AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
JUNE 8, 2026
7:00 P.M.

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Eric S. Pelletier
Beth A. Staab
Audrey R. Ware

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
    - Minutes of May 26, 2026 Meeting
    - Payment of the June 8, 2026 Bills
    - Return of Maintenance Bond - The Meadows at Parkview at the Enclave of Montgomery
    - End of Maintenance Period – LUV Car Wash
    - Escrow Release No. 13 – Westrum Montgomeryville (LUXOR)
    - End of Maintenance Period - Walnut Knoll

Planning and Zoning:

7. Village of Windsor – Request for Two-Year Extension of Land Development
8. Review of and Authorization to Advertise Data Center Ordinance

Public Safety:

9. Authorize Advertisement of Ordinance Amendment for No Turn on Red (Southbound U.S. 202 Parkway at Horsham Road)

Public Works:

10. Authorization to Purchase Replacement Entry Doors for Public Works, Battalion 1 and 2
11. Award Sale of Various Equipment on Municibid to Successful Bidders

Parks and Recreation:

12. Approval of Playground Equipment Purchase - Whistlestop Park Improvement Project

Information Technology:

13. Approval of Wi-Fi Upgrades at the Community and Recreation Center

Old Business:

New Business:

14. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT:	Announcements
MEETING DATE:	June 8, 2026
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

- **Board of Supervisors meeting reminders**: In July and August, the Board of Supervisors will meet only once each month on the second Monday, which is July 13th and August 10th.

- **Welcome New Businesses:** We would like to welcome the following businesses that joined the Township in the month of May:

    - Lightbridge Academy of Montgomeryville- 671 Bethlehem Pike- (ownership change)
    - Brilliant Baby and Beyond – 804 Bethlehem Pike – Early Childhood Boutique

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT: Public Comment
MEETING DATE: June 8, 2026
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chairwoman

BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time. Please come forward to the microphone and state your name and whether you are a Township resident or business owner.

Kindly keep your comments to three minutes, please.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT:	Announcement of Executive Session
MEETING DATE:	June 8, 2026
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 6:30 PM relating to 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 #06

SUBJECT: Consent Agenda
MEETING DATE: June 8, 2026
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the May 26, 2026 Board of Supervisors meeting
- Payment of Bills for June 8, 2026
- Return of Maintenance Bond – The Meadows at Parkview at the Enclave of Montgomery
- End of Maintenance Period – LUV Car Wash
- Escrow Release No. 13 – Westrum Montgomeryville (LUXOR)
- End of Maintenance Period – Walnut Knoll

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

DRAFT

MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MAY 26, 2026

1. Call to Order: The May 26, 2026 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:
Chairwoman Tanya C. Bamford
Vice-Chair Beth A. Staab
Supervisor Candyce Chimera
Supervisor Audrey R. Ware-Jones
Township Solicitor John Walko, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:
Police Chief William Peoples
Director of Finance Blaine Bergey
Director of Public Works Greg Reiff
Director of Information Tech Richard Grier
Director of Planning & Zoning Jesse Hill
Int. Community Engagement Mgr. Ava Komasz

ABSENT:
Supervisor Eric S. Pelletier

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Chairwoman Bamford announced that Montgomery Township's Summer Concert Series will take place Wednesdays from June 17 through August 5 at 7:00 p.m., except July 1, which begins at 6:00 p.m. Each concert will feature a food truck. She also announced that registration is open for the Community and Recreation Center's summer programs, including sports, fitness classes, camps, library story time, paint parties, and open play activities. A full list of programs and registration information is available at MontCRC.com.

4. Public Comment: Joseph Egitto expressed concern about ongoing basin flooding and a remaining hazard at the PineCrest Community golf course following a pipe burst several years ago. Mr. Walko stated that litigation is ongoing regarding whether the Township or PineCrest is responsible for the repairs.

5. Consent Agenda:

> **MOTION: Upon a motion by Ms. Bamford, seconded by Ms. Ware-Jones, and unanimously carried (4-0), the minutes of the May 11, 2026 meeting, and the payment of bills for May 26, 2026 were approved as submitted.**

Planning, Zoning, and Code Enforcement:

6. Review of Zoning Hearing Board Applications: Mr. Hill provided the Board with a summary of the application before the Zoning Hearing Board for their June 3, 2026 meeting. The Board decided to remain neutral on the application and let the Zoning Hearing Board render a decision based on the testimony presented.

7. Mary Mother of the Redeemer Catholic Church Request for Fee Waiver (Summer Festival): Ms. McCreary reported that the Township received a request dated May 12, 2026 from Samuel Garret, Business Manager at Mary, Mother of the Redeemer Church, to consider waiving the fees for associated permits for their annual Summer Festival to be held June 16th through June 20th.

MOTION: Upon a motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the permit fees were waived for Mary, Mother of the Redeemer Church's Summer Festival.

8. Preliminary/Final Land Development – LymphaCare – 101 Commerce Drive: Ms. McCreary reported that LymphaCare is proposing a parking lot expansion, driveway modifications, and new stormwater BMPs at its 2.43-acre property at Stump Road and Commerce Drive. No building expansion is proposed, as the improvements are intended to accommodate additional employees following the consolidation of operations at this location. The plan was presented to the Planning Commission on May 21, and the packet included review letters, waiver requests, and consultant comments. No comments were received from the Police Department, and the applicant's engineer stated that the Fire Department comments are "will comply." Requested waivers include a traffic management study, parking space size, sidewalk installation along Commerce Drive, and shade tree spacing and quantity requirements. The applicant was present with their solicitor, engineer, and landscape architect to discuss the parking lot expansion, which would help bring all of their employees under one roof within the Township. The applicant's attorney, Christen Pionzio, Esquire, gave an overview of the plan, including parking space sizes, street trees, and lighting. The applicant requested moving some of their street trees from Stump Road to Commerce Drive and paying a fee in lieu of the remaining trees. Ms. Pionzio suggested installing larger caliper trees to offset the fee in lieu of. Ms. Bamford asked about the impact on total impervious surface, and the applicant's engineer and solicitor explained that it exceeded the requirement. Mr. Walko explained that the organization will provide easements and share responsibility for the retention basin behind the Recreation Center. Ms. Bamford expressed concern that a smaller stormwater pipe might not handle runoff, but the applicant's engineer clarified that the pipes are appropriately sized and can help reduce flooding by decreasing flow rates. Ms. Bamford expressed concern about the lack of sidewalks in the area and requested that they be installed. Ms. Staab was concerned about the street trees. The landscape architect explained that smaller street trees adapt better to transplanting, and Ms. Staab requested that the 1.5" trees rather than the 2" trees be planted.

MOTION: Upon a motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), Resolution No. 2026-15 was adopted, granting preliminary/final land development approval of LDS-26-006 for LymphaCare with the exceptions noted at the meeting and the denial of the waiver for the sidewalk.

Public Safety

9. Review No Parking Enforcement on Various Cul-de-Sacs in the Township: Chief Peoples informed the Board that in response to multiple traffic complaints in 2023 and 2024, the Montgomery Township Police Department investigated unsafe parking practices in the center areas of the cul-de-sacs on Damson Lane and Deerpath Lane, where parked vehicles were obstructing access for fire trucks and other emergency responders in violation of Pennsylvania Vehicle Code Title 75, Section 3354(a). In coordination with the Montgomery Township Fire Department, the Police Department's Highway Safety Unit conducted a traffic and safety study in August 2023 using drone imagery and simulated parked vehicles to assess whether limited parking could safely be permitted. The study concluded that parking in the center of the cul-de-sacs creates a serious safety hazard because fire apparatus cannot safely maneuver without risking damage to emergency equipment, and additional curbside parking restrictions may also be necessary to ensure emergency access. Based on these findings, officials recommended painting and striping the cul-de-sac centers with "NO PARKING" markings. After the recommendation was presented to the Public Safety Committee on April 30, 2026, the Committee advised that residents first be notified through letters and public service announcements explaining the safety concerns and legal restrictions related to cul-de-sac parking. Ms. Bamford thanked the Public Safety Committee and the Police Department staff for their work on this issue. Ms. McCreary reiterated Chief Peoples' concerns. Ms. Bamford said that she spoke to Mr. Pelletier, Board liaison to the Public Safety Committee, and said that he was confident in this proposal. Ms. Chimera and Ms. Staab expressed the importance of communicating the changes to the public and the reason for those changes.

10. Discuss Grays Lane Traffic Calming Proposal: Chief Peoples provided an update on the Grays Lane Traffic Calming Proposal. Between April 2023 and January 2024, the Montgomery Township Police Department received multiple speeding complaints on Grays Lane, prompting a traffic study that confirmed significant speeding issues: the 85th percentile speed was 36.6 MPH in a 25 MPH zone, and 19% of vehicles exceeded enforceable speed limits. In response, the Township installed chicanes in April 2025, which successfully reduced the 85th percentile speed to 30.3 MPH and lowered violations to 3%. After the chicanes were removed in May 2025, additional enforcement and educational measures, including speed trailers, signage, and increased speed timing locations, were implemented while PennDOT's LTAP conducted an independent study. LTAP ultimately recommended the creation of a formal Traffic Calming Policy, which was adopted by the Township in February 2026. A follow-up traffic study by the Highway Safety Unit in March 2026 showed continued improvement, with speeds reduced to an 85th percentile of 32.2 MPH and violations down to 6%, meaning Grays Lane no longer qualifies for further traffic calming measures under the new policy. The Police Department and Public Safety Committee concluded that enforcement and education efforts have been effective and recommended continued monitoring and periodic studies as needed. Ms. Bamford stated that she is pleased with the reduction in speeding. Ms. Staudt, a Cove Circle resident, is pleased to see that traffic is being reduced and that increased education is making residents more aware of their speeding. Ms. Staudt feels

that she and her fellow residents were heard by the Board regarding increased police presence and ticketing. Ms. Bamford explained that remnants of the chicanes are still visible, which she believes serves as a reminder to reduce speed. Ms. Ware-Jones asked about future studies, and Chief Peoples said they would be conducted in a few years. Ms. McCreary reminded the Board that the Traffic Calming Plan outlines a suggested timeline for future studies, but if the Highway Safety Unit identifies issues, a study may be conducted sooner.

Parks and Recreation

11. Award of Bid for Whistlestop Park Improvement Project: Ms. McCreary outlined the Whistlestop Park improvement project, which includes a new accessible and inclusive playground with sensory features, safety surfacing, shade structures, fencing, six pickleball courts, softball field upgrades, ADA-accessible trails and paths, a picnic grove, and stormwater and rain garden improvements. The project is designed to provide safe and inclusive recreation opportunities for users of all abilities. She also reported that nine bids were received through PennBid and opened on April 30, 2026. Bids ranged from $1,071,957.94 to $1,795,000.00, with A.H. Cornell & Son, Inc. submitting the lowest bid. The Township also secured grants of $250,000 from DCNR and $125,000 from DCED. $1.5 million was included in the 2026 capital budget and planned for in the Capital Investment Plan. Ms. Chimera asked about the "base bid," but Ms. McCreary assured her that this is the bid that A.H. Cornell & Son, Inc. is committed to.

> **MOTION: Upon a motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the bid for the Whistlestop Park Improvement Project was awarded, in the amount of $1,071,957.94, to A.H. Cornell & Son, Inc., the lowest responsible bidder per the recommendation of Gilmore & Associates dated 05/15/26.**

Administration and Finance

12. Plan Administrator Change for the (401a) and 457(b) Plans: Mr. Bergey reported that at the end of 2025, Township Staff began discussions with Equitable Retirement, which offers lower fees compared to the Township's current 401(a) and 457(b) plan administrator, Empower Investments, and includes access to two certified financial planners within the existing fee structure. Staff have been kept informed through department-level meetings and a township-wide meeting with Equitable's representative and financial planners. Staff strongly supported this change. The change is scheduled to take effect on July 1, 2026, and will not affect employees' current investment choices. Similar functionality with the online platform and app exists with Equitable as well.

New Business:

13. Department Reports: Each department submitted monthly reports for activity in the month of April. No department reports were presented at the Board of Supervisors Meeting.

14. Committee Liaison Reports: Ms. Chimera reported that the Shade Tree Commission had a successful Arbor Day Tree Giveaway and that the Planning Commission met about LymphaCare's parking lot expansion. Ms. Staab said the EAC gave out 50 pollinator plant sets to Township residents, and a pollinator garden will be planted at the Community and Recreation Center. Ms. Staab also reported that the Park Board will be doing monthly park cleanups, with the next cleanup on May 31 at Autumn Woods Park. Ms. Ware-Jones added that park cleanup information was shared with the Senior Committee to help out and reported that the Senior Walking Club had its kickoff and will meet on Tuesdays at 9:00 a.m. and Thursdays at 6:30 p.m., with locations changing monthly. The Walking Club is open to all, regardless of ability. Ms. Bamford reported that BDP was canceled, and she did not attend the Sewer Authority meeting.

15. Adjournment: Upon motion by Ms. Staab and seconded by Ms. Bamford, the meeting was adjourned at 8:01 p.m.

Montgomery Township, PA

Check Report

By Check Number

Date Range: 05/27/2026 - 06/08/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
PAYR-EIT WAGE	HAB EIT	06/03/2026	Regular	0.00	120.51	104642
MT000006	21st Century Media Newspapers LLC	06/08/2026	Regular	0.00	475.02	104643
MT000040	Acme Uniforms For Industry	06/08/2026	Regular	0.00	683.22	104644
MT000046	Adam J. Morrow	06/08/2026	Regular	0.00	300.00	104645
MT000050	Adam Zwislewski	06/08/2026	Regular	0.00	600.00	104646
MT000075	Airgas, Inc.	06/08/2026	Regular	0.00	456.39	104647
MT004904	Alena Lukashevich	06/08/2026	Regular	0.00	225.00	104648
MT004889	Amanda McDivitt	06/08/2026	Regular	0.00	290.00	104649
MT000167	Amazon.com Services, Inc	06/08/2026	Regular	0.00	1,590.11	104650
MT000233	Angel G. Mejias	06/08/2026	Regular	0.00	1,000.00	104651
MT000279	Aramsco, Inc.	06/08/2026	Regular	0.00	181.38	104652
MT000293	Armour & Sons Electric, Inc.	06/08/2026	Regular	0.00	2,727.80	104653
MT000320	AT&T	06/08/2026	Regular	0.00	126.96	104654
MT000435	Bishop Wood Products, Inc	06/08/2026	Regular	0.00	25.00	104655
MT000467	Brandi Blusiewicz	06/08/2026	Regular	0.00	500.00	104656
MT000469	Brandon Uzdzienski	06/08/2026	Regular	0.00	200.00	104657
MT000550	C L Weber Co Inc.	06/08/2026	Regular	0.00	25.00	104658
MT000552	C.E.S.	06/08/2026	Regular	0.00	81.00	104659
MT004850	Cardio Partners	06/08/2026	Regular	0.00	222.99	104660
MT000580	Carl Frederick Herr	06/08/2026	Regular	0.00	200.00	104661
MT000632	CDW Government, Inc.	06/08/2026	Regular	0.00	1,471.94	104662
MT004895	Charles Pagano	06/08/2026	Regular	0.00	517.25	104663
MT004558	Christopher Ayral	06/08/2026	Regular	0.00	300.00	104664
MT000784	Colrom LLC	06/08/2026	Regular	0.00	14,976.00	104665
MT000786	COMCAST	06/08/2026	Regular	0.00	10.48	104666
MT000786	COMCAST	06/08/2026	Regular	0.00	10.48	104667
MT000799	Commonwealth Precast, Inc.	06/08/2026	Regular	0.00	4,626.00	104668
MT004903	Conshohocken Brewing Company	06/08/2026	Regular	0.00	50.00	104669
MT000920	David D. Dunlap	06/08/2026	Regular	0.00	600.00	104670
MT000941	Davidheiser's Inc.	06/08/2026	Regular	0.00	376.00	104671
MT001030	DJB Specialties, Inc.	06/08/2026	Regular	0.00	802.46	104672
MT000895	DL Beardsley LTD	06/08/2026	Regular	0.00	289.15	104673
MT004897	Dog Bites Hot Dogs	06/08/2026	Regular	0.00	50.00	104674
MT001076	DVHT Delaware Valley Health Trust	06/08/2026	Regular	0.00	190,812.71	104675
MT004430	Edison Quarry, Inc	06/08/2026	Regular	0.00	3,522.56	104676
MT004887	Elise Wu	06/08/2026	Regular	0.00	126.00	104677
MT001159	Elite 3 Facilities Maintenance, LLC	06/08/2026	Regular	0.00	5,155.00	104678
MT001201	Eric Joshua Hernandez	06/08/2026	Regular	0.00	2,047.50	104679
MT001220	Established Traffic Control	06/08/2026	Regular	0.00	1,828.72	104680
MT001229	Eureka Stone Quarry, Inc.	06/08/2026	Regular	0.00	511.66	104681
MT004452	FearlessFunPickleball	06/08/2026	Regular	0.00	640.00	104682
MT004900	Federal Donuts and Chicken Food Truck	06/08/2026	Regular	0.00	50.00	104683
MT004545	FireFlow Services Inc	06/08/2026	Regular	0.00	8,841.00	104684
MT001302	Floyd Shaffer	06/08/2026	Regular	0.00	2,251.90	104685
MT001319	Frank Callahan Company, Inc.	06/08/2026	Regular	0.00	133.24	104686
MT001352	Galls, an Aramark Co., LLC	06/08/2026	Regular	0.00	122.00	104687
MT001374	General Recreation, Inc.	06/08/2026	Regular	0.00	805.00	104688
MT001379	George Allen Portable Toilets, Inc.	06/08/2026	Regular	0.00	814.00	104689
MT001398	Gilmore and Associates Inc.	06/08/2026	Regular	0.00	87,803.38	104690
	Void	06/08/2026	Regular	0.00	0.00	104691
MT001404	Glasgow, Inc.	06/08/2026	Regular	0.00	72.93	104692
MT001412	Glick Fire Equipment Company Inc	06/08/2026	Regular	0.00	31,304.49	104693
MT004546	Globo Language Services, LLC	06/08/2026	Regular	0.00	100.00	104694
MT001427	Goose Squad L.L.C.	06/08/2026	Regular	0.00	900.00	104695

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001527	Herman Goldner Company, Inc.	06/08/2026	Regular	0.00	3,652.00	104696
MT001548	Home Depot Credit Services	06/08/2026	Regular	0.00	617.32	104697
MT001565	Humpty's Dumplings	06/08/2026	Regular	0.00	50.00	104698
MT001610	Interstate Battery Systems	06/08/2026	Regular	0.00	143.95	104699
MT001643	Jacob Millevoi	06/08/2026	Regular	0.00	200.00	104700
MT004898	Joe's Crafted Cravings	06/08/2026	Regular	0.00	50.00	104701
MT001856	John Bereschak	06/08/2026	Regular	0.00	400.00	104702
MT001902	Jonathan S. Beer	06/08/2026	Regular	0.00	3,800.00	104703
MT004520	Joseph K. Egenolf Jr	06/08/2026	Regular	0.00	300.00	104704
MT004308	Justin Tohanczyn	06/08/2026	Regular	0.00	600.00	104705
MT004890	Katarzyna Piskorska	06/08/2026	Regular	0.00	915.00	104706
MT004350	Kate Fox	06/08/2026	Regular	0.00	4,160.00	104707
MT002089	Keystone Municipal Services, Inc.	06/08/2026	Regular	0.00	5,662.50	104708
MT002133	Kona Ice of King of Prussia	06/08/2026	Regular	0.00	50.00	104709
MT002170	Kyle W. Stump	06/08/2026	Regular	0.00	200.00	104710
MT002202	Larry Nadzan	06/08/2026	Regular	0.00	186.94	104711
MT002291	Lindinger's Catering, Inc.	06/08/2026	Regular	0.00	809.00	104712
MT004309	Louis Neibauer Company, Inc.	06/08/2026	Regular	0.00	470.47	104713
MT002441	Mark Kosmaceski	06/08/2026	Regular	0.00	200.00	104714
MT002470	Mary Kay Kelm, Esquire	06/08/2026	Regular	0.00	472.50	104715
MT002496	Mastertech Auto Service, LLC.	06/08/2026	Regular	0.00	2,595.29	104716
MT004700	Matthew T Brinkmann	06/08/2026	Regular	0.00	100.00	104717
MT002584	Melissa Malamed	06/08/2026	Regular	0.00	50.00	104718
MT002609	Michael Bean	06/08/2026	Regular	0.00	500.00	104719
MT002613	Michael D. Shinton	06/08/2026	Regular	0.00	200.00	104720
MT002624	Michael J. Kunzig	06/08/2026	Regular	0.00	300.00	104721
MT004518	Michael Sasso	06/08/2026	Regular	0.00	300.00	104722
MT004603	Michelle Balisalisa	06/08/2026	Regular	0.00	530.00	104723
MT002702	Modern Group Ltd	06/08/2026	Regular	0.00	551.02	104724
PAYR-IAFF	Montgomery Township Professional	06/08/2026	Regular	0.00	338.44	104725
MT002796	Moyer Indoor / Outdoor	06/08/2026	Regular	0.00	20,813.00	104726
MT002817	Mystic Pizza	06/08/2026	Regular	0.00	50.00	104727
MT002876	New Era Technology	06/08/2026	Regular	0.00	3,700.00	104728
MT004888	Nicole Florestina Telan-Choing	06/08/2026	Regular	0.00	265.00	104729
MT004838	NJS Concrete LLC	06/08/2026	Regular	0.00	99,443.25	104730
MT002935	North Wales Library	06/08/2026	Regular	0.00	2,000.00	104731
MT006772	Oliver Sprinkler Co., Inc	06/08/2026	Regular	0.00	445.00	104732
MT000121	Party Animals Express	06/08/2026	Regular	0.00	275.00	104733
MT003044	Patrick Kerr	06/08/2026	Regular	0.00	200.00	104734
ZZ001735	Pennsylvania Chiefs of Police Association	06/08/2026	Regular	0.00	6,825.00	104735
MT004899	Philly Funnel Cake	06/08/2026	Regular	0.00	50.00	104736
MT004884	Public Safety UAS	06/08/2026	Regular	0.00	475.00	104737
ZZ001862	Pure Cleaners	06/08/2026	Regular	0.00	1,911.00	104738
MT000342	Pye-Barker Fire & Safety	06/08/2026	Regular	0.00	163.20	104739
MT003227	Rachel Brick	06/08/2026	Regular	0.00	400.00	104740
MT003334	Richter Drafting and Office Supply Co. Inc	06/08/2026	Regular	0.00	171.84	104741
MT003365	Robert H. Grunmeier II	06/08/2026	Regular	0.00	400.00	104742
MT003436	Ryan Allison	06/08/2026	Regular	0.00	400.00	104743
MT003444	Ryan W. Irvin	06/08/2026	Regular	0.00	200.00	104744
MT004741	Servpro	06/08/2026	Regular	0.00	1,147.50	104745
MT004621	SJ Fuel South Co Inc	06/08/2026	Regular	0.00	14,756.82	104746
MT004623	SML Automotive Services, Inc T/A Tri County Co	06/08/2026	Regular	0.00	3,500.00	104747
MT003657	Staples Business Credit	06/08/2026	Regular	0.00	498.03	104748
MT003683	Stephen A. Splendido	06/08/2026	Regular	0.00	200.00	104749
MT004882	Stratus ip	06/08/2026	Regular	0.00	833.00	104750
MT004891	Tang Lim	06/08/2026	Regular	0.00	150.00	104751
MT004902	Tannery Run Brew Works	06/08/2026	Regular	0.00	50.00	104752
MT003798	Telford 55 Enterprises	06/08/2026	Regular	0.00	902.71	104753
MT004893	Troubles End Brewing	06/08/2026	Regular	0.00	50.00	104754
MT003982	Tyler Technologies, Inc	06/08/2026	Regular	0.00	320.00	104755
MT004051	Verizon	06/08/2026	Regular	0.00	53.17	104756

Check Report **Date Range: 05/27/2026 - 06/08/2026**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004080	Vinay P. Setty	06/08/2026	Regular	0.00	600.00	104757
MT004198	Witmer Public Safety Group Inc.	06/08/2026	Regular	0.00	2,267.62	104758
MT001134	Wonderware, Inc. DBA CORE Business Technolc	06/08/2026	Regular	0.00	202.83	104759
MT004056	Verizon Wireless Services, LLC	06/05/2026	Bank Draft	0.00	680.40	DFT0001245
MT004056	Verizon Wireless Services, LLC	06/05/2026	Bank Draft	0.00	440.11	DFT0001246
MT004056	Verizon Wireless Services, LLC	06/05/2026	Bank Draft	0.00	5,198.92	DFT0001247
PAYR-PBA	Police Benevolent Association	06/04/2026	Bank Draft	0.00	1,442.00	DFT0001248
PAYR-POL PEN	U.S. Bank	06/04/2026	Bank Draft	0.00	9,711.14	DFT0001249
PAYR-PA SCDU	PA SCDU	06/04/2026	Bank Draft	0.00	715.38	DFT0001250
PAYR-401	Empower Retirement	06/04/2026	Bank Draft	0.00	20,649.43	DFT0001251
PAYR-457	Empower Retirement	06/04/2026	Bank Draft	0.00	21,354.92	DFT0001252
PAYR-PHILA	City of Philadelphia	06/04/2026	Bank Draft	0.00	432.43	DFT0001253
PAYR-LST	HAB-LST	06/04/2026	Bank Draft	0.00	232.00	DFT0001254
PAYR-SITW	State of Pennsylvania	06/04/2026	Bank Draft	0.00	12,304.32	DFT0001255

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	209	117	0.00	564,075.63
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	11	11	0.00	73,161.05
EFT's	0	0	0.00	0.00
	220	**129**	**0.00**	**637,236.68**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	209	117	0.00	564,075.63
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	11	11	0.00	73,161.05
EFT's	0	0	0.00	0.00
	220	**129**	**0.00**	**637,236.68**

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	6/2026	637,236.68
			637,236.68

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06c

SUBJECT:	Meadows at Parkview Toll Brothers LDS#679 End of Landscaping Maintenance
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

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BACKGROUND:

On January 26, 2026, the Board of Supervisors authorized the release of escrow for all non-landscaping improvements at Meadows at Parkview, as part of the consent agenda. Since the landscaping materials could not be inspected at that time, the maintenance bond for landscaping was extended until June 15, 2026. In accordance with the attached recommendation, the Township Engineer has confirmed that all landscaping is now acceptable at the end of the maintenance period, and the remaining $28,106.67, held as a maintenance bond with International Fidelity Insurance Company, for landscaping maintenance, may be released to Toll Brothers.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 18, 2026

File No. 2015-01173PLN

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

Reference: The Meadows at Parkview at the Enclave at Montgomery - LD/S#679
End of Maintenance Review – Landscaping Inspection 2

Dear Jesse:

It is our understanding that the maintenance period for landscaping for this project expired on May 15, 2026, in accordance with Township Subdivision and Land Development Ordinance section 205-49.H. On May 15, 2026, I inspected replacements made at the site in accordance with my inspection letter dated April 30, 2026. All landscaping is now acceptable to end the maintenance period.

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

Sincerely,

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

VLL/sl

cc: Carolyn McCreary, Township Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law, LLC.
Jim Dougherty, P.E. – Gilmore & Associates, Inc.
Brian Dusault – Gilmore & Associates, Inc.
Geoff Attanasio, P.E. – Gilmore & Associates, Inc.
Mike Dougherty – Toll Brothers, Inc.
Thad Craun – Toll Brothers, Inc.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06d

SUBJECT:	LUV Car Wash LDS#722 End of Maintenance Escrow Release
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

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BACKGROUND:

Attached is a maintenance escrow release recommendation provided by the Township Engineer, to release all maintenance security for LUV Car Wash, at the conclusion of the maintenance period and satisfactory inspection of all required improvements at this site.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 28, 2026

File No. 2021-09013.01

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

Reference: LUV Car Wash - Montgomeryville – LDS#722
End of Maintenance Period Review

Dear Carolyn:

Our previous letter dated February 2, 2026, included recommendations regarding the end of the maintenance period for this project. Our recommendation included retaining $8,219.10 of the maintenance security for the completion of outstanding site and landscaping improvements. Upon notice from the property owner that the site improvement punch list has been completed, we have reviewed the items and found them to be acceptable.

Also, the maintenance period for the landscape materials was extended to May 15, 2026 in accordance with Township Subdivision and Land Development Ordinance section 205-49.H. The landscape material was reviewed and found to be acceptable.

We recommend that the maintenance period be concluded and that the maintenance security be released leaving a balance of $0.00.

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

Sincerely,

James P. Dougherty

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

JPD/sl

cc: Jesse Hill, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Jim Kebert – LUV Car Wash – Applicant
Ryan Slattery, PE, CPESC, LEED AP – Irish Consulting Services
Valerie Liggett, R.L.A. ISA Certified Arborist – Gilmore & Associates, Inc.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06e

SUBJECT:	Westrum (Luxor) Montgomeryville LDS#717 Escrow Release #13 and End of Maintenance Review
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

---

BACKGROUND:

Attached is an escrow release recommendation, and end of maintenance review, provided by the Township Engineer for Westrum (Luxor) Montgomeryville. Landscaping materials, in the amount of $14,270.00, were found to be either dead or in need of maintenance to be considered acceptable.

The original amount of escrow was $4,163,396.33, held as a Tri-Party Agreement with Mid Penn Bank. The applicant has elected to maintain the Tri-Party Agreement throughout the maintenance period. This is the thirteenth release for this project and is in the amount of $553,465.86. The new balance will be $14,270.00, to guarantee outstanding landscaping.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 29, 2026

File No. 2015-04049-02

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

Reference: Westrum Montgomeryville (LUXOR) – 425 Stump Road – LDS#717
Escrow Release 13 – End of Maintenance Review 1

Dear Carolyn:

The developer provided maintenance security in the amount of $567,735.86. The 18-month maintenance period concludes June 16, 2026. We have reviewed the site improvements and have found that some plant material plantings are not acceptable, as they are dead, or require additional maintenance to be considered acceptable to end the maintenance period. We recommend that $553,465.86 be released and that the remaining $14,270.00 be retained to secure the completion of the landscaping punch list.

	TREES			SHRUBS		GRASSES
	Deciduous	Ornamental	Evergreen	Deciduous	Evergreen	Ornamental
REPLACEMENT	$ 600.00	$ 400.00	$ 550.00	$ 90.00	$ 90.00	$ 15.00
QTY	10	1	2	0	14	5
SUBTOTAL	**$ 6,000.00**	**$ 400.00**	**$ 1,100.00**	**$ -**	**$ 1,260.00**	**$ 75.00**
PRUNING	$ 300.00	$ 200.00	$ 275.00	$ 45.00	$ 45.00	$ 7.50
QTY	17	1	0	3	0	0
SUBTOTAL	**$ 5,100.00**	**$ 200.00**	**$ -**	**$ 135.00**	**$ -**	**$ -**
TOTAL	**$ 14,270.00**					

The improvements associated with this land development will be subject to final inspection 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

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

JPD/sl

Enclosure: Release of Escrow Form (5/29/26), Summary of Improvement Escrow Account (5/29/26), Landscape Inspection Memo (5/22/26)

cc: Jesse Hill, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Michael Maier – CSW LUXOR VII Montgomeryville, L.P. – Applicant
Nathan English – CSW LUXOR VII Montgomeryville, L.P. – Applicant
Leslie Bognoff, P.E. – Senior Transportation Engineer – Gilmore & Associates, Inc.

GILMORE & ASSOCIATES, INC.

☐ 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

IN-HOUSE MEMORANDUM

Date:	May 22, 2026
To:	Jim Dougherty, P.E. Senior Project Manager
From:	Rebecca Giordon, R.L.A., Senior Landscape Architect
cc:	Judith Stern Goldstein, R.L.A., ASLA, Senior Project Manager Valerie L. Liggett, R.L.A., ASLA, Senior Landscape Architect Geoffrey Attanasio, P.E., Senior Project Manager
Reference:	Landscape Inspection for End of Maintenance - Westrum/Luxor Montgomeryville (LDS717)

Please be advised that on May 18 and 20, 2026, I performed a landscape inspection at the Westrum/Luxor land development to determine the acceptability of landscaping to end the guarantee period. This inspection was conducted in accordance with the memo and plan markup prepared by Valerie Ligget, R.L.A. dated November 25, 2024.

The following plantings are not acceptable, as they are dead, or require additional maintenance to be considered acceptable to end the maintenance period. Please see the attached plan markup for reference:

Deciduous Trees

- Six (6) Honey Locust located on the northern slope; rear of the building, are more than half dead and must be replaced.
- Three (3) Birch located along the front of the western berm have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.
- Two (2) Oak located along the front of the western berm have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.
- Four (4) Hackberry located along the rear access drive of the southwestern berm have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.
- Two (2) Birch located in the bioretention basin are dead or more than half dead and must be replaced.
- Two (2) Birch located in the bioretention basin have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.
- Two (2) Hackberry Sourgum located outside the bioretention basin fence are more than half dead and must be replaced.
- Two (2) Hackberry located in the bioretention basin have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.
- One (1) Maple located within a parking bump-out on the east side of the building has dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.
- Three (3) Maples located along the outside edge of the parking lot to the northeast of the building have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.

Ornamental Trees

- One (1) Hawthorn located along the entry drive has nylon straps around the rootball; these must be cut and removed to allow for vigorous and healthy root growth.
- One (1) Cherry located along the entry drive has yet to leaf out, this tree appears to be stressed must be replaced.

Evergreen Trees

- One (1) Arborvitae located on the western berm is dead and must be replaced.
- One (1) Evergreen tree located outside the bioretention basin fence is dead and must be replaced.

Deciduous Shrubs

- Three (3) Viburnum located in the bioretention basin have dead leaders and/or dead branches that must be pruned out to allow for healthy, vigorous growth.

Evergreen Shrubs

- One (1) Schip Laurel located along the fence to the dog park/run is dead and must be replaced.
- Three (3) Bayberry located along the western side of the building are dead or more than half dead and must be replaced.
- Three (3) Boxwood located along the western side of the building are dead or more than half dead and must be replaced.
- Three (3) Pieris located along the western side of the building are dead or more than half dead and must be replaced.
- Two (2) Inkberry Holly located in the parking lot islands, front of building parking lot, are dead or more than half dead and must be replaced.
- Two (2) Inkberry Holly located in the parking lot islands, eastern side parking lot, are dead or more than half dead and must be replaced.

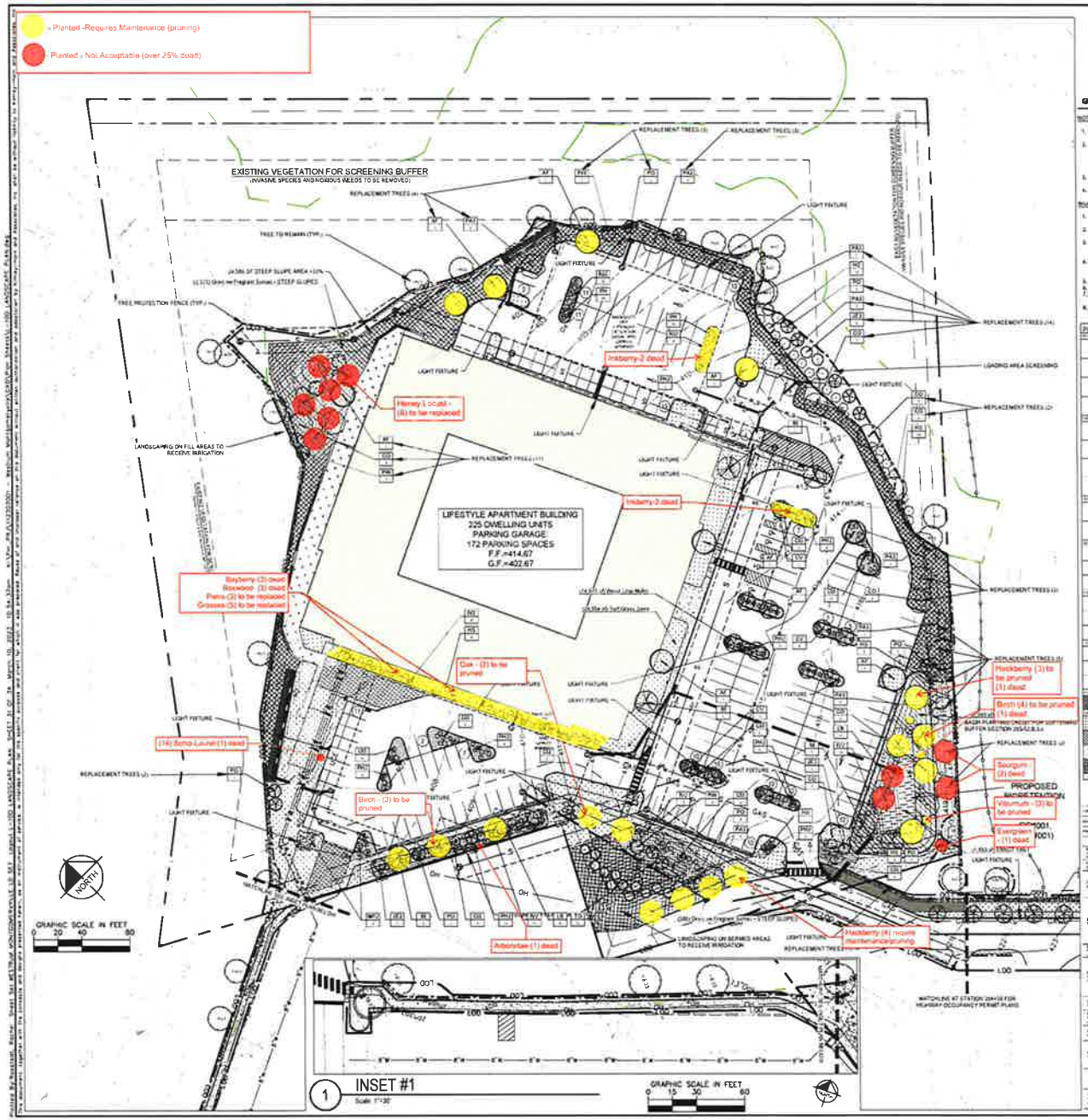
Ornamental Grasses

- Five (5) Ornamental Grasses located along the western side of the building are dead or more than half dead and must be replaced.

General Comments:

- All plant material must be alive and in an acceptable condition to end the maintenance period.
- Replacement plant material must be conducive to planting locations, i.e., shrubs and trees to be replaced in bioretention basin must tolerate wet feet.
- The contractor should contact this office once all plant material has been replaced, pruned, and all staking and guying materials removed.

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



LEGEND

EXISTING PROPERTY LINE
REQUIRED YARD SETBACK LINE
TOP OF BANK
RIPARIAN BUFFER
FLOODWAY
TREE PROTECTION FENCE
PROPOSED BUILDING
PROPOSED STANDARD DUTY CONCRETE
UNDERGROUND STORM BASIN

GENERAL NOTES

NOTES:

1. ALL PLANTING MATERIAL TO CONFORM TO TOWN OF MONTGOMERY CALDO LANDSCAPING REQUIREMENTS FOR SIZE, HEIGHT AND CONTAINER. §265-56 Recommended Plant List
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE GUARANTY PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN PLANT MATERIALS ARE IN FULL LEAF ONLY (MAY 1 THROUGH NOVEMBER 15). ALL GUARANTY ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTY PERIOD. THE GUARANTY WILL BE EXTENDED UNTIL 30 DAYS AFTER RECEIPT OF THE REQUEST LETTER FOLLOWING MAY 1, SHOULD THE END OF THE GUARANTY PERIOD OCCUR AFTER NOVEMBER 15. THE GUARANTY PERIOD SHALL BE EXTENDED TO MAY 15.
3. AT THE DIRECTION OF THE TOWNSHIP ENGINEER, TOWNSHIP SHADE TREE COMMISSION, OR TOWNSHIP LANDSCAPE ARCHITECT, EXISTING TREES WHICH HAVE NOT BEEN ADEQUATELY PROTECTED ARE TO BE REMOVED AND REPLACED IN ACCORDANCE WITH §265-56.E.
4. BERMED AREAS WITH PROPOSED LANDSCAPING TO RECEIVE IRRIGATION. SEE CALLOUTS ON PLAN.

INVASIVE SPECIES AND NOXIOUS WEED REMOVAL NOTES:

1. DURING TREE CLEARING THE CONTRACTOR WILL REMOVE AND ERADICATE ANY NOXIOUS WEEDS OR INVASIVE SPECIES WITHIN TEN (10) FEET OF THE LIMIT OF DISTURBANCE. THE LIMIT OF DISTURBANCE IS LABELED ON THE LANDSCAPE PLAN. SEE SHEET L-100 - LANDSCAPE PLAN, SHEET 33 OF 36
2. REFER TO THE PA DCNR INVASIVE PLANT SPECIES LIST FOR GUIDANCE REGARDING IDENTIFICATION OF ALL INVASIVE SPECIES OF VEGETATION AND NOXIOUS WEEDS.
3. INVASIVE SPECIES REMOVAL SHALL OCCUR AT TIME OF TREE CLEARING, SIX (6) MONTHS AFTER INITIAL INVASIVE SPECIES CLEARING THE SITE WILL BE EVALUATED AGAIN FOR ANY NECESSARY INVASIVE CLEARING. THE SITE SHALL THEN BE EVALUATED TWICE A YEAR FOR INVASIVE REMOVAL AS NECESSARY TO MAINTAIN COMPLIANCE WITH §265-52.BH (xii) OF THE MONTGOMERY TOWNSHIP CODE.
4. ALL INVASIVE SPECIES CLEARING SHALL INCLUDE FULL REMOVAL OF HERBACEOUS AND WOODY VEGETATION, ROOT MATERIAL AND ANY NEW GROWTH OR SEEDLINGS. ALL REMOVAL SHALL BE CONDUCTED BY MECHANICAL OR CHEMICAL MEANS AS PERMITTED BY THE TOWNSHIP OF MONTGOMERY AND OR STATE AND FEDERAL LAW.
5. CHEMICAL METHODS FOR INVASIVE REMOVAL SHOULD ONLY BE APPLIED WHERE PHYSICAL REMOVAL WOULD NOT EFFECTIVELY REMOVE INVASIVE SPECIES
6. ANY PERSONS USING CHEMICALS TO CONDUCT INVASIVE SPECIES REMOVAL IS REQUIRED TO HAVE A PA PESTICIDE APPLICATOR LICENSE.
7. ANY CHEMICAL USE SHALL BE IN ACCORDANCE WITH PRODUCT LABELS, INCLUDING BUT NOT LIMITED TO USE, PPE, AND APPLICATION CONDITION REQUIREMENTS.
8. ALL INVASIVE SPECIES CLEARING SHOULD BE CONDUCTED USING PROPER PERSONAL PROTECTIVE EQUIPMENT TO PROTECT AGAINST ANY POTENTIAL BODILY HARM FROM NOXIOUS WEED EXPOSURE, HERBICIDE APPLICATION, OR ANY OTHER ACTIVITY INVOLVED WITH INVASIVE / NOXIOUS WEED REMOVAL

PLANT SCHEDULE OVERALL

CALL BEFORE YOU DIG

No.	REVISIONS	DATE	BY
9.	PER TOWNSHIP COMMENTS	08/23/23	RAB
10.	PER SEWER REVIEW LETTER	09/15/23	RAB
11.	PER LANDSCAPING REVIEW	09/21/23	RAB
12.	PER TWP. DEPT. HIGHWAY LOCATION	09/25/23	RAB
13.	PER GRADING REVISIONS	01/05/24	CJB
14.	PER CARLACE DRIVE ADDITION	01/17/24	RAB

Kimley»Horn

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50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3010
PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT 113251001
DATE 12/22/2021
SCALE AS SHOWN
DESIGNED BY AAC
DRAWN BY BAS
CHECKED BY BAB

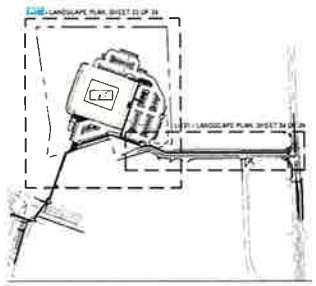
LANDSCAPE PLAN, SHEET 33 OF 36

PREPARED FOR
WESTRUM
MONTGOMERYVILLE
13-17 BETHLEHEM PIKE
MONTGOMERYVILLE, PA 18936

SITUATED IN
MONTGOMERY TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

SHEET NUMBER
L-100

KEY MAP 1"=300'



LEGEND

EXISTING PROPERTY LINE
REQUIRED YARD SETBACK LINE
TOP OF BANK
RIPARIAN BUFFER
FLOODWAY
TREE PROTECTION FENCE
PROPOSED BUILDING
PROPOSED STANDARD DUTY CONCRETE

GENERAL NOTES

NOTES

1. ALL PLANTING MATERIAL TO CONFORM TO TOWN OF MONTGOMERY SALDO LANDSCAPING REQUIREMENTS FOR SIZE, HEIGHT AND CONTAINER. §405-96 Recommended Plant List.
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE GUARANTY PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN PLANT MATERIALS ARE IN FULL LEAF ONLY (MAY 1 THROUGH NOVEMBER 15). ALL GUARANTY ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTY PERIOD. THE GUARANTY WILL BE EXTENDED UNTIL 30 DAYS AFTER RECEIPT OF THE REQUEST LETTER FOLLOWING MAY 1. SHOULD THE END OF THE GUARANTY PERIOD OCCUR AFTER NOVEMBER 15 THE GUARANTY PERIOD SHALL BE EXTENDED TO MAY 15.

SIDEWALK EXPANSION PLANT SCHEDULE

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: 05/18/2026

Development: **Westrum Montgomeryville - 415 Stump Road - LDS-717** **G&A Project #:** **2015-04049-02**
Release #: **13**

Dear Mr. Dougherty:

This is an escrow release request in the amount of $553,465.86. 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: 05/29/2026

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that $553,465.86 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 5/29/2026
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from CSW Luxor VII Montgomeryville, L.P. for Westrum Montgomeryville - 415 Stump Road - LDS-717, in the amount of $553,465.86, 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 $553,465.86;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $553,465.86; 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 Tri-Party Agreement with Montgomery Township in total sum of $4,163,396.33 pursuant to a signed Land Development Agreement and that $3,595,660.47 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $14,270.00 in escrow.

MOTION BY: _____ VOTE: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 13

DATE PREPARED: 29-May-2026

PROJECT NAME:	**Westrum Montgomeryville - 415 Stump Road**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-717
ESCROW AGENT:	Mid Penn Bank			G&A PROJECT NO.:	2015-04049-02
TYPE OF SECURITY:	Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%):	$ 567,735.86	AGREEMENT DATE:	12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 3,784,905.75	$ -	$ 3,784,905.75	$ 3,784,905.75	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 378,490.58	$ 553,465.86	$ (189,245.28)	$ 364,220.58	$ 14,270.00
TOTAL	$ 4,163,396.33	$ 553,465.86	$ 3,595,660.47	$ 4,149,126.33	$ 14,270.00

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**SOIL EROSION AND SEDIMENT CONTROL**												
1.	12" Silt Sock	LF	3,068	$ 8.00	$ 24,544.00		$ -	3,068.00	$ 24,544.00	3,068.00	$ 24,544.00		$ -
2.	18" Silt Sock	LF	209	$ 8.50	$ 1,776.50		$ -	209.00	$ 1,776.50	209.00	$ 1,776.50		$ -
3.	24" Silt Sock	LF	296	$ 9.00	$ 2,664.00		$ -	296.00	$ 2,664.00	296.00	$ 2,664.00		$ -
4.	CFS Sediment Trap	LF	363	$ 45.00	$ 16,335.00		$ -	363.00	$ 16,335.00	363.00	$ 16,335.00		$ -
5.	Rock Construction Entrance	EA	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	$ 3,500.00		$ -
6.	Concrete Washout	EA	1	$ 850.00	$ 850.00		$ -	1.00	$ 850.00	1.00	$ 850.00		$ -
7.	Erosion Control Blankets	SY	2,778	$ 2.25	$ 6,250.50		$ -	2,778.00	$ 6,250.50	2,778.00	$ 6,250.50		$ -
8.	Inlet Protection	EA	13	$ 150.00	$ 1,950.00		$ -	13.00	$ 1,950.00	13.00	$ 1,950.00		$ -
B.	**EARTHWORK**												
1.	Strip Topsoil and Stockpile/Remove	SY	27,500	$ 3.00	$ 82,500.00		$ -	27,500.00	$ 82,500.00	27,500.00	$ 82,500.00		$ -
2.	Cut Fill & Compact/Remove	CY	25,000	$ 2.50	$ 62,500.00		$ -	25,000.00	$ 62,500.00	25,000.00	$ 62,500.00		$ -
3.	Rough Grade Site	SF	225,000	$ 0.75	$ 168,750.00		$ -	225,000.00	$ 168,750.00	225,000.00	$ 168,750.00		$ -
4.	Respread Topsoil	LS	1	$ 7,500.00	$ 7,500.00		$ -	1.00	$ 7,500.00	1.00	$ 7,500.00		$ -
C.	**UTILITIES**												
1.	6" PVC (With Backfill)	LF	38	$ 50.00	$ 1,900.00		$ -	38.00	$ 1,900.00	38.00	$ 1,900.00		$ -
2.	8" PVC (With Backfill)	LF	1,267	$ 75.00	$ 95,025.00		$ -	1,267.00	$ 95,025.00	1,267.00	$ 95,025.00		$ -
3.	Sewer Manhole	EA	9	$ 5,000.00	$ 45,000.00		$ -	9.00	$ 45,000.00	9.00	$ 45,000.00		$ -
4.	Sewer Testing/Televise	LS	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	$ 3,500.00		$ -
5.	4" DIP Water Line	LF	232	$ 40.00	$ 9,280.00		$ -	232.00	$ 9,280.00	232.00	$ 9,280.00		$ -
6.	6" DIP Water Line	LF	1,169	$ 60.00	$ 70,140.00		$ -	1,169.00	$ 70,140.00	1,169.00	$ 70,140.00		$ -
7.	8" DIP Water	LF	300	$ 75.00	$ 22,500.00		$ -	300.00	$ 22,500.00	300.00	$ 22,500.00		$ -
8.	Fire Hydrant	EA	1	$ 4,500.00	$ 4,500.00		$ -	1.00	$ 4,500.00	1.00	$ 4,500.00		$ -
9.	Water Misc.	LS	1	$ 10,000.00	$ 10,000.00		$ -	1.00	$ 10,000.00	1.00	$ 10,000.00		$ -
D.	**STORMWATER**												
1.	4" PVC	LF	548	$ 25.00	$ 13,700.00		$ -	548.00	$ 13,700.00	548.00	$ 13,700.00		$ -
2.	15" HDPE Pipe	LF	304	$ 40.00	$ 12,160.00		$ -	304.00	$ 12,160.00	304.00	$ 12,160.00		$ -
3.	18" HDPE Pipe	LF	219	$ 45.00	$ 9,855.00		$ -	219.00	$ 9,855.00	219.00	$ 9,855.00		$ -
4.	24" HDPE Pipe	LF	352	$ 55.00	$ 19,360.00		$ -	352.00	$ 19,360.00	352.00	$ 19,360.00		$ -
5.	36" HDPE Pipe	LF	79	$ 65.00	$ 5,135.00		$ -	79.00	$ 5,135.00	79.00	$ 5,135.00		$ -
6.	Storm Drain Structure- Onsite Type "C" Inlet	EA	13	$ 2,500.00	$ 32,500.00		$ -	13.00	$ 32,500.00	13.00	$ 32,500.00		$ -
7.	Storm Drain Structure- Manhole	EA	11	$ 4,500.00	$ 49,500.00		$ -	11.00	$ 49,500.00	11.00	$ 49,500.00		$ -
8.	Flared End Sections	EA	1	$ 5,500.00	$ 5,500.00		$ -	1.00	$ 5,500.00	1.00	$ 5,500.00		$ -
9.	Outlet Structure	EA	3	$ 12,000.00	$ 36,000.00		$ -	3.00	$ 36,000.00	3.00	$ 36,000.00		$ -
10.	BMP #1 MRC Bioretention Basin	LS	1	$ 65,000.00	$ 65,000.00		$ -	1.00	$ 65,000.00	1.00	$ 65,000.00		$ -
11.	BMP #2 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	$ 381,000.00	$ 381,000.00		$ -	1.00	$ 381,000.00	1.00	$ 381,000.00		$ -
12.	BMP #3 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	$ 287,000.00	$ 287,000.00		$ -	1.00	$ 287,000.00	1.00	$ 287,000.00		$ -
13.	Rip Rap	SY	25	$ 90.00	$ 2,250.00		$ -	25.00	$ 2,250.00	25.00	$ 2,250.00		$ -
14.	Bioretention Planting Soil	CY	293	$ 80.00	$ 23,440.00		$ -	293.00	$ 23,440.00	293.00	$ 23,440.00		$ -
15.	Bioretention Fence	LF	383	$ 35.00	$ 13,405.00		$ -	383.00	$ 13,405.00	383.00	$ 13,405.00		$ -
16.	Level Spreader	LF	147	$ 500.00	$ 73,500.00		$ -	147.00	$ 73,500.00	147.00	$ 73,500.00		$ -

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 13

DATE PREPARED: 29-May-2026

PROJECT NAME:	**Westrum Montgomeryville - 415 Stump Road**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-717
ESCROW AGENT:	Mid Penn Bank			G&A PROJECT NO.:	2015-04049-02
TYPE OF SECURITY:	Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%):	$ 567,735.86	AGREEMENT DATE:	12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 3,784,905.75	$ -	$ 3,784,905.75	$ 3,784,905.75	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 378,490.58	$ 553,465.86	$ (189,245.28)	$ 364,220.58	$ 14,270.00
TOTAL	$ 4,163,396.33	$ 553,465.86	$ 3,595,660.47	$ 4,149,126.33	$ 14,270.00

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
E.	**PAVING AND PARKING AREA**												
1.	Fine Grade Paving	SY	12,078	$ 2.75	$ 33,214.50		$ -	12,078.00	$ 33,214.50	12,078.00	$ 33,214.50		$ -
2.	6 in. 2A Subbase	SY	7,906	$ 7.00	$ 55,342.00		$ -	7,906.00	$ 55,342.00	7,906.00	$ 55,342.00		$ -
3.	8 in. 2A Subbase	SY	4,172	$ 8.00	$ 33,376.00		$ -	4,172.00	$ 33,376.00	4,172.00	$ 33,376.00		$ -
4.	1.5 in. 25mm Base Course	SY	12,078	$ 18.00	$ 217,404.00		$ -	12,078.00	$ 217,404.00	12,078.00	$ 217,404.00		$ -
5.	Sweep and Tack Coat	SY	12,078	$ 0.50	$ 6,039.00		$ -	12,078.00	$ 6,039.00	12,078.00	$ 6,039.00		$ -
6.	1.0 in. 9.5mm Wearing Course	SY	12,078	$ 10.00	$ 120,780.00		$ -	12,078.00	$ 120,780.00	12,078.00	$ 120,780.00		$ -
7.	Trail Paving	SY	115	$ 30.00	$ 3,450.00		$ -	115.00	$ 3,450.00	115.00	$ 3,450.00		$ -
8.	Proposed Emergency Staging Area	SF	3,246	$ 6.50	$ 21,099.00		$ -	3,246.00	$ 21,099.00	3,246.00	$ 21,099.00		$ -
9.	Joint Seal	LS	1	$ 2,500.00	$ 2,500.00		$ -	1.00	$ 2,500.00	1.00	$ 2,500.00		$ -
F.	**CONCRETE AND PAVERS**												
1.	Belgian Block Curb	LF	4,260	$ 28.00	$ 119,280.00		$ -	4,260.00	$ 119,280.00	4,260.00	$ 119,280.00		$ -
2.	Concrete Sidewalk	SF	5,525	$ 12.00	$ 66,300.00		$ -	5,525.00	$ 66,300.00	5,525.00	$ 66,300.00		$ -
3.	Grass Pavers	SF	2,976	$ 24.00	$ 71,424.00		$ -	2,976.00	$ 71,424.00	2,976.00	$ 71,424.00		$ -
4.	ADA Ramps	EA	7	$ 2,500.00	$ 17,500.00		$ -	7.00	$ 17,500.00	7.00	$ 17,500.00		$ -
G.	**LANDSCAPING**												
1.	Evergreen Trees	EA	83	$ 550.00	$ 45,650.00		$ -	83.00	$ 45,650.00	83.00	$ 45,650.00		$ -
2.	Deciduous Trees	EA	46	$ 600.00	$ 27,600.00		$ -	46.00	$ 27,600.00	46.00	$ 27,600.00		$ -
3.	Ornamental Trees	EA	36	$ 400.00	$ 14,400.00		$ -	36.00	$ 14,400.00	36.00	$ 14,400.00		$ -
4.	Evergreen Shrubs	EA	103	$ 90.00	$ 9,270.00		$ -	103.00	$ 9,270.00	103.00	$ 9,270.00		$ -
5.	Deciduous Shrubs	EA	138	$ 90.00	$ 12,420.00		$ -	138.00	$ 12,420.00	138.00	$ 12,420.00		$ -
6.	Ornamental Grasses	EA	280	$ 15.00	$ 4,200.00		$ -	280.00	$ 4,200.00	280.00	$ 4,200.00		$ -
7.	Steep Slope Landscaping - Sod	SF	10,981	$ 0.35	$ 3,843.35		$ -	10,981.00	$ 3,843.35	10,981.00	$ 3,843.35		$ -
8.	Steep Slope Landscaping - Gro-Low Sumac	EA	1,625	$ 10.00	$ 16,250.00		$ -	1,625.00	$ 16,250.00	1,625.00	$ 16,250.00		$ -
9.	Turf Grass Seeding	SF	35,002	$ 0.10	$ 3,500.20		$ -	35,002.00	$ 3,500.20	35,002.00	$ 3,500.20		$ -
10.	Mulch	SF	12,568	$ 0.30	$ 3,770.40		$ -	12,568.00	$ 3,770.40	12,568.00	$ 3,770.40		$ -
11.	Ernst Seed Mix - 180-1 (15lb/Acre or 0.0003 lb/SF)	SF	1,653	$ 0.20	$ 330.60		$ -	1,653.00	$ 330.60	1,653.00	$ 330.60		$ -
12.	PennDOT Formula L Seed Mix	SF	5,093	$ 0.15	$ 763.95		$ -	5,093.00	$ 763.95	5,093.00	$ 763.95		$ -
H.	**LIGHTING**												
1.	On-site Light Fixtures	EA	18	$ 4,500.00	$ 81,000.00		$ -	18.00	$ 81,000.00	18.00	$ 81,000.00		$ -
I.	**MISCELLANEOUS**												
1.	Construction Stakeout	LS	1	$ 10,000.00	$ 10,000.00		$ -	1.00	$ 10,000.00	1.00	$ 10,000.00		$ -
2.	Traffic & Directional Signage	EA	21	$ 300.00	$ 6,300.00		$ -	21.00	$ 6,300.00	21.00	$ 6,300.00		$ -
3.	Pavement Striping	LS	1	$ 15,000.00	$ 15,000.00		$ -	1.00	$ 15,000.00	1.00	$ 15,000.00		$ -
4.	As-Built Plans	LS	1	$ 10,000.00	$ 10,000.00		$ -	1.00	$ 10,000.00	1.00	$ 10,000.00		$ -
5.	Post-Construction Traffic Study	LS	1	$ 10,000.00	$ 10,000.00		$ -	1.00	$ 10,000.00	1.00	$ 10,000.00		$ -
6.	Passenger Vehicle Wheel Stops	EA	20	$ 125.00	$ 2,500.00		$ -	20.00	$ 2,500.00	20.00	$ 2,500.00		$ -
7.	Retaining Wall	SF	1,206	$ 75.00	$ 90,450.00		$ -	1,206.00	$ 90,450.00	1,206.00	$ 90,450.00		$ -
8.	Retaining Wall Fencing	LF	238	$ 50.00	$ 11,900.00		$ -	238.00	$ 11,900.00	238.00	$ 11,900.00		$ -
9.	Pedestrian Fence	LF	1,427	$ 35.00	$ 49,945.00		$ -	1,427.00	$ 49,945.00	1,427.00	$ 49,945.00		$ -
10.	Emergency Access Drive	SY	540	$ 50.00	$ 27,000.00		$ -	540.00	$ 27,000.00	540.00	$ 27,000.00		$ -

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 13
DATE PREPARED: 29-May-2026

PROJECT NAME:	**Westrum Montgomeryville - 415 Stump Road**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-717
ESCROW AGENT:	Mid Penn Bank			G&A PROJECT NO.:	2015-04049-02
TYPE OF SECURITY:	Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%):	$ 567,735.86	AGREEMENT DATE:	12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 3,784,905.75	$ -	$ 3,784,905.75	$ 3,784,905.75	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 378,490.58	$ 553,465.86	$ (189,245.28)	$ 364,220.58	$ 14,270.00
TOTAL	$ 4,163,396.33	$ 553,465.86	$ 3,595,660.47	$ 4,149,126.33	$ 14,270.00

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
J.	**HOP (Knapp Road & Stump Road)**												
	SITE CLEARING & DEMOLITION												
1.	Class 1 Excavation	CY	675	$30.00	$ 20,250.00		$ -	675.00	$ 20,250.00	675.00	$ 20,250.00		$ -
2.	Class 1B Excavation	CY	627	$60.00	$ 37,620.00		$ -	627.00	$ 37,620.00	627.00	$ 37,620.00		$ -
	ROAD WORK												
3.	Plain Cement Concrete Curb	LF	1,740	$ 100.00	$ 174,000.00		$ -	1,740.00	$ 174,000.00	1,740.00	$ 174,000.00		$ -
4.	6" Subbase 2A	SY	950	$ 14.00	$ 13,300.00		$ -	950.00	$ 13,300.00	950.00	$ 13,300.00		$ -
5.	Milling of Bituminous Pavement	SY	4,905	$ 5.00	$ 24,525.00		$ -	4,905.00	$ 24,525.00	4,905.00	$ 24,525.00		$ -
6.	1.5" Wearing Course, SRL-H	SY	6,388	$ 20.00	$ 127,760.00		$ -	6,388.00	$ 127,760.00	6,388.00	$ 127,760.00		$ -
7.	2.5" Binder Course	SY	950	$ 30.00	$ 28,500.00		$ -	950.00	$ 28,500.00	950.00	$ 28,500.00		$ -
8.	6" Base Course	SY	950	$ 60.00	$ 57,000.00		$ -	950.00	$ 57,000.00	950.00	$ 57,000.00		$ -
9.	Class A Cement Concrete	SY	223	$ 50.00	$ 11,150.00		$ -	223.00	$ 11,150.00	223.00	$ 11,150.00		$ -
10.	Detectable Warning Surfaces	SF	105	$ 60.00	$ 6,300.00		$ -	105.00	$ 6,300.00	105.00	$ 6,300.00		$ -
11.	Tack Coat	SY	5,855	$ 0.50	$ 2,927.50		$ -	5,855.00	$ 2,927.50	5,855.00	$ 2,927.50		$ -
12.	Type 31-S Guide Rail	LF	140	$ 55.00	$ 7,700.00		$ -	140.00	$ 7,700.00	140.00	$ 7,700.00		$ -
13.	Relocate Fire Hydrant	EA	1	$ 7,500.00	$ 7,500.00		$ -	1.00	$ 7,500.00	1.00	$ 7,500.00		$ -
14.	Utility Pole Relocations	EA	1	$ 25,000.00	$ 25,000.00		$ -	1.00	$ 25,000.00	1.00	$ 25,000.00		$ -
	PAVEMENT MARKINGS & SIGNING												
15.	4" White Hot Thermoplastic Pavement Marking	LF	445	$ 2.00	$ 890.00		$ -	445.00	$ 890.00	445.00	$ 890.00		$ -
16.	6" White Hot Thermoplastic Pavement Marking	LF	750	$ 3.00	$ 2,250.00		$ -	750.00	$ 2,250.00	750.00	$ 2,250.00		$ -
17.	24" White Hot Thermoplastic Pavement Marking	LF	530	$ 10.00	$ 5,300.00		$ -	530.00	$ 5,300.00	530.00	$ 5,300.00		$ -
18.	4" Yellow Hot Thermoplastic Pavement Marking	LF	3,360	$ 1.50	$ 5,040.00		$ -	3,360.00	$ 5,040.00	3,360.00	$ 5,040.00		$ -
19.	24" Yellow Hot Thermoplastic Pavement Marking	LF	252	$ 10.00	$ 2,520.00		$ -	252.00	$ 2,520.00	252.00	$ 2,520.00		$ -
20.	White Hot Thermoplastic Pavement Marking Legend (Right)	EA	1	$ 175.00	$ 175.00		$ -	1.00	$ 175.00	1.00	$ 175.00		$ -
21.	White Hot Thermoplastic Pavement Marking Legend (Only)	EA	4	$ 175.00	$ 700.00		$ -	4.00	$ 700.00	4.00	$ 700.00		$ -
22.	White Hot Thermoplastic Pavement Marking Legend (Left)	EA	3	$ 175.00	$ 525.00		$ -	3.00	$ 525.00	3.00	$ 525.00		$ -
23.	Sign Assembly	EA	11	$ 250.00	$ 2,750.00		$ -	11.00	$ 2,750.00	11.00	$ 2,750.00		$ -
	TRAFFIC SIGNAL												
24.	Traffic Signal Wiring	LF	1,525	$ 2.25	$ 3,431.25		$ -	1,525.00	$ 3,431.25	1,525.00	$ 3,431.25		$ -
25.	Traffic Signal Conduit & Backfill	LF	825	$ 60.00	$ 49,500.00		$ -	825.00	$ 49,500.00	825.00	$ 49,500.00		$ -
26.	Traffic Signal Junction Box, JB-27	EA	2	$ 650.00	$ 1,300.00		$ -	2.00	$ 1,300.00	2.00	$ 1,300.00		$ -
27.	Traffic Signal Head, 3-Section (12" Lense)	EA	2	$ 825.00	$ 1,650.00		$ -	2.00	$ 1,650.00	2.00	$ 1,650.00		$ -
28.	Traffic Signal Support, 14' Pedestral	EA	4	$ 7,500.00	$ 30,000.00		$ -	4.00	$ 30,000.00	4.00	$ 30,000.00		$ -
29.	Accessible Pedestrian Push Button	EA	4	$ 1,250.00	$ 5,000.00		$ -	4.00	$ 5,000.00	4.00	$ 5,000.00		$ -
30.	LED Countdown Ped Signal Heads	EA	4	$ 750.00	$ 3,000.00		$ -	4.00	$ 3,000.00	4.00	$ 3,000.00		$ -
31.	Traffic Signal Signage, Structure Mounted	SF	34	$ 55.00	$ 1,870.00		$ -	34.00	$ 1,870.00	34.00	$ 1,870.00		$ -
	STORM DRAIN AND STORMWATER MANAGEMENT												
32.	18" RCP Pipe	LF	414	$ 100.00	$ 41,400.00		$ -	414.00	$ 41,400.00	414.00	$ 41,400.00		$ -
33.	Standard Inlet Box - Type C Top	EA	3	$ 3,000.00	$ 9,000.00		$ -	3.00	$ 9,000.00	3.00	$ 9,000.00		$ -
34.	Type 5 Inlet Box - Type C Top	EA	1	$ 4,000.00	$ 4,000.00		$ -	1.00	$ 4,000.00	1.00	$ 4,000.00		$ -
35.	Type 6 Inlet Box - Type C Top	EA	1	$ 5,000.00	$ 5,000.00		$ -	1.00	$ 5,000.00	1.00	$ 5,000.00		$ -
36.	Storm Drain Structure- Manhole	EA	1	$ 4,500.00	$ 4,500.00		$ -	1.00	$ 4,500.00	1.00	$ 4,500.00		$ -

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J.	**HOP (Knapp Road & Stump Road)**												
	GENERAL ITEMS												
	37. Mobilization	LS	1	$ 50,000.00	$ 50,000.00		$ -	1.00	$ 50,000.00	1.00	$ 50,000.00		$ -
	38. Stakeout	LS	1	$ 7,500.00	$ 7,500.00		$ -	1.00	$ 7,500.00	1.00	$ 7,500.00		$ -
	39. Maintenance and Protection of Traffic	LS	1	$ 100,000.00	$ 100,000.00		$ -	1.00	$ 100,000.00	1.00	$ 100,000.00		$ -
	40. Erosion & Sediment Control	LS	1	$ 10,000.00	$ 10,000.00		$ -	1.00	$ 10,000.00	1.00	$ 10,000.00		$ -
K.	**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	$ -	1.00	$ -		$ -
L.	**CONTINGENCY**												
	1. 10% Contingency (SITE)	LS	1	$ 289,407.20	$ 289,407.20	1.45	$ 419,840.80	-0.50	$ (144,703.60)	0.95	$ 275,137.20	0.05	$ 14,270.00
	2. 10% Contingency (HOP)	LS	1	$ 89,083.38	$ 89,083.38	1.50	$ 133,625.06	-0.50	$ (44,541.68)	1.00	$ 89,083.38		$ -
	(Released upon certification of completion and receipt of Maintenance Bond)												

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06f

SUBJECT:	Walnut Knoll LDS#713 End of Maintenance Escrow Release and Retention of $1900.00.
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

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BACKGROUND:

Attached is an end of maintenance escrow release recommendation provided by the Township Engineer for the Walnut Knoll two lot subdivision on Vilsmeier Road. The developer has repeatedly attempted to replace and establish 4 trees and 10 shrubs at this site which were identified on the Township Engineer's punch list of April 7th, 2026. The developer has offered a fee in lieu of additional attempts to replace and establish the landscaping, and the Township Engineer has found this offer to be an acceptable alternative, due to the difficulty in establishing the required landscaping at this site.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 1, 2026

File No. 2102038

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

Reference: Walnut Knoll 2-Lot Subdivision – LDS#713
1109 Vilsmeier Road
End of Maintenance Review

Dear Jesse:

The 18-month maintenance period for this project expired May 25, 2026. We previously identified punch list items in our letter dated April 7, 2026 that included replacement of 4 trees and 10 shrubs. Upon further review of the site and coordination with the developer, it is our understanding that repeated attempts to establish these plants have failed. As such the developer has offered a fee-in-lieu of this plant material. It is our opinion that this is a reasonable suggestion considering the difficulty in establishing these plants at this site. We value the cost of this plant material to be $1,900. It is our recommendation that the Township retain $1,900 from the cash maintenance security in lieu of the replacement plants, return the remainder, and conclude the maintenance period.

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

Sincerely,

James P. Dougherty

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

JPD/

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
David J, Caracausa, Caracausa Building and Development, Inc.
Valerie Liggett, R.L.A, Senior Landscape Architect – Gilmore & Associates, Inc.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

SUBJECT:	Village of Windsor – Request for Two-Year Extension of Land Development
MEETING DATE:	June 8, 2026
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager Jesse Hill, Director of Planning & Zoning

BACKGROUND:

This land development project involves the property behind Airport Square Shopping Center. The project is comprised of an independent living facility, assisted living, and memory care centers, a 54,000 SF medical office building, a 31,000 SF medical office building, and a 6,400 SF restaurant.

The applicants received preliminary/final land development approval on July 25, 2022. Condition no. 17 states, "This Resolution will expire two years from the date of this resolution, unless extended in writing by the Township."

The applicant requested a two-year extension, which was granted by the Board of Supervisors and memorialized in Resolution No. 2024-13, adopted at a public meeting on May 28, 2024. They are now requesting an additional two-year extension, citing the acquisition of rights-of-way, temporary construction easements, and traffic signal easements as the reason for the request.

Township staff requests that if the extension is granted the applicant continues to ensure that the property is regularly maintained for trash removal and overgrown vegetation (along Airport Square Road).

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2026-16, granting an additional two-year extension of the original Resolution No. 2022-32 and Resolution No. 2024-13 to expire on July 25, 2028.

OR

Motion to deny the request for an additional two-year extension.

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

Brant
& ASSOCIATES
attorneys at law

572 West Main Street · P.O. Box 26865 · Trappe PA 19426 · Phone: 610.489.9199 · Fax: 610.489.6815

Wendy Feiss McKenna · Blake E. Dunbar, Jr. · Devin L. Ralph · Robert D. Reber, Jr.

Robert L. Brant
1955-2023

May 18, 2026

Via email (cmccreary@montgomerytwp.org) and First Class Mail

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

Re: The Village of Windsor;
Airport Square Associates LP and BRP Montgomeryville LP, c/o RD Management LLC
Resolution No. 2022-32 Preliminary/Final Land Development Plan Approval

Dear Carolyn:

As you may recall, our firm represents the developer regarding the above-referenced project which received Conditional Preliminary and Final Land Development Plan Approval on July 25, 2022. A copy of the Resolution of Plan Approval is included herein for your reference, along with a copy of Resolution 2024-13 which extended the expiration of the approval until July 25, 2026.

I am writing to request an additional extension of the Resolution of Approval until July 25, 2028. The extension is necessary to acquire the required rights-of-way, temporary construction easements, and traffic signal easements for roadway improvements associated with the project.

In the event that you require any additional information, please do not hesitate to contact me. Thanks very much for your courtesies and assistance in this matter.

Very truly yours,

WENDY FEISS McKENNA

WFM/klm
Enclosures
cc via email only:
Mary Gambino - mgambino@montgomerytwp.org
John F. Walko, Esquire - john@skilkennylaw.com
Chirag V. Thakkar, PE - cthakkar@arnaengineering.com
Richard Birdoff - rbirdoff@rdmanagement.com
Pat Smith - psmith@rdmanagement.com

RESOLUTION 2024-13

WHEREAS the applicant, Airport Square Associates and BRP Montgomeryville c/o RD Management LLC, received conditional preliminary and final land development approval on July 25, 2022 by Resolution 2022-32; and

WHEREAS condition #17 states that "Resolution will expire in two years from the date of this Resolution unless extended in writing by the Township."

WHEREAS the applicant has requested an additional two-year extension by letter dated April 24, 2024 from the applicant's attorney, Wendy Fleiss McKenna.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby grant a two-year extension of the approval resolution to expire on July 25, 2026 for Village of Windsor Development.

RESOLVED AND APPROVED this 28th day of May, 2024.

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

Carolyn McCreary, Secretary

BY: _____
Candyce Fluehr Chimera, Chairwoman of
Montgomery Township Board of Supervisors

RESOLUTION #2022-32

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

BE IT RESOLVED, and it is hereby resolved by the Montgomery Township Board of Supervisors as follows:

A. Airport Square Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC (the "***Applicant***"), has caused to be prepared and filed with the Township a plan entitled ***"Final Subdivision & Land Development Plans The Village of Windsor"*** consisting of sixty-two (62) sheets, prepared by Arna Engineering Inc., dated March 15, 2019, and last revised April 20, 2022; Lighting & Landscape plans (16 sheets) prepared by Bernardon, dated March 15, 2019, and last revised April 20, 2022; Pavement Recommendation letter prepared by Earth Engineering Incorporated, dated February 6, 2019, Transportation Impact Study timeline; (the "***Plan***") attached hereto as **Exhibit "A".** Applicant submitted a waiver request for Montgomery Township's Subdivision and Land Development Ordinance (the "Waiver Request") on July 15, 2022, incorporated herein by reference.

B. The Applicant, Airport Square Associates, LP & BRP Montgomeryville LLC Co, c/o RD Management LLC, has submitted a Land Development/Subdivision Application for the vacant 42 acre +/- property at located behind Airport Square Shopping Center, Tax Map Parcel No. 46-00-01340-00-9 & 46-00-01351-00-7; Block 012, Units 013 & 027, North Wales Road and Horsham Road (S.R. 0463). The Applicant proposes construction a mixed use development to include a 3-story assisted senior living facility, a 2-story, 31,500 sf medical office building, a 3-story, 54,000 sf medical office building, and a 6,400 sf, 220 seat restaurant, referred to as the "***Project***".

NOW, THEREFORE, the Plan is hereby granted ***Conditional Preliminary and Final Land Development Plan Approval*** subject to the satisfaction of the following conditions by the Applicant:

1. Compliance with the Plans for "Final Subdivision & Land Development Plans Village of Windsor," dated March 15, 2019, and last revised April 20, 2022 and as may be further revised to comply with the reviews noted below: Gilmore and Associates review letter dated January 7, 2022 waiver review letter, May 11, 2022 Land Development review and Accessibility letter(s) and email dated May 18, 2022 from Jim Dougherty and associated Landscaping Utility Offset plan sheets LP-100 to LP-104 and Proposed Landscape and Utility/Storm water Overlay plan dated June 21, 2022 as prepared by Bernardon Landscape Architects and recommended Landscape Exhibit prepared by Gilmore & Associates dated September 3, 2020; compliance with Montgomery Township Fire Services comments dated May 12, 2022, December 10, 2021 and May 6, 2019; Montgomery Township Police Department comments dated May 10, 2022, Montgomery County Planning Commission comments dated May 19, 2022, Montgomery Township Planning Commission recommendation dated May 19, 2022.

2. At the time of development, the Developer/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the satisfaction of the Township Engineer and Township Solicitor in the form of either an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or cash. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.

3. Developer agrees it will pay the Township all reasonable cost of the Township for the preparation of the required Agreements, deed of dedication, and any easements and or additional right-of-way, or releases and recording charges required to carry out the terms of this approval, as well as all engineering, inspection, and legal fees required by the Township in the approval of the Final Plan and its execution and administration during the building process. Such fees shall not exceed those charged to the Township by the engineering firm and attorney rendering the applicable service. In order to affect these reimbursements, Developer shall post a Cash Escrow as set forth by the Township Engineer. The Township shall provide monthly invoices for such costs. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs. The fee will be deducted from the Developers Cash Escrow.

4. Executing, to the satisfaction of the Township Solicitor, the required Storm Water Management Facilities Maintenance and Monitoring Agreement and the required Landscaping Declaration of Covenants and Restrictions, with the Township if required.

5. Paying all outstanding Township Administrative, Consultant and Solicitors fees related to this project before plans and agreements are executed and recorded.

6. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

7. Obtaining all other Regulatory Authority Permits having jurisdiction over this Project. Building permits cannot be issued until PADEP Sewage Planning Module has been issued and MTMSA has issued a construction/connection permit.

8. Building permits will not be accepted for review until all conditions of approval have been complied with and plans and agreements have been recorded. Building permits shall not be issued until the roadways and or parking areas are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services.

9. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.

10. A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board and waivers granted by the Board of Supervisors.

11. The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements if required.

12. Please See Section 205-22 of the Montgomery Township Code, where required. Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.

13. Ensuring emergency services have access by limiting parking of contractor(s) equipment, vehicles, and storing of construction materials to the satisfaction of the Fire Marshal.

14. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the stipulated amount of $183,000 for the residential development of this project and $25,400 for the nonresidential development of this project for a total of $208,400. This fee must be paid prior to recording of the Plans and Agreements.

15. Waivers are requested from 20 of the following Sections of the Montgomery Township Subdivision and Land Development Ordinance:

A. § 92-2 Driveways: "Location and Design" – This section of the ordinance requires a stopping area of 20 feet behind the curbline or edge of pavement to be provided with a grade that does not exceed 4%. We request a waiver from this requirement to be able to meet the maximum driveway grade of 6% throughout the site and comply with section 205-10. G (7) which requires a stopping area of 20 feet long measured from the ultimate right-of-way line that does not exceed 6% for multifamily, commercial, and industrial developments driving access.

☒ Granted ☐ Denied

B. § 205-10.H (4) "Parking and loading areas" – This section of the ordinance requires double parallel lines to be a minimum of six inches apart to separate each space. Additionally, this section of the ordinance requires 90-degree parking spaces to have a dimension of 20 feet deep and 10 feet wide. We request a waiver from this requirement to propose 90-degree parking spaces to be 18 feet deep and 9 feet wide and provide a single 4-inch parking space striping as depicted on the concept plan which is an exhibit in the executed settlement stipulation between the Applicant and Montgomery Township.

☒ Granted ☐ Denied

C. § Section 205-10.H(7)(b) "Parking and loading areas" – This section of the ordinance requires the physically handicapped parking spaces to be a minimum of 12 feet wide by 20 feet long and side-by- side spaces to be marked as 1 ½ times the standard width. We request a waiver from these requirements to proposed handicapped parking spaces which meets current Federal ADA standards of a minimum of 8 feet wide.

☒ Granted ☐ Denied

D. § 205.18.D(3)(d) "Stormwater Management" – This section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 8 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.

☒ Granted ☐ Denied

E. §205-18.D(3)(e) "Stormwater Management Facilities" - The bottom slopes of detention basins should not be less than 2%". We request a waiver from this section to comply with PADEP managed released concept and infiltration basin requirements.

☒ Granted ☐ Denied

F. §205-52.A(7) "Landscaping Plan Requirements" – Similarly to section 205.18.D(3)(d), this section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 8 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.

☒ Granted ☐ Denied

G. § 205-52. B "Softening Buffer" – This section requires a mixed perimeter landscape planting buffer which is to be located within 20 feet of the property line or street right-of-way. Specifically, this section requires four shade trees and eight shrubs for each 100 feet of property perimeter. Street trees will be provided per Section 205-52. A and a continuous hedge will be provided around the outside perimeter of parking lots within 100 feet of a public street. Compliance with these requirements will effectively constitute a "Softening Buffer." Therefore, we request a waiver from the additional requirements of Section 205-52. B.

☒ Granted ☐ Denied

H. §205-52.C "Screen Buffer" – This section requires an "impenetrable barrier" of evergreens between Limited Industrial land uses or zoning districts and all other districts. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

☒ Granted ☐ Denied

I. § 205-52. D(1)(a) "Table 1 - Minimum Planting Requirements" – This table lists planting requirements based on specific land use or zoning district. The project is composed of a mix of uses and does not conform to any of the specific uses listed in Table 1. We request a waiver from these requirements due to the settlement agreement between the applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

☒ Granted ☐ Denied

J. § 205-52. D(1)(c) "Planting Requirements" – This section of the ordinance permits a maximum of 15 parking spaces in a row without a landscape island of 15 feet in width. We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which represented more than 15 parking spaces in a row without a landscape island of 15 feet in width.

☒ Granted ☐ Denied

K. § 205-52. D(1)(g) "Planting Requirements" – This section of the ordinance requires any land use with a total number of parking spaces that exceed 100 to have the parking area to be divided by continuous islands perpendicular to the parking spaces every 124 feet (as seen in Figure 205-25). We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which represented the parking configuration for development as represented on the plans in this application.

☒ Granted ☐ Denied

L. § 205-52. D(1)(i) "Planting Requirements" – This section of the ordinance requires an additional large landscaped area to be provided every 250 parking spaces to provide attractive focal points with a minimum of 2,000 square feet and contain a minimum of five shade trees or flowering trees, plus 10 flowering shrubs. We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which depicted parking and landscape island configuration for development as represented on the plans in this application. Additionally, multiple large attractive landscaped focal points have been provided in multiple areas of the development site which greatly exceed the minimum of 2,000 square feet.

☒ Granted ☐ Denied

M. § 205-52. F (6) "Stormwater Management Facility Perimeter Plantings" – This section requires one shade tree and two shrubs for each 30 linear feet of stormwater management facility perimeter. Due to spatial constraints and other landscape related ordinance requirements, compliance with section is not possible. Therefore, we request a waiver from the additional requirements of Section 205-52. F (6). The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

☒ Granted ☐ Denied

N. §205-52. G "Individual Lot Landscaping" – This table lists planting requirements based on specific land use or zoning district. The project is composed of a mix of uses and does not conform to any of the specific uses listed in Table 1. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

☒ Granted ☐ Denied

O. §205-53.C(4)"TreeReplacement/Reforestation Procedures" – This section specifies the tree replacement/reforestation procedures for the existing trees removed in association with land development. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

☒ Granted ☐ Denied

P. §205-54 "Replacing Trees Destroyed by Development" – This section specifies tree replacement calculation procedures for existing trees removed in association with land development. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

☒ Granted ☐ Denied

Q. §205-78 B(1) "Existing Features of the Land" – This section of the code refers to the "Contents of Subdivision Plans". The applicant is not proposing any subdivision of land, but to the extent applicable, the applicant is requesting a waiver from the requirement.

☒ Granted ☐ Denied

R. §206-11.K. requires that Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. We request the waiver/modification from this requirement for the Managed Release Concept (MRC) stormwater facilities, to meet the PA DEP requirements.

☒ Granted ☐ Denied

S. §205-24A. and A237-1 "Streetlighting" – This section states that streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer. We request a waiver from this requirement.

☒ Granted ☐ Denied

T. §205-81 and §205-82 to allow simultaneous preliminary and final application submission.

☒ Granted ☐ Denied

16. Applicant shall provide the Township Manager and Township Engineer at least 72 hours' notice prior to the initiation of any construction, demolition, grading or ground clearing so that the Township may determine that the foregoing conditions have been met by the Applicant and that all necessary sedimentation and control have been correctly installed, if needed.

17. This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

18. The Conditional Preliminary/Final Land Development Plan Approval granted herein shall be rescinded automatically upon the Applicant's failure to accept, in writing, all conditions herein imposed **within ten (10) days of receipt** of this Resolution, as evidenced by Applicant's signature below.

19. By approving this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

ADOPTED, as a Resolution by the Montgomery Township Board of Supervisors this 25th day of July 2022.

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

Attest: Carolyn McCreary, Manager

By: Tanya Bamford, Chairwoman

THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL FINAL LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

Airport Square Associates, LP, a PA. L.P.
BY: MFB MONTGOMERY L.P.
BY: MFB MONTGOMERY LLC

By: _____
RICHARD BIRDOFF Print - MANAGER

By: _____
RICHARD BIRDOFF Signature - MANGR

BRP Montgomeryville LLC

By: Richard Ackerman
Print

By: Richard Ackerman
Signature

EXHIBIT "A"
Plan List

DESCRIPTION

GI-001	Cover Sheet 1 of 62
EX-100	Existing Resource & Site Analysis Map, Sheet 2 of 62
CS-100	Master Site Plan & Subdivision Plan – Record Plan, Sheet 3 of 62
CS-101	Site Plan, Sheet 4 of 62
CS-102	Site Plan, Sheet 5 of 62
CS-103	Site Plan, Sheet 6 of 62
CS-104	Site Plan, Sheet 7 of 62
CS-501	Site Construction Details, Sheet 8 of 62
CS-502	Site Construction Details, Sheet 9 of 62
CP-100	Vehicle Circulation and Pavement Plan, Sheet 10 of 62
CP-101	Vehicle Circulation and Pavement Plan, Sheet 11 of 62
CP-102	Vehicle Circulation and Pavement Plan, Sheet 12 of 62
CG-000	Master Post-Construction Stormwater Management Plan, Sheet 13 of 62
CG-001	Post-Construction Stormwater Management Plan, Sheet 14 of 62
CG-002	Post-Construction Stormwater Management Plan, Sheet 15 of 62
CG-003	Post-Construction Stormwater Management Plan, Sheet 16 of 62
CG-004	Post-Construction Stormwater Management Plan, Sheet 17 of 62
CG-100	Master Grading Plan, Sheet 18 of 32
CG-101	Grading Plan, Sheet 19 of 32
CG-102	Grading Plan, Sheet 20 of 62
CG-103	Grading Plan, Sheet 21 of 62
CG-104	Grading Plan, Sheet 22 of 62
CG-110	Master Drainage Plan, Sheet 23 of 62
CG-111	Drainage Plan, Sheet 24 of 62
CG-112	Drainage Plan, Sheet 25 of 62
CG-113	Drainage Plan, Sheet 26 of 62
CG-114	Drainage Plan, Sheet 27 of 62
CG-301	Storm Profiles, Sheet 28 of 62
CG-302	Storm Profiles, Sheet 29 of 62
CG-303	Storm Profiles, Sheet 30 of 62
CG-304	Storm Profiles, Sheet 31 of 62
CG-305	Storm Profiles, Sheet 32 of 62
CG-306	Storm Profiles, Sheet 33 of 62
CG-307	Storm Profiles, Sheet 34 of 62
CG-401	Grading Insets, Sheet 35 of 62
CG-402	Grading Insets, Sheet 36 of 62
CG-501	Grading Insets, Sheet 37 of 62
CG-502	Grading Insets, Sheet 38 of 62
CG-503	Grading Insets, Sheet 39 of 62

EXHIBIT "A"
Plan List

DESCRIPTION

CG-504	Grading Insets, Sheet 40 of 62
CE-000	Soil Erosion and Sediment Control Plan, Sheet 41 or 62
CE-100	Soil Erosion and Sediment Control Plan, Sheet 42 or 62
CE-101	Soil Erosion and Sediment Control Plan, Sheet 43 or 62
CE-102	Soil Erosion and Sediment Control Plan, Sheet 44 or 62
CE-103	Soil Erosion and Sediment Control Plan, Sheet 45 or 62
CE-104	Soil Erosion and Sediment Control Plan, Sheet 46 or 62
CE-105	Soil Erosion and Sediment Control Plan, Sheet 47 or 62
CE-501	Soil Erosion and Sediment Control Plan Notes & Details, Sheet 48 or 62
CE-502	Soil Erosion and Sediment Control Plan Notes & Details, Sheet 49 or 62
CU-100	Master Utility Plan, Sheet 50 of 62
CU-101	Utility Plan, Sheet 51 of 62
CU-102	Utility Plan, Sheet 52 of 62
CU-103	Utility Plan, Sheet 52 of 62
CU-104	Utility Plan, Sheet 54 of 62
CU-105	Utility Plan, Sheet 55 of 62
CU-301	Utility Profile, Sheet 56 of 62
CU-302	Utility Profile, Sheet 57 of 62
CU-303	Utility Profile, Sheet 58 of 62
CU-304	Utility Profile, Sheet 59 of 62
CU-501	Utility Notes and Details, Sheet 60 of 62
CU-502	Utility Notes and Details, Sheet 61 of 62
EA-100	Utility Easement Plan, Sheet 62 of 62

Supplemental Drawing

1. Lighting and Landscape Plan (16 sheets) prepared by Bernardon dated 4/20/22

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #08

SUBJECT:	Review of and Authorization to Advertise Data Center Ordinance
MEETING DATE:	June 8, 2026
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager Sean Kilkenny, Esq., Township Solicitor

---

BACKGROUND:

The Township Solicitor has advised that many municipalities are considering passing data center ordinances to better regulate the location and site requirements for data centers. Currently, the Township's Zoning Ordinance does not contain a provision for data center use.

The Solicitor prepared a resolution, which the Board of Supervisors adopted at their public meeting on March 23. It declared our zoning ordinance substantively invalid and initiated the process to remedy it by preparing an ordinance specifically for data centers.

The Solicitor's office drafted the ordinance, and Montgomery County has developed a model ordinance and circulated it to municipalities in the County.

Included in your packet is the draft ordinance for your review.

MOTION/RESOLUTION:

Motion to authorize the advertisement of a Zoning Ordinance Amendment to better regulate the location and site requirements for data centers.

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

RESOLUTION NO. 2026-05

A RESOLUTION OF THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS PURSUANT TO SECTION 609.2(1)(i) OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE TO MAKE SPECIFIC FINDINGS FOR THE DECLARED INVALIDITY OF A PORTION OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE DUE TO THE LACK OF DATA CENTER USES PROVIDED FOR IN THE ZONING ORDINANCE

WHEREAS, on March 23, 2026, prior to this Resolution, the Montgomery Township Board of Supervisors ("Board") declared that a portion of the Montgomery Township Zoning Ordinance of 1952, as amended in 1959 ("Zoning Ordinance") may be unconstitutional due to failure to provide a use for data centers, including data center accessory uses (collectively, "Data Center Uses"), and proposed to prepare a curative amendment to overcome its possible invalidity in accordance with Section 609.2(1)(i) of the Pennsylvania Municipalities Planning Code ("MPC"); and

WHEREAS, Section 609.2(1)(i) of the MPC requires that, within 30 days following such declaration and proposal, the Board, by resolution, must make specific findings setting forth the basis of the invalidity of the Zoning Ordinance; and

WHEREAS, the Board desires to comply with Section 609.2(1)(i) of the MPC and hereby sets forth the findings supporting the invalidity of a portion of the Zoning Ordinance; and

WHEREAS, the Board desires to protect the health, safety, and general welfare of Township residents by establishing reasonable, objective criteria for the siting and operation of Data Center Uses.

NOW, THEREFORE, be it, and it is hereby **RESOLVED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, and it is hereby **ADOPTED** and **RESOLVED** by authority of the same, as follows:

I. Specific Findings setting forth the Declared Invalidity of the Zoning Ordinance:

1. Section 609.2(1)(i)(A) of the MPC provides that a municipality, by resolution, may make specific findings setting forth the declared invalidity of the zoning ordinance which may include "references to specific uses which are either not permitted or not permitted in sufficient quantity."

2. Pennsylvania appellate courts have long established that a zoning ordinance is exclusionary and legally infirm if it fails to provide for all legitimate land uses within its boundaries. See Surrick v. Zoning Hearing Bd. Of Upper Providence Twp., 382 A.2d 105 (Pa. 1977); see also Appeal of Girsh, 263 A.2d 395 (Pa. 1970).

3. Such failure may be deemed an unconstitutional exclusion of a legitimate land use under the "Fair Share" doctrine. See Surrick.

4. Data Centers, including accessory Data Center uses, are recognized in Pennsylvania as a legitimate, modern industrial and commercial land use that must be accommodated to meet the Township's "fair share" of regional development.

5. Accordingly, the Zoning Ordinance must provide for Data Center Uses within the Township. However, no such use is defined or provided for in the Zoning Ordinance. Further, the Board declares that no other definitions in the Zoning Ordinance adequately apply to or otherwise address Data Center Uses.

6. If a court determined that the Township unconstitutionally excluded Data Center Uses, Section 1006-A(c) of the MPC may provide a developer/landowner with site-specific relief to develop their property for a Data Center Use as proposed. See Casey v. Zoning Hearing Board of Warwick Twp., 328 A.2d 464 (Pa. 1974).

7. Accordingly, due to Data Center Uses not being "permitted or not permitted in sufficient quantity" in the Zoning Ordinance, the Board declares that the Zoning Ordinance is substantively invalid, or is likely to be found invalid, in that it fails to adequately provide for the use of Data Center Uses within the Township.

II. Authorization. The Township Solicitor and Township Staff are hereby authorized and directed to prepare a curative amendment to the Zoning Ordinance to correct the declared invalidity by defining, permitting, and regulating Data Center Uses in the Township, including, but not limited to, providing for permitted zoning district(s) within the Township for Data Center Uses and establishing specific use standards for setbacks, height, building size and site area, noise, facades, landscape buffering, utility infrastructure, and other standards deemed necessary for the health, safety and welfare of the Township and its citizens.

III. Stay of Challenges - Procedure. Pursuant to Section 609.2(b) of the MPC, the Township shall not be required to entertain or consider any landowner curative amendment related to Data Center Uses filed after the adoption of this Resolution while this curative amendment process is pending. Montgomery Township shall, within 180 days from the date of the declaration and proposal, enact a curative amendment to validate, or reaffirm the validity of, the Zoning Ordinance pursuant to the provisions required by Section 609 of the MPC to cure the declared invalidity of the Zoning Ordinance

IV. Effective Date. This Resolution shall be effective immediately upon its legal adoption.

RESOLVED AND APPROVED this 23rd day of March, 2026.

ATTEST:

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

By:_____
Carolyn McCreary, Township Secretary

By: _____
Tanya C. Bamford, Chair of the Montgomery Township Board of Supervisors

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 26-358Z

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING CHAPTER 230, ZONING, SECTION 230-5, WORD USAGE; DEFINITIONS, TO ADD DEFINITIONS RELATED TO DATA CENTERS; AND AMENDING SECTION 230-103, USE REGULATIONS IN THE LI – LIMITED INDUSTRIAL ZONING DISTRICT, TO PERMIT DATA CENTERS BY CONDITIONAL USE IN THE LI DISTRICT AND ESTABLISHING USE CRITERIA AND REQUIREMENTS

WHEREAS, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.* ("MPC"), authorizes the Board of Supervisors of Montgomery Township ("Board") to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Montgomery Township ("Township") and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including advertising, submission to the planning commissions, and holding a public hearing; and

WHEREAS, after review of the Township' general laws, particularly its existing zoning regulations, in light of the laws and requirements of the Commonwealth of Pennsylvania and the MPC, the Board has determined it would be in the best interest of the Township and consistent with the Township's existing Comprehensive Plan to amend its zoning code as codified in Chapter 230 to include definitions for data centers and to allow data centers to be located in the LI- Limited Industrial Zoning District by conditional use subject to certain criteria and requirements.

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Montgomery Township Zoning Code as set forth below:

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

SECTION I: Code Amendments. Chapter 230, Zoning, of the Montgomery Township Code is hereby amended as follows:

A. Section 230-5, Word Usage; Definitions, is hereby amended to provide for the following terms and definitions:

DATA CENTER – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers,

appliances and other associated components related to digital data operations. This definition shall include, but is not limited to, cryptocurrency mining, blockchain transaction processing, server farms, or cloud environments. The facility may also include Data Center Accessory Uses. This definition does not include computers, electronics, and/or telecommunications and/or related equipment that is customarily incidental to an otherwise permissible use on the property, such as servers associated with an office building or similar technology.

DATA CENTER ACCESSORY USE – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, office, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

DATA CENTER CAMPUS: A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

DATA CENTER ELECTRICAL SUBSTATION – A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

FOOTCANDLE – Enough light to saturate a one-foot square with one lumen of light.

SENSITIVE RECEPTORS – Schools, preschools, day care centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, playgrounds, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use.

B. Article XVII, LI Limited Industrial District, Section 230-103, Use Regulations, Subsection C, uses permitted by conditional use, is hereby amended to provide as follows:

(5) Data Centers; Data Center Campus, provided that such use and operation are in accord with the following criteria and requirements:

[1] Street Access. A Data Center or Data Center Campus shall take access from an arterial or collector road and shall have secondary access suitable for emergency response purposes.

[2] Bulk Standards.

[1] Minimum Lot Size: Data centers over 100,000 square feet in gross floor area shall have a minimum lot area of 10 acres, in compliance with §230-116.A(1).

[2] Maximum Height: Data Centers and Data Center Accessory Uses may not exceed 60 feet in height. The maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses and equipment.

[3] Minimum Setbacks: Data Centers and Data Center Accessory Uses, and truck idling areas shall have a minimum setback from all property lines of 250 feet, with the exceptions of utility lines, fiber optic lines, and security stations.

[4] Data Centers, Data Center Accessory Uses, and Data Center Electrical Substations shall be a minimum of 1,000 feet from residential uses, residential districts, and/or other Sensitive Receptors. This distance may be reduced to a range of 500 – 999 feet if the Applicant can successfully demonstrate how it will exceed other environmental performance standards including noise levels that do not exceed ambient noise for that area, visual screening and/or aesthetic improvements that mask the data center use, and do not contribute to any thermal air changes that would affect the closest Sensitive Receptors.

i. The required separation distance shall be measured in a straight line from the closest point of the Data Center or and Data Center Accessory Use to the nearest property line of the residential use, residential zoning district, or Sensitive Receptor, as applicable.

[5] Maximum Building Coverage shall comply with §230-116.A(2), Area, Width and Yard Regulations for the LI Limited Industrial District

[6] Maximum Impervious Coverage shall comply with §230-116.A(3), Area, Width and Yard Regulations for the LI Limited Industrial District

[7] Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall not be perceptible at or beyond the property line.

[3] Design.

[1] Data Center façades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the facade.

[2] Principal building façades shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of principal building facade.

[3] No more than 80 percent of a principal building façade may consist of one building material.

[4] No more than 80 percent of a principal building façade may consist of one color, texture, or pattern.

[5] Data Center façades shall avoid the use of undifferentiated surfaces by including the following design elements:

i. Change in building height;
ii. Building step-backs or recesses;
iii. Fenestration;
iv. Change in building material, pattern, texture, color;
v. Use of accent materials; and
vi. Other architectural features determined as satisfactory to the Board of Supervisors.

[6] Data Center principal buildings shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.

[7] Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface.

[8] Elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.

[9] Fencing shall not include barbed or razor wire and shall be subject to Township fence standards.

[10] Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the Township engineer.

d. Energy Usage Plan.

[1] The Applicant for a Data Center, Data Center Campus, and/or Data Center Accessory Use shall provide an Energy Usage Plan with the Conditional Use application, which Plan shall provide or identify at a minimum the following:

a. Annual electricity demand;

b. Energy supply sources that will be utilized;

c. Energy storage capacity as applicable;

d. Proposed sources of back-up power;

e. Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including: (1) those to reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure; (2) cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions; (3) explore battery storage as a backup energy source for 50-100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators; (4) support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the PJM region; and (4) Monitor and report energy efficiency and emissions data to the Township on a regular basis.

f. If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following: (1) documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid; (2) documentation that a transmission security agreement has been received by the Applicant; (3) documentation that the transmission security agreement has been signed by all necessary parties; and (4) the date that the electric utility provider provided for the proposed energization of the data center.

g. The Energy Usage Plan will be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the Township. The Township shall have the right to require supplemental or amended plans based upon comments by the Township prior to conditional use approval.

[2] A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) and that proposes to connect to the power grid shall be required to procure a minimum of 10% of its power from renewable generation sources generated withing the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.

e. Energy Generation Systems Usage.

[1] For purposes of the criteria for a Data Center, Data Center Campus, and/or Data Center Accessory Uses, the term Energy Generation System shall mean any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

[2] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing Township or utility regulations. Such systems shall be considered a separate principal use for a property and must be approved according to all applicable state and federal regulations along with Township zoning regulations applicable to such use. The Applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. Data Center principal buildings on a site shall be located between energy generation systems and residential districts or any Sensitive Receptors.

[3] Data Center Electrical Substations shall be located on the side or rear of the principal building for the Data Center or principal buildings on a Data Center Campus so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center's principal building(s) and the substation.

[4] Data Center Electrical Substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.

[5] Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.

[6] Data Cener Electrical Substations that abut a zoning district boundary other than industrial, and/or a boundary with a property with a Sensitive Receptor shall be set back a minimum of 1000 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the LI Limited Industrial District

[7] Any Data Center Electrical Substation must still comply with any other aspect of the Township's Zoning Code related to uses governing electrical substations, in general, and any other outside agency requirements.

f. Backup Power Usage.

[1] Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.

[2] Diesel generators shall undergo annual testing, and reports shall be provided to the Township to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.

[3] Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:

a. When the primary source of energy is not available due to an emergency outage.

b. During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.

c. Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.

[4] Use for peak shaving or supplying power to the grid is prohibited from any energy generation system.

[5] The Applicant shall design and locate all energy generation systems to limit noise and visual impacts as much as possible, as further detailed herein.

g. Water Usage.

[1] Any water-based cooling systems associated with a Data Center use shall operate as a closed-loop water system. No water utilized by a Data Center facility shall be discharged, released, or otherwise exported from the site except through a connection to a public sanitary sewer system approved by the Township and the appropriate sewer authority. Open-loop, once-through, or evaporative water-intensive cooling systems are expressly prohibited.

[2] The Applicant shall submit, as part of any Conditional Use application, written documentation from a public water utility provider authorized to serve the Township confirming that the proposed use will be served exclusively by the public water system and that sufficient capacity is available to accommodate the proposed demand. No Conditional Use approval shall be granted for a Data Center

proposing the use of groundwater wells, springs, or direct withdrawals from surface watercourses for water sources.

[3] Wastewater disposal analysis:

a. The Applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the Data Center's HVAC system.

b. Any untreated wastewater generated is prohibited to be discharged to stormwater systems, surface waters, underground engineered or natural aquifers, or underground storage tanks or wells.

c. Data Centers shall rely solely upon the Township's public system for wastewater disposal. For wastewater to be conveyed and/or treated by the Township's public system, the Applicant shall submit documentation certified by the applicable public authority that the public authority can support the conveyance and treatment needed. The Applicant shall supply the public authority with all information necessary by the public authority to make such determinations.

h. Thermal Impact. A Thermal Impact Mitigation Plan shall be submitted with the conditional use application, including, at a minimum:

[1] Identification of primary sources of waste heat (air- and water-based).

[2] Evaluation of potential off-site thermal impacts (including plume/heat discharge and localized heat islands) under representative seasonal conditions.

[3] Description of design measures to minimize heat impacts (e.g., equipment siting, shielding, landscaping, cool roofs/paving where applicable).

[4] Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).

[5] Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to sensitive receptors or site constraints.

[6] The Plan shall be prepared and certified by a professional engineer.

[7] The Thermal Impact Mitigation Plan shall be subject to review and comment by the Township. The Township shall have the right to require supplemental or

amended plans based upon comments by the Township prior to any use approval.

i. Noise and Vibration

[1] Whether on a rooftop, on the ground level, or elsewhere on the exterior of the property, mechanical equipment must be screened by an acoustical barrier.

[2] The Applicant shall provide and, as applicable, agree to provide the following noise and vibration studies:

a. The Applicant shall submit a pre-construction noise and vibration study with the conditional use application prepared and sealed by a qualified professional. Such qualified professional shall be an engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training and experience in acoustical noise or vibration analysis applicable to the scope of work being performed (defined herein as "Qualified Professional") to include the predicted noise and vibration levels from the operation of the Data Center and/or Data Center Accessory Uses.

b. Simultaneous Operation Assumption. All noise evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and other noise-producing devices operating at maximum rated capacity, unless a more restrictive operating condition is required by approval.

c. Within 180 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center or a Data Center Accessory Building, the Applicant shall submit to the Township an as-built post-construction noise and vibration study. The study shall:

i. Be conducted by a Qualified Professional using applicable ANSI standards and generally accepted criteria.

ii. Demonstrate compliance with all applicable noise regulations set forth in the Data Center Noise Standards Tables at the end of this section. Compliance shall be demonstrated using objective sound level limits expressed in A-weighted decibels (dBA), measured and evaluated in accordance with standardized methodologies acceptable to the Township.

iii. Include sound measurements taken at all property lines.

iv. Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.

v. Address low-frequency noise impacts, including compliance with applicable dBC limits set forth in the Data Center Noise Standards Tables.

vi. Vibration Standards to be used in the study. Vibration shall be evaluated using two distinct criteria: (a) Building Damage: Ground vibration shall not exceed 0.2 to 0.5 inches per second peak particle velocity (PPV), measured in accordance with USBM RI 8507 or successor standard; and (b) Human Perception: Vibration levels shall not exceed 65 VdB, measured in accordance with ISO 2631-1 or successor standard.

vii. Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.

viii. The timing of the post construction noise and vibration study shall not preclude enforcement by the Township at any time upon identification of a violation. The Applicant shall provide reasonable access to monitoring data, equipment specifications, and operating conditions to the Township Engineer, designee or other consultant acting on behalf of the Township.

[3] If the post construction study demonstrates non-compliance with any applicable noise or vibration standard, or if the study is inconclusive, the Applicant shall, within 30 days of written notice from the Township, submit a corrective action plan prepared by a Qualified Professional. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than 90 days following Township notice of non-compliance, unless extended by the Township for good cause shown. The corrective action plan must show the mitigation measures on a site plan and must be designed in compliance with all noise mitigation measures identified as needed or recommended by the corrective action plan. The Zoning Officer has the authority to interpret and enforce the post-construction study and any necessary mitigation or corrective measures.

[4] If the pre-construction noise study establishes a baseline sound level in excess of the maximum sound level permitted under Data Center Noise Standards Tables, the post-construction study shall demonstrate that operations of the proposed use do not increase baseline ambient sound levels. Sound levels with 1 dBA of ambient sound levels will meet this requirement.

[5] Objective Noise Standards. Noise limits shall be established by land use category, measurement location, time-of-day, and averaging period, and shall include provisions for instrumentation and low-frequency noise evaluation.

[6] The Township may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.

[7] If initial monitoring or complaints indicate a probable violation, the Township may require interim mitigation measures, which may include operational modifications, equipment limitations, additional or increased acoustic barriers, or temporary curtailment of specific noise producing activities until compliance is demonstrated.

[8] Data Center Noise Standards Tables:

Data Center Noise Standards Tables

The following tables establish objective noise limits, modeling requirements, and enforcement procedures applicable to Data Center use. These standards shall supersede noise standards set forth in any noise chapters or noise provisions of the Code for Data Centers only.

Table 1: Data Center Noise Limits, Measurement, and Compliance Requirements:

Category	Requirement
Applicable Uses	Data Centers, Data Center Accessory Uses and any other accessory mechanical equipment, generators, cooling systems, or substations
Measurement Basis	A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise
Receptor Locations	Measurements and modeling shall be conducted at the nearest property line to receptors
Operating Condition Assumption	All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity

Table 2: Numeric Noise Limits by Zoning Use:

Receiving Land Use	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
Residential	55 dBA Leq (1-hour)	45 dBA Leq (1-hour)
Mixed-Use/ Commercial	60 dBA Leq (1-hour)	50 dBA Leq (1-hour)
Industrial	65 dBA Leq (1-hour)	55 dBA Leq (1-hour)

Short-term tonal or impulsive noise exceeding the above limits by 5 dBA or more shall constitute a violation.

Table 3: Low-Frequency Noise Criteria:

Parameter	Requirement
Frequency Sensitivity	C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise
Measurement Metric	Equivalent continuous sound level (Leq, 1-hour) in dBC
Measurement Locations	At the nearest property line
Daytime Limit (7:00 AM – 10:00 PM)	70 dBC Leq (1-hour)
Nighttime Limit (10:00 PM – 7:00 AM)	60 dBC Leq (1-hour)
Tonal / Narrowband Noise	Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Township based on clearly perceptible tonal characteristics
Applicability	Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment

Table 4: Modeling and Study Requirements

Requirement	Standard
Pre-construction Study	Required with conditional use application
Post-construction Verification	Required within 180 days of commencement of operations
Prepared By	Qualified Professional with demonstrated noise expertise
Modeling Methodology	ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model
Meteorological Assumptions	Downwind propagation, ISO-conservative conditions
Equipment Data	Manufacturer sound power levels and octave-band spectra
Low-Frequency Evaluation	Required where large generators or cooling systems are used

Table 5: Measurement Procedures:

Element	Requirement
Instrumentation	Type 1 or Type 2 ANSI-certified sound level meter
Calibration	Pre- and post-measurement field calibration required
Measurement Duration	Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations

	identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations.
Operating Conditions	Measurements shall include peak cooling load and generator operation under load
Background Noise	Baseline ambient levels documented prior to construction

Table 6: Compliance:

Item	Requirement
Material Definition Increase	An increase of **≥ 3 dBA** above baseline ambient sound level
Violation Determination	Exceedance of numeric limits or material increase
Retesting Authority	Township may require additional testing following substantiated complaints or equipment changes

j. Air Pollution.

[1] Applicant shall submit an air pollution and plume study or report that shall be prepared by a Qualified Professional with demonstrated air pollution measurement expertise. Such study or report shall at a minimum evaluate the existing and proposed site conditions as it relates to air pollutant emissions and applicable state and federal standards. Applicant shall minimize air pollutant emissions and meet or exceed applicable state and federal laws regulating emissions.

[2] Applicant shall agree as a condition of approval that annual testing shall be performed and reports shall be provided to the Township and other relevant state and federal agencies to ensure that Data Center and/or Data Center Accessory Use equipment is performing as designed and emissions from such Data Center facilities do not exceed allowable limits. Such testing and reporting shall be at the sole expense of the Applicant or the Applicant's assigned.

k. Emergency Response.

[1] An Emergency Response Plan shall be required as part of the conditional use application and shall be prepared by a Qualified Professional with demonstrated experience in providing such plans. The Emergency Response Plan shall:

i. Evaluate the impacts, both positive and negative, of the proposed Data Center upon emergency services and fire protection.

ii. Be reviewed by and acceptable to the Township fire department and emergency management services as part of the conditional use process.

iii. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.

iv. Ensure that all first responders receive adequate training specific to the installed system at the expense of the Applicant or the Applicant's assigned.

v. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional at the expense of the Applicant or the Applicant's assigned.

[2] Each Data Center or Data Center Campus shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/ representative's name, the telephone number, and the corresponding local power company's name and telephone number.

[3] The Applicant shall coordinate with the Township's emergency management coordinator to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the Township's public safety radio communications system exterior to on-site buildings. The Applicant shall install enhancement systems, as needed, to achieve compliance.

[4] The equipment used in any Data Center operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

[5] Data Centers and any Data Center Accessory Use facilities proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage.

[6] No Data Center or Data Center Accessory Use facility shall be approved for conditional use unless the Applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

l. Electronic Waste. An Electronic Waste Plan shall be submitted with the conditional use application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the Data Center is updated or decommissioned. The plan shall be subject to review and comment by the Township. The Township shall have the right to

require supplemental or amended plans or reports based upon comments by the Township prior to conditional use approval.

m. Parking.

[1] One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.

[2] The Township may ask for an additional 25 percent of required parking spaces to be held in reserve.

n. Sensitive Receptors. Unless physically impossible, Data Center Accessory Use facilities, Data Center Electrical Substations, and other noise and odor creators shall be oriented away from abutting Sensitive Receptors. Screening as described in subsection o. below "Buffer Yards and Screening" shall be provided. When making feasibility decisions, the Township must consider existing laws and regulations and balance public safety with the site development's potential impacts on nearby Sensitive Receptors.

o. Buffer Yards and Screening

[1] All Data Center operations and facilities shall provide buffer yards and screening along all property boundary lines, except for areas of ingress and egress into the site. All buffers shall be provided as set forth herein, which shall be planted in accordance with the provisions of Article VI, Landscaping, of Chapter 205, Subdivision and Land Development and other applicable Township screening and tree planting requirements.

[2] Service Areas - Loading bays, refuse collection areas, and service entrances shall be screened from view from existing or planned public roads, Sensitive Receptors, and residential zoning districts. Screening may include year-round landscaping or a screen wall of an appropriate height to mitigate visual impacts as determined by a line-of-sight study submitted by the Applicant.

[3] The buffer yard may be located within the required building setback lines. Excepting the primary ingress and egress into the site, no impervious surface is permitted within the buffer yard aside from access drives, sidewalks, and associated improvements.

[4] Mechanical/Electrical Equipment Screening:

a. Ground-Mounted:

i. Ground-mounted equipment adjacent to and serving the Data Center shall be completely screened behind an opaque wall or fence. When the equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings.

ii. When in or adjacent to an industrial use or zoning district, ground-mounted equipment screening is only required from any existing or planned public road.

iii. Ground-mounted equipment is prohibited in any required setback.

b. Roof-Top:

i. All roof-top-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the Data Center. This shall be accomplished by setting the penthouse or screened area back from the façade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Roof-top equipment to be screened and includes, but is not limited to, the following: cooling, ventilation, and power supply machinery.

ii. Roof-top equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall a distance no less than the height of said equipment.

iii. Roof-top equipment may exceed the applicable maximum district building height when completely screened pursuant to the provisions of this chapter and approved at the time of conditional use approval.

iv. Roof-top equipment may occupy up to a maximum of 30% of the roof area when screened per this section and, when combined with the height of the applicable Data Center building of Data Center Accessory Use facility, does not exceed the maximum building height requirement.

[4] Vegetative Buffering

a. Data Center sites abutting Sensitive Receptors or collector/arterial roads must include an enhanced vegetative buffer yard with required plantings located on an earthen berm with a grade no steeper than 3:1. The minimum height of the berm abutting Sensitive Receptors is 10 feet, and the minimum height of a berm abutting collector/arterial roads is 6 feet.

b. Where the combined footprint of the principal structure or structures is less than 100,000 square feet:

i. A minimum 100-foot vegetative buffer yard shall be provided along the entire length of any public street frontage of any property upon

which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or Sensitive Receptor.

ii. A minimum 50-foot buffer yard shall be provided along any property line adjacent to a non-residential use or zone.

c. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:

i. A minimum 150-foot vegetative buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or Sensitive Receptor.

ii. A minimum 50-foot buffer yard shall be provided along all other property lines.

d. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

i. A minimum 300-foot vegetative buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or Sensitive Receptor.

ii. A minimum 50-foot buffer yard shall be provided along all other property lines.

e. Utilities should be located outside of buffer yards to the maximum extent feasible to maintain a cohesive buffer yard, protect landscaping, and preserve open space. Utilities should be co-located when feasible to minimize the number of utility crossings through the required buffer yard, particularly when such crossings cannot be avoided.

f. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if approved by the Township as part of a conditional use approval.

g. Buffer yards along roadways shall be measured from the street right-of-way line.

h. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.

i. Buffer yards shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies

p. Decommissioning.

[1] A Decommissioning Plan prepared by a qualified professional with relevant past experience shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.

[2] The then owner of the Data Center or Data Center Campus shall submit a notification of closure if operations are permanently ceased.

[3] Decommissioning shall begin within 1 year of cessation of Data Center operations on the property, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the Township for good cause.

[4] Standards for Decommissioning:

i. All above-ground structures, equipment, and accessory facilities shall be removed.

ii. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.

iii. Disturbed soils shall be stabilized and re-vegetated.

iv. Any utility connections shall be safely disconnected and capped.

v. The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district

[5] Decommissioning Financial Security. Prior to issuance of the permit for the construction of a Data Center or Data Center Accessory Use facility, the then-owner, operator or developer shall provide financial security to the Township in the form and amount acceptable to the Township to secure its decommissioning obligations under this section, which decommissioning financial security shall be separate from and in addition to any other financial security obligations as may be applicable by other law.

i. The amount of financial security required for decommissioning shall be based on an estimate of the cost of completion of decommissioning ("Decommissioning Costs") without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs") as prepared by the Township Engineer.

ii. The facility then-owner or operator shall then post and maintain decommissioning financial security in an amount equal to Net Decommissioning Costs plus 10%, provided that at no point shall decommissioning funds be less than 50% of Decommissioning Costs.

iii. On every fifth anniversary of the date of providing the decommissioning financial security the then existing facility owner or operator shall provide an updated decommission cost estimate, with adjustments for inflation and cost and value changes. If the Decommissioning Financial Security amount changes, the facility owner or operator shall remit the increased financial security to the Township within 30 days of the approval of the updated decommissioning security estimate by the Municipality.

iv. In addition to posting a Decommissioning Financial Security, the Data Center owner, operator or developer shall enter into a decommissioning agreement with the Township as prepared by the Township Solicitor outlining the decommissioning responsibility including the posting and maintenance of a decommissioning financial security, which agreement may be recorded against the property as an ongoing obligation or covenant running with the land.

v. All decommissioning costs estimates as provided for herein shall be subject to review and approval by the Township and the owner or operator submitting such costs estimates shall be responsible for administrative, legal, and engineering costs incurred by the Township for such review and for the preparation of any associated agreements or documents.

vi. In the event of a sale or transfer of the property or a Data Center facility on the property, the acquiring individual, entity, or agency shall adhere to all applicable requirements as contained herein including all financial security and operational requirements.

o. Lighting

[1] Horizontal Surfaces. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

[2] Non-Horizontal Surfaces. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

[3] Adjacent Residential Uses. The illumination projected onto a residential use shall at no time exceed 0.1 footcandle measured line-of-sight and from any point on the receiving residential property.

[4] Adjacent Non-Residential Use. The illumination projected from any property onto a nonresidential use shall at no time exceed 0.5 initial footcandle, measured line-of-sight from any point on the receiving property.

[5] Glare. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved by using means such as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

[6] LED Lights. LED light sources shall have a correlated color temperature that does not exceed 3000K.

[7] Luminaires. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

[8] Lighting After Hours. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. On/off control shall be by an astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after regular business hours, or the use of motion sensor control, shall be permitted

p. Public Engagement, Meeting, Information and Benefit Agreement.

[1] The Applicant shall hold a public meeting at least fourteen (14) days prior to the first conditional use hearing. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the Applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting.

The public meeting shall be advertised consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code.

[2] The Applicant shall create and maintain a project website for viewing by the general public. The site shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The site shall provide a description of the proposed use, construction timelines and phasing plans, dates of public meetings with municipal bodies, and status of permits.

[3] If federal or commonwealth law establishes the ability for the Township to enter into a community benefits agreement with the Applicant, the Applicant shall enter into such an agreement to the satisfaction of the Township and as otherwise permissible under such laws.

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 day of , 2026.

ATTEST:

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

By:_____
Carolyn McCreary, Township Secretary

By:_____
Tanya C. Bamford, Chair of the Montgomery Township Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #09

SUBJECT:	Authorize Advertisement of Ordinance Amendment for No Turn on Red (Southbound U.S. 202 Parkway at Horsham Road)
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Eric S. Pelletier
INITIATED BY:	William R. Peoples, Police Chief

BACKGROUND:

Included in the Board of Supervisors Agenda Packet is an ordinance proposing an amendment to Montgomery Township Ordinance 222-11, *Right Turn Prohibited on Red Signal*. The proposed amendment would prohibit right turns on red for vehicles traveling southbound on the U.S. 202 Parkway and turning right onto Horsham Road. This amendment is being recommended in accordance with PennDOT guidance.

RECOMMENDATION:

Staff recommends that the Board authorize the advertisement of the proposed ordinance amendment.

MOTION/RESOLUTION:

Motion to authorize the advertisement of an ordinance, amending Section 222-11, to add right turn on red prohibitions on the U.S. Route 202 Parkway, turning right onto Horsham Road.

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. 26-359

AN ORDINANCE AMENDING SECTION 222-11, RIGHT TURN PROHIBITED ON RED SIGNAL, TO ADD RIGHT TURN ON RED PROHIBITIONS FOR VEHICLES TRAVELING SOUTHBOUND ON THE U.S. ROUTE 202 PARKWAY AND TURNING RIGHT ONTO HORSHAM ROAD

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

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

WHEREAS, Section 2327 of the Pennsylvania Second Class Township Code provides that the Board of Supervisors may, by ordinance, provide for the erection, maintenance and operation of traffic signals in accordance with the Pennsylvania Vehicle Code;

WHEREAS, it has been determined that to better secure the health, safety, and welfare of the citizens of the Township, that right turn on red rights should be prohibited for vehicles traveling southbound on the U.S. Route 202 Parkway and turning right onto Horsham Road.

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

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

SECTION 1. Code Amendment. Section 222-11, "Right Turn Prohibited on Red Signal; penalty" is hereby amended to add a prohibition for vehicles from making right turns on a steady red signal at the following intersections:

Intersection	**Vehicles Traveling On**	**Facing**
Horsham Road	U.S. Route 202 Parkway	South

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

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

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

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

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

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 22nd day of June, 2026.

ATTEST:

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

By:_____
Carolyn McCreary, Township Secretary

By:_____
Tanya C. Bamford, Chair of the
Montgomery Township Board of Supervisors

TE-160 (11-22)

pennsylvania
DEPARTMENT OF TRANSPORTATION
www.penndot.pa.gov

APPLICATION FOR TRAFFIC SIGNAL APPROVAL

PLEASE TYPE OR PRINT ALL INFORMATION IN BLUE OR BLACK INK

A – Maintenance and Operation Information

☑ Municipality has a fully executed Commonwealth and Municipal Traffic Signal Maintenance Agreement covering all signals in the municipality, Agreement # TSMA-46212, with an effective date of 11/01/2021. Issuance of a new or revised permit amends Municipality's signal list in TSAMS.

☐ Municipality does not have an existing Commonwealth and Municipal Traffic Signal Maintenance Agreement covering all signals in the municipality. Traffic Signal Maintenance Agreement must be completed, executed by the municipality, and attached to this application.

B – Application Description

PennDOT District: 6-0 County: Montgomery Municipality: Montgomery Township

Location (Intersection): Route 202 Parkway (S.R. 0202) and Horsham Road (S.R. 0463)

Traffic Control Device is: ☐ NEW Traffic Signal ☑ EXISTING Traffic Signal, permit # 64-3569

Type of Device (select one): ☐ Traffic Control Signal ☐ Electronic Sign ☐ Flashing Warning Device
☐ In-Roadway Warning Lights ☐ Intersection Control Beacon
☐ Rectangular Rapid Flashing Beacon (RRFB) ☐ School Zone Speed Limit Sign
☐ LED Border Lit Sign ☐ Other _____

Is Traffic Signal part of a system? ☑ Yes ☐ No System Number (if applicable): I-0111

If YES, provide locations of all signalized intersections in system.

7 signals along Horsham Road (S.R. 0463) from North Wales Road to Kenas Road; 1 signal along Route 202 Parkway (S.R. 0202) from Horsham Road (S.R. 0463) to Costco Drive.

Explain the proposed improvements.

Install NTOR and "Stop here on Red" signs on southbound US 202 approach.

C – Attachments Listing

☐ Municipal Resolution	☐ Location Map	☐ Traffic Volumes/Pedestrian Volumes
☐ Letter of Financial Commitment	☐ Photographs	☐ Turn Lane Analysis
☐ Warrant Analysis	☐ Straight Line Diagram	☐ Turn Restriction Studies
☐ Crash Analysis	☐ Capacity Analysis	☐ Municipal Contact Information
☐ Traffic Signal Study	☐ Traffic Impact Study (TIS)	☐ Other: _____
■ Condition Diagram		

D – Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location identified above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. Applicant agrees to own and maintain the traffic signal in accordance with the Commonwealth and Municipal Traffic Signal Maintenance Agreement referenced in Section A.

By (Signature): _____ Date: _____

Printed Name of Municipal Authorized Official: _____

Title of Signatory: _____

DEPARTMENT USE ONLY

County: _____ Engineering District _____

Department Tracking #: _____ Intial Submission Date: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT:	Consider Award of Contract for the New Door Installation at Public Works and Battalions I & II
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Eric S. Pelletier
INITIATED BY:	Greg Reiff, Director of Public Works

BACKGROUND:

The Public Works Department obtained three (3) quotes from three (3) qualified and responsible vendors/contractors. Documentation has been kept on file indicating that three (3) quotes were received and that they meet the specifications set forth by the Township. Monarch Door Company provided us with quotes dated June 1, 2026, totaling $21,790.00. The Jaydor Company provided us with quotes dated April 27, 2026, totaling $19,195.00. KJ Doors has provided us with the lowest quote dated March 27, 2026, in the amount of $13,946.09.

BUDGET IMPACT:

A total of $10,300.00 is included in the 2026 Capital Budget. The total cost is $3,646.09 over budget due to the addition of a door at Battalion II needing to be replaced, as well as the scheduled doors at Public Works and Battalion I.

RECOMMENDATION:

Per the quote provided, award the contract to KJ Doors to perform the services outlined in our specifications.

MOTION/RESOLUTION:

Motion to award the contract for the New Door Installation at Public Works and Battalions I & II to KJ Doors, the contractor providing the lowest quote, dated March 27, 2026, in the amount of $13,946.09.

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

KJ DOORS

Estimate: 49331082
Project:
Job: 24574
Estimate Date: 3/27/2026

Billing Address:
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936 USA

Job Address:
Montgomery Twp. - Public Works
90 Domorah Drive
Montgomeryville, PA 18936 USA

Estimate Details

KJ Door Est. - Lunch Room Back Door - Refreshed

Lunch Room Back Door
Take down and dispose of existing HM Door and frame. Furnish and install new, complete with hardware.
*Reuse electric strike.
* Composite shims needed for under threshold.

5-weeks

Item Groups

Services

NAME	DESCRIPTION	QTY
Hollow Metal Door Install	Hollow Metal Door Install includes: • Hollow Metal Door and frame • Commercial Door Hardware • Installation Supplies - Caulk - Clear Silicone - Caulk - Dynatrol	1

Equipment

Materials

NAME	DESCRIPTION	QTY
Caulk - Clear Silicone	Clear Silicone Caulk	1
Caulk - Dynatrol	Dynatrol aluminum stone caulk	2
Hinge 4.5BB NRP	4.5 x 4.5 BB PRIMED NRP Hinge	3

NAME	DESCRIPTION	QTY
LCN 1450 closer	LCN 1450 Closer	1
DormaKaba QED311 36 Exit	Stanley QED311 36" Rim panic with hex dogging, Grade 1, 689 Aluminum Sprayed Finish, Lifetime Mechanical Warranty	1
WS-sweep brush 3ft	3ft Brush sweep	1
WS-Teardrop Perimeter Astrical	Teardrop Perimeter Astrical	1
Fischer Anchor	3/8 x 4-3/4" Fischer Anchor	8
Hollow Metal Door and Frame	Hollow metal industrial grade door (18ga) and frame(16ga) galvanized and primed, Polystyrene Core SIZE: 3070 WINDOW: 6x27 Lite, Wireshield Glass FRAME: 534, D&D in field, 4" head, LHR PREPS: Prep and reinforce for hardware INCLUDES: 4" Saddle threshold, Drip cap, QRT360 Trim	1
Ives Floor Stop Silver	Ives kick down floor stop, Silver	1

Pricing Information

Promo	Description	Value

Estimate Sub-Total $3,685.48
Tax $0.00

Total To Pay $3,685.48

Thank you for choosing K.J. Door Services Inc. !
Estimates are valid for 30 days from estimate date.

Authorization Paragraph

KJ DOORS

Estimate: 49331339
Project:
Job: 24574
Estimate Date: 3/27/2026

Billing Address:
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936 USA

Job Address:
Montgomery Twp. - Public Works
90 Domorah Drive
Montgomeryville, PA 18936 USA

Estimate Details

KJ Door Est. - Shop Back Door - Refreshed

Shop Back Door
Take down and dispose of existing HM Door and frame. Furnish and install new, complete with hardware.
*Reuse electric strike.
* Composite shims needed for under threshold.

4-weeks

Item Groups

Services

NAME	DESCRIPTION	QTY
Hollow Metal Door Install	Hollow Metal Door Install includes: • Hollow Metal Door and frame • Commercial Door Hardware • Installation Supplies - Caulk - Clear Silicone - Caulk - Dynatrol	1

Equipment

Materials

NAME	DESCRIPTION	QTY
Caulk - Clear Silicone	Clear Silicone Caulk	1
Caulk - Dynatrol	Dynatrol aluminum stone caulk	2
Hinge 4.5BB NRP	4.5 x 4.5 BB PRIMED NRP Hinge	3

NAME	DESCRIPTION	QTY
LCN 1450 closer	LCN 1450 Closer	1
Mortise Cylinder - ALL	Mortise cylinder Ilco 1-1/8" ALL	1
DormaKaba QED311 36 Exit	Stanley QED311 36" Rim panic with hex dogging, Grade 1, 689 Aluminum Sprayed Finish, Lifetime Mechanical Warranty	1
DormaKaba QET360 Trim	Stanley QET360 Gr1 Lever Trim with Cylinder Hole, 689 Sprayed Aluminum Finish, Lifetime Mechanical Warranty, Classroom Function	1
WS-sweep brush 3ft	3ft Brush sweep	1
WS-Teardrop Perimeter Astrical	Teardrop Perimeter Astrical	1
Fischer Anchor	3/8 x 4-3/4" Fischer Anchor	8
Hollow Metal Door and Frame	Hollow metal industrial grade door (18ga) and frame(16ga) galvanized and primed, Polystyrene Core SIZE: 3070 WINDOW: 6x27 Lite, Wireshield Glass FRAME: 534, D&D in field, 4" head, RHR PREPS: Prep and reinforce for hardware INCLUDES: 4" Saddle threshold, Drip cap	1
Ives Floor Stop Silver	Ives kick down floor stop, Silver	1

Pricing Information

Promo	Description	Value

Estimate Sub-Total **$3,634.80**
Tax **$0.00**

Total To Pay $3,634.80

Thank you for choosing K.J. Door Services Inc. !
Estimates are valid for 30 days from estimate date.

Authorization Paragraph

KJ DOORS

Estimate: 49325845
Project:
Job: 24576
Estimate Date: 3/27/2026

Billing Address:
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936 USA

Job Address:
Montgomery Twp. - Battalion 1
325 Stump Road
North Wales, PA 19454 USA

Estimate Details

KJ Door Est. - Firehouse Back Door - Refreshed

Firehouse Back Door
Take down and dispose of existing HM door and frame. Furnish and install new, complete with hardware. Re-use electric exit device and lever.

Item Groups

Services

NAME	DESCRIPTION	QTY
Hollow Metal Door Install	Hollow Metal Door Install includes: • Hollow Metal Door and frame • Commercial Door Hardware • Installation Supplies - Caulk - Clear Silicone - Caulk - Dynatrol	1

Equipment

Materials

NAME	DESCRIPTION	QTY
Caulk - Clear Silicone	Clear Silicone Caulk	1
Caulk - Dynatrol	Dynatrol aluminum stone caulk	2
Hinge 4.5BB NRP	4.5 x 4.5 BB PRIMED NRP Hinge	3
LCN 1450 closer	LCN 1450 Closer	1

NAME	DESCRIPTION	QTY
WS-sweep brush 3ft	3ft Brush sweep	1
WS-Teardrop Perimeter Astrical	Teardrop Perimeter Astrical	1
Fischer Anchor	3/8 x 4-3/4" Fischer Anchor	8
Hollow Metal Door and Frame	Hollow metal industrial grade door (18ga) and frame(16ga) galvanized and primed, Polystyrene Core SIZE: 3070 WINDOW: none FRAME: 11-7/8" wide, LHR, D&D in Field, 4" head PREPS: Prep and reinforce for hardware INCLUDES: 5821 HD Closer, 8" SS kick plate, 5" Saddle threshold, Drip cap	1

Pricing Information

Promo	Description	Value

Estimate Sub-Total $3,371.67
Tax $0.00

Total To Pay $3,371.67

Thank you for choosing K.J. Door Services Inc. !
Estimates are valid for 30 days from estimate date.

Authorization Paragraph

KJ DOORS

Estimate: 49794952
Project:
Job: 26840
Estimate Date: 4/14/2026

Billing Address:
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936 USA

Job Address:
Montgomery Twp. - Battalion 2
441 Doylestown Road
Lansdale, PA 19446 USA

Estimate Details

KJ Doors Est. - Hollow Metal Door Replacement Battalion 2 - Refreshed

~ Back Entrance Man Door Engine Bay ~

KJ Doors to take down and remove existing door and frame. Furnish and install new hollow metal door and frame. Complete with hardware.
* Reuse electric strike, stainless steel pull handle, and kick plate.
* Lead time is 1-2 weeks

Item Groups

Services

NAME	DESCRIPTION	QTY
CQL8	Commercial Quoted Labor	1

Equipment

Materials

NAME	DESCRIPTION	QTY
Hollow Metal Door and Frame	Hollow metal industrial grade door (18ga) and frame(16ga) galvanized and primed, Polystyrene Core SIZE: 3070 WINDOW: None FRAME: 534, D&D, LHR, 4" Head PREPS: Reinforce for hardware, No Prep INCLUDES: Yale 5821 closer, 6" saddle threshold, drip cap	1
Hinge 4.5BB NRP STAINLESS	4.5 x 4.5 BB NRP Hinge - STAINLESS	3

NAME	DESCRIPTION	QTY
MARKS M9900 US32D 36" EO	Marks M9900/32D Grade 1 Rim Exit Bar, Wide Stile Pushpad, 36" Device, Exit Only, Hex Dogging, Satin Stainless Steel Finish, Non-Handed	1
Rim IC core cyl.housing	Rim cylinder IC core housing	1
WS-sweep brush 3ft	3ft Brush sweep	1
WS-Teardrop Perimeter Astrical	Teardrop Perimeter Astrical	1
Fischer Anchor	3/8 x 4-3/4" Fischer Anchor	8
1/4" x 2" flathead sleeved an	1/4" x 2.5" flathead sleeved anchor	4
Caulk - Dynatrol	Dynatrol aluminum stone caulk	2
Caulk - Clear Silicone	Clear Silicone Caulk	1

Pricing Information

Promo	Description	Value

Estimate Sub-Total $3,254.14
Tax $0.00

Total To Pay $3,254.14

Thank you for choosing K.J. Door Services Inc. !
Estimates are valid for 30 days from estimate date.

Authorization Paragraph

This is an estimate and not a contract. By signing here, the customer authorizes work to be performed.

The Jaydor Company
542 North Trooper Road
East Norriton, PA 19403
(610) 539-4070
sales@jaydorco.com
Contractor # PA018517

BILL TO
MONTGOMERY TOWNSHIP
101 Stump Road
North Wales, PA 19454 USA

ESTIMATE	ESTIMATE DATE
112771293	Apr 27, 2026

JOB ADDRESS
BATTALION 1 - MONTGOMERY TWP FIRE
325 Stump Road
North Wales, PA 19454 USA

Job: 112585341

ESTIMATE DETAILS

ENTRY DOOR:

Remove and haul away the existing door, masonry frame and debris.
* *We will re-existing panic bar and electric strike, reconnect them
* *We may need to remove the existing capping on the outside, if we can re-install we will but all new caping must be done by others

Supply and install (1) 3070 Hollow Metal Door complete with: 18G, primed, 36" x 84" solid door (No Glass), 11-3/4" KD Frame with 2" sides and 4" head, new BB hinges, door closer, interior and exterior kick plates, threshold, sweeps and seals.
* *Reusing the panic and lever* *

* *ALL PAINTING AND SPECIFIC KEYING MUST BE DONE BY OTHERS

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Misc Item	Item: 3070 w11-3/4 frame. reuse panic	1.00	$4,950.00	$4,950.00

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$4,950.00
TOTAL	$4,950.00

Thank you for Choosing Jaydor.

CUSTOMER AUTHORIZATION

I hereby authorize The Jaydor Company to complete the above work in the amount of $4,950.00 to be performed.

The above mentioned materials remain the property of Jaydor Co. until fully paid for and can be removed for non-payment.

Sufficient headroom & sideroom from obstruction shall be provided as well as even floors. Jambs, spring pads, Electrical Outlets and all necessary members for installation are subject to approval by The Jaydor Co. Jaydor will not use extension cords for openers as this is against code. The above doors and electric operators, if installed by us, are guaranteed for one year against defects in either materials, workmanship, or faulty operations. If installed by others, no gurarantee on operations. If materials are altered - warranty is automatically voided. Quoted Price Subject to change if not accepted within 30 Days from Estimate.

Sign here _____ Date _____

The Jaydor Company
542 North Trooper Road
East Norriton, PA 19403
(610) 539-4070
sales@jaydorco.com
Contractor # PA018517

BILL TO
MONTGOMERY TOWNSHIP
101 Stump Road
North Wales, PA 19454 USA

ESTIMATE	ESTIMATE DATE
112800108	Apr 27, 2026

JOB ADDRESS
BATTALION 2 - MONTGOMERY TWP FIRE
441 Doylestown Road
Lansdale, PA 19446 USA

Job: 112586483

ESTIMATE DETAILS

ENTRY DOOR:

Remove and haul away the existing door, frame and debris except **We will keep and re-use the electric strike and panic bar with inside lock out**

We will need to disconnect the wiring in the strike/frame for us to remove the frame.

Supply and install (1) 3070 UL Fire Rated Hollow Metal Door complete with new 36" x 84" 18G, primed solid door (no windows), 5-3/4, 16G, KD frame with 2" sides and a 4" top, new BB hinges, door closer, large industrial pull handle on exterior, threshold, sweeps and seals. **Reusing the panic bar with lock out.

Reconnect the wiring to the strike after the frame is installed.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Misc Item	Item: 3070, 5-3/4 frame, re-use panic, electrical work	1.00	$5,095.00	$5,095.00

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$5,095.00
TOTAL	$5,095.00

Thank you for Choosing Jaydor.

CUSTOMER AUTHORIZATION

I hereby authorize The Jaydor Company to complete the above work in the amount of $5,095.00 to be performed.

The above mentioned materials remain the property of Jaydor Co. until fully paid for and can be removed for non-payment.

Sufficient headroom & sideroom from obstruction shall be provided as well as even floors. Jambs, spring pads, Electrical Outlets and all necessary members for installation are subject to approval by The Jaydor Co. Jaydor will not use extension cords for openers as this is against code. The above doors and electric operators, if installed by us, are guaranteed for one year against defects in either materials, workmanship, or faulty operations. If installed by others, no gurarantee on operations. If materials are altered - warranty is automatically voided. Quoted Price Subject to change if not accepted within 30 Days from Estimate.

Sign here Date

The Jaydor Company
542 North Trooper Road
East Norriton, PA 19403
(610) 539-4070
sales@jaydorco.com
Contractor # PA018517

BILL TO
MONTGOMERY TOWNSHIP
101 Stump Road
North Wales, PA 19454 USA

ESTIMATE	ESTIMATE DATE
112800101	Apr 27, 2026

JOB ADDRESS
MONTGOMERY TWP PUBLIC WORKS
90 Domorah Drive
Montgomeryville, PA 18936 USA

Job: 112584590

ESTIMATE DETAILS

(2) ENTRY DOORS:

Remove and haul away both entry door, masonry frames and debris but leaving the 5" capped over top on the one taller opening, the largest frame head we can get is 4", like the existing.
**Reconnect alarm contacts

Supply and install (2) 3070 Hollow Metal Doors, both complete with: 18G, primed, 36" x 84" door with 6" x 20" lite kites (clear glass), 5-3/4" KD Frame with 2" sides and 4" head, new BB hinges, door closers, panic bars with levers, drip edges, threshold, sweeps and seals. ALSO NEW KICK DOWN DOOR STOPS

**ALL PAINTING AND SPECIFIC KEYING MUST BE DONE BY OTHERS

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Misc Item	Item: 3070'S W/ LITE KITS, 5-3/4 FRAMES	2.00	$4,575.00	$9,150.00

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$9,150.00
TOTAL	$9,150.00

Thank you for Choosing Jaydor.

CUSTOMER AUTHORIZATION

I hereby authorize The Jaydor Company to complete the above work in the amount of $9,150.00 to be performed.

The above mentioned materials remain the property of Jaydor Co. until fully paid for and can be removed for non-payment. Sufficient headroom & sideroom from obstruction shall be provided as well as even floors. Jambs, spring pads, Electrical

Outlets and all necessary members for installation are subject to approval by The Jaydor Co. Jaydor will not use extension cords for openers as this is against code. The above doors and electric operators, if installed by us, are guaranteed for one year against defects in either materials, workmanship, or faulty operations. If installed by others, no gurarantee on operations. If materials are altered - warranty is automatically voided. Quoted Price Subject to change if not accepted within 30 Days from Estimate.

Sign here Date

Monarch Door Company

808 Doylestown Pike Quakertown, PA 18951
Phone (215) 536-7192 Fax (215) 538-7611
WWW.MONARCHDOORS.COM
PA 075964

PROPOSAL SUBMITTED TO		PHONE	DATE
Montgomery Township		267-421-1016	6/01/26
STREET		JOB NAME	
1001 Stump Road			
CITY, STATE and ZIP CODE		JOB LOCATION	
Montgomeryville, PA 18936			
EMAIL	CELL NUMBER	JOB CONTACT	JOB PHONE
tjasuta@montgomerytwp.org		Todd	

We hereby submit specifications and estimates for:
Removal & haul away of existing materials included in all the pricing below.

Battalion #1: Rear Door. 325 Stump Rd North Wales, PA 19454.

Supply & install (1) 3/0 x 7/0 Right hand outswing steel door (solid no window) and 12" deep Frame Primed ready to be painted by others. Door to come with new aluminum continuous hinge, aluminum threshold, 10" x 34" satin stainless inside kick plate, door seals and door sweep. All remaining hardware to be reinstalled on new door.

For an installed price of $4,680.00.

Battalion #2: Rear Door. 441 Doylestown Rd Lansdale, PA 19446

Supply & install (1) 3/0 x 7/0 Right hand outswing steel door (solid no window) and 5-3/4" deep Frame Primed ready to be painted by others. Door to come with new Stainless-steel hinges, aluminum threshold, aluminum rain drip cap, 10" x 34" satin stainless inside kick plate, door seals and door sweep. All remaining hardware to be reinstalled on new door.

For an installed price of $3,450.00.

Public Works: Left rear door (Outside looking in). 90 Domorah Drive Montgomeryville, PA 18936

Supply & install (1) 3/0 x 7/0 Right hand outswing steel door with 7" x 22" wired glass light kit and 5-3/4" deep steel Frame Primed ready to be painted by others. Door to come with new Stainless-steel hinges, aluminum threshold, aluminum rain drip cap, 10" x 34" satin stainless inside kick plate, door seals, door sweep, inside Accentra 6100 rim panic with outside function with reusing existing key cylinder and new door closer. All remaining hardware to be reinstalled on new door.

For an installed price of $6,830.00.

Public Works: Right rear door (Outside looking in). 90 Domorah Drive Montgomeryville, PA 18936

Supply & install (1) 3/0 x 7/0 Left hand outswing steel door with 7" x 22" wired glass light kit and 5-3/4" deep steel Frame Primed ready to be painted by others. Door to come with new Stainless-steel hinges, aluminum threshold, aluminum rain drip cap, 10" x 34" satin stainless inside kick plate, door seals, door sweep, inside Accentra 6100 rim panic with outside function with reusing existing key cylinder and new door closer. All remaining hardware to be reinstalled on new door.

For an installed price of $6,830.00.

Sales tax if required included in all pricing on this Proposal. See page 2 for customer notes, additional terms & conditions.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

_____ dollars ($ $21,790.00).

Payment to be made as follows:
Signed copy of proposal is required to place the order. Job total to be paid in full NET30DAYS from completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Chad Lichtenwalner

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal --- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Customer notes, additional terms & conditions:

Monarch Door Company will not be responsible for any locksmith services, Alarm disengagement/reengagement, the setting of any alarms, and the disconnecting & reconnecting of hardwired power to any powered devices. All these services if needed are to be done by others. Unless otherwise noted in the work description.

Monarch Door Company, LLC will not be held responsible for any touching up of any paint disturbed, and or the repair to any dry wall, plaster, mortar and or masonry that may be needed due to the removal or installation process that is beyond their control.

All installed pricing is subject to changes until after the onsite inspection can be performed and the materials and labor fees quoted can be verified.

If any material is ordered prior to the on-site inspection, it will be the customers full responsibility for the materials, any changes to the order as well as any additional fees that may occur due to any changes. All ordered material is non-returnable & non-refundable.

All work areas must be clear for a safe work area.

Monarch Door Company will not be held responsible for any issues caused by an un-level floor, un-level/un-plum door opening or wrongly framed opening.

All proposed pricing does not include any unforeseen situations that may present itself before, during or after the installation of any proposed products.

All factory warranties do not include any installation labor for such warranty material.

Monarch Door Company, LLC offers a 1yr labor warranty on all products installed & purchased through Monarch Door Company, LLC.

All bounced checks will be subject to a $25.00 bounced check fee.

Customer to sign acknowledgment line below to confirm they have read & accept the above Customer notes, additional terms & conditions.

Customer signature line of acknowledgement _____. Date of acknowledgement _____.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: Authorization for Surplus Items to be Sold on Municibid
MEETING DATE: June 8, 2026
BOARD LIAISON: Eric Pelletier
INITIATED BY: Greg Reiff, Director of Public Works

BACKGROUND:
On April 13, 2026, the Township authorized to dispose of surplus assets through Municibid, an online auction company. The auction concluded successfully on May 26, 2026.

Listing ID	Surplus Asset	Winning Bid	Name
83063534	Lot of Two (2) Echo Weed Whackers	$160.00	Adam Nawarynski
83063020	Echo PB-650 Backpack Blower	$44.00	Bruce Hebbel
83062827	Little Wonder 6032 10" Lawn & Bed Edger	$63.00	Robert Koperna
83061445	John Deere JS60H 21" Cut Mulching Push Mower	$120.00	Robert Gillespie
83060933	Three (3) Dayton Rims - One (1) Dayton Rim w/Tire	$150.00	John Fort
83060397	Zep Parts Washer	$56.00	Mark Carlisle
83059821	Onan Pro 6000 Generator #2	$230.00	Jean Gay
83059532	Onan Pro 6000E Generator #1	$260.00	Jean Gay
83040877	2008 Ford F-550 Dump Truck	$20,701.00	Robert Wieland
83059394	Lot of Six (6) Plow Lift Blocks	$50.00	Charles Matarazzo
83059362	Target Concrete Saw	$1,003.00	Matt Thies
83057269	1998 Zimmerman Trailer	$1,850.00	Dan Horst
83046242	1996 John Deer F1145 Frontrunner Mower	$3,988.00	John Fort
83045366	2012 Elgin Whirlwind Street Sweeper	$15,400.00	Jason Martin
83044130	2002 Ford F-550 Flatbed Truck	$8,500.00	Mark Carlisle
83042861	2011 Ford F-550 Dump Truck	$26,100.00	Rusty Rill, Sr.
83037143	2007 Ford F-550 Dump Flatbed Truck	$12,600.00	Robert Wieland

The Township will receive $91,275.00 from the sale of surplus assets within 30 days of the Board of Supervisors' approval.

RECOMMENDATION:
It is recommended that the Board of Supervisors authorize the sale of the above-listed items to the highest bidders.

MOTION/RESOLUTION:

Motion to authorize the sale of the above-listed equipment to the highest bidders as noted.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT:	Approval of Playground Equipment Purchase – Whistlestop Park
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Beth A. Staab, Parks & Recreation Board
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

The Whistlestop Park improvement project includes the removal and replacement of outdated play equipment with a new accessible, inclusive playground with sensory components located adjacent to the pavilion. The playground will include a poured-in-place safety surfacing, shade structures, and perimeter fencing.

Included in your packet is a proposal from KOMPAN, Inc., a COSTARS vendor for the playground equipment and poured safety surface. The total cost is $757,506.00, which was calculated into the budget for the park improvement project.

BUDGET IMPACT:

$1.5 million was included in the 2026 capital budget and the Capital Investment Plan. The total Township outlay net of the grants awarded is $1,454,464.

MOTION/RESOLUTION:

Motion to approve the sales proposal dated May 15, 2026 from KOMPAN, Inc. in the amount of $757,506.07 and authorize the Township Manager to execute the document.

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

Playground Overview



KOMPAN

Whistlestop Park

2-5 Age Overview



Whistlestop Park

5-12 Age Overview



Sales Proposal

Quote No.	SP163713-4
Customer No.	C018067
Document Date	05/15/2026
Expiration Date	07/14/2026

Montgomery Twp PA
Carolyn McCreary
1001 Stump Rd
Montgomeryville, PA 18936

Sales Representative	Mike Doyle
Email	MikDoy@Kompan.com

Project Name US288998 Montgomery Twp- Whistlestop Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
	PA COStars Contract #014-161					
	EQUIPMENT					
M98401-1011	Cocowave Pendulum Swing - HDG/Lime Green In-ground 100cm Total CO_2 Emission 4,415.7 LB (4,415.7 LB/Pieces)	1	Pieces	15,660.00	20.43	12,460.81
PCT111831-0901 	GIANT L, SENSORY SKY COLOR - IN-GROUND 90CM Total CO_2 Emission 22,423.1 LB (22,423.1 LB/Pieces)	1	Pieces	167,910.00	12.79	146,440.76
A870180-06	CHAIN COVER KOMPAN CRCD NO. 1900000030	3	Pieces	22.00	12.00	58.08
ELE400024-3717DT 	SPINNER BOWL GREENLINE IN-GROUND 90CM Total CO_2 Emission 263.0 LB (263.0 LB/Pieces)	1	Pieces	1,450.00	12.00	1,276.00
US-KOMPAN-CUSTOM	MOM-CUSTOM-161249 Custom Train Springer	1	Pieces	1,950.00	12.00	1,716.00
PCM157-0203 	UNIVERSAL CAROUSEL-ANTRACITE HPL DECK PLATE, IN-GROUND 20CM Total CO_2 Emission 2,426.9 LB (2,426.9 LB/Pieces)	1	Pieces	17,030.00	19.75	13,666.41
KSW922-CUSTOM 	1 bay with 2 baby seats 20430723	1	Pieces	3,450.00	12.00	3,036.00

Sales Proposal

Quote No. SP163713-4
Customer No. C018067
Document Date 05/15/2026
Expiration Date 07/14/2026

Montgomery Twp PA
Carolyn McCreary
1001 Stump Rd
Montgomeryville, PA 18936

Sales Representative Mike Doyle
Email MikDoy@Kompan.com

Project Name US288998 Montgomery Twp- Whistlestop Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
MOM-CUSTOM 	Pullman Bench 163645	1	Pieces	3,300.00	12.00	2,904.00
MOM-CUSTOM 	Orient Express 163646	1	Pieces	3,330.00	12.00	2,930.40
US-KMS-CUSTOM	PCMS-KDS-CUSTOM - 725432	1	Pieces	71,788.89	13.84	61,854.23
ELE400158-3517F 	Junior Spica - Yellow In-ground 70cm Total CO_2 Emission 243.8 LB (243.8 LB/Pieces)	1	Pieces	2,060.00	12.00	1,812.80
US-KOMPAN-CUSTOM	CUSTOM KOMPAN Train **PENDING PCMS-KDS-725430**	1	Pieces	88,940.00	13.48	76,947.21
ELE400158-3517E 	Junior Spica - Red In-ground 70cm Total CO_2 Emission 243.8 LB (243.8 LB/Pieces)	1	Pieces	2,060.00	12.00	1,812.80
PCM003121-0901 	PLAY PANEL 2 - MUSIC CLASSIC, IN-GROUND 90CM Total CO_2 Emission 482.1 LB (482.1 LB/Pieces)	1	Pieces	7,740.00	29.05	5,491.21
US-TPP-CUSTOM	Dumor Bench 59-60/S-2 Provide and install 6' All metal bench with back Pricing includes concrete slab for benches.	4	Pieces	2,153.85	4.00	8,270.78

Sales Proposal

Quote No. SP163713-4
Customer No. C018067
Document Date 05/15/2026
Expiration Date 07/14/2026

Montgomery Twp PA
Carolyn McCreary
1001 Stump Rd
Montgomeryville, PA 18936

Sales Representative Mike Doyle
Email MikDoy@Kompan.com

Project Name US288998 Montgomery Twp- Whistlestop Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
FREIGHT	Freight	1	Pieces	30,905.12		30,905.12
	Installation					
INSTALL SPECIAL	Install of Kompan Equipment at Prevailing Wages - Includes installation of benches supplied by others	1	Pieces	160,250.00	4.00	153,840.00
	Surfacing + Sitework					
US-PIP-50-50-CUSTOM	Supply 6426 sf of 50/50 blk/std color PIP Includes Train Track Graphic -1.75" (4 ft CFH) - 1841 Sq Ft -3.25" (7' CFH) - 1970 Sq Ft -4.75" (10' CFH) - 2615 Sq Ft	6,426	Sq. Feet	18.84062	4.00	116,227.03
INSTALL SURFACING	Installation of PIP Surfacing - labor only at Prevailing Wages	6,426	Sq. Feet	4.63938	4.00	28,620.15
US-CUSTOM-SUBBASE	Supply Compacted Sub-Base for 6426 Sf up to 4-7" depth	6,426	Sq. Feet	1.65554	4.00	10,212.96
INSTALL SURFACING	Installation of Stone Subbase - labor only at Prevailing Wages	6,426	Sq. Feet	3.46446	4.00	21,372.12
EXTRA SALES FREIGHT	Freight for PIP Surfacing	1	Pieces	4,800.00		4,800.00
US-SHADE-CUSTOM	10'x10' Extended Offset Single post Pyramid 8'eave pier mounted columns	4	Pieces	7,405.38	4.00	28,436.66
US-SHADE ESD	Shade Engineered Stamped Drawings and Calculations	1	Pieces	1,730.77	4.00	1,661.54
INSTALL SPECIAL	Installation of 10'x10' Single Post Cantilever Shade Structure - at Prevailing Wages	1	Pieces	19,500.00	4.00	18,720.00
EXTRA SALES FREIGHT	Freight for Shade	1	Pieces	2,033.00		2,033.00

Sales Proposal

Quote No.	SP163713-4
Customer No.	C018067
Document Date	05/15/2026
Expiration Date	07/14/2026

Montgomery Twp PA
Carolyn McCreary
1001 Stump Rd
Montgomeryville, PA 18936

Sales Representative	Mike Doyle
Email	MikDoy@Kompan.com

Project Name US288998 Montgomery Twp- Whistlestop Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price

Notes

Pricing is according to prevailing wages
PACostars 014-E22-281
-Recreational & Fitness Equipment and Services

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Please allow 13-15 weeks for product delivery upon order placement
Equipment is as per Site Plan L2.0 - 12/20/2022

If soil conditions requires rock removal a cost of 307.69/hr will be added for a 2 person crew hydraulic hammer and skid steer.

Surfacing supply and installation provided by:
Custom Park Surfacing
-
Kompan equipment installation provided by:
Buzz Burger
-
Shade Structure installation provided by:
Buzz Burger

Description	Qty	Retail Price	Discount	Net Price
No. of Products	25			
Subtotal - Products		426,702.58	55,926.89	370,775.69
Subtotal - Surfacing		183,783.60	7,351.34	176,432.26
Subtotal - Installation		179,750.00	7,190.00	172,560.00
Subtotal - Freight		37,738.12		37,738.12
Total USD				**757,506.07**

Business Agreement Pennsylvania State Contract Orders

Sales Proposal

Quote No.	SP163713-4
Customer No.	C018067
Document Date	05/15/2026
Expiration Date	07/14/2026

Montgomery Twp PA
Carolyn McCreary
1001 Stump Rd
Montgomeryville, PA 18936

Sales Representative	Mike Doyle
Email	MikDoy@Kompan.com

Project Name	US288998 Montgomery Twp- Whistlestop Park
Payment Terms	50% Prepayment , 50% Net 30 days

Installation Site Address

Whistlestop Park
90 County Line Rd
Colmar, PA 18915

Sales Proposal

Quote No.	SP163713-4
Customer No.	C018067
Document Date	05/15/2026
Expiration Date	07/14/2026

Montgomery Twp PA
Carolyn McCreary
1001 Stump Rd
Montgomeryville, PA 18936

Sales Representative	Mike Doyle
Email	MikDoy@Kompan.com

Project Name US288998 Montgomery Twp- Whistlestop Park

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.
Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____
Address: _____
City, State, Zip: _____
Contact: _____
Contact Email: _____
Contact Phone (Office): _____

Ship To: _____
Address: _____
City, State, Zip: _____
Contact: _____
Contact Email: _____
Contact Phone (Office): _____
Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

Whistlestop Park Improvement Project

Construction	$ 1,071,958
Playground equipment	757,506
DCNR grant	(250,000)
DCED grant	(125,000)
Township cost	$ 1,454,464
Budget	$ 1,500,000

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT:	Approval of Wi-Fi Upgrades at the Community and Recreation Center
MEETING DATE:	June 8, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Richard Grier, Director of Information Technology

BACKGROUND:

The wireless network at the Community and Recreation Center has reached end of service life and no longer provides adequate coverage or capacity for staff operations, public guest access, and facility systems. The Information Technology Department recommends replacing the existing access points with (13) current-generation Ruckus Wi-Fi 7 access points ((11) R670 indoor units and two (2) T670 outdoor units), together with Ruckus One cloud management licensing and mounting hardware.

Pricing was obtained from Omega Systems under Pennsylvania COSTARS cooperative purchasing contract 003-E23-636, which satisfies the Township's competitive procurement requirements without a separate public bid. Omega Systems quote #008961, dated June 5, 2026, totals $27,513.40.

Township staff obtained pricing for this project in 2025 for budgeting purposes. Omega Systems quote #005446, dated September 18, 2025, totaled $19,854.36 for the same scope of equipment. When the project was re-quoted for the 2026 project cycle, current manufacturer pricing produced a materially higher total, summarized below.

PRICE INCREASE JUSTIFICATION:

The 2026 quote covers the identical equipment list as the 2025 quote. The $7,659.04 increase (approximately 38.6%) is driven almost entirely by manufacturer unit-price increases on the Ruckus hardware, not by any change in project scope:

Line Item	2025 Quote	2026 Quote	Qty	Change
Ruckus R670 indoor AP	$921.95	$1,316.55	11	+42.8%
Ruckus T670 outdoor AP	$1,430.29	$2,042.29	2	+42.8%
Ruckus One license	$291.15	$408.50	13	+40.3%
Mounting bracket	$23.26	$22.79	13	-2.0%
Hardware subtotal	**$17,089.36**	**$24,173.40**		**+$7,084.04**
Installation / configuration	$2,590.00	$2,980.00		+$390.00
Shipping	$175.00	$360.00		+$185.00
TOTAL	**$19,854.36**	**$27,513.40**		**+$7,659.04**

BUDGET IMPACT:

Funding for this project is included in the 2026 IT Budget under Fund 30 – Capital Reserve, Department 450 – Recreation, for the Rec Ruckus Wi-Fi Upgrade, with a budgeted amount of $20,000. The total cost of $27,513.40 exceeds the budgeted allocation by $7,513.40, requiring Board approval to proceed.

RECOMMENDATION:

Per the quote provided, award the purchase of the Wi-Fi upgrade equipment and installation services at the Community and Recreation Center to Omega Systems under COSTARS contract 003-E23-636, in the amount of $27,513.40.

MOTION/RESOLUTION:

Motion to approve the Wi-Fi upgrades at the Community and Recreation Center and award the purchase to Omega Systems, under COSTARS contract 003-E23-636, per quote #008961 dated June 5, 2026, in the amount of $27,513.40.

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



Access Point Replacement for Rec Center

Quote # 008961
Version 1

PREPARED FOR

Montgomery Township
Richard Grier

PREPARED BY

Jason Zimmerman
Account Manager

484-772-1096
jzimmerman@omegasystemscorp.com
06/05/2026

Costars contract #: COSTARS-003-E23-636

Access Point Replacement for Rec Center

Montgomery Township

Project Overview

The goal of the project is to replace existing Cisco APs with Ruckus APs and add an additional AP to the basketball courts for better WiFi coverage

Hardware

Description	Quantity	Price	Extended Price
Ruckus R670 WI-FI 7 Tri-Band Wireless Access Point	11	$1,316.55	$14,482.05
Ruckus T670 Tri-Band Outdoor Wireless Access Point	2	$2,042.29	$4,084.58
Ruckus One Professional - 3 Year Subscription	13	$408.50	$5,310.50
Secure Mounting Bracket for Ruckus Access Points	13	$22.79	$296.27
		Subtotal:	**$24,173.40**

Services

Description	Amount
FIXED Fee Services	$3,175.00
Project Management Hours can be used towards services quoted. If available hours do not cover this quote, the remaining balance (overage) will be billed separately at the T&M rate.	($195.00)
Subtotal:	**$2,980.00**

Shipping Details

- Hardware to be shipped to Omega Systems-West Lawn office for configuration

Statement of Work

Normal Business Hours

Cloud Management
Import APs into customer Ruckus Cloud tenant
Ensure alerts from Ruckus Cloud are generating alerts in Omega Monitoring
Configure APs to match existing REC Center Names, IP addresses, SSIDs and VLANs
Reflash Devices to latest firmware release
Configure ToS splash page on Guest SSID

AP Installation
Install APs where accessible via 8-10 foot step ladder (excluding outdoor APs)
Label APs for inaccessible location installation by customer

Update Omega Documentation and Diagrams

Project Management Hours

Draft tailored project plan
Internal resource scheduling
Risk management
Timeline management
Weekly status meetings with follow-up documentation
Liaison with third-party vendors
Single point of contact between customer and Omega Systems during the project

Please Note

All requests for change to the scope of work must be submitted via our change control process
Items that are reasonably determined to be out of scope as defined in this proposal will constitute additional time and professional services
There will be short periods of downtime for the WiFi as devices are replaced.

Access Point Replacement for Rec Center

Prepared for:

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
Richard Grier
(215) 393-6917
rgrier@montgomerytwp.org

Ship To:

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
Richard Grier
(215) 393-6917
rgrier@montgomerytwp.org

Quote Information:

Quote #: 008961
Version: 1
Quote Date: 06/05/2026
Expiration Date: 07/05/2026

Quote Summary

Description	Amount
Hardware	$24,173.40
Services	$2,980.00
Subtotal:	**$27,153.40**
Shipping:	**$360.00**
Total:	**$27,513.40**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Please note that Omega Systems now requires prepayment of 100% of all Product (Hardware and Software) and 50% deposit on all Service (balance to be paid upon completion of project) for all projects in excess of $10,000. Taxes, shipping, handling and other fees may apply at time of invoice. We reserve the right to cancel orders arising from pricing or other errors.

Montgomery Township

Signature: _____

Name: Richard Grier

Title: Director of Information Technology

Date: _____



Access Points Replacements

Quote # 005446
Version 1

PREPARED FOR

Montgomery Township
Richard Grier

PREPARED BY

Jason Zimmerman
Account Manager

484-772-1096
jzimmerman@omegasystemscorp.com
09/18/2025

Costars contract #: COSTARS-003-E23-636

Project Overview

The goal of the project is to replace existing Cisco APs with Ruckus APs and add an additional AP to the basketball courts for better Wi-Fi coverage

Hardware

Description	Quantity	Price	Extended Price
Ruckus R670 Wi-Fi 7 TRI-BAND Wireless Access Point	11	$921.95	$10,141.45
Ruckus T670 TRI BAND Outdoor Wireless Access Point	2	$1,430.29	$2,860.58
Ruckus One Professional Cloud License for 1 Network Device - 3 Year Subscription	13	$291.15	$3,784.95
Secure Mounting Bracket for Ruckus Access Points	13	$23.26	$302.38
		Subtotal:	**$17,089.36**

Services

Description	Amount
FIXED Fee Services	$3,175.00
Project Management Hours can be used towards services quoted. If available hours do not cover this quote, the remaining balance (overage) will be billed separately at the T&M rate.	($585.00)
Subtotal:	**$2,590.00**

Shipping Details

- Hardware to be shipped to Omega Systems-HQ office for configuration

Statement of Work

Normal Business Hours

Cloud Management
Import APs into customer Ruckus Cloud tenant
Ensure alerts from Ruckus Cloud are generating alerts in Omega Monitoring
Configure APs to match existing REC Center Names, IP addresses, SSIDs and VLANs
Reflash Devices to latest firmware release

AP Installation
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Access Points Replacements

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Richard Grier
(215) 393-6917
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Quote Information:

Quote #: 005446
Version: 1
Quote Date: 09/18/2025
Expiration Date: 10/17/2025

Quote Summary

Description	Amount
Hardware	$17,089.36
Services	$2,590.00
Subtotal:	**$19,679.36**
Shipping:	**$175.00**
Total:	**$19,854.36**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Please note that Omega Systems now requires prepayment of 100% of all Product (Hardware and Software) and 50% deposit on all Service (balance to be paid upon completion of project) for all projects in excess of $10,000. Taxes, shipping, handling and other fees may apply at time of invoice. We reserve the right to cancel orders arising from pricing or other errors.

Montgomery Township

Signature: _____

Name: Richard Grier

Title: Director of Information Technology

Date: _____