MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JUNE 8, 2026

1. Call to Order: The June 8, 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 Eric S. Pelletier
Township Solicitor Sean Kilkenny, 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
Recording Secretary Deborah A. Rivas

ABSENT:
Supervisor Audrey R. Ware-Jones

2.& 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Chairwoman Bamford announced that the Board of Supervisors will meet only once in July and August. The meetings will be on the second Monday of each month, July 13th and August 10th. Ms. Bamford also welcomed new businesses that joined the Township in May: Lightbridge Academy of Montgomeryville, located at 671 Bethlehem Pike, which has been in the Township but is now under new ownership; and Brilliant Baby and Beyond, located at 804 Bethlehem, an Early Childhood Boutique.

4. Public Comment: There was no public comment from the audience.

5. Announcement of Executive Session: Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:30 PM in person to discuss personnel matters. Mr. Kilkenny stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

> **MOTION: Upon a motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the minutes of the May 26, 2026 meeting, the payment of bills for June 8, 2026 in the amount of $637,236.68, the return of the Maintenance Bond for the Meadows at Parkview at the Enclave of Montgomery, the End of Maintenance Period for LUV Car Wash, the Escrow Release #13 for Westrum Montgomeryville (LUXOR) and the End of Maintenance Period for Walnut Knoll were approved as submitted.**

Planning, Zoning, and Code Enforcement:

7. Village of Windsor – Two-Year Extension of Land Development: Ms. McCreary reported that the land development project involves the property behind Airport Square Shopping Center. The project comprises 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 the Board of Supervisors granted in 2024. They are now requesting an additional 2-year extension, citing the acquisition of rights-of-way, temporary construction easements, and traffic signal easements as the reasons. Wendy McKenna, Esquire, representing the applicant, addressed the Board and explained the difficulties and time-consuming efforts required to acquire the easements, which is why more time is required. The Board inquired about the condition of the property, noting that ground clearing several months ago has since overgrown around the property. Pat Smith of RD Management stated that he lives in the area and has recently driven around the property. Their landscaper will be cleaning up the overgrown foliage in the next week or two.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (4-0), the Board adopted Resolution 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.

8. Authorization to Review the Proposed Zoning Ordinance Amendment for Data Centers: Ms. McCreary reported that 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, 2026. It declared our zoning ordinance substantively invalid and initiated the process to remedy it by preparing a specific ordinance for data centers. The Solicitor's office has drafted the ordinance and circulated it to municipalities in the County. Mr. Kilkenny stated that, after further review, it was recommended that the distance from residential areas be reduced from 1,000 ft. to 450 ft., as the former would preclude any data centers from being constructed in Montgomery Township, and the second-class township code does not permit that. Under public comment, Mr. Washensky stated that he was glad to see that the Township is thinking forward and checking the boxes on this issue. Rather than go directly to advertising, the Board agreed to have the Montgomery Township and Montgomery County Planning Commissions review the ordinance and provide feedback to the Board before advertising it for consideration.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (4-0), the Board authorized the Montgomery Township Planning Commission and the Montgomery County Planning Commission to

review and provide feedback to the Board on this zoning ordinance amendment for Data Centers.

Public Safety:

9. Advertisement of Ordinance Amendment for No Turn on Red: Chief Peoples reported that the Highway Safety Unit is 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 southbound vehicles on the U.S. 202 Parkway turning right onto Horsham Road. This amendment is being recommended in accordance with PennDOT guidance.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Staab and unanimously carried (4-0), the Board authorized 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.

Public Works:

10. Replacement Entry Doors for Public Works, Battalion 1 and 2: Mr. Reiff noted that the Public Works Department obtained three (3) quotes from three (3) qualified and responsible vendors/contractors, ranging from $21,790.00 to $13,946.09, to replace the doors at the Public Works Department and Battalions 1 and 2. A total of $10,300.00 was included in the 2026 Capital Budget. The total cost is over budget due to the addition of a door at Battalion 2, which needed to be replaced as well.

MOTION: Upon a motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (4-0), the Board awarded the contract to KJ Doors to perform the services outlined in the specifications, for the installation of new doors at the Public Works Department and Battalions 1 and 2.

11. Approval of Sale of Surplus Items on Municibid – Mr. Reiff reported that at the April 13, 2026 meeting, the Board authorized the disposal of surplus assets through Municibid, an online auction company. The auction concluded successfully on May 26, 2026. The items included two dump trucks, a flatbed truck, a street sweeper, a mower deck, and other assorted Public Works accessories.

MOTION: Upon a motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (4-0), the Board authorized the sale of the above-listed equipment to the highest bidders as noted.

Parks and Recreation:

12. Approve the Playground Equipment Purchase for Whistlestop Park Improvement Project: Ms. McCreary reported that 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. A proposal from KOMPAN, Inc., a COSTARS vendor for the playground equipment and poured safety surface was received. The total cost is $757,506.00, which was calculated into the budget for the park improvement project. Ms. McCreary stated that $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: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (4-0), the Board approved the sale proposal dated May 15, 2026 from KOMPAN, Inc. in the amount of $757,506.07 and authorized the Township Manager to execute the document.

Information Technology:

13. Wi-Fi Upgrades at the Community and Recreation Center: Mr. Grier reported that the wireless network at the Community and Recreation Center has reached end of service life and no longer provides adequate or capacity for staff operations, public guest access, and facility systems. The Information Technology Department recommends replacing the equipment. Staff obtained pricing for this project in 2025 for budgeting purposes. When the project was requoted for the 2026 project cycle, current manufacturing pricing produced a materially higher total. The $7,659.04 increase is driven almost entirely by increases in manufacturer unit prices for Ruckus hardware.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (4-0), the Board approved the Wi-Fi upgrades at the Community and Recreation Center and awarded 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.

14. Adjournment: There being no old business or new business to come before the Board, the meeting was adjourned at 7:33 p.m. upon motion by Ms. Staab and seconded by Ms. Bamford.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary