

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 22, 2025**

1. Call to Order: The September 22, 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 Kailie Melchior, Esq.
Carolyn McCreary, Township Manager

ALSO IN ATTENDANCE:

Police Chief William Peoples
Fire Chief William Wiegman
Director of Finance Blaine Bergey
Director of Planning & Zoning, Marianne McConnell
Director of Public Works Greg Reiff
Director of Information Technology Richard Grier
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. George Schutte of 109 Cove Circle inquired about an update on the Grays Lane speeding issue, stating it was continuing and now even more dangerous with school back in session. Ms. Ware-Jones responded that PennDOT has not yet responded to Officer Jenkins and his request to review the matter. Chief Peoples explained that the Township is at the mercy of PennDOT for the free study. The Police Department has updated the enforcement and added additional speed timing lines. Chief Peoples will have the Highway Safety Department check for an update on the study request. Julie Bartolomeo of 124 Deerpath Road said that she lives on a cul-de-sac and that parking there has gotten out of control, with up to 12 cars parked in the cul-de-sac, including in the middle. She asked the Township to help with the enforcement of parking restrictions in the cul-de-sac.

4. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the minutes of the September 8, 2025 Board meeting and the payment of bills for September 22, 2025 in the amount of \$681,242.21 were approved as submitted.

Presentations:

5. Montgomery Township Baseball and Softball Association (MTBSA) Donation: Dan Amate, President of the Montgomery Township Baseball and Softball Association expressed the organizations gratitude for the recently constructed bathrooms at Rose Twig Park. Mr. Amate stated that the Board was able to set aside funds this year from player registrations to make a donation towards the cleaning and maintenance of the bathrooms.

6. Donation to the Montco Anti-Hunger Network: Shannon Isaacs, Executive Director, was present to accept the check on behalf of the organization. She also provided an update on the organization's services and ongoing efforts to assist communities with food insecurities.

Planning and Zoning:

7. Public Hearing – Zoning Ordinance Amendment #25-350 – Accessory Dwelling Units: Upon motion by Ms. Ware-Jones, second by Ms. Long, and unanimously carried, the public hearing was opened at 7:17 p.m. Notes of testimony were taken by Court Reporter Mark Manjari. Ms. McConnell reported that staff is requesting the adoption of the proposed amendment to the Montgomery Township Code, Section 230-149C, replacing provisions for "relative quarters" with provisions for "accessory family dwelling". The proposed ordinance amendment has been submitted and reviewed by the Montgomery County Planning Commission and the Montgomery Township Planning Commission. The hearing closed at 7:19 p.m.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab and unanimously carried (5-0), the Board adopted Ordinance No. 25-350 to amend Chapter 230 of the Code of Montgomery Township as presented.

8. Knightsbridge 3-Lot Subdivision (LDS-25-002): Ms. McConnell reported that the applicant, Cornerstone Premier Homes, has submitted a 3-lot subdivision plan for a 2.28-acre parcel at Knapp Road and Sycamore Drive, in the R-2 Residential District. The is lot 2 of the recently subdivided parcel at 107 Knapp Road. All three lots will front on Sycamore Drive, with the middle lot (lot 3) located at the intersection of Sycamore Drive and Beechwood Drive. Susan Rice, P.E., represented the applicant and stated that previously the Board had chosen to place sidewalk along Knapp Road, but just curbing on Sycamore Drive. Ms. Rice also reviewed the other waivers requested. Under public comment, Carla Helaszek of 141 Addison Lane said she had a concern about the driveway near Knapp Road due to the current traffic congestion there. It was confirmed that the driveways were all on Sycamore Drive.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford and unanimously carried (5-0), the Board adopted Resolution No. 2025-17, approving the subdivision application, with requested waivers, submitted by Cornerstone Premier Homes.

9. Review of Zoning Hearing Board Application: Ms. McConnell identified the hearing application received for the October 1, 2025 Zoning Hearing Board meeting. The applicant proposes to operate a baseball and softball training facility. The applicant intends to use the space for both 1 on 1 and team instruction sessions, training and intends to install batting cages and utilize fitness equipment during their instruction and training sessions.

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.

Public Safety:

10. Listing Sales Agreement with Broker for Fire Engine and Fire Squad: Chief Wiegman reported that the department anticipates the arrival of two new apparatus from Pierce Manufacturing in November 2025. The new apparatus will replace a 2002 Pierce Contender Pumper (Engine 18) and a 2006 Pierce Enforcer Pumper (Squad 18-1). Fire Line Equipment, LLC, appraised the engines on September 3, 2025. The department is requesting Board approval to enter a 7% listing and selling agreement with Fire Line Equipment, LLC, for the sale of Engine 18 and Squad 18-1. Under public comment, Homer Elizardo of 119 Embassy Drive, asked if the old equipment on the trucks will be reused and the answer is yes.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board approved the fire department to enter a 7% listing and selling agreement with Fire Line Equipment, LLC, for the sale of Engine 18 and Squad 18-1.

11. Replacement Radio/Phone Recorder: Chief Peoples reported that the police department's communications center was refurbished in 2012. As part of the project, the department replaced the previous radio/phone recorder used for investigations and immediate playback capability for dispatchers. Currently, the existing radio/phone recorder is at the end of life and is no longer supported by software or hardware. Further, the new radio/phone recorder will not only be able to record our current dispatcher phone line and township radio system, but it will also be able to record the county radio system. A quote has been obtained from Wireless Communications and Electronics, an authorized vendor under the Costars Cooperative Purchasing Program. The total cost for this project is \$14,720.00.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the purchase and installation of the Eventide DX740 Logger from Wireless Communications & Electronics, per the provided quote dated September 8, 2025 in the amount of \$14,720.00.

Public Works:

12. Emergency Storm Sewer Pipe Replacement on Canterbury Lane: Mr. Reiff reported that the original corrugated metal storm sewer pipe along Canterbury Lane is completely disintegrated which is causing dangerous sinkholes to form. Upon inspection, the area in question is the most severe and requires immediate repair. Gilmore & Associates, the Township Engineer, obtained three (3) quotes to make the immediate repairs due to the complexity of the pipe being located under the curb. The quotes ranged from \$32,065.62 to \$47,250.00. J.D. Fedele Construction Demolition, Inc. provided the lowest responsible quote of \$32,065.62 and their previous work in the Township was completed with a high level of satisfaction.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0), the Board approved the emergency repairs to the section of

storm sewer pipe on Canterbury Lane to J.D. Fedele Construction Demolition, Inc. in the amount of \$32,065.62.

Administration and Finance:

13. Review of 2024 Annual Audit: Mr. Bergey reviewed the details of the 2024 audited financial statements, focusing on the various governmental funds. He noted that the General Fund ended the year with a \$9.3 million fund balance. This increase of almost \$3.5 million was due in part to ARPA funds being recognized on the balance sheet in 2024. The Capital Reserves Fund ended the year with a \$8.5 million fund balance, a decrease of \$1.8 million as the Township continues to work through its five-year Capital Investment Plan. The Fire Protection Fund ended the year with a \$665,733 fund balance. This fund accounts for the costs for the daytime career fire staff and related operational expenditures. Other minor funds' results were based on normal operations.

Ms. McCreary reminded the Board that the Township has two outstanding long-term debts. The first is for the Community and Recreation Center's construction and has a balance of \$6,915,000 at 12/31/24. This debt was refinanced in 2021 for a lower interest rate. The second is a 2021 General Obligation Note with a balance of \$13,824,000. This financed the Township's first Capital Investment Plan at a rate of 1.76%.

14. Review of Capital Investment Plan: Ms. McCreary provided an update to the Board on the Township's Capital Investment Plan (CIP) and the 2024 results of operations in the Capital Reserves Fund. She shared the fund's balance range from \$12.2 million in 2018, \$22.2 million in 2021 as a result of the borrowing done for capital purchases and projects and has a balance of \$8.4 million at 12/31/24. She reminded the Board that they had authorized a one-time transfer from the General Fund to infuse the Capital Reserve Fund with additional money to pay for the 2025 projects. This would still leave a fund balance in the General Fund that exceeds the GFOA recommendation. Additionally, the most recent tax increase was internally designated to begin a systematic replenishing of the Capital Reserves Fund and was expected to generate \$853,000 in 2024.

She advised that the Township expended the \$15 million borrowed as of February 2024 and this was reported so the Township would avoid any issues with the IRS about earning more on the note proceeds than it was paying on the debt (arbitrage).

She shared a summary of the CIP for 2023 through 2028, noting that a number of projects were delayed and would be carried over into 2026 because of delays in engineering and/or permitting. She noted this will not affect the grants the Township received for these projects.

In response to Ms. Bamford's question, Ms. McCreary stated an updated CIP would be provided as part of the proposed 2026 budget and each Department Head would speak about their requests and plans for 2026.

15. Wissahickon Watershed Water Quality Improvement Plan Update: Ms. McCreary reported that the Wissahickon Quality Improvement Plan (WQIP) has been drafted, reviewed multiple times, amended and finally submitted to the Pennsylvania Department of Environmental Protection. Prior to the submission, members of the Technical Subcommittee met virtually with the regulators in preparation for the submission. Simultaneously, the group is working with Patrick Hitchens, Esquire, to develop a Consortium agreement for the member municipalities to adopt. This agreement will memorialize the group's goals and objectives, its structure and function, officers, meeting and formation of subcommittees if needed, banking, and other administrative functions. Once the agreement is in its final form, it will be presented to the Board of Supervisors to review and authorize the advertisement of the ordinance to adopt it.

Old Business:

16. Decision on Proposals for a Fire Services Staffing Study: Ms. McCreary reported that at the October 28, 2024 Board of Supervisors public meeting, Chief Wiegman spoke to the Board about the future of fire services in Montgomery Township. In 2025 the Board discussed this at their public meetings on June 23, July 28, August 25 and September 8, 2025. At the August 25 Board of Supervisors public meeting, the Board discussed the merits of having a third-party independent consultant evaluate the plan brought forth by Chief Wiegman and review other options. It was also suggested that a comprehensive study of fire operations be conducted. Consensus of the majority was to obtain quotes with the Board voting 4 – 1 to do so and report back. The firms that were contacted are Center for Public Safety Management, LLC, Municipal Resources, Inc., and Aspirant Consulting Group, LLC. Costs for the three studies were provided. Ms. Ware-Jones opened up the discussion by welcoming public comments. Comments were made by the following residents: Warren Sabain of 111 Pine Crest Lane, Dan Gormley of 119 County Club Drive and Chair of the Public Safety Committee of Montgomery Township, Winter Morris of 111 Pine Crest Drive, Andrew Backlund, Career Montgomery Township Firefighter Captain, Carla Helaszek of 141 Addison Lane, Steve Kastic of 302 Walden Lane, John O'Connor of 111 Newport Lane, Jared Utz of 81 Forest Trail Drive, Scott Urbinati of 106 Grays Lane, Swapne Mulcherjee of 105 Potters Way, John Alameda of 1705 N. Line Street, John Scholl of 107 Cambridge Ct., John Washesky of 100 Country Club Drive, Homer Elizardo of 119 Embassy Drive, Bill Belmonte of 103 Banbury Avenue, Vinay Setty, Volunteer Deputy Chief of FDMT, Bruce Whiteman of Kennedy Drive, Jason Ropars of 105 Citadel Ct. Comments were generally in favor of fire safety, but some residents were in favor of a study to ensure that the plan was right for the Township, as it is a significant undertaking and would result in a tax increase. Staffing number variations, mixed schedules, and phased-in approaches were discussed. Other residents were comfortable moving forward with Chief Wiegman's plan, noting the tax increase per property would be minimal, versus having confidence that a fire truck will show up to your home in a timely manner. Others had concerns about the urgency of the fire safety matter, as well as other services provided by the fire department.

The Board of Supervisors' comments were as follows: Ms. Long stated that there were two comments she reflected on from the Public Safety Committee meeting. One being that Chief

Wiegman stated that he did not see a need to increase the staffing over the next 20 years once the plan is implemented, and two, at this time, “we do not know who is coming to the fire”. Ms. Long stated she was confident in Chief Wiegman’s plan. Ms. Chimera indicated that she’s been a resident for 32 years, serving 16 years on the Board of Supervisors, and she has the utmost faith in Chief Wiegman’s plan. He has served as a volunteer for the FDMT since 2006, advancing through the ranks. The volunteers put him in charge because he knows what’s best for the department. Ms. Bamford stated that she supports a fire study because she feels her role is to challenge the data and have a fiduciary responsibility to do the work upfront. Ms. Staab stated that no one on the Board is a fire expert and she is responsible to the voters and taxpayers. If an investment in a study will show us what we don’t know, then she wants the best options. As long as it does not delay the process, she wants to go with an outside consultant. Ms. Ware-Jones stated that the Board wants to make everyone happy, but that is not feasible. They have accepted all the information and feedback and must make the best decision possible. She has spoken with many outside organizations about this issue, and she does not support an independent fire study.

MOTION: Upon by Ms. Ware-Jones, seconded by Ms. Chimera, and carried by a vote of 3 to 2 (Ms. Bamford and Ms. Staab voting Nay), the Board will not hire a firm to conduct a fire staffing study.

17. & 18. Department Reports and Committee Liaison Reports: Submitted, but not discussed.

19. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Bamford, the meeting was adjourned at 9:46 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary