

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 27, 2025**

1. Call to Order: The October 27, 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
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. Steve Fedele of 222 Chatham Place said he reviewed the proposal for fire expansion, and the numbers did not add up. He felt there were errors and that there was no need for additional career firefighters. He suggested a program for volunteers that would increase the stipend, attract younger people to the pipeline, and hire a grant writer to secure additional grants. Chief Wiegman explained that the Fire Department has a grant writer and that they do submit for the SAFER grant every year. Most of the other grants mentioned are for equipment and not staffing, but he will look into them. When the fire department recruits young volunteers, they train them to be FF1, but they can't afford to live in the Township, so they move away and get full-time jobs elsewhere. Chief Wiegman also explained that even after raising the stipend, they are unable to fill shifts, and weekends are most concerning. Additionally, if you only bring on part-time firefighters, you lose full crew integrity, which is crucial when sending crews to fight fires together.

Hector Elizardo of 119 Embassy Drive inquired about the availability of the draft budget for review. The Board explained that the budget is still being modified and that the preliminary budget will be presented on November 10, 2025, after 7:00 p.m. and voted on at that time. The preliminary budget will then be publicly available on the Township website and in person review at the Township. The Board of Supervisors will formally adopt the budget at their December 15, 2025 meeting.

Mike Wozny of 400 Pimlico Way asked when the final audited financial statements will be completed and made available. Mr. Bergey stated that they were completed and are on the Township's website. Mr. Wozny said that the document on the website says "unaudited". Ms. McCreary explained that the portion of the report that says unaudited at the top is the part the Township provides and is not audited by the Auditor. The pages that follow include the clean audit letter from the Auditor, along with the audited statements.

Ms. Bamford acknowledged the Category 5 hurricane, which is aiming for a direct hit on Jamaica. She asked everyone to keep the residents who may have families there, as well as the people in Jamaica, in their thoughts.

4. Announcement of Executive Session: Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session on Monday, October 20, at 3:30 PM in person and virtually via Microsoft Teams, relating to a personnel matter. Mr. Walko stated that the topic discussed is a legitimate subject 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 October 13, 2025 Board meeting, and the payment of bills for October 27, 2025 in the amount of \$656,928.83 were approved as submitted.

Planning and Zoning:

6. Approval and Execution of the Amended Stipulated Agreement – Joseph Ambler Inn: Ms. McConnell reported that in July of 2003, the Board of Supervisors entered into a Settlement Stipulation resolving a Joseph Ambler Inn Land Use Appeal with specific conditions included in the agreement. The property has been for sale, and the previous equitable owner requested amendments to the existing Settlement Stipulation to continue operating the inn successfully. This new amended agreement was approved by the Board during their May 27, 2025 meeting. The new owners have reviewed the amended agreement and request that the Board approve the updated successor information and updated compensation amount for the proposed public trail easement. The new owners were present, introduced themselves, and stated that they intended to maintain the status quo and make it even better. Mr. Walko also asked the Board if they would approve the agreement and allow for negotiations to amend the Trail Access Agreement as well.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board authorized the Township Manager to execute the Amended Settlement Stipulation, Docket No. 01.17870, and facilitate Court Approval and allow for negotiations of the Trail Access Agreement, once the Township is provided proof of the sale.

7. Preliminary/Final Subdivision Approval – Pecan Drive (4-Lot Subdivision): Ms. McConnell reported that the WGR Group, LLC has submitted an application to subdivide the existing vacant parcel at the corner of Pecan Drive and Beechwood Drive into 4 residential building lots. Three lots will front on Pecan Drive, with the fourth having driveway access on Beechwood Drive. Five waivers are being requested from the following requirements: To provide widening, paving and curbing; to provide sidewalks; to provide street lighting along existing roadways; to provide existing features within 400 feet of the site; and to provide separate preliminary and final plans. Richard Mast, P.E., represented the applicant and discussed each waiver, including providing a

fee in lieu of sidewalks. Ms. Chimera, Board liaison to the Township Planning Commission, stated that the Planning Commission felt that sidewalks would change the aesthetics of the neighborhood, as none existed elsewhere. Ms. Bamford stated that the Montgomery County Planning Commission felt it was important for safety, and she requested that the waiver for no sidewalks be denied. There was also discussion about preserving the trees on the properties as much as possible during the construction.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Resolution No. 2025-19, approving the subdivision application, with requested waivers, except sidewalks to be included, as submitted by WGR Group, LLC.

8. Review of Zoning Hearing Board Application: Ms. McConnell identified the hearing applications received for the November 5, 2025 Zoning Hearing Board meeting. Application #25100009 – Arduino / 208 Orchard Drive is for a variance to place an above-ground pool in the 50-foot-wide buffer easement area of their rear yard, where, as defined, no structures are permitted. Application #251000010 – Dreamland Adventure, LLC / 804 Bethlehem Pike – Montgomery Mall is for a proposal to operate an indoor recreation facility, with a use described as “the retail sale or promotion of children’s play area, birthday parties, indoor playground under parent supervision, kids’ events, children’s merchandise and retail sale of pre-packaged snacks and drinks”. The applicant seeks a use variance to operate an indoor recreation facility within the RS – Regional Shopping Center District. Application #251000011 – 101 Commerce Drive Holding Co. / 101 Commerce Drive proposes to expand the parking lot and provide additional parking to accommodate an existing tenant, Lymphacare, as they expand their operations in the existing building. The applicant seeks variances to permit parking space stalls measuring 9 ft. x 18 ft. instead of the required 10 ft. x 20 ft.; to allow parking in the front yard along Stump Road and Commerce Dr.; to permit 67.3% impervious coverage where a maximum of 65% and 32.7% green space where 35% is required; and a variance to the extent necessary to permit 2 free-standing signs; 1 at the driveway off Stump Road and 1 at the corner of Stump Road and Commerce Drive.

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

Public Safety:

9. Ordinance #25-351 - Amendments for Traffic Control (Parking and Trucks): Chief Peoples reported that the Highway Safety Unit, Traffic Engineer, and Public Safety Committee have proposed and reviewed changes to the Traffic Control Ordinance. The proposed changes include: restriction of truck traffic on Stump Road between Witchwood Drive and Welsh Road, prohibited parking on Country Club Drive at Pinecrest Lane, methods of parking to include prohibiting overnight parking at Township parks, prohibition of parking of large trucks, commercial vehicles, trailers, and other large vehicles on any Township-owned road.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Ordinance #25-351 – Amendments to Traffic Control – Parking and Truck Restrictions.

10. Ordinance #25-352 - Amendment to Red-Light Camera Enforcement (ARLE) Late Fee: Chief Peoples reported that the ordinance adopted for the red-light camera initiative now needs to be amended to include a collection fee for those motorists who fail to remit payment or appeal the violation in the prescribed period. The proposed fee is \$35.00

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Ordinance #25-352 – establishing a collection fee of \$35.00 related to the red-light camera enforcement program.

11. Authorize Sale of Additional Municipal Equipment by Online Auction: Chief Peoples reported that at the October 13, 2025 meeting, the Board authorized the advertisement of the sale of surplus assets through Municibid, an online auction company. During the process of photographing and creating listings, a police vehicle that was being stripped of equipment parts for a new car was returned to the station. That vehicle, along with four tires, can be added to the current auction list and included in one advertisement. The additional items being offered are a 2018 Ford Police Interceptor Utility and four OEM Wheel & Tire assemblies from a 2024 Jeep Mojave Gladiator.

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

Public Works:

12. Award of Bid for Route 309 Emergency Pre-Emption System: Mr. Reiff reported that the Township received and opened bids utilizing PennBid on October 17, 2025. Gilmore & Associates, the Township Engineer, reviewed the four (4) bids ranging from \$113,200.00 to \$136,500.00 and is recommending award of the bid to Armour & Sons Electric, Inc., the lowest responsible bidder with a bid of \$113,200.00.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board awarded the contract for the Traffic Signal Pre-Emption Detection upgrades along Bethlehem Pike to Armour & Sons Electric, Inc., the lowest responsible bidder, in the amount of \$113,200.00 per the recommendation of Gilmore & Associates, Township Engineer.

Administration and Finance:

13. Authorize the Advertisement of Bids for Township Facilities' Waste and Single-Stream Recyclable Materials Collection and Disposal: Ms. Ware-Jones reported that the current three-

year contract for waste and recyclables collection and disposal will expire on December 31, 2025. The total cost of that contract for three years was \$70,707.60. Updated specifications that meet the needs of the various Township buildings and locations have been created to solicit bids for the required collections for all Township facilities with a three-year contract. The bids are scheduled to be received and opened on Tuesday, November 18, 2025 at 10:00 a.m.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab and unanimously carried (5-0), the Board authorized advertisement for bids for Township Facilities Waste and Recyclable Material Collection and Disposal.

New Business:

14. Department Reports: Each department submitted monthly reports for activity in the month of September. Director of Planning and Zoning Marianne McConnell, provided an update on the scanning project involving the PDF scanning and storing of all plans and files in Planning and Zoning Office. Ms. McConnell reported that the project is going very well and will be completed in early 2026. The online access to files has proven to be efficient and helpful in serving Township residents and businesses when they come to the Planning Department for information. The documents can be quickly and easily accessed with simple key search words. Staff have provided a lot of time to preview the files and remove any duplication and to restructure files so that they are scanned in such a way that makes it even easier to locate certain files. Overall, the project has been an asset to the Planning Department.

13. Committee Liaison Reports: Ms. Ware-Jones reported that the Senior Committee held its annual and popular Medicare seminar, and the Finance Committee discussed the annual audit. Ms. Staab reported that the EAC rescheduled their meeting for tomorrow evening, and the Northern Montgomery County Recycling Commission met to discuss the continued issue of the delay of payment from the DEP from 2023. Ms. Bamford reported that the Park and Recreation Board discussed the Windlestrae Park Farmhouse and is looking at grants and funding through private and public partnerships. The Sewer Authority did a study on rates and will be proposing a rate increase, which will be addressed at the budget presentation. Ms. Chimera stated that the Planning Commission did not meet as well as the Shade Tree Commission, as there was no quorum for Shade Tree. Ms. Long reported that the CRC discussed the new gym floor replacement and lighting in the parking lot. Public Safety Committee discussed the fire expansion proposal, as well as the red light camera statistics, e-bikes and new state laws regarding them.

14. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Bamford, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary