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, with the 85th percentile speed recorded at 36.6 MPH in a 25 MPH zone and 19% of vehicles exceeding 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 creating 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 that there has been a reduction in speeding. Ms. _____, a Grays Lane resident, is pleased to see that the traffic is being

reduced and that increased education is making residents more aware of their speeding patterns. Ms. _____ 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 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 expressed strong support for this change. The change is scheduled to take effect of July 1, 2026 and will not affect employees' current investment choices. Similar functionality with the online platform and app exist with Equitable as well.

New Business:

13. **Department Reports:** Each department submitted monthly reports for activity in the

month of April. There were no department reports 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. Bamford asked about a property for sale, but Ms. Chimera said she hadn't heard anything. 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 Parks 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 cancelled 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.