING HEARING BD. APPLICATION NO. 07040002
MONTGOMERY TOWNSHIP MTZHB07-09 ZONING HEARING BOARD JURIKSON & AMER. PET CARE CTR. APPLICATION NO. 07060002
MONTGOMERY TOWNSHIP ZONING HEARING BOARD 07-10 LIZELL, ANTHONY R. APPLICATION NO. 07070001
MONTGOMERY TOWNSHIP 07-11 ZONING HEARING BOARD COLE, ROBERT A. (WORLDWIDE STEREO) APPLICATION NO. 07070002
MONTGOMERY TOWNSHIP 07-12 ZONING HEARING BD. APPLICATION NO. 07080001
07-13 SATTERTHWAITE, ANTHONY D. APPLICATION NO. 07090001
MONTGOMERY TOWNSHIP 07-14 ZONING HEARING BD. STEWART, MICHAEL & MICHELE APPLICATION NO. 07090002
MONTGOMERY TOWNSHIP 07-15 ZONING HEARING BD. GREANEY, JOE & ANGIE APPLICATION NO. 07100001
MONTGOMERY TOWNSHIP 07-16 ZONING HEARING BD. BLAIR COMPANIES/ DARRIN HAPBELL APPLICATION NO. 07100003
MONTGOMERY TOWNSHIP 07-17 ZONING HEARING BD. PETSMART, INC. APPLICATION NO. 07100004
MONTGOMERY TOWNSHIP MTZHB08-00 ZONING HEARING BOARD CORRESPONDENCE, MEETING NOTES, ETC.
MONTGOMERY TOWNSHIP MT 276-04 ZHB BLUE SKIES ESTATES LLC APP. #08-01-807

BOX 91 > Now Box 169

MONTGOMERY TOWNSHIP MT 95-22 WINDSOR CORPORATION N.V. REFUND OF REALTY TRANSFER TAX
MONTGOMERY TOWNSHIP MT 95-24 THE ROVING NATURE CENTER
MONTGOMERY TOWNSHIP MT 95-25 NAPPEN ASSOCIATES - PHN PACKAGING SYSTEMS FIRE LOSS INVESTIGATION
MONTGOMERY TOWNSHIP MT 95-26 THE QUAKER GROUP JOE D. FROSHOUR & SONS, INC. TRAFFIC SIGNAL DAMAGES
MONTGOMERY TOWNSHIP MT 95-29 BASKETBALL CAMP AGREEMENT
MONTGOMERY TOWNSHIP MT 95-30 1995 BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 95-32 CURFEW ORDINANCE
MONTGOMERY TOWNSHIP MT 95-33 SHADE TREE COMMISSION PROPOSED ORDINANCE
MONTGOMERY TOWNSHIP MT 95-34 ROSEWOOD ASSOCIATES BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 95-38 TOBIES IMPRINTED APPAREL BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 95-43 COMMERCIAL GROWTH STUDY
MONTGOMERY TOWNSHIP MT 86-15 MAGNAVOX GOVERNMENT & IND. ELEC. MTZHB 4/16/86

MONTGOMERY TOWNSHIP MT 86-28 ORDINANCE 17-035 (GOETTNER REZONING) 6/3/86
MONTGOMERY TOWNSHIP MT 86-23 UNIVERSITY BRINK, AGT. FOR BRADLEES (MTZHB) 5/12/86
MONTGOMERY TOWNSHIP MT 86-19 JOHNS CONTEMPORARY, INC. IDA HEARING 4/23/86
MONTGOMERY TOWNSHIP MT 85-8 ORD. 17-023 1/7/85
MONTGOMERY TOWNSHIP VS. MCDONALD'S MT 81-20 (PUBLIC IMPROVEMENT ESTIMATE) 1/22/81
MONTGOMERY TOWNSHIP MT 82-49 ORDINANCE 18 D 10/27/82
MONTGOMERY TOWNSHIP MT 84-21 ORDINANCE 87 6/13/84
MONTGOMERY TOWNSHIP MT 84-8 EMERGENCY PREPAREDNESS DIRECTOR 2/6/84
MONTGOMERY TOWNSHIP MT 83-11 ADVANCED MOBILE PHONE SERVICE CELL SITE 4/8/83
MONTGOMERY TOWNSHIP MT 82-22 PARK & RECREATION 3/16/82
MONTGOMERY TOWNSHIP MT 82-52 COLMAR VOLUNTEER FIRE CO. - WORKERS' COMPENSATION INSURANCE
MONTGOMERY TOWNSHIP MT 82-25 POLICE DEPARTMENT (GENERAL) 3/16/82
MONTGOMERY TOWNSHIP MT 81-81 1981 TAX APPEALS
MONTGOMERY TOWNSHIP MT 81-83 UNEMPLOYMENT GROUP TRUST
MONTGOMERY TOWNSHIP MT 76-6(A) MONTGOMERY GLEN ASSOC./ LINCOLN PROPERTIES (DECK PROBLEMS)

BOX 92

MONTGOMERY TOWNSHIP MT 272-04 ZHB ELIZABETH BRYNE
MONTGOMERY TOWNSHIP MT 274-04 1 ZHB JOSPEH AMBLER INN
MONTGOMERY TOWNSHIP MY 273-04 ZHB NAND TODI REQUEST FOR EXTENSION ON SPECIAL EXCEPTION
MONTGOMERY TOWNSHIP MT 274-04 2 JOSPEH AMBLER INN APPEAL FROM 8/7/01
MONTGOMERY TOWNSHIP MT 275-04 ZHB LOWES HOME CENTERS INC APP. #07-01-806
MONTGOMERY TOWNSHIP MT 277-04 ROBERT AND KATHLEEN MONTGOMERY NO. 09-01-808
MONTGOMERY TOWNSHIP MT 95-23 CHARLES, MATILDA, RICHARD AND OLIVE HOUSE - SUBDIVISION
MONTGOMERY TOWNSHIP MT 95-28 STEPHEN J. COOK - MINOR SUBDIVISION
MONTGOMERY TOWNSHIP MT 95-35 MAGDALENA 3 LOT SUBDIVISION - RICHARD AND MAGDALENA TOLSCIK
MONTGOMERY TOWNSHIP MT 95-36 WAGNER SUBDIVISION - DONALD WAGNER
MONTGOMERY TOWNSHIP MT 95-37 RLO RESIDENTIAL LIMITED OFFICE DISTRICT
MONTGOMERY TWP MT 95-40 CONDEMNATION RTE 309 IN LOWER GWYNEDD, HORSHAM, AND MONTGOMERY TWP/ STM, INC. - SAL F
MONTGOMERY TOWNSHIP MT 95-41 MTMSA - PROPOSED MANAGEMENT LETTER AND AUDIT REPORT
MONTGOMERY TOWNSHIP MT 95-44 MBL LIFE ASSURANCE CORPORATION - TRANSFER TAX REFUND
MONTGOMERY TOWNSHIP MT 95-45 APPLEWOOD 3-LOT SUBDIVISION

BOX 93

MONTGOMERY TOWNSHIP MT 86-6 BERARDELLI, HARRY 1/17/86 MTZHB
MONTGOMERY TOWNSHIP MT 86-8 VOLCHAK, PERCH & SYLVIA (IDA HEARING) 1/31/86
MONTGOMERY TOWNSHIP MT 86-27 CNC INVESTMENT GROUP (IDA HEARING) 5/28/86
MONTGOMERY TOWNSHIP MT 85-40 MAYBERRY, RICHARD B. ET AL 10/2/85
MONTGOMERY TOWNSHIP MT 85-46 LAUCHMEN, RONALD 12/18/85
MONTGOMERY TOWNSHIP MT 79-27 WELSH VALLEY INDUSTRIAL PARK 6/27/79
MONTGOMERY TOWNSHIP MT 79-26 VENTRESCA, JOHN 6/27/79
MONTGOMERY TOWNSHIP MT 80-28 TAX APPEALS (1980)
MONTGOMERY TOWNSHIP 10R TRAILWOOD CORPORATION 5/13/75
MONTGOMERY TOWNSHIP MT 83-32 LANCO INC. (SUBDIVISION) 9/27/83
MONTGOMERY TOWNSHIP MT 83-12 VILSMEIER, WALTER F. (SUBDIVISION) 4/8/83
MONTGOMERY TOWNSHIP MT 78-16 STUMP ROAD CURVE 3/30/78
MONTGOMERY TOWNSHIP MT 80-59 PAUL FERLA 10/31/80
MONTGOMERY TOWNSHIP MT 79-25 GROSSE, JEFFREY C. (LAND DEVELOPMENT AGREEMENT) 6/11/79
MONTGOMERY TOWNSHIP MT 81-34 POLICE VS. GOLDSTEIN, BERNARD & HARRIET
MONTGOMERY TOWNSHIP MT 79-11 1400 WELSH ROAD CORP. 1/10/79
MONTGOMERY TOWNSHIP APPT. OF SUPERVISOR, CONSTABLE, AUDITOR, CPA, FIRE, POLICE, ETC. 1/9/80
MONTGOMERY TOWNSHIP VS. SELTZER ORGANIZATION MT 81-15 1/17/81

MONTGOMERY TOWNSHIP MT 81-71 MAYSE, GARY
MONTGOMERY TOWNSHIP MT 81-69 CURRIER, ROBERT AND GUSSONI, FRANK
MONTGOMERY TOWNSHIP MT 95-14 JIFFY LUBE LD-469
MONTGOMERY TOWNSHIP MT 95-15 THE CUTLER GROUP, INC. - SEARS HOMELITE
MONTGOMERY TOWNSHIP MT 95-16 DALE MINOR SUBDIVISION LDS-471
MONTGOMERY TOWNSHIP MT 95-19 LEVINE TRACT SUBDIVISION

BOX 94

MONTGOMERY TOWNSHIP MT 81-26 FIRE LANES (ORD. 43-A) 2/19/81
MONTGOMERY TOWNSHIP 1-M ROAD IMPROVEMENT PROGRAM 3/1/74
MONTGOMERY TOWNSHIP MT 77-54 CABLE TELEVISION (CATV) 9/20/77
MONTGOMERY TOWNSHIP MT 81-8 AGENDAS 1981 1/7/81
MONTGOMERY TOWNSHIP MT 81-9 STATEMENTS 1/7/81
MONTGOMERY TOWNSHIP MT 81-7 CORRESPONDENCE 1981 1/7/81
MONTGOMERY TOWNSHIP MT 81-23 PROOF OF PUBLICATION 1981 1/7/81
MONTGOMERY TOWNSHIP MT 81-5 NOTES FROM EXECUTIVE MEETINGS 1981 1/7/81
MONTGOMERY TOWNSHIP MT 81-6 ENGINEERS LETTERS 1981 1/7/81

BOX 95 COULDN'T FIND BOX

MONTGOMERY TOWNSHIP MT 97-34 (A) NAPPEN & ASSOCIATED - LAND DEVELOPMENT - CAR DEALERSHIP
MONTGOMERY TOWNSHIP MT 97-36 SGS THOMSON MICROELECTRONICS - ADDITIONAL PARKING
MONTGOMERY TOWNSHIP MT 97-37 TREE AND LAWN CARE BID - TRUGREEN CHEMLAWN
MONTGOMERY TOWNSHIP MT 97-38 ZEHR TRACT
MONTGOMERY TOWNSHIP MT 97-38 (A) ZEHR PROPERTY/ WINDLESTRAE PARK - BALLFIELDS
MONTGOMERY TOWNSHIP MT 97-39 MONTGOMERY ELEMENTARY - MODULAR CLASSROOMS
MONTGOMERY TWP MT 97-40 COMMERCE GROUP, PROPOSED DEVELOPMENT CORNER OF BETHLEHEM PK & VILSMEIER RD
MONTGOMERY TOWNSHIP MT 97-41 CNC INVESTMENT GROUP (NEIL HOPKINS) REZONING APPLICATION
MONTGOMERY TOWNSHIP MT 97-42 HIGH REACH/ NEAL HOPKINS
MONTGOMERY TOWNSHIP MT 97-43 ROBERT APPEL HOME OCCUPATION - COMPLAINT MADE BY ROBERT PERILLI
MONTGOMERY TOWNSHIP MT 97-44 COMPREHENSIVE PLAN UPDATE
MONTGOMERY TOWNSHIP MT 97-45 PROPOSED ORDINANCE AMENDMENT REGARDING FLAG LOTS
MONTGOMERY TOWNSHIP MT 97-46 FIRE STATION #3
MONTGOMERY TOWNSHIP MT 97-47 AUTOMATIC DENIAL OF PLANS
MONTGOMERY TWP MT 97-48 MAUREEN PATENAUDE AND ANGELO COLLAZO - MAUREEN IS VICTIM OF BURNING BY ANGELO, HER BOY
MONTGOMERY TOWNSHIP MT 97-49 PAVING STANDARDS - REVISION TO 205-17 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
MONTGOMERY TOWNSHIP MT 97-50 BRODER, ET AL V. BOARD OF SUPERVISORS NO. 97-16350

BOX 96

MONTGOMERY TOWNSHIP MTZHB04-01 ZONING HEARING BOARD NORTH PENN CHURCH OF CHRIST APPLICATION NO. 1-04-859
MONTGOMERY TOWNSHIP MTZHB04-02 ZONING HEARING BOARD MOORE, IVOR & THARALDSON, DEV. (MARIOTT) APPL. NO. 02-04-861
MONTGOMERY TOWNSHIP MTZHB04-03 ZONING HEARING BOARD MAIR, ABRAHAM & PNINA APPLICATION NO. 02-04-861
MONTGOMERY TWP MTZHB04-04 ZHB CHRZANOWSKI, CHESTER/ PA DUTCH PRODUCTS REALTY CO., APPLIC NO. 04-04-862
MONTGOMERY TOWNSHIP 92-1 1992 MINUTES MONT. TWP. PLANNING COMM.
MONTGOMERY TOWNSHIP 92-2 AGENDAS - 1992
MONTGOMERY TOWNSHIP MT 92-3 MISCELLANEOUS - 1992
MONTGOMERY TOWNSHIP MT 92-4 TAYLOR ELEMENTARY SCHOOL

BOX 97

MONTGOMERY TOWNSHIP MT 96-22 GREEN BARON REZONING APPLICATION OF MOULTON BUILDERS
MONTGOMERY TOWNSHIP MT 96-22(A) GREEN BARON REZONING ORDINANCE NO. 96-69-Z
MONTGOMERY TOWNSHIP MT 96-22(B) HAMPTON GREEN
MONTGOMERY TOWNSHIP MT 96-25 ADMINISTRATIVE OFFICE PROCEDURES REGARDING ESCROW FUNDING

MONTGOMERY TOWNSHIP MT 96-34 MOBIL OIL CORPORATION
MONTGOMERY TWP MT 96-34(A) MOBIL CORP V. MONTGOMERY TWP AND BOARD OF SUPERVISORS OF MONTGOMERY TWP
MONTGOMERY TOWNSHIP MT 96-37 CYNWYD INVESTMENTS - BURNED BLDG.
MONTGOMERY TOWNSHIP MT 96-40 ARCHERY OUTFITTERS - FRANK SCIARRA
MONTGOMERY TOWNSHIP ZONING HEARING BOARD 06-03 MCCANN/MOUNT/KEYSTONE COMMUNITY FELLOW APPLICATION NO. 0604
MONTGOMERY TOWNSHIP MT 97-13 MONTGOMERY TOWNSHIP V. ASHOK M. PATEL A/K/A ASH KUBER
MONTGOMERY TOWNSHIP MT 97-14 GEORGE POPPER 4 LOT SUBDIVISION LDS - 495
MONTGOMERY TOWNSHIP MT 97-15 JEFFREY GROSSE 5 LOT SUBDIVISION LDS - 494
MONTGOMERY TOWNSHIP MT 97-17 AIRPORT SQUARE ZONING HEARING BOARD APPEAL #3-97-741
MONTGOMERY TOWNSHIP MT 97-19 MONTGOMERY TOWNSHIP PROPOSED ROADWAY IMPROVEMENTS GLASGOW QUARRY
MONTGOMERY TOWNSHIP MT 97-22 DELAWARE VALLEY MUNICIPAL HEALTH INSURANCE COOPERATIVE
MONTGOMERY TOWNSHIP MT 97-24 TELECOMMUNICATIONS AND TOWER ORDINANCE

BOX 98 > Now Box 171

MONTGOMERY TWP MT 95-13 MISC 1995: DRAINAGE COMPLAINTS, NOTES RESOLUTIONS (1995), ENG RPRTS, LETTERS, ETC.
MONTGOMERY TOWNSHIP MT 95-18 POLICE MANUAL
MONTGOMERY TOWNSHIP MT 95-20 PREVAILING RATE PAYROLLS
MONTGOMERY TOWNSHIP MT 96-23 PARK AND RECREATION SIGN UP SHEETS - PARENT RELEASE FORMS
MONTGOMERY TOWNSHIP MT 96-27 FEE SCHEDULE
MONTGOMERY TOWNSHIP MT 96-28 BROOKSHYRE WOODS/ FEUSNER TRACT/ BONENBERGER - LAND DEVELOPMENT POSCH
MONTGOMERY TOWNSHIP MT 96-29 ADOPT-A-HIGHWAY PROGRAM
MONTGOMERY TOWNSHIP MT 96-30 MONTGOMERY COMMONS ALTERNATIVE PLANS FOR EXPANSION
MONTGOMERY TOWNSHIP MT 96-31 ALLEN, THOMAS D. V. THE CUTLER GROUP, INC. NO. 94-02031
MONTGOMERY TOWNSHIP MT 96-32 TELECOMMUNICATIONS ACT OF 1996
MONTGOMERY TOWNSHIP MT 96-33 ACT 60
MONTGOMERY TOWNSHIP MT 96-36 BOCA CODE
MONTGOMERY TOWNSHIP MT 96-38 ORDINANCE NO. 96-67 - TRAFFIC CODE AMENDMENT
MONTGOMERY TOWNSHIP ERRORS AND OMISSIONS INSURANCE 10-B
MONTGOMERY TOWNSHIP MT 76-17 NATFIELD TOWNSHIP MUNICIPAL AUTHORITY
MONTGOMERY TOWNSHIP MT 78-3 NEW ZONING CASES

BOX 99 > Now Box 172

MONTGOMERY TOWNSHIP MTZHB05-03 ZONING HEARING BOARD SINN, V. CHRISTOPHER & LISA APPLICATION NO. 05-10-875
MONTGOMERY TOWNSHIP MTZHB05-04 ZONING HEARING BOARD GALLAGHER, KEVIN J. & PATRICIA A. APPLICATION NO. 05-12-876
MONTGOMERY TOWNSHIP MTZHB05-05 ZONING HEARING BOARD HE-KYUNG KIM-YU APPLICATION NO. 05-12-877
MONTGOMERY TOWNSHIP MTZHB06-00 ZONING HEARING BOARD CORRESPONDENCE, MEETING NOTES, ETC.
MONTGOMERY TOWNSHIP MTZHB06-01 ZONING HEARING BOARD SKROLLING STONES INVESTMENTS, LLC APPLICATION NO. 06-02-878
MONTGOMERY TOWNSHIP ZONING HEARING BOARD 06-04 MONTGOMERY OFFICE PARK, LLC APPLICATION NO. 06050001
MONTGOMERY TOWNSHIP ZONING HEARING BOARD 06-05 T-MOBILE NORTHEAST, LLC APPLICATION NO. 06050001
MONTGOMERY TOWNSHIP ZONING HEARING BOARD 06-06 BARRIER, JOE/SITE ENHANCEMENT SVCS. APPLICATION NO. 06050004
MONTGOMERY TOWNSHIP ZONING HEARING BD. 06-07 COMMERCE BANK, N/A APPLICATION NO. 06060001

BOX 100

MONTGOMERY TOWNSHIP MT 85-14(A) CARMICHAEL V. QUAKER
MT 85-14 (4) GRAY'S LANE 4-17-86
MT 85-14(3) COUNTRY CLUB DRIVE TRACT (KARR)
MONTGOMERY TOWNSHIP MT 85-14C (FALLING LEAF WAY)
MT 85-14D (CANTERBURY) MONTGOMERY AVE.
MONTGOMERY TOWNSHIP MT 85-20 BLAIR ENTERPRISES 4-4-85
MONTGOMERY TOWNSHIP MT 85-39 GREENE COUNTRIE 9/26/85 (HEATHERKNOLL)
MONTGOMERY TOWNSHIP MT 85-27(A) PRUDENTIAL INSURANCE CO. V. MONTGOMERY TOWNSHIP, ET AL NO. 85-16060
MONTGOMERY TOWNSHIP MT 85-27 (B) PRUDENTIAL INSURANCE CO. V. MONTGOMERY TOWNSHIP, ET AL NO. 87-06377

MONTGOMERY TOWNSHIP MT 80-29 SIGHT OBSTRUCTION 4/23/80
MONTGOMERY TOWNSHIP VS. ABANA SWIMMING POOL CO., INC. AND NORTHWOOD FENCE, LTD., ET AL 7/17/87
MONTGOMERY TOWNSHIP MT 86-43 ROLANDE, WM. C. (JR.) MTZHB 10/27/86
MONTGOMERY TOWNSHIP MT 86-46 VILSMEIER AUCTION CO., INC. (IDA APPLICATION) 10/28/86
MONTGOMERY TOWNSHIP MT 86-45 HECKLER T/A REALPRO ENTERPRISES (IDA APPLICATION) 10/28/86
MONTGOMERY TOWNSHIP MT 86-11 CONSOLIDATED RATIO CASE 3/14/86

BOX 101 > Now **Box 173**

MONTGOMERY TOWNSHIP MT 97-9 PHN PACKAGING SYSTEMS, INC. BUSINESS PRIVILEGE TAX AUDIT
MONTGOMERY TOWNSHIP MT 97-10 TOWNSHIP FEE SCHEDULE FOR 1996
MONTGOMERY TOWNSHIP MT 97-11 PROPOSED ZONING AMENDMENTS 1997
MONTGOMERY TOWNSHIP MT 97-12 PROPOSED SIDEWALK ORDINANCE NO. 97-71-S
MONTGOMERY TOWNSHIP MT 97-16 MONTGOMERY COUNTY REAL ESTATE TAX GENERAL FILE
MONTGOMERY TOWNSHIP MT 97-18 TRAFFIC CODE AMENDMENT ORDINANCE NO. 97-73
MONTGOMERY TOWNSHIP MT 97-23 WHITE GLOVE CAR WASH BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 97-25 TEMPORARY RETAIL SALES
MONTGOMERY TOWNSHIP MT 97-26 LIGHTING PROTECTION BID
MONTGOMERY TOWNSHIP MT 97-27 BUSINESS TAX/ MERCANTILE REGULATIONS
MONTGOMERY TOWNSHIP MT 97-28 MUTUAL AID AGREEMENTS
MONTGOMERY TOWNSHIP MT 97-29 GAZEBO BIDS
MONTGOMERY TOWNSHIP MT 95-48 T.S.G., INC. - PROPOSED WAREHOUSE ADDITION
MONTGOMERY TOWNSHIP MT 95-49 DOG LAW - STRAY DOG FEES
MONTGOMERY TOWNSHIP MT 95-51 MECHANICAL MAINTENANCE, INC. V. MONTGOMERY TOWNSHIP, ET AL.
MONTGOMERY TOWNSHIP MT 95-50 TAX COLLECTOR VACANCY
MONTGOMERY TOWNSHIP MT 95-52 TAX ANALYSIS - PENNSYLVANIA ECONOMY LEAGUE
MONTGOMERY TOWNSHIP MT 95-56 RIPARIAN CORRIDOR
MONTGOMERY TOWNSHIP MT 95-57 ORDINANCE NO. 95-56 SALARY INCREASE AND COMPENSATION OF THE TOWNSHIP SUPERVISORS
MONTGOMERY TOWNSHIP MT 95-59 FRIENDS OF THE NORTH PENN LIBRARY
MONTGOMERY TOWNSHIP MT 95-60 PETITION TO ESTABLISH REAL ESTATE TAX (FOR THE YEAR 1996)
MONTGOMERY TOWNSHIP MT 94-23 AN ORDINANCE AMENDING CHAPTER 222 OF THE CODE OF MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 94-25 HOIMES, STEVEN - CAR ACCIDENT
MONTGOMERY TOWNSHIP MT 94-26 FISCHER, CHARLES - ACCIDENT
MONTGOMERY TWP MT 94-28 PROPOSED AMENDMENT TO CH 205 OF THE CODE OF MONTGOMERY TWP - DETENTION BASIN SIDE SLO
MONTGOMERY TOWNSHIP MT 94-29 OLSEN V. BRANDOLINI CIVIL ACTION NO. 93-CV-2108 & 93-CV 4503
MONTGOMERY TWP MT 94-30 ORD NO. 94-36 AN ORD AMENDING CH 205, ARTICLE III, CODE OF MONTGOMERY TWP, PAVING AND CUI
MONTGOMERY TOWNSHIP MT 94-35 LETTER OF CREDIT (SAMPLE)
MONTGOMERY TOWNSHIP MT 94-38 RE-OCCUPANCY PERMIT
MONTGOMERY TOWNSHIP MT 87-12 PLANNING COMMISSION (INCLUDES MINUTES - 1987) 1/30/87 KSE
MONTGOMERY TOWNSHIP MT 87-14 STATEMENTS - 1987 2/9/87
MONTGOMERY TOWNSHIP MT 87-3 1987 AGENDAS 1/13/87 KSE
MONTGOMERY TOWNSHIP MT 87-48 SNOW REMOVAL ORDINANCE NO. 100 11/23/87 KSE

BOX 103

MONTGOMERY TOWNSHIP MT 97-30 JOSEPH AMBER INN - BUILDING FOUNDATION PERMIT
MONTGOMERY TOWNSHIP MT 97-31 NAPPEN (MONTGOMERYVILLE INDUSTRIAL CENTER) LOTS 7 AND 8
MONTGOMERY TOWNSHIP MT 97-32 FRANK RICH - ARGLE ASSOCIATES DE STEFANO
MT 85-14 (2) CANTERBURY IA & IB (FOUR STORM DRAINAGE EASEMENTS - LOTS 59 TO 62)
MT 85-14 (1) CANTERBURY I B
MT 85-14 CANTERBURY I A
MT 85-14 (C) WYNMERE DOWNS
MONTGOMERY TOWNSHIP MT 85-14 KARR, STREEPER & HORIZON FINANCIAL 4-17-86

BOX 104

MONTGOMERY TOWNSHIP MT 95-46 FRYMOYER V QUAKER SAFETY PRODUCTS CORP., ET AL NO. 95-16665
MONTGOMERY TOWNSHIP MT 95-47 FARR, RICHARD - VIOLATION OF CIVIL RIGHTS
MONTGOMERY TOWNSHIP MT 95-53 NORTHERN MONTGOMERY COUNTY INTER MUNICIPAL RECYCLING AGREEMENT
MONTGOMERY TOWNSHIP MT 95-54 GODDARD SCHOOLS APPLICATION FOR CONDITIONAL USE ZONING
MONTGOMERY TOWNSHIP MT 95-55 CLUSTER DEVELOPMENT DISTRICT
MONTGOMERY TOWNSHIP MT 95-58 MONTGOMERY CAFÉ/ JOE GIMARO / BENNIGAN'S
MONTGOMERY TOWNSHIP MT 95-58 (A) BENNIGAN'S APPEAL - PARKING ISSUES
MONTGOMERY TOWNSHIP MT 95-58 (B) BENNIGAN'S MONTGOMERY TOWNSHIP TAX
MONTGOMERY TWP MT 95-61 COMMONWEALTH (MONTGOMERY TWP) V. DOYLESTOWN WOMEN'S HEALTH CTR DOCKET NO. NT-0001
MONTGOMERY TOWNSHIP MT 95-62 COMMONWEALTH (MONTGOMERY TOWNSHIP) V OAK STREET USA DOCKET NO. NT-0001249-95
MONTGOMERY TOWNSHIP MT 95-63 UNIQUE MACHINE COMPANY ADDITION LD-484
MONTGOMERY TOWNSHIP MT 87-37 ZONING HRG. BD. GOMBERG, JACK A. 6/15/87 KSE

BOX 105

MONTGOMERY TOWNSHIP MT 94-20 KELLY, JOCELYNN VS MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 94-20 STUMP ROAD DRAINAGE PROJECT
MONTGOMERY TWP MT 94-22 FOULKE/WETZEL TRACT KENAS ROAD, LIMELILN PIKE AND COUNTY LINE ROAD SEE ALSO: THE CUTLER GR
MONTGOMERY TOWNSHIP MT 94-27 ORDINANCE NO. 94-34 CR: DEVELOPMENT DISCLOSURE ORD.
MONTGOMERY TOWNSHIP MT 94-31 MONTGOMERY OAKS PHASE I
MONTGOMERY TOWNSHIP MT 94-31(A) MONTGOMERY OAKS PHASE II
MONTGOMERY TOWNSHIP MT 94-31(B) MONTGOMERY OAKS FOUNDATION INSPECTION PROBLEMS
MONTGOMERY TOWNSHIP MT 94-32 ORDINANCE NO. 94-40
MONTGOMERY TOWNSHIP MT 94-33 ORDINANCE NO. 94-39
MONTGOMERY TOWNSHIP MT 94-34 COTLER, GREGG
MONTGOMERY TOWNSHIP MT 94-37 DETENTION BASIN OWNERSHIP
MONTGOMERY TOWNSHIP MT 94-39 LANSDALE AVENUE - 4 LOT SUBDIVISION
MONTGOMERY TOWNSHIP MT 86-29 ORDINANCE 17-036 6/5/86
MONTGOMERY TOWNSHIP MT 95-11 MONTGOMERY TOWNSHIP V. LLEWELLYN DWAYNE PETER NO. 91-03062
MONTGOMERY TOWNSHIP MT 95-12 NAPPEN LOT #24 ADDITION LDS -470

BOX 106 > Now **Box 174**

MONTGOMERY TOWNSHIP MT 84-20(B)(1) MONTGOMERY TOWNSHIP V ANDRE, ET AL SIDEWALK INSTALLATION ALONG COUNTY LINE F
MONTGOMERY TOWNSHIP MT 86-36 SIGN ORDINANCE NO. 17-045 AND 92-4-Z 9/4/86
MONTGOMERY TOWNSHIP MT 78-43 POLICE CONTRACTS 8-15-78
MONTGOMERY TOWNSHIP MT 93-53 NORTH PENN HIGH SCHOOL

BOX 107

MONTGOMERY TOWNSHIP 06-09 ZONING HRNG. BD. MCFARLAND DEVELOPMENT, LLC APPLICATION NO. 06070001
MONTGOMERY TOWNSHIP MTZHB03-11 ZONING DARROW, EDWARD, & VICKI
MONTGOMERY TOWNSHIP MTZHB03-12 ZONING HEARING BOARD MONTGOMERYVILLE ASSOCIATES APPLICATION NO. 10-03-855
MONTGOMERY TOWNSHIP MTZHB03-13 ZONING HEARING BOARD THE HOME DEPOT USA, INC. APPLICATION NO. 11-03-856
MONTGOMERY TOWNSHIP MTZHB03-14 ZONING HEARING BOARD LAPP, STEPHEN C. APPLICATION NO. 12-03-857
MONTGOMERY TOWNSHIP MTZHB03-15 ZONING HEARING BOARD FREEDOM RINGS, LLC APPLICATION NO. 12-03-858
MONTGOMERY TWP MTZHB04-00 ZHBCORRESPONDENCE, MISCELLANEOUS, PLANNING COMMISSION MTG. MINUTES, ETC.

BOX 108

MONTGOMERY TOWNSHIP MTZHB04-05 ZONING HEARING BOARD WALSH, MICHELE & JOSEPH APPLICATION NO. 05-04-863
MONTGOMERY TOWNSHIP MTZHB04-13 ZONING HEARING BOARD WXZ ACQUISITION CO., LLC APPLICATION NO. 11-04-871
MONTGOMERY TOWNSHIP MTZHB04-07 ZONING HEARING BOARD KNAAK, KARL APPLICATION NO. 06-04-865
MONTGOMERY TOWNSHIP MTZHB04-06 ZONING HEARING BOARD INTEGRAL DEVELOPMENT ASSOCIATES APPLICATION NO. 05-04-864
MONTGOMERY TOWNSHIP MTZHB04-08 ZONING HEARING BOARD DAE SUNG ACADEMY APPLICATION NO. 07-04-866

MONTGOMERY TOWNSHIP MTZHB04-09 ZONING HEARING BOARD 309 AG LLC/ ALAN APT APPLICATION NO. 07-04-867
MONTGOMERY TOWNSHIP MTZHB04-10 ZONING HEARING BOARD DIXON, KEVIN & PHYLLIS APPLICATION NO. 08-04-868
MONTGOMERY TOWNSHIP MTZHB04-11 ZONING HEARING BOARD AMERICAN BREAD CO., LLC APPLICATION NO. 09-04-869
MONTGOMERY TOWNSHIP MTZHB04-12 ZONING HEARING BOARD NOLAN BROS. OF TEXAS, INC. APPLICATION NO. 10-04-870
MONTGOMERY TOWNSHIP MTZHB05-00 ZONING HEARING BOARD CORRESPONDENCE, MEETING NOTES, ETC.
MONTGOMERY TOWNSHIP MTZHB05-01 ZONING HEARING BOARD TOYE, CLIFF (PEP BOYS) APPLICATION NO. 04-05-873
MONTGOMERY TOWNSHIP MTZHB05-02 ZONING HEARING BOARD J&I REAL ESTATE, LLC APPLICATION NO. 05-05-874

BOX 109

MONTGOMERY TOWNSHIP MT 84-20B MONTGOMERY TOWNSHIP V FIRST STRAFFORD
MONTGOMERY TOWNSHIP MT 84-20C GWYNMERE - PHASE III
MONTGOMERY TOWNSHIP MT 84-20(D) WRENFIELD - YODER
MONTGOMERY TOWNSHIP MT 84-20E GWYNMERE PHASES IV AND V
MONTGOMERY TOWNSHIP MT 84-20(G) ANDRE/ GWYNMERE BERM PROBLEM CR: GWYNMERE SUBDIVISION FILE MT 84-20(A)
MONTGOMERY SEWERCO., INC. VS. COMMONWEALTH OF PA DEPT. OF ENVIRONMENTAL RESOURCES
MONTGOMERY TWP MT 84-20 (B) (2) FIRST STRAFFORD CORP. & WELLINGTON FEDERAL V. MONTGOMERY TWP CASES: 89-00727, 89-00728, 89-03345

BOX 110

MONTGOMERY TOWNSHIP MT 86-14 FOREST TRAIL - COLAVITO V. MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 86-14(A) FOREST TRAIL PHASE I
MONTGOMERY TOWNSHIP MT 86-14(B) FOREST TRAIL PHASE II
MONTGOMERY TOWNSHIP MT 86-16 JOSEPH AMBLER INN
MONTGOMERY TOWNSHIP MT 86-17 TALL GABLES
MONTGOMERY TOWNSHIP MT 86-17(A) MALLARD POND PHASE I
MONTGOMERY TOWNSHIP MT 86-17(B) MALLARD POND PHASE II
MONTGOMERY TOWNSHIP MT 86-21 ORDINANCE 28-A 5/5/86

BOX 112 > Now **Box 175**

MONTGOMERY TOWNSHIP MT 95-5 PROPOSED AMENDMENT TO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
MONTGOMERY TOWNSHIP MT 85-10 ORDINANCE 27 A AND 27 B 1-15-85
MONTGOMERY TOWNSHIP MT 85-11 PIZZA HUT INC. MTZHB 1/29/85
PENNSYLVANIA MUNICIPALITIES PLANNING CODE 1983
MONTGOMERY TOWNSHIP MT 77-64 MCDONALDS RESTAURANT 11/17/77
MONTGOMERY TOWNSHIP MT 80-55 HATFIELD TOWNSHIP MUNICIPAL AUTHORITY V. 9/5/84

BOX 113

MONTGOMERY TOWNSHIP MT 86-10(A) WELSH VILLAGE ALSO KNOWN AS GWYNEDD POINTE
MONTGOMERY TOWNSHIP MT 86-10(A) FILE #2
MONTGOMERY TOWNSHIP MT 86-10 ORDINANCE 17-031 3/6/86
MONTGOMERY TOWNSHIP MT 86-10(B) DAY CARE FCENTER - MARVING COHEN'S FACILITY
MONTGOMERY TOWNSHIP MT 86-10 C WELSH VILLAGE AREA G
MONTGOMERY TOWNSHIP MT 86-10(D) GWYNMONT WEST OFFICE CENTER

BOX 114

MONTGOMERY TOWNSHIP MT 84-17 MONTGOMERY TOWNSHIP VS. H. HASSAN BUILDER, INC. (EQUITY COMPLAINT)
MONTGOMERY TOWNSHIP MT 86-27 MONTGOMERYVILLE COMMONS 5/15/86
MONTGOMERY TOWNSHIP MT 86-31 HIDDEN RIDGE 7/24/86
MONTGOMERY TOWNSHIP MT 86-35 MC CARRON, THOMAS 8/27/86
MONTGOMERY TOWNSHIP MT 86-44 THORNBURY (DEED & LEGAL DESCRIPT.) 9/22/88
MONTGOMERY TOWNSHIP MT 86-48 TAYLOR RENTAL CORP. 10/31/86

BOX 115

MONTGOMERY TOWNSHIP MT 81-11 MONTGOMERY TOWNSHIP VS. 309 DEVELOPMENT CO. (WELSH & KEYSTONE RD.) 1-17-81
MONTGOMERY TOWNSHIP MT 76-8 MONTGOMERYVILLE INDUSTRIAL CENTER 3-1-76
MONTGOMERY TOWNSHIP MT 89-56 NORGEN ENTERPRISES (ZONING APPLICATION)
MONTGOMERY TOWNSHIP MT 89-57 KODE DEVELOPMENT MONTGOMERYVILLE PLAZA LTD PD
MONTGOMERY TOWNSHIP MT 86-50 CUTLER GROUP - CAMP ROSE TWIG 11/3/86
MONTGOMERY TOWNSHIP MT 86-51 TRI-STATE QUICK LUBE, INC. 11/10/86
MT 86-52 AMERICAN LIFE CARE CORPORATION 11/12/86 KSE
MONTGOMERY TOWNSHIP MT 86-53 HEATHERWOODS - KNOW KNOWN AS STONE RIDGE PHASE II
MONTGOMERY TOWNSHIP MT 86-53 (A) STONE RIDGE LOT 95 - PHASE I
MONTGOMERY TOWNSHIP MT 86-57 HEALEY, WILLIAM J. (TELFORD INDUSTRIAL DEV. AUTHORITY) 11/18/86

BOX 116

MONTGOMERY TOWNSHIP MT 84-17 HASSAN, HARRY 5-16-84
MONTGOMERY TOWNSHIP MT 84-17 H. HASSAN BLDR., INC.

BOX 117

MONTGOMERY TOWNSHIP MT 84-17 HASSAN, HARRY 5-16-84
MONTGOMERY TOWNSHIP MT 95-6 DELUCA ENTERPRISES, INC. - HOSHAM ROAD PROPERTY
MONTGOMERY TOWNSHIP MT 95-6 (A) CLARE BRIDGE PHASE II
MONTGOMERY TOWNSHIP MT 95-8 WOODLAND DRIVE WALKER, LIONEL J. AND ROMA LITTLE ACCESS EASEMENT
MONTGOMERY TOWNSHIP MT 93-50 NORTH PENN SCHOOL DISTRICT - TRANSFER TAX
MONTGOMERY TOWNSHIP MT 93-51 MAYSE, RUTH M. VS. MONTGOMERY TOWNSHIP ET AL
MONTGOMERY TOWNSHIP MT 93-52 MOYCO INDUSTRIES ADDITION

BOX 118

MONTGOMERY TOWNSHIP MT 87-24 MEYERS, WILLIAM P. (REZONING REQUEST) 4/6/87 KSE
MONTGOMERY TOWNSHIP MT 87-24 (A) MEYERS, WM. SUBDIVISION (309 & 5 PTS.) 11/16/88 CHA
MONTGOMERY TOWNSHIP MT 87-26 ORDINANCE 18-H 4/23/87 KSE
MONTGOMERY TOWNSHIP MT 87-27 FLOODPLAIN MAP 4/23/87 KSE
MONTGOMERY TOWNSHIP MT 87-30 COMM. VS. DEON'S CASES & KEYS 5/12/87 KSE
MONTGOMERY TOWNSHIP MT 87-32 GOODYEAR SUBDIVISION 5/21/87
MONTGOMERY TOWNSHIP MT 83-36 BELL ATLANTIC MOBILE SYSTEMS 12/19/83
MONTGOMERY TOWNSHIP MT 84-30 HEINRICH, WILLIAM H. (INC.) MTZHB 12/17/84
MONTGOMERY TOWNSHIP MT 84-27 PARKSIDE ASSOCIATES, INC. 9/14/85
MONTGOMERY TOWNSHIP MT 85-21 MONTGOMERYVILLE INDUSTRIAL CENTER, INC. (IDA APPLICATION) 4/23/85
MONTGOMERY TOWNSHIP MT 84-20 MIMCO COMPANY, INC. 6/5/84
MONTGOMERY TOWNSHIP MT 83-8 APTER, ALLEN & CARL (APPLICATION, HATFIELD TOWNSHIP INDUSTRIAL DEVEL. AUTH.)
MONTGOMERY TOWNSHIP MT 84-28 MORGAN, ROBERT W. & NANCY A. (IDA APPLICATION) 11/14/84
MONTGOMERY TOWNSHIP MT 85-16 HASSAN, HARRY E & ANNE E MTZHB 3/8/85
MONTGOMERY TOWNSHIP MT 85-19 TRI-STATE QUIK-LUBE 3/25/85
MONTGOMERY TOWNSHIP MT 85-28 MONTGOMERY PROPERTIES, INC. 6/4/85
MONTGOMERY TOWNSHIP MT 85-17 SECO REALTY COMPANY 3/12/85
MONTGOMERY TOWNSHIP MT 85-22 MAXI GROUP (IDA APPLICATION) 4/23/85
MONTGOMERY TOWNSHIP MT 85-34 TELFORD INDUSTRIAL DEVELOPMENT AUTHORITY - 309 DEVELOPMENT COMPANY 7-9-85
MONTGOMERY TOWNSHIP MT 85-33 JUG-HANDLE PARTNERS MTZHB 6/11/85 KSE
MONTGOMERY TOWNSHIP MT 78-10 TOLL BROTHERS, INC.
MONTGOMERY TOWNSHIP MT 83-28 BECKETT, ROBERT H. (ET. AL) (TEFRA) 8/23/83
MONTGOMERY TOWNSHIP MT 85-37 ORDINANCE 91 7-17-85
MONTGOMERY TOWNSHIP MT 85-32 WITMAN, ROSS E. MTZHB 6/11/85 KSE
MONTGOMERY TOWNSHIP MT 85-31 BYERS CHOICE LTD. 6/5/85
MONTGOMERY TOWNSHIP MT 85-41 SUTOW, GERALD 10/2/85

MONTGOMERY TOWNSHIP MT 85-38 WEST, WALTER 8/26/85
MONTGOMERY TOWNSHIP MT 84-22 DAVID, KENNETH E. MTZHB 6/14/84
MONTGOMERY TOWNSHIP MT 85-18 BOSSOW REALTY 3/21/85
MONTGOMERY TOWNSHIP MT 82-37 STERNER, BARBARA 7/8/82
MONTGOMERY TOWNSHIP MT 82-56 SCHEIDEL, JUDITH 12/9/82
MONTGOMERY TOWNSHIP MT 80-13 MONTGOMERY, THELMA V. MTG.TWP & GUY HEAVNER, INC. 1/22/80
MONTGOMERY TOWNSHIP MT 82-17 PODLASZEWSKI, EDWARD (COLLECTION) 3/3/82

BOX 119 > Now Box 176

MONTGOMERY TOWNSHIP MT 89-54 NORTH PENN AREA REGIONAL WASTE MANAGEMENT COMMISSION
MONTGOMERY TOWNSHIP MT 89-51 COLMAR VOL FIRE CO. (LOAN FOR TWO TRUCKS)
MT 89-51 (A) COLMAR VOLUNTEER FIRE COMPANY CORESTATES LOAN 4-23-93
MONTGOMERY TOWNSHIP MT 89-52 ZONING AMENDMENTS ORDINANCE NO. 17-065 & 93-8-Z
MONTGOMERY TOWNSHIP MT 89-6 MONTGOMERYVILLE MECHANDISE MART
MONTGOMERY TOWNSHIP MT 82-6 PERA, JACK (LAND DEVELOPMENT) 1/12/82
MONTGOMERY TOWNSHIP MT 85-35 ORDINANCE 89 7-9-85

BOX 120

MONTGOMERY TOWNSHIP MTZHB01-04 FRANKLIN SERVICES CORPORATION APPLICATION NO. 04-01-803
MONTGOMERY TOWNSHIP MTZHB01-03 ZONING HEARING BOARD TRADEWELL, GEORGE & JOANNE APPLICATION NO. 03-01-802
MONTGOMERY TOWNSHIP MTZHB01-02 ZONING HEARING BOARD THEATRICAL DANCE ARTS ACADEMY, INC APPLICATION NO. 02-01-80
MONTGOMERY TWP MTZHB01-01 ZHB SUMMIT BANK C/O MONTGOMERY SQUARE PARTNERSHIP APPLICATION NO. 01-01-800
MONTGOMERY TOWNSHIP MTZHB01-00 ZONING HEARING BOARD MISC. CORRESPONDENCE FOR 2001
MONTGOMERY TOWNSHIP MT 87-33 (D) MONTGOMERY CROSSING PHASE III & IV
MONTGOMERY TOWNSHIP MT 87-33 E MONTGOMERY CROSSING OPEN SPACE CONNECTIONS
MONTGOMERY TOWNSHIP MT 88-17 UNICORP AMERICAN CORP. (WITCHWOOD TRACT) 2/23/88 KSE

BOX 121 > Now Box 177

MONTGOMERY TOWNSHIP MT 85-23 SOLID WASTE MANAGEMENT PROGRAM 4/30/85
MONTGOMERY TOWNSHIP MT 76-51 COLLECTIONS - PAST DUE ACCOUNTS 12/10/76
MONTGOMERY TOWNSHIP MT 83-25 VOTING DISTRICTS (REDISTRICTING) 6/22/83
SUMMARY OF SURVEY OF COMPENSATION RECEIVED BY EMPLOYEES OF TOWNSHIPS OF THE SECOND CLASS 1974
STORMWATER MANAGEMENT STUDY MONTGOMERY TOWNSHIP PENNSYLVANIA - 10/73
BORROWING BY NOTES UNDER LOCAL GOVERNMENT UNIT DEBT ACT - 3/15/73
MONTGOMERY TOWNSHIP MT 87-24 (B) COMFORT INN/ MONTGOMERY INN - JOE GIMARO'S COMPLAINT REGARGING HIS TREES
MONTGOMERY TOWNSHIP MT 96-10 DRUG/ALCOHOL TESTING CONTRACT
MONTGOMERY TWP MT 93-44 ORD 93-22 AMENDING CH 56 OF THE CODE OF MONTGOMERY TOWNSHIP REGULATING ALARM SYSTEM
MONTGOMERY TOWNSHIP MT 93-47 UNITY CHURCH OF GOD (COLLECTION CONTAINERS)
MONTGOMERY TOWNSHIP MT 77-63 BOCA CODE AMENDMENTS
MONTGOMERY TOWNSHIP MT 89-35 SUBDIVISION ORDINANCES (REVISION OF) 19-O 18-P 18-q
MONTGOMERY TOWNSHIP MT 79-58 TAX APPEAL (TRICHLOROETHYLENE) 12/12/79 DO NOT KNOW WHERE THIS FILE WENT
MONTGOMERY TOWNSHIP MT 82-24 MINOR SUBDIVISIONS 3/16/82 DO NOT KNOW WHERE THIS FILE WENT
MONTGOMERY TOWNSHIP MT 82-3 ENGINEER'S LETTERS 1/12/82 (1982) DO NOT KNOW WHERE THIS FILE WENT
MONTGOMERY TOWNSHIP MT 93-35 MTMSA. WARRINGTON TWP. ACT 537 PLAN REVISIONS DO NOT KNOW WHERE THIS FILE WENT
MONTGOMERY TOWNSHIP MT 93-36 SASAFRAS AUDIO, INC. BANKRUPTCY DO NOT KNOW WHERE THIS FILE WENT

BOX 142

MONTGOMERY TOWNSHIP MC KEE, FRANK & HELEN EXHIBITS MT 3U
MONTGOMERY TOWNSHIP MT 87-25 HOLMES, JOS. & EILEEN VS. 4/8/87
MONTGOMERY TOWNSHIP MT 86-7 FELD & SONS, INC. MTZHB 1/17/86
MT 81-46 AIRPORT SQUARE SHOPPING CENTER ZONING APPEAL RE: SIGNS 6/4/81
MONTGOMERY TOWNSHIP MT 86-12 HENDERSON PARTNERSHIP (IDA HEARING) 3/17/86

BOX 123 -- EMPTY

BOX 124

ORDINANCE NO. 96-60 ECPD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT VOLUME IV 9/30/96
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME I 11/25/96
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME II 12/12/96
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME III 1/14/97
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME IV 2/26/97
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME V 3/11/97
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME VI 4/15/97
CONDITIONAL USE APPLICATION NO. C-20 VESTERRA CORPORATION WITCHWOOD VOLUME VII 4/29/97
TRAFFIC IMPACT ANALYSIS OF THE WITCHWOOD TRACT
CONDITIONAL USE APPLICATION EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT WITCHWOOD PROPERTY EXHIBITS A-I

BOX 125 -- EMPTY

BOX 126

MONTGOMERY TOWNSHIP MT 92-5 FILE #1 CABLE ORDINANCE OF MONTGOMERY TOWNSHIP & FRANCHISE AGREEMENT
MONTGOMERY TOWNSHIP MT 92-5 FILE #2 CABLE ORDINANCE OF MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP MT 97-34 NAPPEN REZONING APPLICATION

BOX 127

MCKEE, FRANK A. & HELEN F. APPEAL FROM ORDER OF COURT OF COMMON PLEAS OF MONT. COUNTY NO. 74-836 - BRIEF FOR APPELLANT
MCKEE, FRANK A. & HELEN F. APPEAL FROM ORDER OF COURT OF COMMON PLEAS OF MONT. COUNTY NO. 74-836 - RECORD
MONTGOMERY TOWNSHIP SUBDIVISION ORDINANCE NO. 18 ADOPTED 3/2/64 - 2 COPIES
MONTGOMERY TOWNSHIP SUBDIVISION ORDINANCE NO. 18 ADOPTED 3/2/64 (REVISED 1/11/73) - 2 COPIES
YALE REVIEW OF LAW AND SOCIAL ACTION THE CABLE FABLE SPRING 1972
CONTRACT DOCUMENTS & SPECIFICATIONS FOR ROADWAY IMPROVEMENTS CONTRACT NO. 2 - 4/74
MCKEE, FRANK A. & HELEN F. APPEAL FROM ORDER OF COURT OF COMMON PLEAS OF MONT. COUNTY NO. 74-836 - SUPPLEMENTAL RECORD
ORDINANCES ADOPTED 10/1/62 AND THEREAFTER
MONTGOMERY TOWNSHIP ZONING ORDINANCE OF 1952 AS AMENDED IN 1959 EFFECTIVE 11/7/59
DEVELOPMENT PLAN REVIEW MONTGOMERYVILLE MALL
CURATIVE AMENDMENT WELLINGTON FEDERAL DEVELOPMENT CORPORATION ANDRE TRACT
TOWNSHIP OF MONTGOMERY VS. JONAS HAGEY, INDIVIDUALLY AND PENNWOOD GARDENS, INC.
WILLIAM CLOWNEY - MONTGOMERY TOWNSHIP OUR FILE NO. d86-4032

BOX 128

MONTGOMERY TOWNSHIP MT 87-17 GOETTNER, PAUL A/K/A AEL
MONTGOMERY TOWNSHIP MT 87-17 (A) KARAU, ARNO W. AND CLARA S. 2 LOT SUBDIVISION WITH GOETTNER, PAUL
MONTGOMERY TOWNSHIP MT 87-17 (B) GOETTNER, PAUL RIGHT TO USE CRYSTAL LANE
MONTGOMERY TOWNSHIP MT 87-16 -- KLEIN REALTY (ZONING CHANGE REQUEST) RE: GOLF COURSE 2/13/87 KSE
MT 87-8 MAURER, ROY & VANESSA (SUBDIVISION) 1/19/87 KSE
MONTGOMERY TOWNSHIP MT 87-16 -- KLEIN REALTY (ZONING CHANGE REQUEST) 2/13/87 KSE
MONTGOMERY TOWNSHIP MT 87-20 "WETLANDS" 3/10/87 KSE
MT 87-21 RESOLUTIONS (MISC., 1987) 3/31/87 KSE
MONTGOMERY TOWNSHIP MT 87-23 UPPER STATE ROAD PARK 3/31/87 KSE

BOX 129

PUBLIC HEARING ON PROPOSED ORDINANCE 17-L, LEVITT & SONS 3/6/69
MCKEE, FRANK A & HELEN F. V MONTGOMERY TOWNSHIP - RECORD - VOLUME 1
MCKEE, FRANK A & HELEN F. V MONTGOMERY TOWNSHIP - SUPPLEMENTAL RECORD

MCKEE, FRANK A & HELEN F. V MONTGOMERY TOWNSHIP - RECORD - VOLUME 3
COMMONWEALTH COURT OF PA NOS 111, 112, 227, C.D. 1971 JOHN B. KANE, JR - 3 COPIES
KNAPCO, INCORPORATED VS M BURTON WEAVER, ZONING OFFICER, MONTGOMERY TOWNSHIP, TRANSCRIPT OF NOTES OF TESTIMONY

BOX 130
MT 93-49 FILE #2 GWYNMONT FARMS, PHASE V DEPOSITIONS AND EXHIBITS
MT 93-49 FILE #3 GWYNMONT FARMS BUILDING CORP

BOX 131
MONTGOMERYVILLE MALL - APPLICATION FOR PLAN APPROVAL
SITE PLAN - MONTGOMERYVILLE MALL
PRELIMINARY DESIGN REPORT - PROPOSED MONTGOMERYVILLE MALL - PROJECT # 2307 8/22/73, REV. 2/11/74
TRAFFIC IMPACT STUDY - PROPOSED COMMUNITY DEVELOPMENT ROUTE 309/202 - PROJECT # 2518 - 2/24/77

BOX 132 -- EMPTY

BOX 133
MONTGOMERY TOWNSHIP FILES MT 97-33 THRU MT 97-33(D) ALLAN ANDERES V. MONT TWP BOX 1 OF 4

BOX 134
MONTGOMERY TOWNSHIP FILES MT 97-33 E THRU MT 97-33(J) ALLAN ANDRES V MONT TWP BOX 2 OF 4

BOX 135
MONTGOMERY TOWNSHIP FILES MT 97-33 ALLAN ANDRES ORAL DEPOSITIONS NOTES COURT FILINGS BOX 3 OF 4

BOX 136
MONTGOMERY TOWNSHIP FILES MT 97-33 ALLAN ANDRES V MONT TWP COURT FILINGS BOX 4 OF 4

BOX 137
MONTGOMERY TOWNSHIP MT 95-9 BAKER, CHRISTINA CAR ACCIDENT
MONTGOMERY TOWNSHIP MT 93-39 WERTZ, DESIREE VS. MONTGOMERY TOWNSHIP POLICE
MONTGOMERY TOWNSHIP MT 86-41 S & C PARTNERSHIP/ DISPLAY KRAFT, INC. 10/6/86
MONTGOMERY TOWNSHIP MT 98-15 (A) H. HASSON BUILDER/ JOHN CHAMBERS INFO. 11/8/99
MONTGOMERY TOWNSHIP MT 93-38 ORDINANCE NO. 93-24 AMENDING SECTION 205-10D
MONTGOMERY TOWNSHIP MT 93-34 (A) GREASE MONKEY AUTO SERVICE LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 93-41 BELL ATLANTIC MOBILE SYSTEMS (APPLICATION FOR LAND DEVELOPMENT)
MONTGOMERY TOWNSHIP MT 93-40 WILMINGTON SAVING FUND SOCIETY
LINE ST DRAINAGE PROJECT YEAR II COMM DEV. 1978

BOX 138
MONTGOMERY TOWNSHIP MT 96-11 GOLDENBERG DEVELOPMENT CORP. - MONTGOMERYVILLE II RE-ZONING APPLIC ORD NO. 96-59Z
MONTGOMERY TOWNSHIP MT 96-11(B) GOLDENBERG DEVELOPMENT CORP. V. BD. OF SUPERVISORS - MONT. TWP ZONING APPEAL
MONTGOMERY TWP MT 96-11 C GOLDENBERG DEV CORP. V BD OF SUPV. MONT TWP COMMONWEALTH COURT APPEAL - 2461 1998
MONTGOMERY TOWNSHIP MT 96-11 (A) (2) APPLICANTS EXHIBITS IN THE GOLDENBERG CURATIVE AMENDMENT
MONTGOMERY TOWNSHIP MT 96-11 (A) (3) TOWNSHIP EXHIBITS IN THE GOLDENBERG CURATIVE AMENDMENT

BOX 139
PA MUNICIPALITIES PLANNING CODE ACT 247 OF 1968 AS AMENDED BY ACT 93 OF 1972, AUGUST 1972 (2 COPIES)
PA MUNICIPALITIES PLANNING CODE ACT 247 AS AMENDED BY ACT 93/1972 (2 COPIES)
MISCELLANEOUS 1976
MISCELLANEOUS 1977

MISCELLANEOUS 1978
MERCANTILE TAXES 1978
LEGISLATION (STATE) 1977-78
LEGISLATION 1976
LEGISLATION (STATE) 1974-1975
NORTH PENN SCHOOL DISTRICT 1976
NORTH PENN SCHOOL DISTRICT
MONGY. COUNTY 1975-77 MISC.
MONT. COUNTY IND. DEV. 1978
MONTGOMERYVILLE INDUSTRIAL CENTER 1974-76
MONTGOMERY COUNTY PLANN. COMM. 1976
MONTGOMERY COUNTY PL. COMM 1978
MONTGOMERY COUNTY - BLIGHTED AREA BEAUTIFICATION 1977-78 CONTR. #6
NORTH PENN SCHOOL DISTRICT - SCHOOLS CLOSING
PA DEPT OF EDUCATION RE- PRIVATE SCHOOLS
PENNA. PLANNER PPA - PUBLICATION
PUBLIC AFFAIRS SERIES - PUBLICATIONS PA. ST. UNIV - COLLEGE OF AGRICULTURE
RAHENKAMP SACHS WELLS & ASSOC. PLANNERS/ LAND PLANNERS
CENTRAL MONTG. CTY. BUS STUDY
BUILDING CODES - BOCA BASIC BLDG. CODE
WISSAHICKON WATERSHED WASTEWATER MANAGEMENT STUDY
BELL ATLANTIC MOBILE SYSTEMS
PENNA. TOWNSHIP NEWS PUBLICATIONS
LOGA (LOCAL GOVERNMENT AFFAIRS) VOL 7, NO 1, 1976
RICHARD S. COWAN & ASSOCIATES FIELD INSPECTIONS
DEPT. COMMUNITY AFFAIRS
FLOOD PLAIN & FLOOD INSURANCE RATE, STUDY & FLOODPLAIN MANAGEMENT ACT
GRANT - IN - AIDS
GENERAL ASSEMBLY OF PENNA. HOUSE BILLS
OBJECTIVES OF THE HOUSING & COMMUNITY DEVELOPMENT ACT, 1974
NORTH WALES WATER AUTH.
SURPLUS FEDERAL PROPERTY ASSISTANCE PROGRAM
CORRES. FROM JOHN O'LEARY
GENERAL ORDER #6 11/19/1996 PRISONER SECURITY AND SAFETY
TOWN HOUSE USE - AMENDMENT
ZONING - ARLINGTON HEIGHTS
REGIONAL PLANNING/ HOUSING NEEDS
PLANNING ASSISTANCE PROGRAM
PERFORMANCE ZONING
RECORD KEEPING PROCEDURES
BYLAWS OF MONTGOMERY TOWNSHIP PLANNING COMMISSION
OUTLINE OF PROCEDURES
BUDGET 1977-79, 1982
MISC. NEWSPAPER ARTICLES & BROCHURES
MONTGOMERY TOWNSHIP MT 93-82 PETITION TO APPOINT A CERTIFIED PUBLIC ACCOUNTANT AS AUDITOR
MONTGOMERY TOWNSHIP MT 93-83 EXEMPT PROPERTIES (INQUIRIES)
MONTGOMERY TOWNSHIP MT 93-81 REAL ESTATE TAX MILLAGE PETITION TO RAISE
MONTGOMERY TOWNSHIP MT 93-77 MOUTHAN LEASE 1995
MONTGOMERY TOWNSHIP MT 93-57 REALTY TRANSFER TAX MISCELLANEOUS DETERMINATION NOTICES
MONTGOMERY TOWNSHIP MT 93-60 BILT-RITE CONTRACTORS BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 93-63 ORDINANCE NO. 93-27 WORKMAN'S COMPENSATION ORDINANCE
MONTGOMERY TOWNSHIP MT 93-64 PROPOSED ORDINANCE AMENDMENT - GREASE TRAP

MONTGOMERY TOWNSHIP MT 93-65 BIEHN CONSTRUCTION, INC. - BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 93-68 LAU, PHU - FU HO RESTAURANE ---NOTICE OF UNSAFE STRUCTURE & EQUIPMENT
MONTGOMERY TOWNSHIP MT 93-69 STORMWATER MANAGEMENT ACT
MONTGOMERY TOWNSHIP MT 93-70 CONSORTIUM AGREEMENT ORDINANCE NO. 93-28
MONTGOMERY TOWNSHIP MT 93-73 ROUTE 309 IMPROVEMENT PROJECT
MONTGOMERY TWP MT 93-75 ORD NO. 93-29 AN ORD TO AMEND THE CODE OF MONT TWP TO REVISE THE FORMULA FOR DETENTION
MONTGOMERY TOWNSHIP MT 93-76 SILO APPLICATION
MONTGOMERY TWP MT 96-46 PETITION OF MONTGOMERY TOWNSHIP TO ESTABLISH REAL ESTATE TAX (FOR THE 1997 CALENDAR YEAF

BOX 140 -- EMPTY

BOX 141

MT 93-34 FILE #1 BALL V. BOARD OF SUP BRIEFS
MT 93-49 FILE #1 LANDDEVELOPMENT AGREEMENT GWYNMONT FARMS, PHASE V
MT 93-46 TSG INC. BUSINESS PRIVILEGE TAX
MONTGOMERY TOWNSHIP MT 93-37 ORDINANCE NO. 93-18 AMENDING SECTION 166-1
MONTGOMERY TOWNSHIP MT 93-38 ORDINANCE NO. 93-24 AMENDING SECTION 205-10D
MONTGOMERY TOWNSHIP MT 93-34 (A) GREASE MONKEY AUTO SERVICE LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 93-41 BELL ATLANTIC MOBILE SYSTEMS (APPLICATION FOR LAND DEVELOPMENT)
MONTGOMERY TOWNSHIP MT 93-40 WILMINGTON SAVING FUND SOCIETY
MONTGOMERY TOWNSHIP TAX APPEAL HOFFMAN TIRE CO TAX APPEAL 10-U

BOX 142

MONTGOMERY TWP MT 96-43 (A) DAVID E. AND BARBARA WOOD V. BOARD OF SUPERVISORS OF MONTGOMERY TWP NO 97-18455
MONTGOMERY TOWNSHIP MT 96-44 SEWER USE AND ORDINACE
MONTGOMERY TOWNSHIP MT 96-45 GATEWAY D.C. PROPERTIES, INC. - AIRPORT SQUARE
ORDINANCE NO 96-68 ECPOD II (EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT)
ECPOD HEARING TESTIMONY ORDINANCE NO 96-60
MONTGOMERY TOWNSHIP MT 80-18 LBM CORPORATION
MONTGOMERY TOWNSHIP MT 80-34 LE GOWER, DONALD K.
MONTGOMERY TOWNSHIP MT 78-25 HIGHWAY EQUIP & SUPPLIES BIDS
MONTGOMERY TOWNSHIP MT 75-1 LINE STREET AGREEMENT/HATFIELD TOWNSHIP
MONTGOMERY TOWNSHIP MT 78-56 ANDRE, WILLIAM SUBDIVISION
MONTGOMERY TOWNSHIP MT 78-46 RAPCO MUFFLER
MONTGOMERY TOWNSHIP MT 78-42 MONTGOMERY TOWNSHIP VS. PREISLER & BEATTY
MONTGOMERY TOWNSHIP MT 78-33 DEDICATION OF ROADS
MONTGOMERY TOWNSHIP MT 79-42 ORDINANCES #68
MONTGOMERY TOWNSHIP MT 77-34 NORTH WALES WATER AUTHORITY
MONTGOMERY TOWNSHIP MT 77-52 MUTUAL AID PROGRAM

BOX 143

MONTGOMERY TOWNSHIP MT 89-13 (B) MONTGOMERY LEA PHASE II-B
MONTGOMERY TOWNSHIP MT 89-13(A) MONTGOMERY LEA PHASE II
THE TOWNSHIP OF MONTGOMERY VS. MARKET CENTER REALTY TESTIMONY NO. 5
THE TOWNSHIP OF MONTGOMERY VS. MARKET CENTER REALTY TESTIMONY NO. 6
MONTGOMERY TOWNSHIP MT 93-80 NAPPEN AND ASSOC., THOMAS AND BETTS, INC. VS. MONTG. CTY. B.O.A. APPEALS, ET AL NO. 93-2
MONTGOMERY TOWNSHIP MT 93-79 DAVIES, EDWARD VS. BOARD OF SUPERVISORS, ET AL --- POLICE CORPORAL EXAMINATIONS
MONTGOMERY TWP MT 93-58 ORD NO. 93-25-ORD AMENDING THE CODE MONT TWP TO PROHIBIT PARKING ON PORTIONS OF MTG GI
MONTGOMERY TOWNSHIP MT 93-61 US HEALTHCARE, INC. PROPOSED LAND DEVELOPMENT
MONTGOMERY TOWNSHIP MT 93-66 LANSDALE MANUFACTURING, INC.
MONTGOMERY TOWNSHIP MT 93-67 ORDINANCE NO. 93-26

MONTGOMERY TOWNSHIP MT 93-71 CALHOUN 4-LOT SUBDIVISION
MONTGOMERY TOWNSHIP MT 93-72 DRAINAGE COMPLAINTS FOR 1993

Box 144 -- EMPTY

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #20

SUBJECT:	Accept the Resignation of the Township Auditor
MEETING DATE:	December 15, 2025
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Included in your packet is a letter from Eric Pelletier dated December 10, 2025, resigning as one of the elected auditors for Montgomery Township effective January 2, 2026. Mr. Pelletier has been elected to the Board of Supervisors and will begin his term on January 5, 2026.

The Solicitor has advised that this newly created vacancy can be filled as a Board appointment.

MOTION/RESOLUTION:

Motion to accept Eric Pelletier's resignation letter as an elected auditor.

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

Eric S. Pelletier
Montgomery Township Auditor
103 Pemberton Court
Montgomery Township, PA

December 10, 2025

Montgomery Township Board of Supervisors
Montgomery Township Municipal Building
1001 Stump Road
Montgomeryville, PA 18936

Dear Members of the Montgomery Township Board of Supervisors,

I am writing to formally resign from my elected position as Montgomery Township Auditor, effective January 2, 2026.

It has been an honor to serve the residents of Montgomery Township in this role and to support accountability, transparency, and responsible stewardship of our township's financial operations. I am grateful for the trust placed in me by the community and for the professionalism and cooperation of those with whom I have worked during my term.

This decision comes as a result of my recent election to the position of Montgomery Township Supervisor. In order to fully dedicate myself to the responsibilities of this new role, and in keeping with the statutory requirements of the state of Pennsylvania and ethical expectations of township governance, it is necessary for me to vacate my current office as Auditor.

I remain deeply committed to serving our community and look forward to continuing that service in my new capacity as Supervisor. Please accept my appreciation for the opportunity to contribute to the township in this role, and know that I stand ready to assist in ensuring a smooth and orderly transition.

Thank you for your understanding.

Sincerely,



Eric S. Pelletier

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #21

SUBJECT: Accept Resignation of Fire Chief, Bill Wiegman
MEETING DATE:
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Included in your packet is a resignation letter from Fire Chief Bill Wiegman dated December 10, 2025 and effective January 2, 2026.

MOTION/RESOLUTION:

Motion to accept the resignation of Bill Wiegman as Fire Chief for Montgomery Township.

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

Carolyn McCreary

From: William Wiegman
Sent: Wednesday, December 10, 2025 1:26 PM
To: FDMT Members; DFS; PT Firefighters
Cc: Carolyn McCreary; William Peoples; Gregory A. Reiff; Marianne J. McConnell; Floyd Shaffer; Richard Grier; Blaine Bergey; Kristine Willard
Subject: Resignation Announcement

Good afternoon,

After careful consideration, I have decided to step down as Fire Chief, effective January 2, 2026. This was a difficult decision, but it is best for my family and me.

I am grateful for the commitment each of you shows on calls, in training, and in service to our community. You are all amazing people, and it has been my privilege to lead this excellent department.

I will be here until January 2, 2026, and will be working with Carolyn to ensure that all loose ends are tied up before I leave.

Have a nice day,

Chief William F. Wiegman III
Montgomery Township Department of Fire Services
Fire Marshal
Emergency Management Coordinator
Office: 215-393-6935
Fax: 215-699-1560
Email: wwiegman@montgomerytwp.org



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #22

SUBJECT: Consider Award of Contract for the Purchase and Installation of Rectangular Rapid Flashing Beacons (RRFB's) on Stump Road

MEETING DATE: December 15, 2025

BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman

INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The Township received and opened bids utilizing PennBid on December 5, 2025, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the five (5) bids ranging from \$274,899.00 to \$342,525.10 and is recommending the award of the bid to NJS Concrete LLC, the lowest responsible bidder with a bid of \$274,899.00. 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 July 8, 2024.

BUDGET IMPACT:

A total of \$356,161.00 has been included in the 2025 Capital Investment Plan for the Purchase and Installation of Rectangular Rapid Flashing Beacons (RRFB's) on Stump Road. The Township received \$210,986.00 from the Multimodal Transportation Fund towards funding the project and the remaining \$63,913.00 will come from Capital Reserve.

RECOMMENDATION:

Award the bid as recommended to NJS Concrete LLC.

MOTION/RESOLUTION:

Motion to award the contract for the Purchase and Installation of Rectangular Rapid Flashing Beacons (RRFB's) on Stump Road to NJS Concrete LLC, the lowest responsible bidder, in the amount of \$274,899.00 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.



December 8, 2025

File No. 23-07039

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

Reference: Rectangular Rapid Flashing Beacon and Pedestrian Improvements along Stump Road
Contract 2023-07039 - 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 five (5) bids for this project. Bids were publicly opened on December 5, at 10:00 AM. A copy of the bid tabulation has been attached for your review.

Upon examination, we have determined that NJS Concrete LLC 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 Rectangular Rapid Flashing Beacon and Pedestrian Improvements along Stump Road project be awarded to NJS Concrete LLC in the total amount of **\$274,899.00**, 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.

CLIENT:
Montgomery Township
PROJECT NAME:
Rectangular Rapid Flashing Beacon and Pedestrian Improvements along Stamp Road
PROJECT NUMBER:
23-07039
PROJECT BID DATE:
December 5, 2025

COMPLETENESS REVIEW	NIS Concrete LLC	T. Schaefer Contractors, Inc.	Marino Corporation	Premier Concrete, Inc.	Lentini Electric Corporation
A. Bid Form	X	X	X	X	X
B. Bid Bond	X	X	X	X	X
C. Agreement of Surety	X	X	X	X	X
D. Bidder Acknowledgment Form	X	X	X	X	X
E. Bidder's Qualification Form	X	X	X	X	X
F. Name-Collection Affidavit	X	X	X	X	X
G. Public Works Verification Form	X	X	X	X	X
H. Addendum 1	X	X	X	X	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #23

SUBJECT: Consider Award of Contract for the Traffic Signal Modernization at
Route 309, English Village & Gwynedd Crossing

MEETING DATE: December 15, 2025

BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman

INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The Township received and opened bids utilizing PennBid on December 5, 2025, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the three (3) bids ranging from \$560,291.25 to \$812,403.25 and is recommending the award of the bid to Armour & Sons Electric, Inc., the lowest responsible bidder with a bid of \$560,291.25. 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 \$695,000.00 has been included in the 2025 Capital Investment Plan for the Traffic Signal Modernization at the intersection of Route 309, English Village & Gwynedd Crossing. The Township was awarded a Green Light-Go Grant in the amount of \$528,260.00. This is also included in the Capital Reserves Fund budget.

The difference of \$32,031.25 will be split with Horsham Township, as they share 50% responsibility for the maintenance of this traffic signal.

RECOMMENDATION:

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

MOTION/RESOLUTION:

Motion to award the contract for the Traffic Signal Modernization at the intersection of Route 309 & English Village to Armour & Sons Electric, Inc., the lowest responsible bidder, in the amount of \$560,291.25 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.



December 8, 2025

File No. 22-02069.01

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

Reference: Signal Modernization at Bethlehem Pike (S.R. 0309) and Gwynedd Crossing
Drive/English Village Drive
Contract 2022-02069.01 - 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 three (3) bids for this project. Bids were publicly opened on December 5, 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 Signal Modernization at Bethlehem Pike (S.R. 0309) and Gwynedd Crossing Drive/English Village Drive project be awarded to Armour & Sons Electric, Inc. in the total amount of **\$560,291.25**, 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:
Signal Modernization at Bethlehem Pike (S R. 0309) and Gwynedd Crossing Drive/English Village Drive
PROJECT NUMBER:
22-02069.01
PROJECT BID DATE:
December 5, 2025

Armour & Sons Electric, Inc. 23 East Cabot Boulevard Langhorne, PA 19047 Fred Herb 215-943-4400	Lennl Electric Corporation 1020 Andrew Drive West Chester, PA 19380 Raymond Meehan 610-436-9922	Carr & Duff LLC 2100 Byberry Road Huntingdon Valley, PA 19006 Brian Cummings 215-672-4200
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Reference Number	Description	Type	UOM	Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
#1-1	Mobilization	BASE	LS	1	\$ 14,136.00	\$14,136.00	\$ 21,500.00	\$21,500.00	\$ 39,000.00	\$39,000.00
#1-2	Maintenance and Protection of Traffic	BASE	LS	1	\$ 13,200.00	\$13,200.00	\$ 10,965.00	\$10,965.00	\$ 73,000.00	\$73,000.00
#1-3	Class 1A Excavation	BASE	CY	6	\$ 400	\$2,400.00	\$ 132	\$792.00	\$ 533	\$3,198.00
#1-4	Plain Cement Concrete Curb, Including Removal of Existing Curb	BASE	LF	9	\$ 199	\$1,791.00	\$ 944	\$8,496.00	\$ 650	\$5,850.00
#1-5	Cement Concrete Sidewalk	BASE	SF	17	\$ 336	\$5,712.00	\$ 925	\$15,725.00	\$ 760	\$12,920.00
#1-6	AWG 10 Underground Cable, Copper 1C	BASE	LF	1550	\$ 2	\$3,100.00	\$ 2.35	\$3,642.50	\$ 4.1	\$6,355.00
#1-7	Post Mounted Sign	BASE	SF	20	\$ 55	\$1,100.00	\$ 82.6	\$1,652.00	\$ 80	\$1,600.00
#1-8	Structure Mounted Signage	BASE	SF	219	\$ 70	\$15,330.00	\$ 35.6	\$7,796.40	\$ 70	\$15,330.00
#1-9	Relocate Post Mounted Sign	BASE	EA	1	\$ 195	\$195.00	\$ 313.75	\$313.75	\$ 325	\$325.00
#1-10	Traffic Mast Arm (30')	BASE	EA	1	\$ 28,500.00	\$28,500.00	\$ 31,275.00	\$31,275.00	\$ 32,115.00	\$32,115.00
#1-11	Traffic Mast Arm (35')	BASE	EA	1	\$ 32,000.00	\$32,000.00	\$ 34,040.00	\$34,040.00	\$ 34,430.00	\$34,430.00
#1-12	Traffic Mast Arm (45')	BASE	EA	1	\$ 41,000.00	\$41,000.00	\$ 43,825.50	\$43,825.50	\$ 44,805.00	\$44,805.00
#1-13	Traffic Mast Arm (50')	BASE	EA	1	\$ 46,000.00	\$46,000.00	\$ 48,451.25	\$48,451.25	\$ 49,350.00	\$49,350.00
#1-14	Traffic Mast Arm (25') w/ Luminaire	BASE	EA	1	\$ 27,575.00	\$27,575.00	\$ 31,128.75	\$31,128.75	\$ 33,040.00	\$33,040.00
#1-15	Traffic Mast Arm (35') w/ Luminaire	BASE	EA	1	\$ 34,000.00	\$34,000.00	\$ 36,886.25	\$36,886.25	\$ 38,340.00	\$38,340.00
#1-16	Traffic Mast Arm (40') w/ Luminaire	BASE	EA	1	\$ 39,000.00	\$39,000.00	\$ 42,720.00	\$42,720.00	\$ 44,315.00	\$44,315.00
#1-17	Traffic Mast Arm (50') w/ Luminaire	BASE	EA	1	\$ 49,000.00	\$49,000.00	\$ 52,511.25	\$52,511.25	\$ 53,715.00	\$53,715.00
#1-18	2-inch Conduit	BASE	LF	770	\$ 4.5	\$3,465.00	\$ 4.5	\$3,465.00	\$ 12	\$9,240.00
#1-19	3-inch Conduit	BASE	LF	533	\$ 10	\$5,330.00	\$ 8.25	\$4,397.25	\$ 18	\$9,594.00
#1-20	Trench And Backfill, Type I	BASE	LF	156	\$ 32	\$4,992.00	\$ 17.75	\$2,769.00	\$ 20	\$3,120.00
#1-21	Trench And Backfill, Type II	BASE	LF	28	\$ 90	\$2,520.00	\$ 55.35	\$1,549.80	\$ 75	\$2,100.00
#1-22	Trench And Backfill, Type III	BASE	LF	263	\$ 100	\$26,300.00	\$ 83.55	\$21,973.65	\$ 120	\$31,560.00
#1-23	Signal Cable, 3-Conductor	BASE	LF	275	\$ 4	\$1,100.00	\$ 4.5	\$1,237.50	\$ 4.1	\$1,127.50
#1-24	Signal Cable, 5-Conductor	BASE	LF	1675	\$ 4.25	\$7,118.75	\$ 5.3	\$8,877.50	\$ 4.25	\$7,118.75
#1-25	Signal Cable, 7-Conductor	BASE	LF	875	\$ 4.5	\$3,937.50	\$ 5.65	\$4,943.75	\$ 4.5	\$3,937.50
#1-26	Junction Box, JB-27	BASE	EA	5	\$ 1,150.00	\$5,750.00	\$ 1,026.75	\$5,133.75	\$ 1,335.00	\$6,675.00
#1-27	Junction Box, JB-30	BASE	EA	1	\$ 1,250.00	\$1,250.00	\$ 1,411.25	\$1,411.25	\$ 1,855.00	\$1,855.00
#1-28	Electrical Service Type C	BASE	EA	1	\$ 3,000.00	\$3,000.00	\$ 3,971.25	\$3,971.25	\$ 3,225.00	\$3,225.00
#1-29	Vehicular Signal Head, Three Section (12")	BASE	EA	9	\$ 1,175.00	\$10,575.00	\$ 1,047.00	\$9,423.00	\$ 1,500.00	\$13,500.00
#1-30	Vehicular Signal Head, Four Section (12")	BASE	EA	2	\$ 1,400.00	\$2,800.00	\$ 1,471.00	\$2,942.00	\$ 2,095.00	\$4,190.00
#1-31	Emergency Pre-Emption (4-approaches)	BASE	LS	1	\$ 13,250.00	\$13,250.00	\$ 14,515.00	\$14,515.00	\$ 17,425.00	\$17,425.00
#1-32	4" White Hot Thermoplastic Pavement Markings	BASE	LF	1665	\$ 1.15	\$1,914.75	\$ 1.25	\$2,081.25	\$ 0.5	\$832.50
#1-33	4" Yellow Hot Thermoplastic Pavement Markings	BASE	LF	1785	\$ 1.15	\$2,052.75	\$ 1.25	\$2,231.25	\$ 0.5	\$892.50
#1-34	6" White Hot Thermoplastic Pavement Markings	BASE	LF	144	\$ 3.45	\$496.80	\$ 3.85	\$554.40	\$ 1.25	\$180.00
#1-35	12" White Hot Thermoplastic Pavement Markings	BASE	LF	205	\$ 5.75	\$1,178.75	\$ 6.25	\$1,281.25	\$ 2.5	\$512.50
#1-36	24" White Hot Thermoplastic Pavement Markings	BASE	LF	165	\$ 11.5	\$1,897.50	\$ 12.5	\$2,062.50	\$ 10	\$1,650.00
#1-37	24" Yellow Hot Thermoplastic Pavement Markings	BASE	LF	140	\$ 11.5	\$1,610.00	\$ 12.5	\$1,750.00	\$ 10	\$1,400.00
#1-38	White Hot Thermoplastic Legend, "ONLY", 8'-0"	BASE	EA	3	\$ 345	\$1,035.00	\$ 375	\$1,125.00	\$ 375	\$1,125.00
#1-39	White Hot Thermoplastic Legend, "LEFT ARROW", 8'-0"	BASE	EA	2	\$ 285	\$570.00	\$ 312.5	\$625.00	\$ 285	\$570.00
#1-40	White Hot Thermoplastic Legend, "RIGHT ARROW", 8'-0"	BASE	EA	3	\$ 285	\$855.00	\$ 312.5	\$937.50	\$ 285	\$855.00
#1-41	Pavement Marking Removal	BASE	SF	501	\$ 3.45	\$1,728.45	\$ 3.75	\$1,878.75	\$ 5	\$2,505.00
#1-42	Pavement Marking Removal (Legends and Symbols)	BASE	EA	6	\$ 175	\$1,050.00	\$ 187.5	\$1,125.00	\$ 100	\$600.00
#1-43	Remove Post Mounted Sign	BASE	EA	1	\$ 75	\$75.00	\$ 225	\$225.00	\$ 300	\$300.00
#1-44	Uninterruptable Power Supply (UPS), LED Indicator Light	BASE	EA	1	\$ 9,500.00	\$9,500.00	\$ 10,013.00	\$10,013.00	\$ 11,485.00	\$11,485.00
#1-45	Relocate Pedestrian Signal Heads	BASE	EA	2	\$ 250	\$500.00	\$ 478	\$956.00	\$ 925	\$1,850.00
#1-46	Fiber Optic Termination Panel	BASE	EA	1	\$ 1,500.00	\$1,500.00	\$ 4,375.00	\$4,375.00	\$ 5,800.00	\$5,800.00
#1-47	Traffic Adaptive Equipment and Video Detection, Thermal (4-approaches)	BASE	EA	1	\$ 38,000.00	\$38,000.00	\$ 40,211.25	\$40,211.25	\$ 117,300.00	\$117,300.00
#1-48	Managed Network Switch	BASE	EA	1	\$ 2,500.00	\$2,500.00	\$ 2,750.00	\$2,750.00	\$ 3,550.00	\$3,550.00
#1-49	Fiber Optic Cable 12 Strand	BASE	LF	280	\$ 8	\$2,240.00	\$ 16.65	\$4,662.00	\$ 15	\$4,200.00
#1-50	LED Luminaire, Arm Mount	BASE	EA	4	\$ 900	\$3,600.00	\$ 691.25	\$2,765.00	\$ 1,210.00	\$4,840.00
#1-51	NEMA TS-2, Type 1 Mounting with ATC Controller	BASE	EA	1	\$ 38,000.00	\$38,000.00	\$ 45,461.25	\$45,461.25	\$ 43,900.00	\$43,900.00
#1-52	Detectable Warning Surface	BASE	SF	10	\$ 106	\$1,060.00	\$ 110	\$1,100.00	\$ 70	\$700.00
#1-53	Grading and Restoration of Disturbed Areas During Construction	BASE	LS	1	\$ 3,500.00	\$3,500.00	\$ 5,030.00	\$5,030.00	\$ 5,000.00	\$5,000.00
					\$60,291.25		\$611,580.75		\$812,403.25	

COMPLETENESS REVIEW	Armour & Sons Electric, Inc.	Lennl Electric Corporation	Carr & Duff LLC
A. Bid Form	X	X	X
B. Bid Bond	X	X	X
C. Agreement of Surety	X	X	X
D. Bidder Acknowledgement Form	X	X	X
E. Bidder's Qualification Form	X	X	X
F. Non-Collusion Affidavit	X	X	X
G. Public Works Verification Form	X	X	
H. Addendum 1	X	X	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 24

SUBJECT: 2026 Recreation Programs and Associated Fees
MEETING DATE: December 15, 2025
BOARD LIAISON: Annette Long
INITIATED BY: Brian Sullivan, Recreation Program Supervisor
Jenna Bertoti, Special Events & Facilities Coordinator
Jason Prince, Facilities & Recreation Program Supervisor
Floyd S. Shaffer, Community & Recreation Director

BACKGROUND:

Attached is the proposed lineup of activities at the Montgomery Township Community and Recreation Center (Mont CRC) for Winter 2026. The recommended fees/charges for each program/event are also included. The schedule will be valid from January 1, 2026, through March 31, 2026. All Mont CRC activities and events will be promoted through our normal publicity channels as well as social media.

The diverse lineup of activities, programs, and special events offers a varied menu of recreational opportunities. A wide array of healthy fitness sessions, fun community special events, and positive educational programs will be available for individuals of all ages and abilities throughout the Montgomery Township area.

PREVIOUS BOARD ACTION:

Approval of fees and charges for each quarter of Seasonal Recreation Programs.

BUDGET IMPACT:

Recreation opportunities are expected to be budget-neutral.

RECOMMENDATION:

Approve the 2026 Winter Recreation Program and Fees Schedule amendment as submitted.

MOTION/RESOLUTION:

Motion to approve the 2026 Winter Recreation Program and Fee Schedule amendment as submitted.

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

Name or Activity	Ages	When	Times	Cost Member	Cost Non-Member
Adult (18 +)					
Barre/Pilates	18+	Tuesdays	5:00 - 6:00 PM	Included	\$5
Basketball League	18+	Wednesdays	6:30 - 9:30 PM	\$500 (team fee)	\$500 (team fee)
CPR Certification	18+	Once a month	5:00 - 8:00 PM	\$95	\$100
Dance Party	18+	Tuesdays and Thursdays	9:30 AM	Included	\$5
HIIT Class	18+	Wednesdays	8:30 AM	Included	\$5
HIIT Class	18+	Fridays	9:30 AM	Included	\$5
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	\$100	\$100
Paint Party	18+	Friday Nights	6:00 PM - 8:00 PM	\$14	\$20
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30 PM - 7:30 PM	\$65	\$70
Pilates/Barre	18+	Mondays and Thursdays	6:30 or 7:30 PM	Included	\$5
Spin	18+	Wednesdays and Saturdays	6:30 PM	Included	\$5
Strength Core and More	18+	Mondays	9:30 AM	Included	\$5
Tabata	18+	Wednesdays	9:30 AM	Included	\$5
Yoga	18+	Mondays and Thursdays	6:30 or 7:30 PM	Included	\$5
Zumba	18+	Wednesdays	9:00 AM	Included	\$5
Zumba Toning	18+	Saturdays	6:15 PM	Included	\$5
Senior (50+)					
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	\$100	\$100
Paint Party	50+	Friday Nights	6:00 PM - 8:00 PM	\$14	\$20
Pickleball Lessons (5 Weeks)	18+	Tuesdays	6:00 - 7:00 PM	\$95	\$100
Pickleball Lessons (3 Weeks)	18+	Thursdays	6:00 - 7:00 PM	\$60	\$65
Senior Trivia	50+	Second Wednesday of the Month	2:30 PM - 4:30 PM	No Charge	No Charge
SS Classic	50+	Mondays and Wednesdays	11:00 AM	Included	\$5
SS Stability	50+	Tuesdays	11:00 AM	Included	\$5
SS Yoga Stretch	50+	Thursdays	11:00 AM	Included	\$5
Open Play					
Badminton	All Ages	Tuesdays and Sundays	Times Listed	Included	\$5
Basketball	All Ages	Weekly	Times Listed	Included	\$5
Bocce	All Ages	Open daily	Sunrise to Sunset	No charge	No charge
Cornhole	All Ages	Thursdays	6:00 PM	Included	\$5
Pickleball	All Ages	Weekly	Times Listed	Included	\$5
Events					
Breakfast with Santa	All Ages	December 13th	9:00 AM - 11:30 AM	\$15	\$15
Bus Trip: Hunterdon Playhouse	18+	March 4th	9:30 AM - 5:30 PM	\$135	\$135
Princess Breakfast	All Ages	February 21st	9:00 AM - 10:30 AM	\$15	\$20
Winter Craft Fair	All Ages	December 6th	10:00 AM - 2:00 PM	No charge	No charge
Summer Camp				<i>Residential rate</i>	<i>Non-residential rate</i>
Kids University	Ages 6-12	June 22nd - August 14th	9:00 AM - 4:00 PM	\$265	\$280

Winter 2025-2026 Recreation Programs and Associated Fees					
Name or Activity	Ages	When	Times	Cost Member	Cost Non-Member
Preschool Programs (0-5)					
Color with a Cop	Ages 2-8	Wednesday (Date: TBD)	10:00 AM - 11:00 AM	No charge	No charge
Color with a Firefighter	Ages 3-8	Wednesday (Date: TBD)	10:00 AM - 11:00 AM	No charge	No charge
Get Up and Move	Ages 1-4	Tuesdays	10:00 AM - 11:30 AM	\$40	\$40
Story Time	All Ages	Wednesdays	10:00 AM - 10:45 AM	No Charge	No Charge
Youth Programs (5-12)					
Chess Wizards	Ages 5-10	Mondays	5:00 PM - 6:00 PM	\$145	\$150
Dodgeball Tournament	Ages 8-12	Friday - February 20th	6:00 PM - 8:30 PM	\$10	\$10
Homeschool Heroes	Ages 6-12	Wednesdays	1:00 PM - 1:45 PM	\$40	\$40
Innovators Robotics	Ages 5-10	Thursdays	5:00 PM - 6:30 PM	\$160	\$165
Kids Night Out	Ages 6-12	Fridays once a month	6:00 PM - 8:30 PM	\$30	\$30
Mad Science	Ages 6-12	Wednesdays	5:00 PM - 6:00 PM	\$140	\$145
Minds in Motion: CSI	Ages: 7-13	Mondays	5:00 PM - 7:00 PM	\$150	\$155
MVP Sports: Volleyball	Ages 8- 12	Thursdays	5:00 PM - 6:00 PM	\$40	\$40
NFL Flag Football League	Ages 5-12	Mondays	5:30 PM - 8:30 PM	\$80	\$85
Paint Party	Ages 5-12	Fridays and Sundays once a month	9:30 AM - 11:00 AM	\$14	\$20
Tennis Lessons	Ages 5-12	Tuesdays and Saturdays	Varies	\$95	\$100
Young Rembrandts Drawing Class	Ages 6-14	Saturdays	9:00 AM - 9:45 AM	\$70	\$75
Teen (13-17)					
Babysitter Class	Ages 11-15	February 7th	9:00 AM - 3:30 PM	\$85	\$90
Basketball Tournament	Ages 13-17	March 13th	5:00 PM - 9:00 PM	\$10	\$10
CPR Certification	Ages 12+	Once a month	5:00 PM - 8:00 PM	\$95	\$100
Girls Flag Football Day Camp	Ages 8 - 14	January 31st	9:00 AM - 12:00 PM	\$35	\$40
Paint Party	All Ages	Fridays and Sundays, once a month	6:00 PM - 8:00 PM	\$14	\$20
Young Rembrandts Drawing Class	Ages 6- 14	Saturdays	9:00 AM - 9:45 AM	\$70	\$70