

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, July 25, 2023, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/87993286253?pwd=dHo1MGN4dVhXOXlrRmFqRzFSZmZmUT09>

Call #: 1-646-876-9923

Meeting ID: 879 9328 6253 Passcode: 393026

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of litigation and real estate.

On Sunday, July 30th, from 1:00-4:00 pm, the police department's Community Response Unit is teaming up with Wireless Zone for a Backpack Giveaway for local students

Recognition of Sohan, Keshav and Suri Shah by Lower Gwynedd Township and the North Penn Volunteer Fire Company

Swearing in of Ryan Sell as an officer in the Lower Gwynedd Police Department

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Resolution 2023-18 Revised calculation of the tapping fee for the sanitary sewer system
2. Resolution 2023-19 Waiver of land development for Gwynedd Mercy University's courtyard improvements
3. Public hearing for a conditional use application for a lot size reduction at 400 Houston Road
4. Public hearing to consider an ordinance establishing a property maintenance code

GENERAL BUSINESS

1. Discussion about next steps for the proposed cell towers
2. Mid-year review of 2023 budget - presentation by the Finance Director
3. Authorize issuance of RFP for architectural services for new Public Works Facility
4. Authorization to advertise bid for paving of Pen-Ambler parking lot

5. Review of Township Engineer's Report - any questions for the Township Engineer?
6. Review of Traffic Engineer's Report - any questions for the Traffic Engineer?
7. Approval of invoices
8. Approval of minutes - June 27, 2023 (J. Martin abstains) and July 11, 2023

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights from Supervisor Liaisons

STAFF UPDATES

Updates from staff on municipal activities and projects - **Wissahickon Creek watershed TMDL; 2023 paving program**

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

ADJOURNMENT

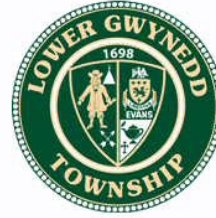
UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	08/03/2023	7:00 P.M.
BOARD OF SUPERVISORS	TUES	08/22/2023	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	08/09/2023	7:00 P.M.
ZONING HEARING BOARD	THURS	08/10/2023	6:00 P.M.
PARKS AND RECREATION	TUES	09/19/2023	6:00 P.M.
PLANNING COMMISSION	WED	08/16/2023	7:00 P.M.
HISTORICAL ADVISORY COMMITTEE	THURS	08/17/2023	6:00 P.M.

*Please check the Township website to confirm meeting dates and times.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: July 19, 2023
Re: Tapping Fee



Recommended action: Motion to approve Resolution 2023-18 revising the sewer tapping fee

The tapping fee is the one-time fee that the Township charges a property owner to connect to the sanitary sewer system. Tapping fees typically are used to pay for capital improvements to the Township’s sewer system or the Township’s financial share of capital improvements to Ambler’s wastewater treatment plant. The fee was last updated in 2015 when it was adopted by the Lower Gwynedd Township Municipal Authority. The Municipal Authority was disbanded in late 2015

The current tapping fee is \$5,556/equivalent dwelling unit (EDU). A single-family home is 1 EDU. Other property uses are assigned capacity in the sewer system based on a multiple of EDU’s. The attached 2023 study calculates that the new fee can be increased up to \$8,118/EDU. David Busch from Keystone Alliance Consulting, Inc. will be at the Board’s July 25th meeting to provide a brief overview of the work that his firm did to update the tapping fee.

COMPARISON WITH OTHER MUNICIPALITIES	TAPPING FEE
Ambler Borough	\$2,508
Towamencin Township & Municipal Authority	\$3,283
Whitpain Township Authority	\$3,500
Hatfield Township Municipal Authority	\$3,824
Upper Gwynedd Township	\$3,973
Montgomery Township (Basin F)	\$4,062
Norristown Borough	\$4,100
Montgomery Township (Basin A, B, C, D & G)	\$4,822
Horsham Water & Sewer Authority	\$5,800
Lower Salford Township Authority	\$6,883
Lower Gwynedd Township (Proposed Fee)	\$8,118
Upper Dublin (BCWSA)	\$9,076
Upper Hanover Authority	\$9,360
Upper Montgomery Joint Authority	\$13,706

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

BOARD OF SUPERVISORS

Resolution No. _____

REVISED SEWER TAPPING FEE CALCULATIONS

WHEREAS, under the Municipalities Authorities Act (53 Pa. C.S.A. Chapter 56, as amended and supplemented from time to time), Lower Gwynedd Township (the “**Township**”) is granted the right and power to charge to property owners who desire to, or are required to, connect to the Township’s sewer system, a tapping fee (“**Tapping Fee**”); and

WHEREAS, on July 25, 2023, at a public meeting of the Township Board of Supervisors (the “**Board**”), Keystone Alliance Consulting (“**Keystone**”) presented a report of the calculations of tapping fees for the Township’s sewer system (the “**Tapping Fee Report**”). A copy of the Tapping Fee Report is attached hereto as **Exhibit “A”** and made a part of and incorporated by reference in this Resolution. The components of the Tapping Fee were calculated as follows:

1.	Connection Fee	Not Applicable
2.	Customer Facilities Fee	Not Applicable
3.	Tapping Fee – Per Equivalent Dwelling Unit (EDU)	
	A. Capacity Part:	
	Treatment Plant Capacity Fee	\$2,576
	Lower Gwynedd Capacity Fee	<u>\$2,085</u>
	Total Capacity Fee	\$4,661
	B. Collector Part:	<u>\$3,457</u>
	Total Capacity and Collection	<u>\$8,118</u>

WHEREAS, based on the Tapping Fee Report, the Board desires to modify the Tapping Fee, such that of Eight Thousand One Hundred Eighteen Dollars (\$8,118.00) per EDU may be charged and, as such, the Board desires to amend the Township’s Tapping fee to this amount (the “**Revised Tapping Fee**”).

NOW, THEREFORE, BE IT RESOLVED, by the Lower Gwynedd Township Board of Supervisors that:

SECTION ONE. Amendment of Tapping Fee. The Tapping Fee is hereby revised and amended such that on this Resolution's effective date and thereafter unless further amended, the amount of the Tapping Fee shall be Eight Thousand One Hundred Eighteen Dollars (\$8,118.00) per EDU.

SECTION TWO. Authority. The imposition, and collection, of tapping fees is authorized pursuant to Act 203 of 1990 as amended by Act 57 of 2003, which amended the Municipal Authorities Act ("**MAA**"). This Resolution is adopted pursuant to the provisions of the MAA.

SECTION THREE. Repealer. All prior resolutions or parts of resolutions of the Board or the previously existing Lower Gwynedd Township Municipal Authority, which are inconsistent with this Resolution, are hereby repealed as of the effective date of this Resolution.

SECTION FOUR. Severability. In the event a section or part of this Resolution is found to be in violation of a federal, commonwealth, county, or township law, regulation, or ordinance, that section shall be voided without impact to those sections not in violation of said law, regulation, or ordinance.

SECTION FIVE. Effective Date. This Resolution shall become effective and in force immediately.

RESOLVED AND ADOPTED this 25th day of July, 2023, by the Lower Gwynedd Township Board of Supervisors.

ATTEST:

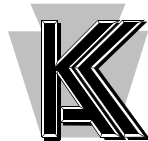
*LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS*

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
FOR THE SEWER SYSTEM
IN ACCORDANCE WITH PA ACT 57 OF 2003

JUNE 2023



**LOWER GWYNEDD TOWNSHIP
SEWER SYSTEM TAPPING FEE CALCULATION**

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EXHIBITS

Exhibit 1 –	Calculation of Tapping Fee
Exhibit 2 –	Treatment Plant – Cost Detail
Exhibit 3 –	Capacity Portion - Cost Detail
Exhibit 4 –	Collection Portion – Cost Detail
Exhibit 5 –	Developer Contributed
Exhibit 6 –	System Capacity Calculations

**LOWER GWYNEDD TOWNSHIP
SEWER SYSTEM TAPPING FEE CALCULATION**

**SUMMARY OF FEES CALCULATED FOR
ACT 57 TAPPING FEE STUDY**

Pennsylvania Act 203 of 1990, which amended Section 4 of the Municipalities Authorities Act, provided for the imposition of a tapping fee with three separate components. The purpose of this tapping fee was to enable a municipality to recover certain capital costs of its sewer system. In December 2003 the State legislature passed Act 57 of 2003 (hereinafter referred to as the “Act”). The intent of the Act was to clarify certain sections of the aforesaid Act 203. As a result, no municipality is permitted to impose any connection fee, customer facilities fee, tapping fee, or any similar fee, except as provided specifically under the Act. With the exception of assessments and to some extent reserve capacity fees, these are the only capital charges that a municipality may impose. The various provisions of the Act are effective on or about June 30, 2005, or immediately upon any revision of a municipality’s tapping fee. Since this report addresses a change in the calculation of the tapping fee for the Lower Gwynedd Township (the “Township”), the new Act takes precedence.

The three components of the Township’s tapping fee are (1) connection fee; (2) customer facilities fee; and (3) tapping fee. Parenthetically, it should be noted that the term “tapping fee” refers to one of the three components of the overall fee as well as the overall fee itself. Generally, the connection fee focuses on the cost of the facilities between the main and the property line while the customer facilities fee deals with the cost from the property line to the building. The tapping fee component covers the costs associated with the sewers and treatment facilities and also includes any projected capital improvement costs. The tapping fee calculation is comprised of four parts – capacity, collection, special purpose, and reimbursement. Each part of the tapping fee may not be applicable to every municipality. In the case of the Lower Gwynedd Township, the only pertinent parts are collection and capacity, with the capacity including the Ambler wastewater treatment plant. The situations surrounding the imposition of the special purpose and/or reimbursement portions of the tapping fee are not applicable to the Township at this point in time but may be imposed at a later date if warranted.

The calculations performed in this report reflect the capital facilities constructed by the Township that are applicable as well as the Township’s share of the capital costs of the Ambler wastewater treatment plant. However, these calculations do not reflect 100 percent of the sewer system facilities, as a portion of the system was funded by state and federal grants or sewer assessments imposed on customers of the system or contributed to the Township by developers. These facilities have been excluded as required under the Act.

The following document shows the calculated fees followed by a detailed itemization, where possible, of the calculation showing the manner in which the fees were determined. The fees were developed on the basis of an equivalent dwelling unit (EDU).

The results of the calculated fees per Act 57 of 2003 are presented in the table below:

TABLE 1

1. Connection Fee	Not Applicable
2. Customer Facilities Fee	Not Applicable
3. Tapping Fee – Per Equivalent Dwelling Unit (EDU)	
A. Capacity Part -	
Treatment Plant Capacity Fee -	\$2,576
Lower Gwynedd Capacity Fee -	<u>2,085</u>
Total Capacity Fee -	\$4,661
B. Collector Part -	<u>\$3,457</u>
Total Capacity and Collection	\$8,118

New users will be subject to the Tapping Fee set forth in Parts A and B. The Township is justified in charging these figures or any lesser amount.

**LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE CONNECTION FEE
IN ACCORDANCE WITH PA ACT 57**

The connection fee recovers the cost of the facilities installed between the sewer main and the property line or curb stop of the dwelling or building being connected, commonly referred to as a lateral. To date, construction of these facilities has been done either by the Township or the property owner/developer. If the sewer line is new and being constructed by the Township, then the lateral would be installed in conjunction with the construction contract. The costs, in turn, would be included in the assessment levied on the property owner. If the developer were constructing the sewer line, then the costs associated with the installation of the lateral would be borne by the developer. If the sewer exists, then it is the responsibility of the property owner/developer to install the lateral. As such, the customer connection fee is not applicable to the Township.

In the future, the Township may need to construct these facilities on a case-by-case basis. When the Township does incur costs associated with the installation of these facilities (outside the scope of a construction contract), the fee may be calculated using either: (1) the actual costs of the particular installation; or (2) the average cost of similar installations or (3) the current/trended value of the average cost. The Township may require this cost to be borne by the property owner. Costs associated with the connection fee may include materials, rental equipment, labor, inspection, engineering, legal, and administration.

The Township may also require, at its discretion, that an Escrow Account be established to cover any expenditure that the Township may incur associated with making the connection. The amount of any Escrow can be based on an estimate of actual costs or based upon a flat fee per EDU.

**LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE CUSTOMER FACILITY FEE
IN ACCORDANCE WITH PA ACT 57**

This fee is intended to cover the cost of the facilities from the property line or curb stop to the proposed dwelling or building being connected to the Township's sewer system. The installation and cost of such facilities are the responsibility of the property owner/developer. As such, the customer facility fee is not applicable to the Township.

In some instances, the Township may determine that it is necessary to install special facilities to accommodate flow from a particular property. An example would be the installation of a grinder pump in the event gravity flow to the sewer main is not possible. The Township may elect to install these facilities and all costs would be chargeable to the property owner. The Township may also elect to have the property owner purchase and install these facilities under its inspection.

**LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
CAPACITY AND COLLECTION PARTS**

The tapping fee is charged to allow the Township to recover capital costs associated with the Township’s collection and conveyance system, as long as these facilities are still used on a regular basis, and the Township’s share of capital expenditures associated with the Ambler wastewater treatment plant. Facilities funded by others, such as a developer, and dedicated to the Township are considered contributed capital and therefore not included in the computation of this fee.

The tapping fee is comprised of up to four parts, which are calculated separately. The capacity part includes costs for the construction of those facilities that are related to the system’s capacity. Within Lower Gwynedd, this would include intercepting sewers, pump stations, and force mains. Since treatment is provided at the Amber facility, only the Township’s share of those costs is included in the capacity calculations. The collection part covers costs for the installation of sewage collection facilities.

The remainder of the tapping fee includes the special purpose and the reimbursement parts. These are not applicable to the Lower Gwynedd system. Accordingly, the tapping fee will focus on the capacity and collection parts only.

All customers connecting to the Township’s system are subject to a tapping fee consisting of a capacity charge and a collection charge. These fees are set forth in the table below.

TABLE 2

Capacity (including Ambler treatment plant)	\$4,661
Collection	<u>3,457</u>
 Total Tapping Fee	 \$8,118

Calculations presented in Exhibit No. 1 include the capacity and collection parts of the tapping fee. The costs attendant to the Amber treatment facility are set forth in Exhibit No. 2. Project costs for the intercepting sewers, pump stations, and force mains are shown in Exhibit No. 3 while those costs for the collection sewers are tabulated in Exhibit No. 4. Costs for developer contributed facilities are detailed in Exhibit No. 5 and are provided for informational purposes only since these costs are excluded from the calculation. All costs were extracted from available records of the Township and cover construction, engineering, and financing.

The project costs were reduced by state and federal grant funds as well as developer contributions and sewer assessments. In turn, the net original costs were trended to current dollars using generally accepted indices published by the Engineering News Record. The resultant costs were transferred to Exhibit No.1.

The Act does permit the inclusion of future capital improvements in the calculation, provided certain action has been taken by the Township to ensure the initiation of the work and further provided that the construction of the facilities increases the capacity of the system. At this time the Township does not have any items in its capital improvement program that satisfy these criteria.

The net capital costs were divided by the capacity, expressed in equivalent dwelling units, to arrive at the tapping fee per EDU. The capacity for the Ambler wastewater treatment plant and the Township sewer system is calculated in Exhibit No. 6. The Ambler facility serves five municipalities, including Lower Gwynedd, by agreement. The capacity has always been expressed and allocated in population equivalents. The population equivalents were equated to the number of equivalents per dwelling unit (EDU) by applying the average number of persons per household according to the 2021 American Community Survey 5-Year Estimate. The number for Montgomery County (2.5) was utilized since the Ambler facility is a multi-municipal operation. As a result of the computations, the total number of EDUs associated with the Ambler facility is 26,000. This number was applied to the Ambler eligible capital costs in Exhibit No. 2, which resulted in a tapping fee of \$2,576.

As for the Township system, the capacity is constrained by the number of population equivalents (or equivalent dwelling units) contractually allotted to it in the Ambler facility. Since Lower Gwynedd has been allocated 36.2 percent of the capacity, the number of EDUs associated with the Township system is 9,412. This number was applied to the eligible capacity and collection costs in Exhibit No. 1, which resulted in a capacity charge of \$2,085 (to be added to the Ambler fee) and a collection charge of \$3,457. The sum of the various charges is a total tapping fee of \$8,118.

**LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
SPECIAL PURPOSE PART**

The Special Purpose Part is only applicable to a particular group of customers. The Special Purpose Part is designed to recover the Township's cost for facilities, such as a pump station and force main, that service a special purpose or specific area. Fees would be separately calculated for each applicable group and applied to new users as appropriate. The same calculation methodology used for the capacity part and the collection part would apply.

At this time, the Township has not designated any special purpose part.

**LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
REIMBURSEMENT PART**

Where appropriate, a reimbursement component may be included in the tapping fee charged for new connections to facilities constructed by others for which a reimbursement is due to the person/developer constructing the facilities. Generally, this reimbursement will be defined in a written reimbursement agreement between the Township and the person constructing the facilities.

At this time the Township has no agreement(s) with any developer(s) which would require the calculation of a reimbursement part.

**EXHIBIT NO. 1
LOWER GWYNEDD TOWNSHIP
CALCULATION OF TAPPING FEE
IN ACCORDANCE WITH PA ACT 57 OF 2003**

<u>A. CAPACITY PART</u>	<u>EXHIBIT REFERENCE</u>		
TREATMENT PLANT CAPACITY FEE PER EDU	2		\$ 2,576
LOWER GWYNEDD CAPACITY FEE			
NET INTERCEPTORS	3	\$ 13,891,829	
NET PUMPING STATIONS	3	4,306,495	
NET ADDITIONAL ASSETS	3	1,427,535	
NET COST		<u>\$ 19,625,859</u>	
LESS: OUTSTANDING DEBT		-	
ELIGIBLE LGTMA CAPACITY COST		<u>\$ 19,625,859</u>	
TOTAL CAPACITY IN EDU'S	6	9,412	
LOWER GWYNEDD CAPACITY FEE PER EDU			<u>\$ 2,085</u>
TOTAL CAPACITY PART FEE			\$ 4,661
<u>B. COLLECTION PART</u>			
NET COLLECTION COST	4	\$ 32,535,181	
LESS: OUTSTANDING DEBT		-	
ELIGIBLE LGTMA COLLECTION COST		<u>\$ 32,535,181</u>	
TOTAL CAPACITY IN EDU'S	6	9,412	
LOWER GWYNEDD COLLECTION FEE PER EDU			<u>\$ 3,457</u>
TOTAL CAPACITY AND COLLECTION TAPPING FEE PER EDU			<u><u>\$ 8,118</u></u>

**EXHIBIT NO. 2
LOWER GWYNEDD TOWNSHIP
CALCULATION OF TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
FOR TREATMENT PLANT PORTION**

	ORIGINAL COST	TRENDED ORIGINAL COST May-91	TRENDED ORIGINAL COST April-23
<u>CAPACITY PART</u>			
1963 - 1964 REMAINING COSTS		\$ 6,013,700	\$16,715,856
1981 TREATMENT PLANT COST		17,439,630	48,475,706
ADDITIONS 1982 - 1990		1,009,600	2,806,314
ADDITIONS 1991	\$ 61,500		169,742
ADDITIONS 1992	138,361		381,881
ADDITIONS 1993	71,367		196,975
ADDITIONS 1994	205,578		567,403
ADDITIONS 1995	-		0
ADDITIONS 1996	375,211		1,035,596
ADDITIONS 1997	105,733		291,827
ADDITIONS 1998	107,111		295,630
ADDITIONS 1999	1,091,027		3,011,273
ADDITIONS 2000	1,600,465		4,417,340
ADDITIONS 2001	1,438,399		3,970,032
ADDITIONS 2002	300,000		828,011
ADDITIONS 2003	14,424		39,811
ADDITIONS 2004	158,794		438,277
ADDITIONS 2005	216,111		387,317
ADDITIONS 2006	189,381		326,049
ADDITIONS 2007	8/7/2007	399,816	666,360
ADDITIONS 2007	1/9/2008	81,825	134,976
ADDITIONS 2007	3/12/2008	217,254	357,536
ADDITIONS 2008	8/13/2008	40,698	64,950
ADDITIONS 2008	9/18/2008	55,330	86,289
ADDITIONS 2008	10/16/2008	123,677	191,403
ADDITIONS 2008	1/13/2009	271,381	423,627
ADDITIONS 2009	5/13/2009	339,424	528,296
ADDITIONS 2009	1/13/2010	87,427	134,724
ADDITIONS 2010	6/9/2010	130,069	197,135

**EXHIBIT NO. 2
LOWER GWYNEDD TOWNSHIP
CALCULATION OF TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
FOR TREATMENT PLANT PORTION**

		ORIGINAL COST	TRENDED ORIGINAL COST May-91	TRENDED ORIGINAL COST April-23
ADDITIONS 2010	9/17/2010	227,929		344,241
ADDITIONS 2010	11/12/2010	416,375		620,796
ADDITIONS 2010	1/28/2011	199,885		298,431
ADDITIONS 2011	1st Qtr 5/27/2011	133,079		196,569
ADDITIONS 2011	9/30/2011	142,452		208,537
ADDITIONS 2011	11/18/2011	230,514		335,347
ADDITIONS 2011	1/13/2012	103,388		150,361
ADDITIONS 2012	6/22/2012	1,257,002		1,805,477
ADDITIONS 2012	8/24/2012	110,135		157,177
ADDITIONS 2012	12/7/2012	151,472		214,768
ADDITIONS 2012	1/4/2013	145,990		206,441
ADDITIONS 2013	5/13/2013	1,338,348		1,876,866
ADDITIONS 2013	9/13/2013	204,043		285,066
ADDITIONS 2013	11/22/2013	77,023		106,334
ADDITIONS 2013	12/31/2013	193,766		267,467
ADDITIONS 2014	6/27/2014	37,138		50,570
ADDITIONS 2014	8/22/2014	166,912		226,237
ADDITIONS 2014	11/14/2014	25,542		34,388
ADDITIONS 2014	12/26/2014	277,309		372,436
ADDITIONS 2015	10/23/2015	212,284		279,704
ADDITIONS 2015	12/18/2015	158,420		208,228
ADDITIONS 2016	1st Qtr 7/8/2016	30,561		39,293
ADDITIONS 2016	2nd & 3rd Qtrs 10/28/2016	398,783		510,013
ADDITIONS 2016	4th Qtr 3/10/2017	138,914		173,783
ADDITIONS 2017	1st Qtr 6/7/2017	150,737		187,949
ADDITIONS 2017	2nd & 3rd Qtrs 11/10/2017	289,283		355,148
ADDITIONS 2017	4th Qtr 2/2/2018	383,160		469,574
ADDITIONS 2018	1st Qtr 6/1/2018	25,979		31,322
ADDITIONS 2018	2nd Qtr 8/31/2018	1,874		2,248
ADDITIONS 2018	3rd Qtr 11/2/2018	42,202		50,357

**EXHIBIT NO. 2
LOWER GWYNEDD TOWNSHIP
CALCULATION OF TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
FOR TREATMENT PLANT PORTION**

			ORIGINAL COST	TRENDED ORIGINAL COST May-91	TRENDED ORIGINAL COST April-23
ADDITIONS 2018	4th Qtr	1/31/2019	588,030		700,290
ADDITIONS 2019	1st Qtr	6/21/2019	28,406		33,640
ADDITIONS 2019	2nd & 3rd Qtrs	11/22/2019	179,065		212,062
ADDITIONS 2019	2nd & 3rd Qtrs	12/13/2019	39,189		45,953
ADDITIONS 2019	4th Qtr	2/13/2020	321,240		376,660
ADDITIONS 2020	1st & 2nd Qtrs	9/4/2020	190,073		220,590
ADDITIONS 2020	3rd Qtr	11/20/2020	11,223		12,935
ADDITIONS 2020	4th Qtr	2/5/2021	270,470		308,529
ADDITIONS 2021	1st Qtr	6/4/2021	13,339		14,697
ADDITIONS 2021	2nd Qtr	8/20/2021	147,792		158,250
ADDITIONS 2021	3rd Qtr	11/12/2021	232,342		245,159
ADDITIONS 2021	4th Qtr	2/4/2022	406,538		427,725
ADDITIONS 2022	1st Qtr	5/5/2022	97,205		99,750
ADDITIONS 2022	2nd Qtr	9/16/2022	11,432		11,581
ADDITIONS 2022	3rd & 4th Qtrs	2/21/2023	144,731		146,588
TOTAL TREATMENT PLANT COST					\$100,219,873
LESS: EPA GRANT			-	11,961,100	33,247,423
NET TREATMENT PLANT COST					\$66,972,450
LESS: OUTSTANDING DEBT			-	-	0
ELIGIBLE PLANT COST					\$66,972,450
TOTAL CAPACITY (EDU'S)					26,000
CAPACITY PART TAPPING FEE PER EDU					\$2,576

**EXHIBIT NO. 3
LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
CAPACITY PORTION**

NO.	CONTRACT TYPE	YEAR	CONSTR COST	ENGINEER COSTS	TOTAL PROJECT COSTS	LESS GRANTS	LESS CONTRIB	NET ORIGINAL COST	TRENDED ORIGINAL COSTS
INTERCEPTORS									
4.	Interceptor	1964	\$237,812	\$47,562	\$285,374	\$0	\$0	\$285,374	\$4,068,714
9.	Interceptor & Pump Station	1980	1,481,210	296,242	1,777,452	1,186,394	480,024	111,034	457,730
15.	Interceptor	1983	1,489,900	297,980	1,787,880	0	0	1,787,880	5,867,512
20.	Interceptor	1986	1,071,000	0	1,071,000	0	0	1,071,000	3,327,899
38.	Norristown Road Force Main	2008	96,247	44,000	140,247	0	66,145	74,102	119,002
42.	Meetinghouse Road Force Main	2011	24,401	44,884	69,285	0	34,643	34,643	50,972
TOTAL INTERCEPTORS			\$4,400,570	\$730,668	\$5,131,238	\$1,186,394	\$580,811	\$3,364,033	\$13,891,829
PUMPING STATIONS									
2.	Pumping Station	1961	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.	Pumping Station	1961	0	0	0	0	0	0	0
10.	Pumping Station	1981	188,092	37,618	225,710	0	0	225,710	852,099
12.	Pumping Station	1981	0	0	0	0	0	0	0
21.	Pumping Station	1987	260,000	52,000	312,000	0	0	312,000	944,904
22.	Pumping Station	1987	195,000	39,000	234,000	0	0	234,000	708,678
27.	Forest Manor P.S.	1993	435,000	108,750	543,750	0	0	543,750	1,392,661
33.	Open Door Estates	2006	156,952	80,118	237,070	0	0	237,070	408,153
TOTAL PUMPING STATIONS			\$1,235,044	\$317,486	\$1,552,530	\$0	\$0	\$1,552,530	\$4,306,495

**EXHIBIT NO. 3
LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
CAPACITY PORTION**

NO.	CONTRACT TYPE	YEAR	CONSTR COST	ENGINEER COSTS	TOTAL PROJECT COSTS	LESS GRANTS	LESS CONTRIB	NET ORIGINAL COST	TRENDED ORIGINAL COSTS
ADDITIONAL ASSETS									
40.	Forest Manor Emergency Generator	2010	\$62,100	\$21,558	\$83,658	\$0	\$0	\$83,658	\$126,881
	SCADA System - Phase 1	2020			31,117	0	0	31,117	36,217
	SCADA System - Phase 2	2021			35,802	0	0	35,802	39,327
	Decommission Pump Station at 812 Norristown Road	2017			9,709	0	0	9,709	12,067
43.	Forest Manor Pumping Station Improvement Project	2018	664,800		664,800	0	0	664,800	802,014
44.	Forest Manor Pumping Station Upgrades	2018	191,458		191,458	0	0	191,458	230,975
	Forrest Manor Design Costs								
	BCM Design	2018		90,910	90,910	0	0	90,910	109,674
	Electrical Design (HSA Associat	2018		11,200	11,200	0	0	11,200	13,512
	BCM Construction Management	2018		47,139	47,139	0	0	47,139	56,868
TOTAL ADDITIONAL ASSETS			\$918,358	\$170,807	\$1,165,793	\$0	\$0	\$1,165,793	\$1,427,535

**EXHIBIT NO. 4
LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
COLLECTION PORTION**

CONTRACT NO.	TYPE	YEAR	CONSTR COST	ENGINEER COSTS	FINANCE COSTS	TOTAL PROJECT COSTS	LESS GRANTS	LESS CONTRIB	NET ORIGINAL COST	TRENDED ORIGINAL COSTS
1.	Collection Lines	1960	\$485,673	\$97,135	\$0	\$582,808	\$0	\$0	\$582,808	\$9,438,802
1A.	Collection Lines	1962	21,075	4,215	0	25,290	0	0	25,290	387,036
5.	Collection Lines	1968	88,321	17,664	17,000	122,985	0	0	122,985	1,420,983
6.	Collection Lines	1972	259,060	51,812	9,250	320,122	0	0	320,122	2,436,981
7.	Collection Lines	1972	48,446	9,689	0	58,135	0	0	58,135	442,562
8.	Collection Lines	1979	1,438,102	287,620	0	1,725,722	1,186,394	0	539,328	2,397,113
11.	Collection Lines	1981	1,292,245	0	146,423	1,438,668	75,000	0	1,363,668	5,148,113
13.	Collection Lines	1983	9,235	1,847	0	11,082	0	0	11,082	36,369
14.	Collection Lines	1983	10,534	2,107	0	12,641	0	0	12,641	41,486
16.	Collection Lines	1984	21,093	4,219	0	25,312	0	0	25,312	81,478
17.	Collection Lines	1984	0	0	0	0	0	0	0	0
18.	Collection Lines	1984	167,211	33,442	0	200,653	0	0	200,653	645,894
19.	Collection Lines	1985	830,000	0	141,688	971,688	0	0	971,688	3,091,287
23.	Collection Lines	1989	490,000	98,000	0	588,000	0	0	588,000	1,700,418
24.	Evans / Gysy Hill CL	1991	50,000	12,500	0	62,500	0	0	62,500	172,502
25.	Regency Circle CL	1992	138,254	34,600	0	172,854	0	0	172,854	462,751
26.	Plymouth Rd. CL	1992	145,877	36,500	0	182,377	0	0	182,377	488,245
28.	Brushtown Rd. CL	1994	229,022	57,300	0	286,322	0	0	286,322	706,594
29.	Warren Rd. CL	1996	336,867	84,200	0	421,067	0	0	421,067	999,461
30.	Welsh Rd. / Ceder Hill Rd. CL	1999	306,638	175,000	0	481,638	0	325,000	156,638	344,968
31.	Rt. 309 Crossing	2000	43,365	10,800	0	54,165	0	0	54,165	116,189
32.	Cedar Hill Rd. / Merrill Hill CL	2004	1,168,144	238,029	0	1,406,173	0	785,000	621,173	1,165,068
39A.	Collection Lines	2010	40,705	33,007	0	73,712	0	36,856	36,856	55,898
39B.	Collection Lines	2010	90,772	75,270	0	166,041	0	166,041	0	0
41.	Collection Lines	2013	654,641	0	0	654,641	0	261,856	392,785	549,060
	Reline Sewer Pipe in the Easement on Sumneytown Pi	2017				165,690			165,690	205,923
TOTAL COLLECTION PART			\$8,365,280	\$1,364,956	\$314,361	\$10,210,286	\$1,261,394	\$1,574,753	\$7,374,139	\$32,535,181

**EXHIBIT NO. 5
LOWER GWYNEDD TOWNSHIP
CALCULATION OF THE TAPPING FEE
IN ACCORDANCE WITH PA ACT 57
DEVELOPER CONTRIBUTED**

DESCRIPTION OF WORK	YEAR	CONSTR COST	ENGINEER COSTS	TOTAL PROJECT COSTS	LESS CONTRIB	NET ORIGINAL COST
Gwynedd Gate - Sewer & Pump Station	2007	\$181,500	\$44,900	\$226,400	\$226,400	\$0
Villages at Trewellyn - Sewer	2006	464,200	86,200	550,400	550,400	0
New Ambler YMCA - Sewer	2009	82,170	34,300	116,470	116,470	0
Braccia Tract - Sewer/Laterals and Manholes	2009	33,000	10,350	43,350	43,350	0
Great Fox Farm - Pressure Sewer	2010	46,200	9,660	55,860	55,860	0
1501 and 1505 Cedar Hill Road - Sewer	2011	40,700	10,580	51,280	51,280	0
1252 Meetinghouse Road - Sewer	2012	28,400	10,800	39,200	39,200	0
Arthur Tract - Sewer/Laterals and Manholes	2012	91,000	18,400	109,400	109,400	0
1328 Sumneytown Pike - Sewer	2013	28,100	9,700	37,800	37,800	0
Abington Health Center - Sewer/Laterals and Manholes	2014	34,630	15,640	50,270	50,270	0
1357 Gypsy Hill Road - Sewer/Laterals and Manholes	2014	69,300	18,400	87,700	87,700	0
TOTAL DEVELOPER CONTRIBUTIONS		\$1,099,200	\$268,930	\$1,368,130	\$1,368,130	\$0

**EXHIBIT NO. 6
LOWER GWYNEDD TOWNSHIP
CALCULATION OF TAPPING FEE
IN ACCORDANCE WITH PA ACT 57 OF 2003
CAPACITY**

AMBLER WASTEWATER TREATMENT PLANT

Capacity of the Plant	6,500,000 GPD
Capacity in Population Equivalents (100 GPS per Person)	65,000 Persons
Average Number of Persons/Household (1)	2.5
Number of Equivalent Dwelling Units	26,000

LOWER GWYNEDD SEWER SYSTEM

Capacity in Ambler Treatment Plant (2)	36.20%
Number of Equivalent Dwelling Units	9,412

(1) Data extracted from 2021 American Community Survey 5-Year Estimate for Montgomery County

(2) Per agreement



MEMORANDUM

ATTN: Board of Supervisors

DATE: Thursday, July 20, 2023

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: [Gwynedd Mercy University Courtyard Improvements- \(#23-02WLD\) Waiver of Land Development Request](#)

Gwynedd Mercy University is requesting that the BOS consider waiving formal land development for a courtyard improvement project on the school campus located at 1325 Sunneystown Pike. The portion of the site to be improved contains an existing 40,000 square foot dormitory and a parking lot. GMU is proposing to partially remove the parking lot to construct exterior courtyard improvements. New parking will then be added along with landscaping improvements and an underground stormwater basin that will be designed to accommodate the future health innovation center project. ***Due to the relatively minor nature of the proposed work, the recommended action is that the BOS approve Resolution 2023-19, granting a waiver of land development to the GMU Courtyard Improvement Project.***

Please note, the plans for this project can be found on the township website, as they are too large to include in this packet. The plans are located under Board of Supervisor Meetings.

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2023-_____**

**A RESOLUTION AUTHORIZING A CONDITIONAL WAIVER
OF A LAND DEVELOPMENT APPLICATION**

WHEREAS, Gwynedd Mercy University (the “**Applicant**”) is the owner of certain property and the improvements thereon, consisting of approximately one hundred sixty (160) acres of land located at 1325 Sumneytown Pike, Parcel #39-00-03955-00-2 (the “**Property**”); and

WHEREAS, the Applicant is proposing the construction of the exterior courtyard improvements, including (i) the replacement of an existing parking lot with a courtyard, and gathering space for students, (ii) the construction of new parking, and (iii) ADA accessibility improvements to the Loyola Hall Entrance (collectively, the “**Project**”). The Project does not involve construction of any buildings, has a disturbed area less than one (1)-acre, and results in a minimal increase in impervious area of approximately four thousand eight hundred square feet (4,800 sf.). The minor increase in impervious area and associated minor stormwater runoff implications, will be addressed in the stormwater management design plans for the proposed Healthcare Innovation Center (the “**HIC**”); and

WHEREAS, the Project is depicted on a Site Plan and certain associated plans as prepared for the Applicant by Bohler Engineering, Inc. dated April 27, 2023, last revised July 14, 2023, consisting of thirteen (13) sheets (collectively, the “**Plans**”); and

WHEREAS, Part Twelve, Title Four of the Lower Gwynedd Township Code (the “**Code**”), being the Lower Gwynedd Township Subdivision and Land Development Ordinance of 1976, as amended (“**SALDO**”), specifically Section 1230.09 entitled “Request for Waiver,” provides that the Board of Supervisors (“**Board**”) may waive or modify any mandatory provision of SALDO, if the Board determines that (i) literal compliance is unreasonable, and/or (ii) strict compliance may cause undue hardship, and (iii) if granted, such modification will not be contrary to the public interest; and

WHEREAS, the Applicant’s engineer, by letter dated on or about April 28, 2023, incorporated herein by reference, requested that the Board consider approving a waiver of the requirement that a land development application be filed (“**Land Development Application**”) for the Project (the “**Waiver Request**”); and

WHEREAS, Gilmore & Associates, Inc., the Township Engineer (the “**Township Engineer**”), in a letter dated June 20, 2023, a copy of which is incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Engineer’s Letter**”); and

WHEREAS, McMahon Associates, the Township Traffic Engineer (“**Township Traffic Engineer**”), in a letter dated June 20, 2023, incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Traffic Engineer’s Letter**”); and

WHEREAS, the Township Office of the Fire Marshal (“**Township Fire Marshal**”), in a Memorandum dated June 10, 2023, incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Fire Marshal’s Letter**”); and

WHEREAS, the Board has determined that the Applicant has satisfactorily established that due to the limited scope of the Project, the Waiver Request will not be contrary to the public interest.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved by the Lower Gwynedd Township Board of Supervisors that the Waiver Request is hereby granted, subject to the satisfaction of the following conditions prior to the issuance of a building permit for the Project:

1. The Applicant shall comply with the comments and conditions set forth in the Township Engineer's Letter, which is incorporated herein by reference, including but not limited to the applicable stormwater management provisions of SALDO and Chapter 1241 of the Code.

2. The Applicant shall comply with the comments and conditions set forth in the Township Traffic Engineer's Letter, which is incorporated herein by reference.

3. The Applicant shall comply with the comments and conditions set forth in the Township Fire Marshal's Letter, which is incorporated herein by reference.

4. The Plans currently depict a conceptual location of an underground basin to control additional stormwater runoff. However, a full stormwater management design and calculations have not yet been provided. The Applicant agrees to provide a full stormwater management design that meets all applicable sections of the Lower Gwynedd Stormwater Management Ordinance, within forty-five (45) days, if the HIC does not commence construction within eighteen (18) months, unless such date is extended by the Board.

5. The Applicant intends to account for the impervious surfaces associated with the Project in the stormwater management design for the HIC. Therefore, the Applicant shall (i) fully design the underground basin for the Project, (ii) sign an escrow agreement, and (iii) post financial security in form and substance satisfactory to the Township, to ensure the conditions set forth in **Paragraph 4** above, foregoing. Further, the Applicant shall add a note to the Plans stating that the proposed impervious area will be managed by BMPs constructed as part of the HIC.

6. The Applicant shall sign the Township's standard form of Stormwater Facilities Maintenance and Operation Agreement, in accordance with the timing set forth in **Paragraph 4** above.

7. The Applicant shall pay a Stormwater Facilities Fee to be calculated by the Township Engineer based upon the final stormwater design of the Project, in accordance with the timing set forth in **Paragraph 4** above.

8. The Applicant shall pay all Township fees and costs, including but not limited to legal, engineering, and administrative fees, for all Township reviews associated with the Project (the "**Review Fees**") and, at the Township's request, shall establish an escrow account to guarantee payment of the Review Fees.

9. The Applicant shall comply with all applicable laws, ordinances and regulations and shall obtain any other required governmental approvals and permits as applicable. The Applicant shall provide the Township with copies of such approvals and permits.

10. Should the Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed rescinded, and the Applicant shall be required to proceed with the Land Development Application pursuant to the procedures set forth in SALDO.

11. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings other than those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

ADOPTED, as a Resolution by the Lower Gwynedd Township Board of Supervisors this 25^h day of July, 2023.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

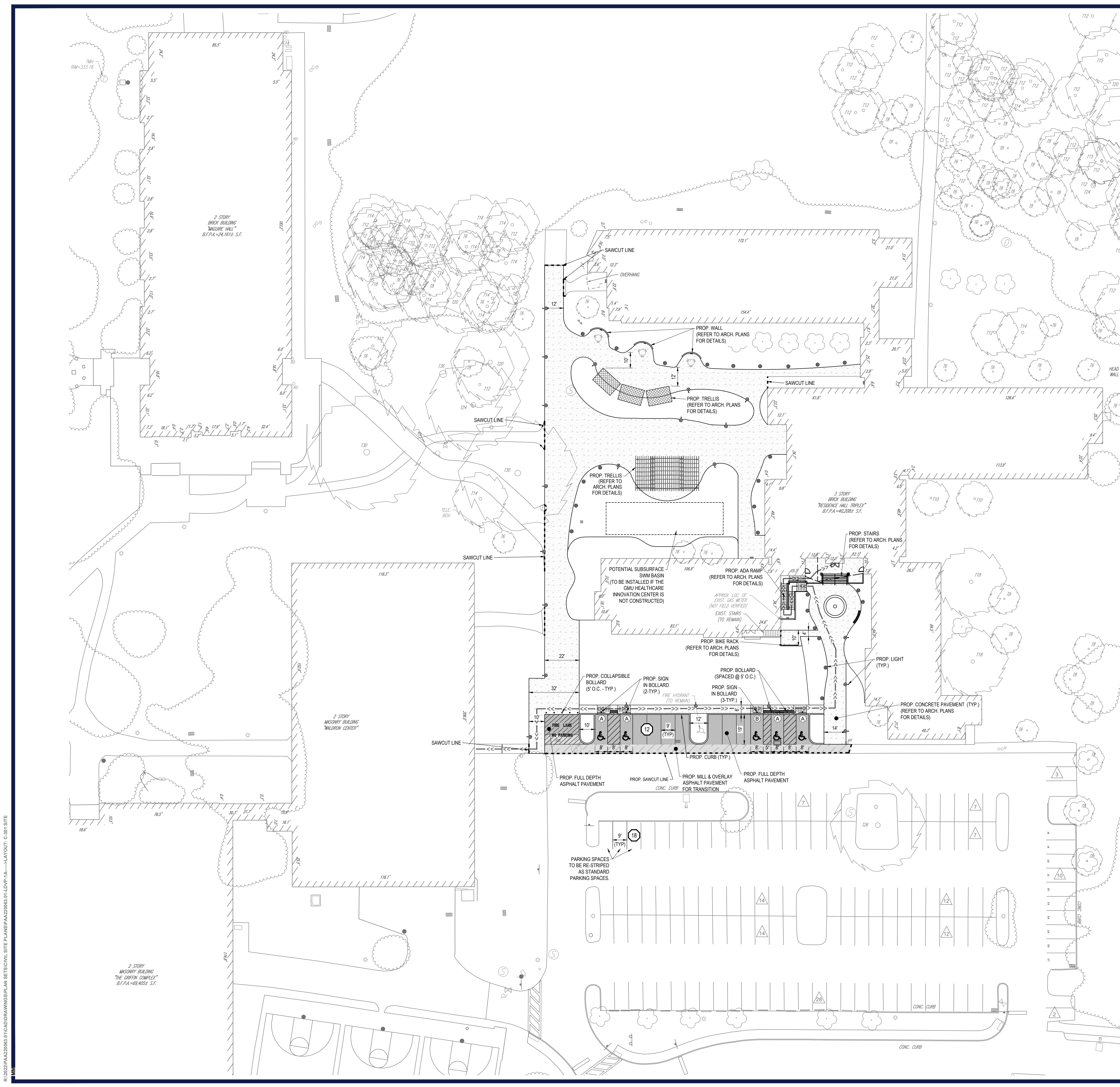
By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

**THE UNDERSIGNED APPLICANT HEREBY AGREES TO THE ABOVE CONDITIONAL WAIVER OF
LAND DEVELOPMENT APPLICATION:**

GWYNEDD MERCY UNIVERSITY

By: _____

Dated: _____, 2023



**IMPERVIOUS COVERAGE
(WITHIN WORK AREA)**

EXISTING	PROPOSED	NET CHANGE
18,970 SF (0.435 AC.)	23,068 SF (0.530 AC.)	+4,098 SF +(0.095 AC)

**PARKING SPACES
(WITHIN WORK AREA)**

EXISTING	PROPOSED	NET CHANGE
147 STANDARD 5 ADA	141 STANDARD 5 ADA	MINUS 6 STANDARD SAME ADA TOTAL

LEGEND

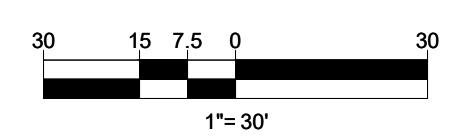
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Solid Line]
FLUSH CURB	[Dashed Line]
FENCE	[Crossed Line]
GUIDE RAIL	[Dashed Line]
TREELINE	[Wavy Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CONCRETE MONUMENT/ IRON PIN	[Square with X]
SIGN	[Square]
PARKING COUNT	[Triangle]
AREA LIGHT	[Square]
TREE	[Circle]
DRAINAGE INLET	[Circle]
STORM/SANITARY MANHOLE	[Circle]
WATER/GAS VALVES	[Circle]
ROOF DRAIN/CLEANOUT	[Circle]
FIRE HYDRANT	[Circle]
UTILITY POLE W/ LIGHT	[Circle]
UTILITY POLE	[Circle]
OVERHEAD UTILITY WIRES	[Line]

LEGEND

PROPOSED	
PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
SETBACK LINE	---
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Solid Line]
FLUSH CURB	[Dashed Line]
FENCE	[Crossed Line]
GUIDE RAIL	[Dashed Line]
TREELINE	[Wavy Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CROSSWALK	[Dashed Line]
SIDEWALK	[Dashed Line]
RAMP	[Hatched Line]
SIGN	[Square]
BOLLARD	[Circle]
PARKING COUNT	[Triangle]
AREA LIGHT	[Square]
DRAINAGE INLET	[Circle]
FULL DEPTH ASPHALT PAVEMENT	[Hatched Area]
MILL & OVERLAY ASPHALT PAVEMENT	[Hatched Area]
ADA ACCESSIBLE ROUTE	[Dashed Line]

LEGEND

PROPOSED SIGNAGE	
(A)	PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F) & VAN ACCESSIBLE SIGN (R7-8P)
(B)	PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F)



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/02/2023	PER FIRE MARSHAL COMMENTS	MAM	GJH

811
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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA220063.00
 DRAWN BY: MAM
 CHECKED BY: GJH
 DATE: 4/27/2023
 CAD ID: PAA220063.01-LDVP-1A

PROJECT:
WAIVER OF LAND DEVELOPMENT PLANS
 FOR
GWYNEDD MERCY UNIVERSITY
 PROPOSED COURTYARD IMPROVEMENTS
 RESIDENCE HALL TRIPLEX
 1325 SUMNERTOWN PIKE
 LOWER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PA

BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

G.J. HARTMAN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE076458
 NEW JERSEY LICENSE No. 24GE05345200

SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-301
 REVISION 1 - 06/02/2023

R:\2022\PA220063.01\CADD\DRAWINGS\PLAN SET\TRICIVIL SITE PLANS\PA220063.01-LDVP-1A\...LAYOUT_C-301 SITE



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 20, 2023

File No. 23-05020

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Gwynedd Mercy University – Proposed Courtyard Improvements
Land Development Waiver Request – Review 1
TMP No. 39-00-03955-002

Dear Mrs. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the plans, entitled Waiver of Land Development Plans for Gwynedd Mercy University. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors.

I. Submission

- A. Site Plan for 1325 Sumneytown Pike, prepared by Bohler Engineering, dated April 27, 2023, last revised June 2, 2023, consisting of 1 to 13 of 13 sheets
- B. Waiver of Land Development Request letter, dated April 28, 2023

II. General Information

The subject property TMP # 39-00-03955-00-2, located at 1325 Sumneytown Pike is situated in the Lower Gwynedd Township A-Residential District. The subject property is accessed from Sumneytown Pike and Evans Road (SR 2016). The tract consists of 160.1 acres and currently contains an existing university with several accessory buildings, athletic fields and facilities, parking areas and access drives. The portion of the site to be improved contains an existing 40,000 square foot dormitory and a parking lot.

The plans propose the partial removal of the existing parking lot to construct exterior courtyard improvements. Additional improvements include 12 new parking spaces, including five (5) ADA spaces, landscaping improvements and a conceptual location of an underground stormwater system to control the runoff from the added impervious surface areas.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

B. Subdivision and Land Development Ordinance (SALDO)

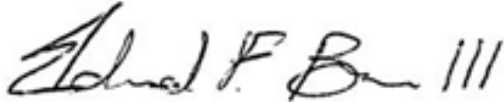
It is our understanding that this application may be processed as a waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development is approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Supervisors feel have merit. In the event a waiver of land development is not granted, our office reserves the right to perform a comprehensive review of the Subdivision and Land Development Ordinance and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. The plans show a conceptual location of an underground basin to control additional runoff. However, a full stormwater management design and calculations have not been provided at this time. Any future submissions shall include a full stormwater management design that meets all applicable sections of the Lower Gwynedd Stormwater Management Ordinance. We note the Applicant intends to include the impervious associated with this project in the stormwater management design for the Healthcare Innovation building. While we have no objection to this approach, we recommend the Applicant fully design the underground basin for the courtyard project and post financial security to ensure installation or incorporation into the design for the Healthcare Innovation building. Lastly, the Applicant shall add a note to the plans stating that the proposed impervious area will be managed by BMPs constructed as part of the Healthcare Innovation land development.
2. It appears as that the new ADA ramp at the Loyolla Entrance is located on top of an existing gas meter. The plans shall be revised to show a verified location of the gas meter or whether the gas meter will be relocated during construction. In the event the gas meter will need to be relocated, additional comments may follow upon re-submission.
3. We note that the plans propose 4 water quality filters on inlets in the surrounding area but no further details have been provided at this time. The plans shall be revised to provide details of the water quality filters.
4. The plans propose nine (9) "Golden Rain-Tree" plants to be included as part of the landscaping. These plants have been labeled as Invasive by the Pennsylvania Department of Conservation and Natural Resources. The landscaping plan shall be revised to replace these plants. Additionally, in accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of the project shall be native. The Plant Schedule shall be revised to denote which species are native, so that compliance with this ordinance can be demonstrated.
5. We note that there are 2 existing drainage inlets previously in grassed areas that will now be located in the new parking lot. The Applicant shall confirm whether the drainage inlets are vehicle rated or the plans shall be revised to replace the inlets with standard M top inlets.
6. We note that the proposed courtyard area will be used as an access drive for emergency vehicles. As such, the plans shall be revised to include details on the pavers to confirm the surface is rated for vehicles.
7. Per resolution 2005-16, the proposed stormwater management design will be subject to the Stormwater Management Facility fee. As such, the fee will be calculated upon final design of the stormwater management system.
8. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

As mentioned above, we recommend that if a waiver of the land development process is granted that it be conditioned upon the applicant satisfying the comments in this letter.

If you have any questions regarding the above, please contact this office.

Sincerely,

A handwritten signature in black ink that reads "Edward P. Brown III". The signature is written in a cursive style with a large initial 'E' and 'B'.

Edward Brown, P.E.,
Project Manager
Gilmore & Associates, Inc.

EB/sl

cc: Neil A. Stein, Esq., Kaplin Stewart
Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Chad Dixon, AICP, PP, McMahon Associates, Inc.
George J. Hartman III, P.E., Bohler Engineering, LLC.
James Hersh, P.E., Gilmore & Associates, Inc.



June 20, 2023

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

RE: **Traffic Review #1 – Waiver of Land Development Plans**
Gwynedd Mercy University – Proposed Site Modifications
Lower Gwynedd Township, Montgomery County, PA
Project No. 313499-01-001

Dear Mimi,

Per your request, McMahon, a Bowman company (McMahon) has completed our initial traffic review for the proposed site modifications to be located on the Gwynedd Mercy University campus in Lower Gwynedd Township, Montgomery County, PA. The proposed site modifications will consist of removing an existing parking lot and replacing it with a courtyard for the residential hall, construction of new parking, and ADA accessibility improvements to the Loyola Hall entrance. Access to the University campus will continue to be provided via the existing driveways along Sumneytown Pike and Evans Road (SR. 2016).

The following documents were reviewed in preparation of our comments:

- Waiver of Land Development Plans – Gwynedd Mercy University (Proposed Courtyard Improvements), prepared by Bohler Engineering PA, LLC, last revised June 2, 2023.
- Project Description Letter – Gwynedd Mercy University (Proposed Courtyard Improvements), prepared by Bohler Engineering PA, LLC, dated April 28, 2023.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant's team to address:

1. The applicant should provide details, with a narrative and any supporting plans if needed, for the expected on-site traffic operations during the construction phases. Of concern is vehicular and pedestrian activity for students/faculty/staff/visitors of the site interacting with construction vehicles and equipment, resulting in unsafe conditions.
2. All existing and proposed signs should be clearly labeled on the plans.
3. The addition of a sidewalk should be considered by the applicant along the western side of the westernmost drive aisle in the parking lot connecting the proposed courtyard to the existing crosswalk and sidewalk at the Waldron Center and the sidewalk along University Drive.
4. A crosswalk should be shown on the plans across the southern end of the easternmost drive aisle at its intersection with University Drive.

5. An ADA ramp should be shown on the plans at the following locations:
 - On the eastern side of southern end of the easternmost drive aisle in the parking lot to the south of the residential hall.
 - On the northern side of the eastern end of the drive aisle to the south of the Waldron Center.
6. It is unclear if vehicles will be allowed to travel along the proposed brick paver area to the east of the residential hall. If vehicular traffic will be prohibited in this area, bollards and/or signage should be provided at the southern end of the brick paver area where it meets the parking lot to prevent vehicles from accessing this area.
7. Based on the plans referenced above and supplemental correspondence provided by the applicant's engineer, it appears that the proposed site modifications will not be utilized to increase the number of students or staff. Therefore, the proposed expansion is not expected to generate "new" weekday afternoon peak hour trips subject to the transportation impact fee.
8. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan sheets, or other materials, as opposed to providing general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to the Township's request and addresses our review of the materials related to the proposed development apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
George Hartman, P.E., Bohler Engineering PA, LLC (Applicant's Engineer)

I:\eng\LOWERGWI\313499-01-001 GMU WLD\Submissions\2023-06-05 WLD\Review\2023-06-20 Review Letter #1_Gwynedd Mercy University Waiver of Land Development.docx



Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

MEMORANDUM

**TO: JAMIE WORMAN, DIRECTOR OF PLANNING & ZONING
PLANNING COMMISSION
PATTY FURBER, CODES ADMINISTRATOR**

FROM: AL COMLY, FIRE MARSHAL

DATE: JUNE 10, 2023

**RE: PROPOSED COURTYARD IMPROVEMENTS
RESIDENCE HALLS—TRI-PLEX
GWYNEDDD MERCY UNIVERSITY
1325 SUMNEYTOWN PIKE
LOWER GWYNEDD TOWNSHIP, PA**

I have reviewed the plans for the Waiver of Land Development for the above referenced project as prepared by Bohler Engineering, dated 4-23-2023 with a revision dated 6-02-2023, consisting of the following drawings:

- C-101 Cover Sheet
- C-102 General Notes Sheet
- C-201 Existing Conditions/ Demolition Plan
- C-301 Site Plan
- C-401 Grading Plan
- C-501 Utility Plan
- C-601 Soil Erosion and Sediment Pollution Control Plan
- C-602 Soil Erosion and Sediment Pollution Control Notes & Details
- C-701 Lighting Plan
- C-702 Landscaping Plan
- C-901 Details
- C-902 Details
- C-903 Fire Truck Circulation Plan

I reviewed these plans, finding that they have addressed the concerns enumerated in my memo regarding this project dated May 8, 2023. I thank the facilities and public safety

staff at Gwynedd Mercy—Steve Freeman and Joanna Gallagher—for arranging a meeting with myself and Fire Chief Jay Leadbeater to review the life safety concerns. The response area has been modified as per our meeting, the landscape adjusted and the site structures revised to allow needed access.

I note, however, that the drawings (C-902 specifically) for not include a sign type designating:

No Parking By Order of Fire Marshal

This sign type shall be included and the access areas that are part of the fire truck access route shown on drawing C-903, shall be signed to prevent parking in the identified access lanes.

I also request that the extension of the dead-end access lane on the northwest side of the building (Sienna Hall) be included in this review as a future commitment by the University.

I have no other comments regarding this proposed project.



MEMORANDUM

ATTN: Board of Supervisors
DATE: Thursday, July 20, 2023
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: [400 Houston Road Conditional Use Application \(#23-01CU\)](#)

RE: Conditional Use Application-400 Houston Road (#23-01CU)

Thayne & Callie Gould are requesting consideration of a conditional use application for a property located at 400 Houston Road, owned by Bruce Thompson. The property is currently a lawful non-conforming lot and requires conditional use approval to permit the reduction in lot size to accommodate a future subdivision of this parcel. The applicants intend on subdividing the parcel to construct a single-family residence on the newly created 32,308 sq. ft. lot (Lot B) that will be accessed from N. Spring Garden Street. The 5-unit apartment building will remain on Lot A, which will be reduced to 25,672 sq. ft. Property will be added to Lot C through a lot line adjustment, which is an existing lot created through a previous subdivision of this parcel and the current residence of the property owner, Bruce Thompson. The lot line adjustment will provide additional land to reduce the impervious and the existing non-conforming setbacks on Lot C.

The conditional use application has been circulated and reviewed by the appropriate entities. The application was presented to the Planning Commission (PC) on June 21st, 2023. The PC recommended the application for approval by the BOS. The PC and the Building & Zoning Subcommittee both propose a recommendation that the BOS consider a condition that the applicants remove the vegetation at the corner of Houston Road, and N. Spring Garden Street and place an easement over this portion of the property to restrict any future plantings in this location. Both committees feel this would drastically improve the sight distance at this intersection, making it safer for motorists.

LEGAL ADVERTISEMENT
CONDITIONAL USE HEARING NOTICE

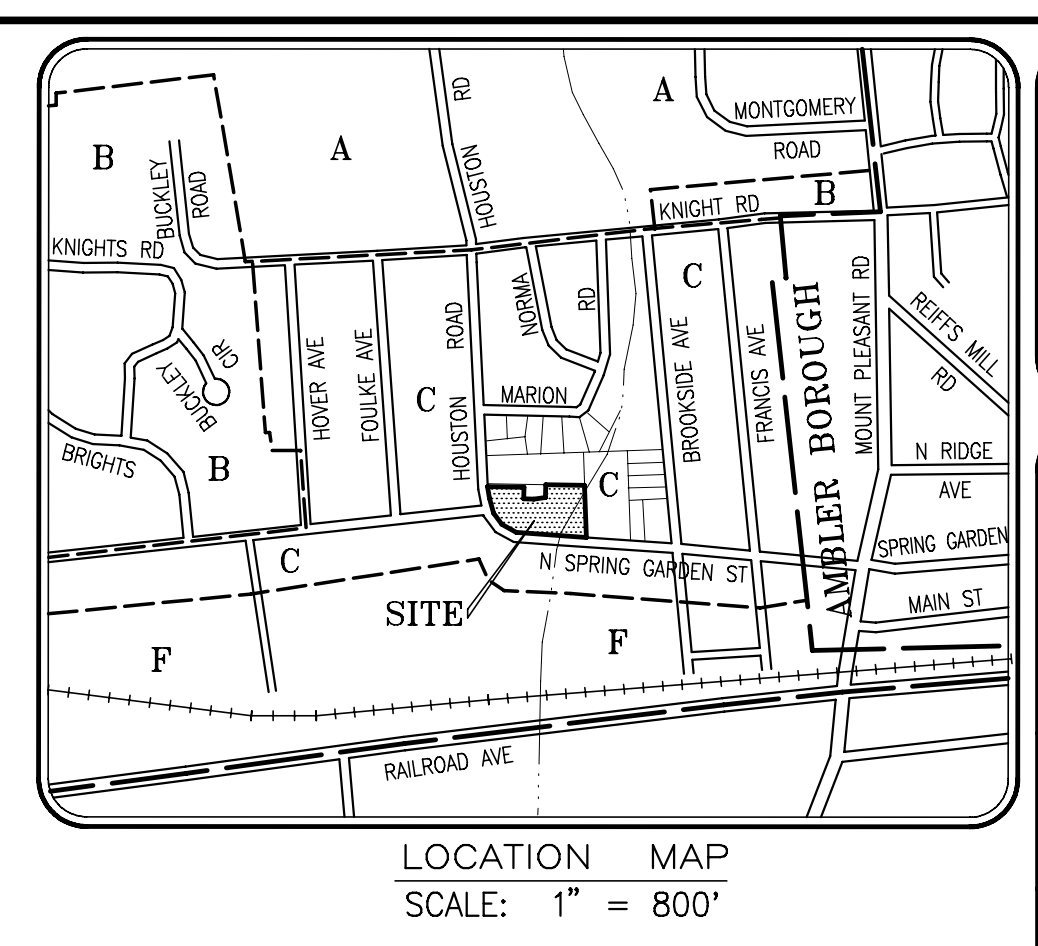
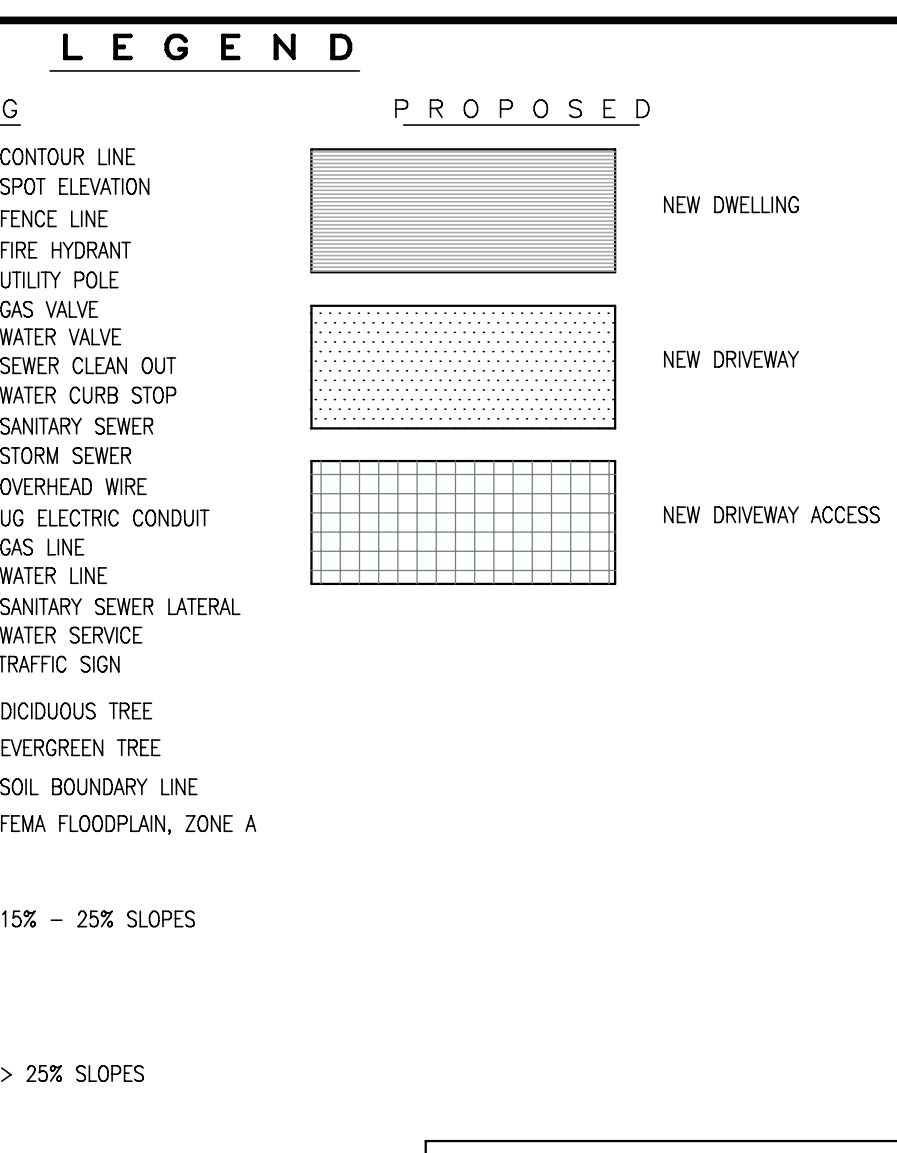
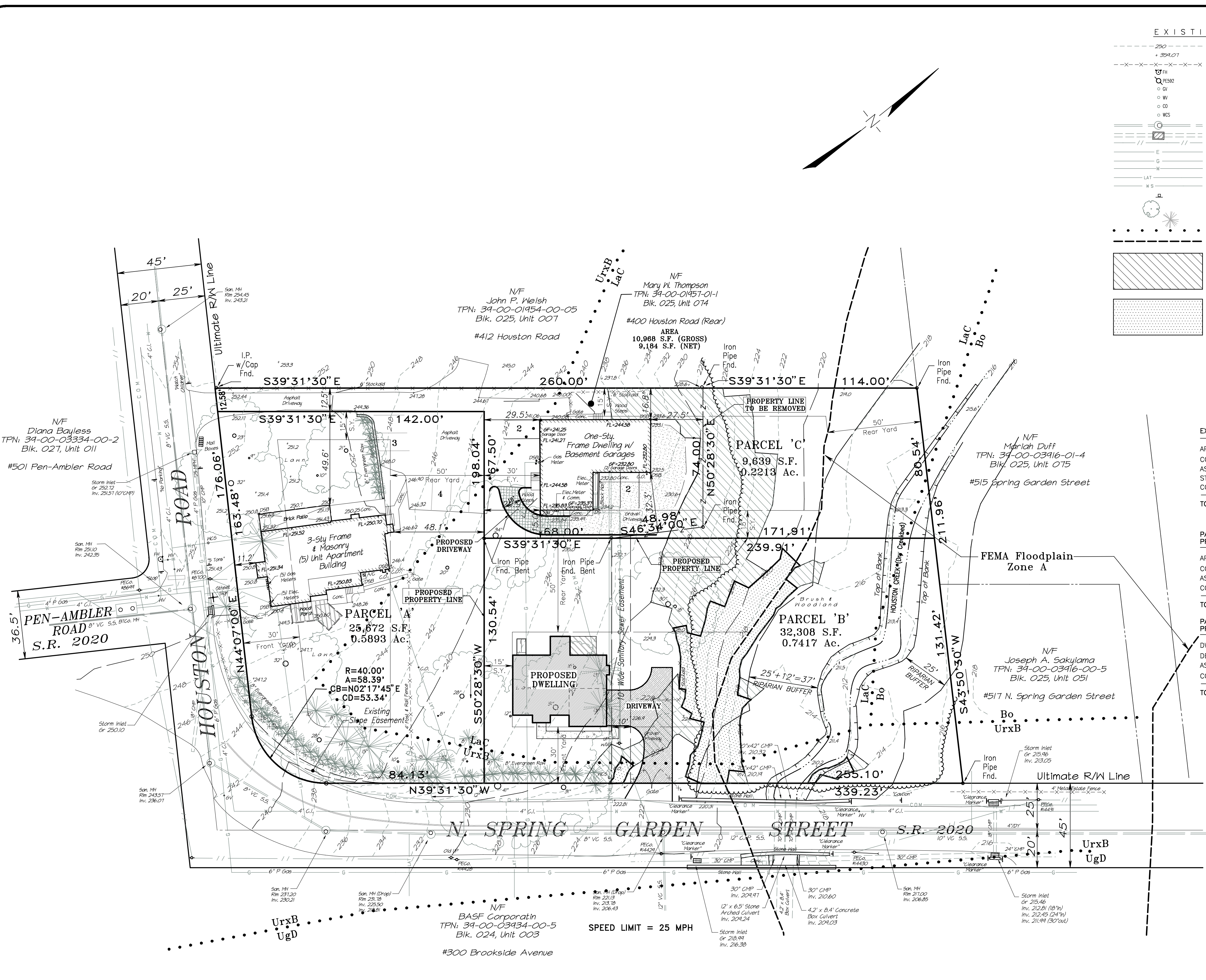
Notice is hereby given that the Lower Gwynedd Township Board of Supervisors, on Tuesday, July 25, 2023, at 7:00 p.m., will hold a public hearing to consider the conditional use application (“**Application**”) of W. Bruce Thompson, Callie Gould and Thayne Gould (“**Applicants**”), for the property known as 400 Houston Road, Parcel #39-00-01957-00-2, consisting of 67,618 sf. of land, located within the C-Residential Zoning District. The Applicants are requesting conditional use approval pursuant to Section 1296.06(d) of the Township's Zoning Code, in anticipation of a two (2)-lot subdivision, to reduce the current non-conforming lot size from 67,618 square feet to 25,672 square feet, resulting in a new lot of 32,308 square feet.

The Board of Supervisors will consider testimony and evidence from the Applicants at the hearing in support of the Application. Copies of the Application and proposed plans are available to be viewed at the Lower Gwynedd Township Building during normal business hours. Please contact the Township at (215) 646-5302 or mfarzetta@lowergwynedd.org, to schedule an appointment.

The public may participate in the meeting in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA 19477; online at <https://us02web.zoom.us/j/87993286253?pwd=dHo1MGN4dVhXOXIrRmFqRzFSZmZmUT09> Passcode 393026; or by calling **1 646 876 9923** and entering the meeting ID number **879 9328 6253** when prompted.

At the hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, and appeal from the decision to court. Party status is not required to provide comments only, and comments may be presented in writing, or verbally at the conclusion of the hearing. Anyone requesting party status or who wishes to submit written comments in advance of the hearing, are encouraged, but not required, to email the Township Solicitor, Neil Andrew Stein, Esquire, nstein@kaplaw.com, with your name, address, e-mail address, and telephone number and any comments.

Neil Andrew Stein, Esquire
Township Solicitor



'C' RESIDENTIAL DISTRICT
(BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE)
400 HOUSTON ROAD (REAR)
PARID: 39-00-01957-00-2, BLOCK 025, UNIT 072

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED PARCEL 'A'	PROPOSED PARCEL 'B'
LOT USE: EXISTING USE:	1262.02.	Existing Legal Non-Conforming Use	Apartment House * Five (5) DU's	Apartment House *	Single-Family Detached Dwelling
LOT AREA, Min.	1262.03.(a)	10,000 S.F.	67,618 S.F.	25,672 S.F.	32,308 S.F.
LOT WIDTH @ BSBL, Min.	1262.03.(b)	60 FT.	>60 FT.	>60 FT.	251.6 FT.
BUILDING SETBACKS:					
FRONT YARD	1262.04.(a)	30 FT.	11.2 FT. *	11.2 FT. *	30.0 FT.
SIDE YARD, Min.	1262.04.(b)	15 FT.	49.6 FT. *	49.6 FT.	15.0 FT.
REAR YARD, Min.	1262.04.(c)	50 FT.	48.1 FT. *	48.1 FT. *	50.0 FT.
ACCESSORY STRUCTURES:					
BEHIND PRINCIPAL BLDG, Min.	1262.04.(c)	10 FT.	---	---	---
SIDE & REAR YARDS, Min.	1262.04.(c)	5 FT.	---	---	---
FRONT YARD	1262.04.(c)	NOT PERMITTED	---	---	---
LOT COVERAGE:					
BUILDING COVER, Max.	1262.05.(a)	25 %	3,079 S.F. or 4.56 %	3,079 S.F. or 12.00 %	1,870 S.F. or 5.79 %
IMPERVIOUS COVER, Max.	1262.05.(b)	40 %	9,562 S.F. or 14.14 %	6,577 S.F. or 25.62 %	3,607 S.F. or 11.17 %
BUILDINGS:					
BUILDING HEIGHT, Max.	1262.06.(a)	35 FT./2.5 Sty's	38.0 FT./3 Sty's *	38.0 FT./3 Sty's *	<35.0 FT./2.5 Sty's
ACCESSORY HEIGHT, Max.	1262.06.(b)	14 FT./One Sty	---	---	---
OFF-STREET PARKING:					
PARKING SPACES, Min.	1294.01.(a)	TWO SPACES/UNIT (5)DUx2=10 PS	7 SPACES *	7 SPACES *	2 SPACES
APARTMENT USE (5 Units)	1294.01.(a)	---	---	---	---
PARKING OR DRIVEWAY SETBACK, Min.	1262.07.(c)	5 FT.	0 FT. *	0 FT. *	>5 FT.
PARKING SPACE SIZE, Min.	1250.04.(c)(5)(3)	9 FT. x 19 FT.	9 FT. x 17 FT. *	9 FT. x 17 FT. *	9 FT. x 19 FT.
NON-CONFORMING USES:					
[C] LOT SIZE REDUCTION	1296.06.(a)	BY CONDITIONAL USE	---	---	N/A
RIPARIAN AND WETLAND BUFFERS:					
BUFFER WIDTH, Min.	1298.17.(a)(2)	25 FT. FROM TOP OF BANK	25 FT.	N/A	25 FT.
ADJ 4' FT. OF WIDTH FOR EACH DEGREE OF SLOPE WITHIN 300 FT. ABOVE 10% AVG. SLOPE = 13% 3/4=12+3/4=37 FT.	1298.17.(b)	---	---	---	---

* - INDICATES AN EXISTING NON-CONFORMING CONDITION
[C] - INDICATES CONDITIONAL USE APPROVAL REQUIRED

'C' RESIDENTIAL DISTRICT
(BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE)
400 HOUSTON ROAD (REAR)
PARID: 39-00-01957-01-1, BLOCK 025, UNIT 074

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
LOT USE:	1262.02.(b)	Single-Family Detached Dwelling	Single-Family Detached Dwelling	Single-Family Detached Dwelling
INTERIOR FLAG LOT:	1298.21.(e)	---	---	---
ACCESS STRIP WIDTH, Min.	1298.21.(e)	25 FT.	12.5 FT. *	12.5 FT. *
ACCESS STRIP LENGTH, Max.	1298.21.(e)	300 FT.	142.0 FT.	142.0 FT.
NET LOT AREA, Min.	1298.21.(e)	ACCESS STRIP TO A FLAG LOT SHALL BE EXCLUDED FROM THE MINIMUM REQUIRED LOT AREA	---	---
1250.04.(c)(4)(3)				
STABILIZED ACCESS WIDTH, Min.	1298.21.(e)	20 FT.	9.0 FT. *	9.0 FT. *
PAVED WIDTH, Min.	1298.21.(e)	16 FT.	9.0 FT. *	9.0 FT. *
UNOBSTRUCTED HEIGHT, Min.	1298.21.(e)	14 FT.	14.0 FT.	14.0 FT.
ACCESS SLOPE, Max.	1298.21.(e)	10 %	<10 %	<10 %
FRONT YARD BUFFER PLANTINGS	1298.21.(f)	---	---	---
LOT AREA, 150% Min., Reg.	1298.21.(g)	ALONG FULL WIDTH	NONE *	NONE *
STREET FRONTAGE, Min.	1298.04.	15,000 S.F.	9,184 S.F. (NET) *	18,823 S.F. (NET)
25 FT.			12,568 FT. *	12,568 FT. *
DISTRICT REQUIREMENTS:				
LOT AREA, Min.	1262.03.(a)	10,000 S.F.	9,184 S.F. (NET) *	18,823 S.F. (NET)
LOT WIDTH @ BSBL, Min.	1262.03.(b)	60 FT.	80 FT.	80 FT.
BUILDING SETBACKS:				
FRONT YARD	1262.04.(a)	30 FT.	29.5 FT. *	29.5 FT. *
SIDE YARD, Min.	1262.04.(b)	15 FT.	15.0 FT.	15.0 FT.
REAR YARD, Min.	1262.04.(c)	50 FT.	27.5 FT. *	142.8 FT.
ACCESSORY STRUCTURES:				
BEHIND PRINCIPAL BLDG, Min.	1262.04.(c)	10 FT.	---	---
SIDE & REAR YARDS, Min.	1262.04.(c)	5 FT.	---	---
FRONT YARD	1262.04.(c)	NOT PERMITTED	---	---
LOT COVERAGE:				
BUILDING COVER, Max.	1262.05.(a)	25 %	2,225 S.F. or 24.23%	2,225 S.F. or 11.82%
IMPERVIOUS COVER, Max.	1262.05.(b)	40 %	7,443 S.F. or 81.04%*	7,836 S.F. or 41.63%*
BUILDINGS:				
BUILDING HEIGHT, Max.	1262.06.(a)	35 FT./2.5 Sty's	17.9 FT./One Sty	17.9 FT./One Sty
ACCESSORY HEIGHT, Max.	1262.06.(b)	14 FT./One Sty	---	---
OFF-STREET PARKING:				
PARKING SPACES, Min.	1294.01.(a)	TWO SPACES/UNIT	5 SPACES	5 SPACES
PARKING OR DRIVEWAY SETBACK, Min.	1262.07.(c)	5 FT.	0 FT. *	0 FT. *
PARKING SPACE SIZE, Min.	1250.04.(c)(5)(3)	9 FT. x 19 FT.	9 FT. x 19 FT.	9 FT. x 19 FT.

* - INDICATES AN EXISTING NON-CONFORMING CONDITION

EXISTING IMPERVIOUS AREAS:

DWELLING	2,225 S.F.
DRIVEWAY ASPHALT	3,092 S.F.
STONE DRIVEWAY	1,852 S.F.
CONC./MISC.	274 S.F.
TOTAL	7,443 S.F.

PROPOSED IMPERVIOUS AREAS:

DWELLING	2,225 S.F.
DRIVEWAY ASPHALT	3,092 S.F.
STONE DRIVEWAY	2,245 S.F.
CONC./MISC.	274 S.F.
TOTAL	7,836 S.F.

NOTES:

- Boundary and topographic information derived from deeds, title commitment prepared by Chicago Title Insurance Company, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during January 2022. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is -7°25'02" counter clockwise.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g3003u08 using Topcon Topnet Live virtual network system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by NORTH WALES WATER AUTHORITY and public sanitary sewer disposal by the LOWER GWYNEDD MUNICIPAL AUTHORITY.
- Portion of the site area is designated in Zone X, areas determined to be outside the 100-year flood plain and portions located in Zone A, special flood hazard areas without the base flood elevation determined, as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 286 of 451, Map No. 42091C02866, effective March 2, 2016.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 17, September 6, 2022.
Bo - Bownmansville-Knauers silt loams (Alluvial)
LaC - Lansdale loam, 8 to 15 percent slopes.
UrxB - Urban land-Penn complex, 0 to 8 percent slopes.
- Future dwelling and site improvements shown on Parcel 'B' are conceptual only for illustrative purposes. Final building permit plans may appear different.

REFERENCE DATA:

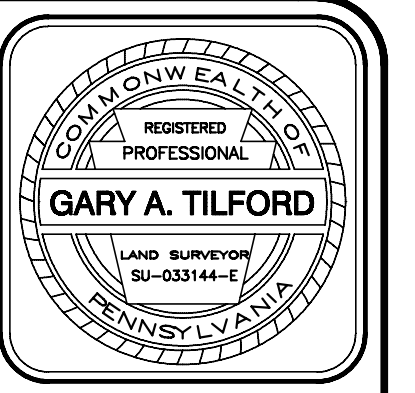
- Lot Location Plan prepared for Bruce Thompson by C. Raymond Weir Associates, Inc. dated October 31, 1973 and last revised February 12, 1975, recorded in Plan Book C-13, Page 100.
- Plot Plan Showing Slope Easement on property of Horace M. Wardwell by C. Raymond Weir Associates, Inc. dated January 18, 1971.
- Subdivision Plan, 408 N. Spring Garden Street prepared for Steve Slowek by ALTA Design Associates, Inc. dated May 24, 2006 and last revised October 6, 2006, recorded in Plan Book 32, Page 464.
- Plan of Penn-Ambler, for Harold G. Knight by Herbert Metz dated March 3, 1924.
- Plan of Property surveyed for Neil Shields by C. Raymond Weir dated October 26, 1927.
- Property Site Plan prepared for Henkel Corporation by Weir and Associates, Inc. dated September 3, 1991 and last revised December 12, 1991.

TITLE EXCEPTIONS AFFECTING SURVEY TAKEN FROM SCHEDULE B, PART II BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE No. SPA48827 CHI, COMMITMENT DATE: DECEMBER 14, 2022.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- Rights of claims by parties in possession of the land not shown by the public record.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
- Taxes, levies or special assessments which are not shown by the public records.
- Subject to possible tax increase based on additional assessment heretofore or hereafter made by reason of new construction or for any major improvements to premises pursuant to Acts of Assembly relating thereto.
- Easements, encroachments, overlaps, boundary line disputes and other matters affecting title which a survey would disclose, and which are not shown by the public record.
- The Owner's Policy issued pursuant hereto will contain under Schedule B the mortgages, if any, noted under Item 4 of Schedule B-Section I.
- Taxes to the year 2023 and subsequent years, a lien not yet due and payable.
- Stream of Water flows through premises and subject to the riparian rights of other owners abutting said stream.
- Rights granted to the Philadelphia Electric Company as in Deed Book 3465 page 77. (CITY WIRE POLE #8700)
- Rights granted to PECO Energy Company as set forth in Deed Book 5174 page 1770. (GAS AND COMMUNICATION TRANSMISSION AND DISTRIBUTION FACILITIES)
- Subject to building set back lines, notes, conditions, easements etc. as shown on Plans recorded in Deed Book 1800 page 601 and Plan Book C-13 page 100.

SITE AREA

#400 HOUSTON ROAD
PARID: 39-00-01957-00-2
67,618 S.F. or 1,5523 Ac.
#400 HOUSTON ROAD (REAR)
PARID: 39-00-01957-01-1
10,968 S.F. or 0.2518 Ac. (Gross)
9,184 S.F. or 0.2108 Ac. (Net)



RECORD OWNER: W. BRUCE THOMPSON
MAIL ADDRESS: 400 HOUSTON ROAD, AMBLER, PA 19002
PARID: 39-00-01957-00-2
DEED BOOK/PAGE No. 5484-02177
RECORD OWNER: MARY W. THOMPSON
MAIL ADDRESS: 400 HOUSTON ROAD (REAR), AMBLER, PA 19002
PARID: 39-00-01957-01-1
DEED BOOK/PAGE No. 5484-02183

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERVILLE, PA 18936
PHONE: 215-887-2168 FAX: 215-578-7791
E-MAIL: ces@shoemaker.com
SCALE 1" = 30'

DATE	NO	REVISION	BY

CONDITIONAL USE PLAN
OF
400 HOUSTON ROAD
PREPARED FOR
W. BRUCE THOMPSON
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: MAY 2, 2023
DWG NO.: LO. GWYN - 135
JOB NO.: 27027
SHEET NO.: 1 OF 1

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of June 21, 2023**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Danielle Porreca
Maureen Nunn
Rusty Beardsley

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, McMahon & Assoc.

Absent: Stephen Paccione, Joel Mayor

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: April 19, 2023

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of April 19, 2023. The motion carried unanimously.

Subdivision/Land Development:

400 Houston Rd.

#23-01CU

Conditional Use Application

Present for the conditional use application was Annie L. Neamand from Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, Gary Tilford from Charles E. Shoemaker Inc., the applicants Thayne and Callie Gould and Mrs. Gould's parents, the parcel owners, Bruce & Mary Thompson.

Ms. Neamand explained to the board that the applicants would like to create a new lot to be closer to her parents, Bruce & Mary Thompson. Ms. Neamand explained that the property is located in the "C" residential district, the lot is 67,618 sq feet and they would like to subdivide it into 2 parcels. One parcel would be 32,000 sf. and the other would be 26,000 sf. Currently, on the property, there is a three-story five-unit apartment building that was built in 1920 and has been used as an apartment building since 1950 making it legally non-conforming. Ms. Neamand stated the Lower Gwynedd ordinance zoning code section 1296.06(d) states that reducing the lot size for a non-conforming use requires conditional use approval.

Mr. Tilford explained to the board that the Thompson's currently own a flag lot that takes access off of Houston Rd. Mr. Tilford explained that the tract contains a creek bed and a floodplain. They do not intend on encroaching into the floodplain. Mr. Tilford stated they are looking to adjust the lot line of the flag lot to add more land to reduce the non-conformities such as lot area and building coverage. He stated they are close to making the impervious coverage compliant while not creating any new non-conformities.

Mr. Tilford explained they recently met with Jamie Worman and Steve Ware from the Building & Zoning Department to review the plans. Mr. Tilford explained the only item of concern is proposing to utilize an existing driveway to create the new lot. The flag lot has a stone driveway off of Houston Rd. and a couple of garages, the new driveway would be separate. Mr. Tilford explained further down the road, when ownership changes, there is a concern with shared driveways with multiple users. Mr. Tilford explained that there are some vegetation and embankment issues that would need to be addressed, but they would like to pursue a PennDOT permit. Mr. Dixon stated that they would need a minimum-use driveway permit. Mr. Dixon wanted to make the applicant aware that with PennDOT's driveway regulations, they have the authority to require access to the lesser classification of the street. Mr. Melograno stated that there would be confusion without going through PennDOT and their conditional use plan might potentially be unusable if they won't allow access to Spring Garden Street. Mr. Melograno wanted to know what if PennDOT informed them that they wouldn't allow access off of Spring Garden St. Ms. Neamand stated that they would take access from Houston by using shared access easements. Mr. Tilford stated that they did initially consider a shared driveway from Spring Garden Street by adding a driveway extension, but stated that common driveways can cause problems with neighbors. Ms. Neamand stated that they would reach out to PennDOT after the conditional use approval, but for now, they just wanted to know if they would be able to reduce the lot at all.

Ms. Nunn stated there is a problem with the riparian buffer, sanitary easement and the steep slopes. Mr. Tilford stated that the floodplain is beyond the buffer and the steep slopes are below the thresholds and there is no disturbance for the woodlands. He stated the sanitary sewer easements can be created during the subdivision process. Mr. Brown stated the riparian buffer comment on Gilmore's review letter dated June 15, 2023, stating that nothing encroaches and that the stormwater ordinance was updated to 35' for the 100-year floodplain. Mr. Melograno asked about the sanitary easement and what the intent would be to relocate it. Mr. Tilford stated that the existing lateral would go to the new house and there would be a new connection for the existing house. He stated both properties are with the same family and that creating new easements wouldn't be a problem. Mr. Brown stated that the lateral is outside of the easement and both would have to be reworked.

Mr. Valiga wanted to know if there would be any issues for fire trucks to access the new lot. Ms. Neamand stated that if they have to go with the shared driveway option, they would work on increasing the turning radius for fire truck access.

Mr. Melograno wanted to know if they had a tree calculation. Ms. Neamand stated that they would have to replant 28 - 3" caliper trees to put the new house where it is located on the plan. Ms. Neamand stated that they would have an issue trying to fit 28 trees on the lot, and was

thinking about doing a fee-in-lieu instead. Mr. Melograno suggested that they could potentially take down more trees to improve the sightline distance issues on Spring Garden Street while incorporating them into their tree waiver. He stated that this might also put them in a better position with the Township for their waiver request. Mr. Melograno stated if they removed the trees and replanted the 28 - 3" caliper trees on the new lot for buffering, technically, they would be reusing trees on their own property. Ms. Neamand thanked Mr. Melograno for the idea.

Mr. Dixon stated that the Township and PennDOT receive complaints frequently when somebody is sitting on Houston Rd. trying to make a left or right-hand turn, they can't see due to the vegetation around that curb. Mr. Melograno wanted to discuss waivers, but Mr. Brown stated that those should be discussed during the land development process. Ms. Neamand agreed with Mr. Brown stating that she just wanted to know if this idea would be approved prior to putting any substantial time and money into this project.

A motion was made by Ms. Porreca to recommend this conditional use application for approval by the Board of Supervisors, seconded by Mr. Beardsley with the following recommendations:

- The board recommends the sanitary easement be compliant with the township ordinance;
- The board recommends that the applicant should aggressively pursue fixing the sightline distance by removing trees on the 400-front parcel. Those trees should not count in the tree replacement.

The motion passed with a 5-0 vote.



Lower Gwynedd Township:

Traffic Impact Fee Update:

Chad Dixon from McMahon & Associates gave a brief update to the PC members regarding updating the traffic impact fee. Mr. Dixon stated that the ordinance was originally adopted back in 2004 and the current fee is \$2,258.00 per peak-hour trip. Mr. Dixon stated the types of traffic impact fees can be used for new traffic signals, upgrades to existing traffic signals, left or right-turn lanes at intersections, additional thru lanes at intersections, additional thru lanes for a corridor and new roadways.

Mr. Dixon explained regarding the list of fees; the municipalities with the highest fees have been revised more recently. Mr. Dixon stated that the board assigned a Transportation Impact Fee Advisory Committee which included 7 members to provide recommendations to the board. Mr. Dixon stated that the original traffic impact fee ordinance was codified into the SALDO (which is not normally done that way) it's usually a stand-alone ordinance within the township code outside of the SALDO. Mr. Dixon stated that this would be on the board's agenda next week at their June 27th meeting.

Mr. Dixon stated there are a couple of ways that the MPC permits the municipality to adjust the fee, which would include going back and redoing all the land use and traffic studies used in the original adoption, which can be both timely and expensive, the other adjustment is fee-based from a construction cost index. Mr. Dixon went back to see what the index was back in 2004 to the present and it has increased by a significant percentage. When you apply the percentage and remove improvements during that time, the new potential fee would be \$3,865.00. The advisory committee recommended that the board approve this adjustment. Mr. Dixon stated that he is looking for a recommendation from the P.C.

Mr. Beardsley wanted to know if anyone would have any issues with the huge increase. Mr. Dixon stated that he didn't think so, that the builders look at it more as the cost of business. Mr. Beardsley wanted to know when this would go into effect. Mr. Dixon stated that if the board adopts it next week, then this would be applied to any new applications after that time. Any application submitted prior would be grandfathered into the old fee.

A motion was made by Mr. Beardsley and seconded by Mr. Melograno to recommend removing the Traffic Impact Fee from the SALDO and adopting a new ordinance for the new Traffic Impact Fee in the amount of \$3,865.00.

The motion passed with a 5-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 P.M.
Respectfully submitted,
Patty Furber, Secretary



HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

www.HRMML.com
Lawyers@HRMML.com

32837-0000

J. Edmund Mullin
Steven H. Lupin
Douglas I Zeiders
Carl N. Weiner
Merle R. Ochrach
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Lisa A. Shearman, LL.M.
Nathan M. Murawsky
J. Kurtis Kline, LL.M.
Kevin M. McGrath
Kathleen A. Maloles
Steven J. English
Noah Marlier
Danielle M. Yacono
John F. McCaul
Gabriella T. Lacitignola
Annie L. Neamand
Zachary R. Morano
Franqui-Ann Raffaele
Gaetano J. DiPersia
J. Braun Taylor

May 4, 2023

VIA FEDERAL EXPRESS AND
EMAIL – ZONINGOFFICER@LOWERGWYNEDD.ORG

Lower Gwynedd Township Board of Supervisors
c/o Steve Ware, Zoning Officer
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Re: **Conditional Use Appeal to Board of Supervisors**
Applicant: Thayne and Callie Gould
Property: 400 Houston Road

Dear Mr. Ware:

Please be advised that this office represents Thayne and Callie Gould. Enclosed please find a Conditional Use Appeal requesting a conditional use pursuant to Section 1296.06(d) of the Zoning Code to permit a reduction on lot size.

1. An original and twenty (20) copies of the Conditional Use Application and Addendum.
2. Twenty copies of the Conditional Use Plan and Boundary & Topographical Plan.
3. Filing Fee in the amount of One Thousand Five Hundred Dollars (\$1,500.00) made payable to Lower Gwynedd Township.
4. Escrow Fee in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) made payable to Lower Gwynedd Township.

Thank you for your attention in this regard. If you have any questions or concerns regarding this filing, please contact me.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: 
ANNIE L. NEAMAND

LANSDALE
ACTS Center—Blue Bell
375 Morris Road
Post Office Box 1479
Lansdale, PA 19446-0773
Phone 215-661-0400
Fax 215-661-0315

HARRISBURG
Phone 717-943-1790
Fax 717-943-1792



Lower Gwynedd Township

1130 N. Bethlehem Pike, P.O. Box 625
Spring House, PA 19477
(215)646-5302- phone
(215)646-3357-fax
www.lowergwynedd.org

Conditional Use Appeal to Board of Supervisors

1. Date: May 3, 2023

2. Classification of Appeal (check all that apply):
 Request for a Conditional Use
 Other (specify): _____

3. Applicant:
Name: Thayne and Callie Gould
Mailing Address: 400 Houston Road, Rear # 6
Ambler, PA 19002
Phone Number: (443) 653-1706
Email Address: ThayneGould@gmail.com
State owner of legal title, if other than Applicant: W. Bruce Thompson
(Father of Callie Gould)

4. Applicant's Attorney:
Name: Annie L. Neamand, Esq.
Mailing Address: 375 Morris Road, PO Box 1479
Lansdale, PA 19446
Phone Number: (215) 661-0400
Email Address: ANeamand@HRMML.com

5. Property:
Location: 400 Houston Road
Present Zoning Classification: "C" Residential
Area: 67,618 square feet
Frontage: Frontage on Houston is 163.48 feet
Depth: Frontage on Spring Garden is 339.23 feet
Description of the current use and the existing improvements on the property: _____
The property is currently improved with a legally nonconforming
five (5) unit apartment building.

Description of the proposed use and the proposed improvements (if different):

Applicants propose to subdivide and build a single-family residential dwelling on the newly formed parcel so that W. Bruce Thompson may age in place, surrounded by his family.

6. Legal grounds for appeal:

Applicants request a conditional use pursuant to Section 1296.06(d) of the Zoning Code to permit a reduction in lot size.

7. State each section of the zoning ordinance involved in this application:

Section 1296.06(d)

8. Has any previous appeal or application been filed in connection with this property?

Yes No If yes, date and specifics: _____

9. Is public water available to this property?

Yes No

Is public sewer available to this property?

Yes No

10. Does this Application involve a proposed subdivision?

Yes No

If yes, has a subdivision plan been filed with the Township?

Yes No



Signature of Applicant's Attorney

Annie L. Neamand, Esq.
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
375 Morris Road, PO Box 1479, Lansdale, PA 19446

LOWER GWYNEDD TOWNSHIP
ADDENDUM TO CONDITIONAL USE APPLICATION

Property Information

- **Parcel #:** 39-00-01957-00-2
- **Address:** 400 Houston Road
- **Owner:** W. Bruce Thompson
- **Applicants:** W. Bruce Thompson, Callie Gould and Thayne Gould

W. Bruce Thompson is the record owner of the 67,618 square foot lot located at 400 Houston Road in Lower Gwynedd Township, Montgomery County (the “Property”). The Property has been designated as Parcel No. 39-00-01957-00-2 by the Montgomery County Board of Assessment Appeals, and is located in the Township’s “C” Residential District.

Explanation of Proposed Use

W. Bruce Thompson, along with his daughter and her husband, Callie and Thayne Gould (collectively “Applicants”), propose to subdivide the Property and build a single-family detached dwelling unit on the newly formed parcel in which Callie and Thayne Gould will reside (the “Proposed Use”).

Applicants wish to subdivide and build a house for Callie and Thayne Gould next to W. Bruce Thompson so that Mr. Thompson can age in place, surrounded by his family. As an elderly man, Mr. Thompson would appreciate having his family closer to him so that they can assist him with daily tasks as they become more difficult for him. If allowed to build a new home next to her father, Callie would be able to act as a caregiver and help Mr. Thompson run errands, cook meals, complete household chores, manage finances, and assist with other matters as they arise.

Applicants’ Property is currently improved with a three-story, five-unit apartment building built in 1920. The building’s use as an apartment building is legally non-conforming, as has been acknowledged by the Township. The apartment building is located on the far South portion of the Property, leaving plenty of space to subdivide and build the proposed house within the parameters of Lower Gwynedd Township’s Zoning Ordinance.

Relief Requested

In pursuit of the Proposed Use, Applicants request conditional use approval in accordance with the Section 1296.06(d) of the Township’s Zoning Ordinance, which states as follows:

By conditional use, a lot on which a valid nonconforming use is located may be reduced in size, provided the newly created

smaller, parcel does not create any additional nonconformities with regard to the dimensional requirements of the Zoning Ordinance for the district in which the lot is located, and further provided that the owner of the nonconforming parcel specifically agrees that the reduction in lot size shall be in lieu of any expansion right of the nonconforming use (if any) which the owner would have otherwise been entitled to under this Zoning Ordinance or Pennsylvania common law.

Thus, a conditional use is necessary in order for the Applicants to reduce the current lot size from 67,618 square feet to 25,672 square feet, which will leave the newly created lot with a total of 32,308 square feet. The proposed reduction in lot size will not create any additional nonconformities, and Applicants specifically agree that the reduction in lot size shall be in lieu of any expansion right of the nonconforming use. Additionally, single family detached dwellings are permitted in the "C" Residential District, in accordance with Section 1262.02(b) of the Township's Zoning Ordinance and the Proposed Use will comply with all regulations set forth for the "C" Residential District, in which the Property is located.

Applicants' Proposed Use is consistent with the spirit, purpose, and intent of the Zoning Ordinance and, if granted, the Proposed Use will not alter the essential character of the neighborhood or detract from or impair the appropriate use of adjacent property. The Proposed Use will not negatively impact the public health, safety, or welfare in any way. If permitted, the Proposed Use will not overcrowd the land, nor will it adversely affect or unduly burden public water, sewer, school, police, fire, park or other public facilities. If granted, the proposed use will not attract large volumes of vehicular traffic, nor will it create any visual or functional conflict with any nearby uses.

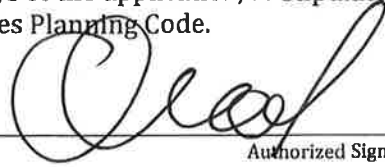
Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: 
ANNIE L. NEAMAND

WAIVER

I/We hereby waive the provision that the hearing before the Board of Supervisors of Lower Gwynedd Township be held within 60 days of the application, as stipulated in the Pennsylvania Municipalities Planning Code.



Authorized Signature

Annie L. Neamand, Esq., Attorney for Applicants

Printed Name

May 3, 2023

Date

EXTENSION OF TIME
CONDITIONAL USE REQUEST

Date: May 3, 2023

Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

RE: Property Address: 400 Houston Road

Current Use: Five (5) unit apartment building

Requested Use: Applicants propose to subdivide and build a single-family residential dwelling on the newly formed parcel;
Conditional Use required for reduction in lot size.

On May 3, 2023, I filed an official application for Conditional Use approval for the above referenced property and paid all appropriate fees. I understand that the Township's Zoning Ordinance and the Pennsylvania Municipalities Planning Code ("MPC") require that the Board of Supervisors hold the initial hearing on this application within 60 days of filing all appropriate fees and applications.

Please be advised that, notwithstanding any contrary provision of the Township's Zoning Ordinance or the MPC, this letter will serve as notice to the Township that the requirement that the initial hearing on this request by the Board of Supervisors take place within 60 days is hereby waived, without limitation as to time.

Should it become necessary to limit the amount of time for the Board of Supervisors to take action on my request, I may revoke this extension of time in writing, sent regular mail and certified mail to the Township, return receipt requested, and the Township shall be obligated hold a hearing on the Conditional Use application within the time then required by the MPC, starting from the date of the Township's receipt of the notice described in this paragraph.

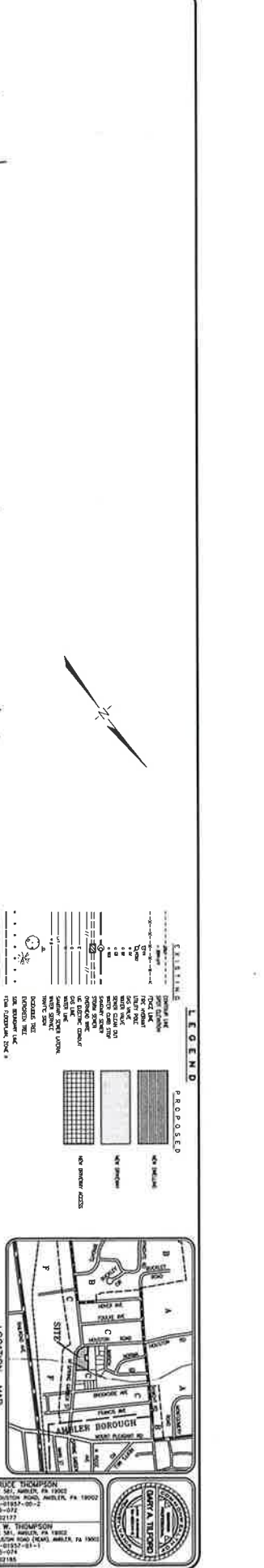
If the Township, in its sole discretion, determines that insufficient progress is being made with regard to the progress of the Conditional Use application, the Township may also revoke this extension of time in writing, sent regular mail and certified mail, return receipt requested. I understand that the Township will advertise and hold a public hearing on the application within the time then required by the MPC, starting from the date of the Applicant's receipt of the notice described in this paragraph.

For the purposes stated herein, written notice shall be deemed received, if sent regular mail and certified mail, on the date of the written receipt on the certified mail return receipt, or, three (3) days after the date indicated on the notification letter in the event the certified mail is returned as "refused", "unclaimed", or is otherwise returned without indication of receipt.

Sincerely,

A handwritten signature in cursive script, appearing to read "Annie L. Neamand", written over a horizontal line.

Annie L. Neamand, Esq., Attorney for Applicants
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
375 Morris Road, PO Box 1479, Lansdale, PA 19446



LEGEND

PROPOSED

[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING WALKWAY
[Symbol]	PROPOSED WALKWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING CONCRETE DRIVE
[Symbol]	PROPOSED CONCRETE DRIVE
[Symbol]	EXISTING ASPHALT DRIVE
[Symbol]	PROPOSED ASPHALT DRIVE
[Symbol]	EXISTING GRASS
[Symbol]	PROPOSED GRASS
[Symbol]	EXISTING PAVED DRIVEWAY
[Symbol]	PROPOSED PAVED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY

EXISTING RESOURCES

ADDRESS	ACRES	APPROXIMATE VALUE	APPROXIMATE GROSS RENTAL VALUE
400 HOUSTON RD	1.24	\$1,200,000	\$100,000
312 HOUSTON RD	0.85	\$850,000	\$70,000
180 HOUSTON RD	0.55	\$550,000	\$45,000
150 HOUSTON RD	0.45	\$450,000	\$35,000
120 HOUSTON RD	0.35	\$350,000	\$25,000
90 HOUSTON RD	0.25	\$250,000	\$15,000
60 HOUSTON RD	0.15	\$150,000	\$10,000
30 HOUSTON RD	0.10	\$100,000	\$5,000

PROPOSED RESOURCES

ADDRESS	ACRES	APPROXIMATE VALUE	APPROXIMATE GROSS RENTAL VALUE
400 HOUSTON RD	1.24	\$1,200,000	\$100,000
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150 HOUSTON RD	0.45	\$450,000	\$35,000
120 HOUSTON RD	0.35	\$350,000	\$25,000
90 HOUSTON RD	0.25	\$250,000	\$15,000
60 HOUSTON RD	0.15	\$150,000	\$10,000
30 HOUSTON RD	0.10	\$100,000	\$5,000

NOTES

1. The proposed structure shall be constructed in accordance with all applicable codes and regulations.
2. The site is zoned R-100 Single-Family Residential. The proposed structure is in compliance with the zoning ordinance.
3. The subject parcel is subject to a valid deed by the City of Montgomery County, Texas, dated 10/15/1978, which provides for a 100-year term of leasehold estate.
4. The subject parcel is subject to a valid deed by the City of Montgomery County, Texas, dated 10/15/1978, which provides for a 100-year term of leasehold estate.
5. Eminent domain proceedings are pending on this parcel. The proposed structure is subject to the eminent domain proceedings.
6. The proposed structure is subject to all applicable codes and regulations.
7. The proposed structure is subject to all applicable codes and regulations.
8. The proposed structure is subject to all applicable codes and regulations.
9. The proposed structure is subject to all applicable codes and regulations.
10. The proposed structure is subject to all applicable codes and regulations.
11. The proposed structure is subject to all applicable codes and regulations.
12. The proposed structure is subject to all applicable codes and regulations.

REFERENCE DATA:

1. Lot location map prepared for Bruce Thompson by C. Raymond Walker Associates, Inc., dated February 10, 1975 and last revised February 12, 1976, recorded in Town Book C-116, Page 207.
2. Plat showing location of Houston Rd. recorded by C. Raymond Walker Associates, Inc., dated February 10, 1975, recorded in Town Book C-116, Page 207.
3. Plat showing location of Spring Garden Street recorded for Steve Stone by A.L.A. Design, Inc., dated July 29, 2000 and last revised October 8, 2000, recorded in Town Book C-116, Page 207.
4. Plan of Survey prepared for the Childs by C. Raymond Walker dated October 26, 1927, recorded in Town Book C-116, Page 207.
5. Plat showing location of Spring Garden Street recorded for Steve Stone by A.L.A. Design, Inc., dated July 29, 2000 and last revised October 8, 2000, recorded in Town Book C-116, Page 207.
6. Plat showing location of Spring Garden Street recorded for Steve Stone by A.L.A. Design, Inc., dated July 29, 2000 and last revised October 8, 2000, recorded in Town Book C-116, Page 207.
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PROPOSED RESOURCES:

ADDRESS	ACRES	APPROXIMATE VALUE	APPROXIMATE GROSS RENTAL VALUE
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60 HOUSTON RD	0.15	\$150,000	\$10,000
30 HOUSTON RD	0.10	\$100,000	\$5,000

SITE AREA

400 HOUSTON ROAD

67,618 S.F. or 1.5523 AC

FROND: 38-00-01957-01-1

10,868 S.F. or 0.2518 AC. (Grass)

9,194 S.F. or 0.2108 AC. (Asp)

CONDITIONAL USE PLAN

400 HOUSTON ROAD

PREPARED FOR

W. BRUCE THOMPSON

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA.

CHARLES E. SHOEMAKER, INC.

ENGINEERS & SURVEYORS

110 KEYSTONE DRIVE

MONTGOMERYVILLE, PA. 17053

PHONIC: 215-887-2155 FAX: 215-878-7791

E-MAIL: info@ceshoemaker.com

RECORDS OWNER: W. BRUCE THOMPSON

1007 S. RIVER ROAD, PA. 17002

300 HOUSTON ROAD, PA. 17002

24-428-002

24-428-002

RECORDS OWNER: MARY W. THOMPSON

1007 S. RIVER ROAD, PA. 17002

300 HOUSTON ROAD, PA. 17002

24-428-002

24-428-002

DATE: _____

REVISION: _____

SHEET: 1 OF 1



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 15, 2023

File No. 23-05051

Mimi Gleason, Interim Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike, P.O. Box 625
Spring House, PA 19477

Reference: 400 Houston Road
TMP #39-00-01957-00-2 & 39-00-01957-01-1
Conditional Use Plans

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the conditional use plans for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Conditional Use Plan, consisting of one (1) Sheet, dated May 2, 2023, as prepared by Charles E. Shoemaker, Inc., for the subdivision of 400 Houston Road.
- B. Topographical Survey Plan, consisting of one (1) Sheet, dated January 25, 2023, as prepared by Charles E. Shoemaker, Inc., for 400 Houston Road.
- C. Conditional Use Application to Board of Lower Gwynedd Supervisors, dated May 3, 2023.

II. Project Description

The subject tract consists of two properties at 400 Houston Road. The larger property, TMP 39-00-01957-00-2 contains a 5-unit apartment building with a small parking lot and shared access drive from Houston Road. The flag lot in the rear of the property, TMP 39-00-01957-01-1, contains a single-family dwelling with an attached garage. The flag lot utilizes the shared access drive from Houston Road, but also includes a gravel driveway from N. Spring Garden Street.

The Applicant proposes to subdivide the larger property, TMP 39-0-01957-00-2, to create a new lot with a proposed single-family dwelling with access from N. Spring Garden Street. In addition, the plan proposes to realign the property lines of the flag lot, TMP 39-00-01957-01-1, to enlarge the existing property. The proposed subdivision will create three (3) individual lots, known as Parcels A, B and C. The plans show the conceptual location of the proposed house and driveway, but additional improvements have not been included at this time.

III. Review Comments

A. Conditional Use

By conditional use, a lot on which a valid nonconforming use is located may be reduced in size, provided the newly created smaller parcel does not create any additional nonconformities with regard to the Zoning Ordinance. We note that the Applicant has submitted the required conditional use application. Upon review, we offer the following comments. The comments contained in this section should not be misconstrued as requirements, but rather discussion points for the Board's consideration when evaluating the Conditional Use Application. We note that a more comprehensive review related to the Zoning and Subdivision/Land Development Ordinances will be provided upon submission of the subdivision and land development plans:

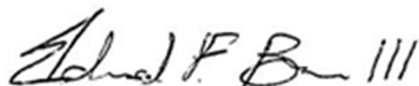
1. We note that the Stormwater Manager Ordinance requires the riparian buffer easement be measured to be the greater of the limit of the 100-year floodplain or a minimum of 35 feet from the top of the streambank. The plans shall be updated to show the revised location of the riparian buffer easement.
2. We note that the proposed driveway access from N. Spring Garden Street does not appear to meet the sight distance requirements and this area is known to be a blind spot for vehicular traffic. As such, the applicant shall consider utilizing the shared access from Parcels A and C to access the proposed lot.
3. The proposed driveway for the new house is located within a sanitary easement. Nothing shall be permitted to be placed, set or put within the area of a utility easement except lawns or suitable low ground cover. The plans shall be revised to relocate the proposed driveway access or relocate the existing sanitary lateral and provide a new easement.
4. We note that the existing parking lot and access drive is utilized by both parcels, 39-00-01957-00-2 and 39-00-01957-01-1. The applicant shall provide an access easement and legal description of the shared parking area and access drive. If the access easement is currently memorialized, then the applicant shall provide the easement agreement to our office for review.
5. We note that a Subdivision and Land Development Ordinance requirement for steep slopes is that no more than 30% of 15-25% steep slope areas shall be altered, regraded, cleared or built upon. The Applicant will be required to provide a natural resource protection table to confirm that less than 30% the 15-25% steep slopes on Parcel B will be altered.
6. We recommend the Board of Supervisors consider comments from the Township Traffic Engineer and the Township Fire Marshal prior rendering a decision on the conditional use.

B. Zoning Ordinance

Upon review, we offer no comments related to the Zoning Ordinance. However, we note that a more comprehensive review related to the Lower Gwynedd Township Zoning Ordinance will be provided upon submission of subdivision and land development plans:

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EFB/sl

cc: Jamie Worman Assistant Township Manager/Director of Building & Zoning
Steve Ware, Township Zoning Officer
Neil Stein, Esq., Township Solicitor
Al Comly, Township Fire Marshal
Gary Tilford, P.L.S., Charles E. Shoemaker, Inc.
Chad Dixon, AICP, PP, McMahon Associates, Inc.
James Hersh, P.E., Gilmore & Associates, Inc.



June 15, 2023

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

RE: **Traffic Review #1 – Conditional Use Plan**
400 Houston Road Subdivision
Lower Gwynedd Township, Montgomery County, PA
Project No. 313508-01-001

Dear Mimi,

Per your request, McMahon, a Bowman company (McMahon) has completed our initial traffic review for the proposed subdivision to be located at 400 Houston Road in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel #39-00-01957-00-2 into three parcels (Parcels A, B, and C) to provide an additional single-family home. Based on information provided in the conditional use (CU) application, the existing building containing five apartment units will remain on Parcel A, a house is proposed to be constructed on Parcel B, while the existing garage with apartments above will remain on Parcel C. Access to Parcels A and C will continue to be provided via the existing full-movement driveway to Houston Road while access to Parcel B will be provided via driveway connection to North Spring Garden Street (S.R. 2020).

The following document was reviewed in preparation of our comments:

- Conditional Use Plan – 400 Houston Road, prepared by Charles E. Shoemaker, Inc., dated May 2, 2023.

Based on our review of the document listed above, McMahon offers the following comments for consideration by the Township and action by the applicant's team to address:

1. Sight distance measurements and sight distance triangles must be shown on the plan at the proposed driveway to Parcel B along North Spring Garden Street (S.R. 2020) and the existing driveway to Parcels A and C along Houston Road. The applicant should evaluate the existing and any proposed vegetation along the North Spring Garden Street (S.R. 2020) and Houston Road frontages to determine if any trimming, removal, or relocation of vegetation is needed for the sight distance requirements.
2. The applicant should consider providing access to the proposed single family residential home with a connection to the existing shared driveway on Houston Road rather than creating a new access on North Spring Garden Street (S.R. 2020).
3. The existing driveway along Houston Road is approximately 10 feet wide. The applicant should consider widening the driveway which serves multiple dwelling units.

4. The proposed development will be subject to the transportation impact fee of \$2,285 per "new" weekday afternoon peak hour trip, and the applicant will be required to pay a Transportation Impact Fee. Based on a review of the submitted materials, it appears as though one single-family home will be provided on Parcel B. Based on Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers' publication, *Trip Generation, 11th Edition*, the proposed single-family home will generate one "new" trip during the weekday afternoon peak hour, resulting in a transportation impact fee of \$2,285.
5. A more detailed review of the parcels will be conducted if and when the project moves forward through a detailed land development review and approval process. Additional comments could be raised at that point.
6. Since North Spring Garden Street (S.R. 2020) is a State roadway, a Highway Occupancy Permit from PennDOT will be required for the proposed North Spring Garden Street (S.R. 2020) driveway and any modifications to the site frontage within the legal right-of-way. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.
7. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the study or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to the Township's request and addresses our review of the materials apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Steve Ware, Zoning Officer
Fran Hanney, PennDOT
Paul Lutz, PennDOT
Koshy Thankachen, PennDOT
Annie Neamand, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. (Applicant's Attorney)
Gary Tilford, P.L.S., Charles E. Shoemaker, Inc. (Applicant's Surveyor)



MEMORANDUM

ATTN: BOARD OF SUPERVISORS

DATE: Thursday, July 20, 2023

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Proposed Property Maintenance Code

At the request of the BOS, the professional consultants and staff have prepared a property maintenance code which is a tool used by government to improve the condition of properties that have fallen into disrepair within the Township. The BOS has recognized the need to be proactive in maintaining neighborhoods and protecting property values, and wish to provide more opportunities to resolve a multitude of issues and protect the health, safety, and welfare of the community. The proposed ordinance is attached and has been circulated for review and publicly advertised. **The recommended action is to approve this ordinance establishing a property maintenance code in Lower Gwynedd Township.**

**PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF INTENT TO ADOPT ORDINANCE
LOWER GWYNEDD TOWNSHIP**

NOTICE IS HEREBY GIVEN that pursuant to the Second Class Township Code, the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular public meeting to be held on Wednesday, July 25, 2023, at 7:00 PM, at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477), will hold a hearing to consider the adoption of the following proposed Ordinance summarized below:

‘PROPERTY MAINTENANCE CODE”

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS THE TOWNSHIP PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, ESTABLISHING REGULATIONS FOR THE MAINTENANCE OF PROPERTIES WITHIN THE TOWNSHIP, PROVIDING FOR REMEDIAL ACTION BY THE TOWNSHIP IN SPECIFIED SITUATIONS, AND PRESCRIBING CIVIL PENALTIES FOR VIOLATIONS.

The Board of Supervisors shall take evidence, testimony, public comment, or presentations with respect to the proposed Ordinance during the public hearing. The Board may, if no substantial changes are made, adopt the Ordinance at the meeting or at a subsequent meeting. Anyone who wishes to be heard should attend. This meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/87993286253?pwd=dHo1MGN4dVhXOXIrRmFqRzFSZmZmUT09>

Meeting ID: 879 9328 6253

Passcode: 393026

Call In #: 1 646 876 9923

Copies of the complete text of the proposed ordinance are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302 and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays). If any person who wishes to attend the hearing has a disability and/or requires auxiliary aid, service, or other accommodation to observe or participate in the proceedings, please contact the Township to discuss how those needs may be accommodated.

Mimi Gleason, Township Manager

Publish:

Proof of Publication Required

LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, AMENDING TITLE FOUR OF THE TOWNSHIP CODE ENTITLED "BUILDING STANDARDS", BY ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS THE TOWNSHIP PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS, AND STRUCTURES IN LOWER GWYNEDD TOWNSHIP.

WHEREAS, a property maintenance code is a tool used by governments to improve the condition of properties that have fallen into disrepair. The Township Board of Supervisors (the "**Board**") has recognized the need to be proactive in maintaining neighborhoods and protecting property values; and

WHEREAS, a property maintenance code does not replace any existing building or occupancy regulations, or any inspection procedure, particularly those procedures which are set forth in the Pennsylvania Uniform Construction Code and its regulations; and

WHEREAS, traditional zoning and nuisance abatement regulations are not always adequate to address specific properties that have fallen into disrepair, become unsightly, unsafe, or unsanitary; and

WHEREAS, even when violations are identified, the Township will endeavor to resolve maintenance problems amicably and to arrive at a reasonable solution for both neighbors and violators within the time limits set for compliance; and

WHEREAS, the Board has reviewed the 2015 International Property Maintenance Code and desires to adopt the same with local amendments as identified in Section Three below; and

WHEREAS, Sections 1506 and 1529 of the Second Class Township Code authorizes townships of the second class to prohibit nuisances, to remove same, and to impose penalties therefore; to regulate property maintenance within the township; and to promote in other respects, the health, comfort, and safety of its citizens.

NOW THEREFORE, pursuant to the Second Class Township Code, as amended, and other relevant laws of the Commonwealth of Pennsylvania, the Lower Gwynedd Township Board of Supervisors hereby **ENACTS** and **ORDAINS** the following:

Section One: Title

This Ordinance shall be known as the "Property Maintenance Code of Lower Gwynedd Township."

Section 2. Adoption of Property Maintenance Code.

That a certain document, copies of which are on file with the Office of the Secretary of the Township of Lower Gwynedd, Montgomery County, Pennsylvania, being marked and designated as the International Property Maintenance Code (2015 Edition), be and is hereby adopted as the Property Maintenance Code of the Township of Lower Gwynedd, to be designated as Chapter 1452, Section 1452.01 of Title Four of the Lower Gwynedd Township Code, to be entitled "Property Maintenance Code", regulating and governing the conditions and maintenance of all property, buildings and structures for the protection of the health, safety, and welfare of the Township as herein provided. All regulations, provisions, penalties, conditions, and terms of the Property Maintenance Code on file with the Township, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this Ordinance, with the additions, insertions, deletion, and changes enumerated in **Section 3** of this Ordinance

Section Three: Additions, Insertions, Deletions, and Changes.

The International Property Maintenance Code of 2015, adopted as the Lower Gwynedd Township Property Maintenance Code, is hereby modified as follows:

- A. Chapter 1, Scope and Administration, Section 101, General, Article 101.1, shall read:

Title. These regulations shall be known as the "International Property Maintenance Code of Lower Gwynedd Township," hereinafter referred to as "this Code."

- B. Chapter 1, Scope and Administration, Section 102, Applicability, Article 102.3, Application of other codes, is hereby eliminated in its entirety and replaced with the following language:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Pennsylvania Uniform Construction Code, and the building, plumbing, mechanical, and electrical codes as adopted by Lower Gwynedd Township. Nothing in this Code shall be construed to cancel, modify, or set aside any provisions of the Lower Gwynedd Township Zoning Ordinance.

- C. Chapter 1, Scope and Administration, Section 103, Department of Property Maintenance Inspection, Article 103.1, shall read:

General. The Lower Gwynedd Township Building Department and the executive official in charge thereof shall be the Township-appointed Code Enforcement Officer, hereinafter referred to as the "Code Official."

- D. Chapter 1, Scope and Administration, Section 103, Department of Property Maintenance, Article 103.5, shall read:

Fees. The fees for activities and services performed by the Department in carrying out its

responsibilities under this Code shall be set by resolution of the Board of Supervisors from time to time.

E. Chapter 1, Scope and Administration, Section 111, Means of Appeal, is hereby repealed in its entirety, and any appeals section contained in a future edition of the International Property Maintenance Code (IPMC) shall be void unless specifically adopted by the Township hereinafter. Violations of the Township Code and International Property Maintenance Code that are not adequately remedied as determined by the Township Code Official and/or done so in a timely manner as detailed in the notice of violation or stop work order, shall result in a citation being filed with the local Magisterial District Court. Any aggrieved party shall have the right to appeal the Magistrate's decision to the Montgomery County Court of Common Pleas.

F. Chapter 1, Scope and Administration, Section 112, Stop Work Order, Article 112.4 shall read:

Failure to comply. Any person who shall continue any work after having been served with a citation, notice of violation, or stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than Three Hundred Dollars (\$300) or more than One Thousand Dollars (\$1,000).

G. Chapter 2, Definitions, Section 202, General Definitions, is hereby amended by adding the following definitions:

ABANDONED VEHICLE – Any vehicle that does not have a current license plate, valid registration, current certificate of inspection or an ascertainable identification number.

BLIGHTED PROPERTY — As defined in 35 P.S. § 1712.1(c), a blighted property must meet one of the following criteria:

- 1) Any premises which, because of physical condition or use, is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- 2) Any premises which, because of physical condition, use or occupancy, is considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- 3) Any dwelling which, because it is dilapidated, unsanitary, unsafe, vermin- infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- 4) Any structure which is a fire hazard or is otherwise dangerous to the safety of persons or property.

- 5) Any structure from which the sewerage has been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- 6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood which, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin.
- 7) Any unoccupied property which has been tax-delinquent for a period of two (2) years prior to the effective date of this Part, and those in the future having a two (2)-year tax delinquency.
- 8) Any property which is vacant but not tax-delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- 9) Any abandoned property. A property shall be considered abandoned if:
 - i. It is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six (6) months;
 - ii. It is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality is in excess of one hundred fifty percent (150%) of the fair market value of the property as established by the Tax Assessment Office of Montgomery County or other body with legal authority to determine the taxable value of the property; or
 - iii. The property has been declared abandoned by the owner, including an estate that is in possession of the property.

CODE REQUIREMENT — A building, housing or property maintenance code or ordinance of the Township.

JUNKED VEHICLE - Any self-propelled, fuel-powered vehicle that has any part of its body missing or has been stripped or partially disassembled, has a broken windshield, has the wheels out, motor out, transmission out, or is missing any part that prevents the vehicle from moving on its own power, and any other mobile equipment that has parts missing, that is pulled or towed by another fuel-powered vehicle, or that lacks valid vehicle registration, a current certificate of inspection, or an ascertainable vehicle identification number.

MOTOR VEHICLE — A vehicle which is self-propelled, except an electric personal assistive mobility device or a vehicle which is propelled solely by human power.

- H. Chapter 3, Section 302, Exterior Property Areas, Article 302.8, is amended to read:

Motor Vehicles. Except as provided for by use or right, no unregistered or uninspected vehicle shall be parked, kept, or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles, with automotive spray guns/devices, is prohibited unless conducted inside an approved spray booth.

No person, firm or corporation shall dump, deposit, or accumulate garbage and/or rubbish, including junked or abandoned vehicles, upon any private or public property in the Township.

Exceptions: This chapter shall not apply to any operable vehicle or equipment that is normally used in the operation of a farm owned or leased by the person actively farming the land.

Notice to correct: After the Code Enforcement Officer determines that a junked or abandoned vehicle or machinery or an accumulation of garbage or rubbish exists, the Officer shall notify the owner of the property upon which it is located that it shall be removed within the time specified in the notice of violation.

This section shall not be construed as prohibiting the registered owner of a motor vehicle or part thereof from performing minor repair of said vehicle in the driveway or other area of a residence, provided that the vehicle is registered to someone living in the residence and done so in accordance with all other Township, state or federal laws.

- I. Chapter 3, Article 302, Exterior Property Areas, the following article is added:

302.10. Deposits on public streets, sidewalks, and other public rights-of-way. No property owner shall, through action or inaction, cause or allow water, mud, snow, soil, stone, sand, yard debris, refuse, litter, or other substances to accumulate on streets, alleys, or sidewalks. Inaction shall include, but is not limited to, allowing erosion of materials from properties due to water, wind, subsidence, or other.

- J. Chapter 3, Article 304.2, "Protective Treatment," is hereby eliminated in its entirety pertaining to structures located on land used for agricultural purposes (active farming operations).

- K. Chapter 3, Article 304.14, "Insect Screens," is hereby eliminated in its entirety.

- L. Chapter 3, Article 304.15, "Doors," is hereby eliminated in its entirety.

- M. Chapter 3, Article 304.16, "Basement Hatchways," is hereby eliminated in its entirety.

- N. Chapter 3, Article 304.18.1, "Doors," is hereby eliminated in its entirety.

- O. Chapter 3, Article 304.18.2, "Windows," is hereby eliminated in its entirety.
- P. Chapter 3, Article 304.18.3, "Basement Hatchways," is hereby eliminated in its entirety.
- Q. Chapter 3, Section 305, Interior Structure, Article 305.1, General, is hereby eliminated in its entirety and replaced with the following language:

Interior General. Interior of structures must be maintained in a manner that does not create a condition on the property that is reasonably likely to negatively impact the peace, health, safety, and welfare of any residents and/or the public at large.

- R. Chapter 3, Section 308, Rubbish and Garbage, Article 308.3.1, "Garbage Facilities," is hereby eliminated in its entirety.

Section Four: Repeal

That any and all other ordinances or parts of laws that are in conflict herewith, are hereby repealed.

Section Five: Severability

That if any section, subsection, sentence, clause, or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Commonwealth hereby declares that it would have passed this law, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section Six: Pending Litigation

That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section Four of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section Seven: Failure to Enforce.

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

Section Eight: Effect on Pending Actions.

Nothing in this article or in the 2018 International Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just

or legal right or remedy of any character be lost, impaired, or affected by this article.

Section Nine: Effective Date

Pursuant to Section 1601 of the Second Class Township Code, this Ordinance shall take effect in five (5) days after adoption.

ORDAINED and ENACTED this ____ day of _____, 2023, by the Board of Supervisors of Lower Gwynedd Township, in a public meeting duly convened.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

Memo

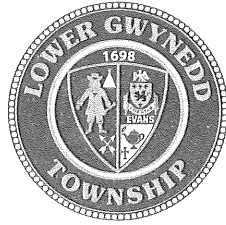
To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: July 21, 2023
Re: Cell towers



Recommended action: Provide guidance to the Solicitor and staff about next steps

At the July 11th special BOS meeting, Rise Up Towers presented information about cell towers proposed for the Municipal Complex and the maintenance area next to a baseball field at Penlynn Woods Park. The Board and many residents in attendance asked various questions about the expected benefits of the towers and any impact on neighboring properties. Information from that meeting, including answers to residents' questions, is on the [website home page](#), highlighted in a "helpful page" block entitled "Cell Phone Tower Information".

If the Board wants to move forward, future steps include a zoning ordinance amendment to permit the cell towers on the two properties and lease negotiations with Rise Up. Staff is requesting guidance from the Board about whether you wish to explore one or both towers. If so, staff will publicize dates for the next public discussion(s).



1130 N. BETHLEHEM PIKE • P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • FAX 215-646-3357

www.lowergwynedd.org

Finance Memorandum

Date: July 17, 2023
To: Mimi Gleason, Township Manager
From: Melinda Haldeman, CPA Finance Director

RE: June 2023 LGT Financial Packet:

- ❖ Fund Balances as of June 30, 2023
- ❖ YTD Budget Report with Prior Years Actuals thru June 30, 2023
- ❖ Budget Review: Expenses 50% over Budget with Analysis of items over 100%
- ❖ Revenue Compared to Budget with Analysis of items over 100%

The following are highlights I wish to bring to your attention:

- The MUNIS upgrade/conversion was on June 8th. We worked through a couple of issues regarding the installation of printers and are now up and running.
- All cash account reconciliations are current through June 30, 2023.
- LGT has one more CD that will be maturing August 22, 2023, for \$249,000.00 in the Capital Reserve Fund.
- Sewer AR Balance Update – The Sewer Accounts Receivable were adjusted as of June 30, 2023, for the differences that were identified from 2021 and the early part of 2022. The adjustment of \$61,065.71 decreased sewer revenue. The decrease consists of credits not recorded for deduct meters. (Deduct meters are read in January and then credit is given for the year before.) Other normal billing adjustments also were not recorded consistently because the adjustment reports were not sent by BCWSA to LGT to record. I worked with BCWSA, and we are now getting all needed reports and they have a full understanding of what LGT needs to record activity monthly. May and June sewer accounts receivable have both been reconciled and tied out.
- All ARPA monies must be obligated by December 31, 2024, and paid out as of December 31, 2026. The current amount left to spend as of June 30, 2023, is \$957,223.91
- Traffic Impact Fund -33
Fund shows loss through June 30, 2023. The Grants for Green Light Go and Multimodal Grant Phase II have not yet been received. Also, the Intercompany Transfer budget of \$700,000 has not been made as of June 30, 2023.



Lower Gwynedd Township
Fund Balances as of June 30, 2023

<u>FUND #</u>	<u>FUND</u>	FUND BALANCE @ 01/01/2023	(INCREASE)DECREASE THRU JUNE 2023	FUND BALANCE @ 06/30/2023
01	GENERAL	-7,681,781.25	-2,232,841.71	-9,914,622.96
02	STREET LIGHT	-26,415.45	-18,791.82	-45,207.27
03	FIRE PROTECTION	-30,840.80	-56,104.43	-86,945.23
04	FIRE HYDRANT	-65,930.77	-20,448.63	-86,379.40
05	RECREATION	1,749.23	-59,085.51	-57,336.28
08	SEWER OP	-5,703,742.57	-468,063.07	-6,171,805.64
09	SEWER CAPITAL	-3,690,003.56	-75,525.24	-3,765,528.80
16	ACQ OPEN SPACE	-2,141,541.30	-49,525.73	-2,191,067.03
30	CAPITAL RESERVE	-3,686,885.19	-891,045.68	-4,577,930.87
31	STORMWATER MNGMNT	-574,856.92	-39,873.27	-614,730.19
33	TRAFFIC IMPACT	-1,691,266.66	53,096.29	-1,638,170.37
35	HIGHWAY AID	-271,125.34	-395,471.01	-666,596.35
Totals		-25,562,640.58	-4,253,679.81	-29,816,320.39

NOTE: REVENUE AND FUND BALANCES ARE NORMALLY A (CREDIT) BALANCE. THIS IS DEPICTED IN (PARENTHESES) OR A DASH BEFORE
NEGATIVE BALANCES ARE DEPICTED IN RED

**YTD BUDGET REPORT WITH ACTUALS
2020/2021/2022/2023**

07/17/2023
08:34:54

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU JUNE 2020/2021/2022/2023
FOR PERIOD 06 OF 2023

PAGE 1
glactrpt

ACCOUNTS FOR: 01 GENERAL FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-909,808.72	-900,928.62	-981,819.78	-999,445.67	-1,069,000.00
310 LOCAL TAX ACT 511	-3,246,220.27	-3,232,870.79	-4,325,760.45	-4,505,426.75	-7,160,000.00
321 BUSINESS LICENSES & PRMTS	-158,445.41	-157,733.65	-158,532.05	-154,131.14	-295,650.00
322 NON-BUSINESS LICENSE/PRMT	-6,510.00	-4,350.00	-6,110.00	-7,535.00	-12,000.00
331 FINES	-5,445.30	-6,611.33	-4,146.16	-5,035.56	-12,000.00
341 INTEREST EARNINGS	-20,853.57	-3,662.63	-13,744.27	-123,167.95	-84,000.00
342 RENTS & ROYALTIES	-126,553.81	-129,757.02	-133,649.71	-137,038.71	-275,163.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-2,500.00
355 STATE SHARED REV & ENTLMT	-200.00	-200.00	.00	-200.00	-443,805.00
358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	.00	-24,300.00
361 DEPT EARNINGS-GEN GOVT	-21,186.50	-25,907.52	-24,865.96	-26,530.55	-36,000.00
362 DEPT EARNGS-PUBLIC SAFETY	-278,024.14	-319,201.44	-297,481.19	-377,279.85	-583,870.00
363 DEPT EARNGS-HIGHWYS & STS	.00	-3,810.00	-3,900.00	-3,990.00	-3,900.00
380 MISCELLANEOUS REVENUE	-572.71	-1,859.80	-47,486.00	-1,151.96	-2,500.00
387 CONTRIBUTIONS & DONATIONS	.00	-35,450.64	.00	.00	-38,250.00
392 INTERFUND OPERATING TRANS	.00	.00	-4,164.00	-332.07	-7,877.00
400 GEN GOVT-LEGISLATIVE BODY	68,896.11	66,420.36	56,499.54	83,738.77	173,467.00
401 GEN GOVT-EXECUTIVE	187,662.06	188,677.04	190,386.56	164,143.83	361,439.00
402 GEN GOVT-FINANCIAL ADMIN	118,724.22	116,403.25	120,281.28	215,604.60	340,730.00
403 GEN GOVT-TAX COLLECTION	54,314.07	50,929.24	61,461.64	65,803.48	105,110.00
404 GEN GOVT-LAW	40,639.66	37,087.63	57,047.12	84,604.73	120,175.00
408 GEN GOVT-ENGINEER	22,223.31	53,991.82	56,989.33	46,702.21	135,000.00
409 GEN GOVT-BUILDNGS & PLANT	88,168.89	104,864.41	128,374.77	113,906.85	278,156.00
410 GEN GOVT-POLICE	1,530,908.14	1,506,388.78	1,674,184.84	1,953,726.47	4,198,595.00
411 GEN GOVT-FIRE	.00	.00	.00	.00	137,473.00
412 AMBULANCE	.00	.00	.00	30,000.00	30,000.00
413 GEN GOVT-CODE ENFORCEMENT	6,087.50	15,605.80	14,112.00	4,613.25	34,200.00
414 GEN GOVT-PLANING & ZONING	205,078.50	246,681.50	209,837.80	224,791.77	639,625.00
415 GEN GOVT-EMERGNCY MANGMNT	.00	.00	.00	.00	700.00
427 SANITATN-SOLID WASTE DISP	.00	4,505.84	6,950.00	6,850.00	8,000.00
429 PUBLIC WORKS-WASTEWTR COLL	65.68	862.59	1,097.51	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	278,468.15	307,359.52	275,594.90	276,303.16	735,038.00
431 CLEANING STREETS & GUTTER	.00	3,861.63	75.00	5,868.77	10,000.00
432 PUBLIC WORKS-SNOW/ICE REMV	4,047.64	46,212.88	23,163.03	4,397.31	48,000.00
433 PUBLIC WORKS-TRAFFIC	25,658.93	4,712.83	36,955.77	64,560.63	34,000.00
434 PUBLIC WORKS-STREET LGHTNG	836.42	2,634.56	1,068.38	883.34	3,700.00
436 MAINTENANCE STORM SEWERS	8,463.06	7,361.01	6,440.65	10,901.71	17,500.00
437 PUBLIC WORKS-REPR TOOL&MAC	33,246.26	36,824.57	44,156.97	44,837.40	77,184.00
438 PUBLIC WORKS-HIGHWAY MAINT	2,622.60	11,323.46	1,554.82	3,849.43	15,500.00
461 OPEN SPACE CONSERVATION	963.32	1,354.40	2,728.81	3,487.82	20,000.00
486 INSURANCE	91,659.08	89,472.18	26,794.90	35,319.12	62,538.00
487 EMPLOYEE BENEFITS	15,608.62	20,359.58	36,148.57	43,153.85	87,303.00
491 REFUND PRIOR YEAR REVENUES	.00	1,099.69	-248.66	.00	2,000.00
492 INTERFUND OPERATING TRANS	1,554,969.08	1,638,159.00	2,774,857.00	620,375.00	1,983,161.00

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ACCOUNTS FOR: 01	GENERAL FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
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	TOTAL GENERAL FUND	-434,509.13	-259,189.87	-195,147.04	-2,232,841.71	-392,221.00
	TOTAL REVENUES	-4,773,820.43	-4,822,343.44	-6,001,659.57	-6,341,265.21	-10,050,815.00
	TOTAL EXPENSES	4,339,311.30	4,563,153.57	5,806,512.53	4,108,423.50	9,658,594.00
	TOTAL 01 GENERAL FUND	-434,509.13	-259,189.87	-195,147.04	-2,232,841.71	-392,221.00

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ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-15,240.31	-14,506.42	-14,786.82	-23,681.99	-16,800.00
341 INTEREST EARNINGS	-249.44	-8.30	-41.87	-579.32	-500.00
434 PUBLIC WORKS-STREET LGHTNG	3,627.01	46,500.26	5,729.23	5,469.49	13,781.00
TOTAL STREET LIGHT FUND	-11,862.74	31,985.54	-9,099.46	-18,791.82	-3,519.00
TOTAL REVENUES	-15,489.75	-14,514.72	-14,828.69	-24,261.31	-17,300.00
TOTAL EXPENSES	3,627.01	46,500.26	5,729.23	5,469.49	13,781.00
TOTAL 02 STREET LIGHT FUND	-11,862.74	31,985.54	-9,099.46	-18,791.82	-3,519.00

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ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-173,645.53	-171,240.63	-185,441.40	-184,152.70	-200,100.00
341 INTEREST EARNINGS	-166.08	-6.40	-23.66	-3,551.73	-2,400.00
392 INTERFUND OPERATING TRANS	-165,000.00	-165,000.00	-165,000.00	.00	-165,000.00
480 MISC EXPENDITURES	164,792.08	.00	.00	.00	202,500.00
489 OTHER MISCELLANEOUS EXPENDITUR	2,982.89	.00	.00	131,600.00	165,000.00
TOTAL FIRE PROTECTION FUND	-171,036.64	-336,247.03	-350,465.06	-56,104.43	.00
TOTAL REVENUES	-338,811.61	-336,247.03	-350,465.06	-187,704.43	-367,500.00
TOTAL EXPENSES	167,774.97	.00	.00	131,600.00	367,500.00
TOTAL 03 FIRE PROTECTION FUND	-171,036.64	-336,247.03	-350,465.06	-56,104.43	.00

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ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-35,571.94	-35,067.56	-37,206.13	-37,566.71	-41,200.00
341 INTEREST EARNINGS	-345.38	-12.65	-123.10	-1,568.04	-1,200.00
411 GEN GOVT-FIRE	23,699.72	23,699.72	24,526.07	18,686.12	42,700.00
TOTAL FIRE HYDRANT FUND	-12,217.60	-11,380.49	-12,803.16	-20,448.63	300.00
TOTAL REVENUES	-35,917.32	-35,080.21	-37,329.23	-39,134.75	-42,400.00
TOTAL EXPENSES	23,699.72	23,699.72	24,526.07	18,686.12	42,700.00
TOTAL 04 FIRE HYDRANT FUND	-12,217.60	-11,380.49	-12,803.16	-20,448.63	300.00

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ACCOUNTS FOR: 05 RECREATION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-338,967.23	-334,162.67	-361,993.17	-372,534.36	-391,500.00
341 INTEREST EARNINGS	-1,681.06	-78.86	-345.97	-5,228.95	-4,200.00
361 DEPT EARNINGS-GEN GOVT	.00	-5,500.00	-6,152.50	.00	-24,340.00
367 DEPT EARNINGS-CULTURE REC	-3,115.00	-2,505.00	-8,500.00	-31,560.00	-44,200.00
387 CONTRIBUTIONS & DONATIONS	-502.00	-135.00	-85.93	-25.00	-100.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-200,000.00
437 PUBLIC WORKS-REPR TOOL&MAC	2,252.02	3,691.36	6,038.83	5,650.26	12,000.00
451 CULTURE-RECREATION ADMIN	53,297.27	51,594.96	59,340.82	71,207.54	148,406.00
452 PARTICIPANT RECREATION	.00	.00	.00	815.30	14,662.00
453 RECREATION EVENTS	264.00	3,085.00	2,858.17	5,952.81	19,500.00
454 PARKS	130,886.83	145,458.23	186,081.60	237,207.45	410,948.00
456 YOUTH PROGRAMS	.00	.00	.00	.00	1,100.00
459 ADULT PROGRAMS	972.00	.00	.00	1,215.00	1,500.00
486 INSURANCE	7,282.96	6,022.96	2,111.18	7,826.39	14,893.00
487 EMPLOYEE BENEFITS	14,625.71	8,252.97	16,353.60	20,388.05	30,571.00
TOTAL RECREATION FUND	-134,684.50	-124,276.05	-104,293.37	-59,085.51	-10,760.00
TOTAL REVENUES	-344,265.29	-342,381.53	-377,077.57	-409,348.31	-664,340.00
TOTAL EXPENSES	209,580.79	218,105.48	272,784.20	350,262.80	653,580.00
TOTAL 05 RECREATION FUND	-134,684.50	-124,276.05	-104,293.37	-59,085.51	-10,760.00

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ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-14,526.11	-512.77	-3,631.38	-34,878.66	-35,000.00
361 DEPT EARNINGS-GEN GOVT	-214.25	-300.00	-172.50	.00	-900.00
364 DEPT EARNGS-SANITATION	-1,337,261.11	-1,373,995.21	-1,303,931.08	-1,343,828.77	-2,867,268.00
383 SPECIAL ASSESSMENTS	-1,619.82	-540.04	.00	-900.00	-1,000.00
402 GEN GOVT-FINANCIAL ADMIN	12,569.53	12,861.53	7,322.59	7,716.38	20,000.00
404 GEN GOVT-LAW	156.00	9,647.75	5,252.59	-2,293.26	15,000.00
408 GEN GOVT-ENGINEER	5,410.58	8,583.23	3,841.06	.00	30,000.00
409 GEN GOVT-BUILDNGS & PLANT	59,347.00	60,534.00	62,350.00	63,600.00	127,200.00
429 PUBLIC WORKS-WASTEWTR COLL	691,587.80	691,613.46	732,408.85	785,060.09	1,865,450.00
486 INSURANCE	4,375.72	4,121.48	1,935.30	992.04	1,318.00
487 EMPLOYEE BENEFITS	58,924.95	49,352.44	51,588.39	56,469.11	115,513.00
492 INTERFUND OPERATING TRANS	.00	600,000.00	604,164.00	.00	607,877.00
TOTAL SEWER FUND	-521,249.71	61,365.87	161,127.82	-468,063.07	-121,810.00
TOTAL REVENUES	-1,353,621.29	-1,375,348.02	-1,307,734.96	-1,379,607.43	-2,904,168.00
TOTAL EXPENSES	832,371.58	1,436,713.89	1,468,862.78	911,544.36	2,782,358.00
TOTAL 08 SEWER FUND	-521,249.71	61,365.87	161,127.82	-468,063.07	-121,810.00

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ACCOUNTS FOR: 09 SEWER CAPITAL RESERVE	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-11,274.14	-655.18	-7,004.26	-92,500.79	-84,000.00
392 INTERFUND OPERATING TRANS	.00	-600,000.00	-600,000.00	.00	-600,000.00
409 GEN GOVT-BUILDNGS & PLANT	.00	.00	9,149.75	.00	12,500.00
429 PUBLIC WORKS-WASTEWTR COLL	.00	35,802.00	.00	.00	70,000.00
439 CONSTRUCTION & REBUILDING	.00	8,207.52	58,098.86	16,975.55	542,000.00
TOTAL SEWER CAPITAL RESERVE	-11,274.14	-556,645.66	-539,755.65	-75,525.24	-59,500.00
TOTAL REVENUES	-11,274.14	-600,655.18	-607,004.26	-92,500.79	-684,000.00
TOTAL EXPENSES	.00	44,009.52	67,248.61	16,975.55	624,500.00
TOTAL 09 SEWER CAPITAL RESERVE	-11,274.14	-556,645.66	-539,755.65	-75,525.24	-59,500.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
16 ACQUISITION OF OPEN SPAC					
341 INTEREST EARNINGS	-6,247.79	-341.96	-3,150.53	-52,725.73	-48,000.00
342 RENTS & ROYALTIES	-787.50	-9,450.00	-6,500.00	.00	.00
392 INTERFUND OPERATING TRANS	-500,000.00	-250,000.00	-700,000.00	.00	.00
408 GEN GOVT-ENGINEER	2,160.00	13,799.81	.00	.00	.00
454 PARKS	570,170.11	162,493.27	25.00	3,200.00	65,000.00
TOTAL ACQUISITION OF OPEN SPAC	65,294.82	-83,498.88	-709,625.53	-49,525.73	17,000.00
TOTAL REVENUES	-507,035.29	-259,791.96	-709,650.53	-52,725.73	-48,000.00
TOTAL EXPENSES	572,330.11	176,293.08	25.00	3,200.00	65,000.00
TOTAL 16 ACQUISITION OF OPEN SPAC	65,294.82	-83,498.88	-709,625.53	-49,525.73	17,000.00

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ACCOUNTS FOR: 30 CAPITAL RESERVE FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-23,296.85	-4,335.72	-10,824.70	-111,573.93	-100,000.00
351 FEDERAL GRANTS	.00	.00	.00	-250,000.00	.00
354 ST. CAPITAL & OP. GRANTS	177.07	.00	.00	.00	-203,120.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-25,000.00
392 INTERFUND OPERATING TRANS	-500,000.00	-500,000.00	-725,000.00	-600,000.00	-600,000.00
401 GEN GOVT-EXECUTIVE	4,670.27	.00	.00	.00	1,092,852.00
407 DATA PROCESSING	.00	.00	2,453.98	6,426.00	14,100.00
409 GEN GOVT-BUILDNGS & PLANT	.00	315,982.00	33,321.80	954.79	125,000.00
410 GEN GOVT-POLICE	9,093.93	.00	11,130.50	.00	204,000.00
411 GEN GOVT-FIRE	.00	.00	300,000.00	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	.00	11,912.07	.00	.00	113,000.00
439 CONSTRUCTION & REBUILDING	21,781.92	55,918.39	38,454.34	20,794.15	584,000.00
454 PARKS	8,375.30	28,764.28	11,479.04	42,353.31	589,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	203,120.00
TOTAL CAPITAL RESERVE FUND	-479,198.36	-91,758.98	-338,985.04	-891,045.68	1,996,952.00
TOTAL REVENUES	-523,119.78	-504,335.72	-735,824.70	-961,573.93	-928,120.00
TOTAL EXPENSES	43,921.42	412,576.74	396,839.66	70,528.25	2,925,072.00
TOTAL 30 CAPITAL RESERVE FUND	-479,198.36	-91,758.98	-338,985.04	-891,045.68	1,996,952.00

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ACCOUNTS FOR: 31 STORMWATER MANAGEMENT	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	.00	-92.32	-684.70	-7,921.33	-7,200.00
387 CONTRIBUTIONS & DONATIONS	.00	.00	-85,769.50	-55,495.00	-451,500.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	6,011.10	-203,120.00
446 STORMWATER MANAGEMENT	13,422.30	7,021.42	44,208.08	17,531.96	448,500.00
TOTAL STORMWATER MANAGEMENT	13,422.30	6,929.10	-42,246.12	-39,873.27	-213,320.00
TOTAL REVENUES	.00	-92.32	-86,454.20	-57,405.23	-661,820.00
TOTAL EXPENSES	13,422.30	7,021.42	44,208.08	17,531.96	448,500.00
TOTAL 31 STORMWATER MANAGEMENT	13,422.30	6,929.10	-42,246.12	-39,873.27	-213,320.00

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ACCOUNTS FOR: 33	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
TRAFFIC IMPACT FUND					
341 INTEREST EARNINGS	-3,491.05	-248.41	-1,247.42	-37,929.21	-36,000.00
354 ST. CAPITAL & OP. GRANTS	.00	-278,938.62	2,417.50	.00	-2,394,351.00
357 LOCAL GOVERNMENT GRANT	.00	.00	.00	.00	-45,000.00
361 DEPT EARNINGS-GEN GOVT	-2,285.00	-14,247.64	-79,975.00	.00	-361,500.00
392 INTERFUND OPERATING TRANS	-100,000.00	-100,000.00	-900,000.00	.00	-700,000.00
402 GEN GOVT-FINANCIAL ADMIN	.00	.00	492.50	23,119.99	60,000.00
433 PUBLI WORKS-TRAFFIC	14,750.32	904,165.59	38,957.74	59,747.13	3,065,000.00
439 CONSTRUCTION & REBUILDING	.00	.00	.00	8,158.38	690,445.00
TOTAL TRAFFIC IMPACT FUND	-91,025.73	510,730.92	-939,354.68	53,096.29	278,594.00
TOTAL REVENUES	-105,776.05	-393,434.67	-978,804.92	-37,929.21	-3,536,851.00
TOTAL EXPENSES	14,750.32	904,165.59	39,450.24	91,025.50	3,815,445.00
TOTAL 33 TRAFFIC IMPACT FUND	-91,025.73	510,730.92	-939,354.68	53,096.29	278,594.00

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ACCOUNTS FOR: 35	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
HIGHWAY AID FUND					
341 INTEREST EARNINGS	-2,566.10	-184.47	-1,160.28	-12,756.27	-16,000.00
355 STATE SHARED REV & ENTLMT	-377,620.57	-348,150.90	-359,978.98	-368,867.51	-363,634.00
363 DEPT EARNGS-HGHWYS & STS	-3,720.00	.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	-20,375.00	.00
432 PUBLIC WORKS-SNOW/ICE REMV	8,830.97	36,264.99	37,144.48	6,527.77	30,000.00
433 PUBLIC WORKS-TRAFFIC	3,899.28	965.63	.00	.00	.00
439 CONSTRUCTION & REBUILDING	.00	.00	.00	.00	483,000.00
TOTAL HIGHWAY AID FUND	-371,176.42	-311,104.75	-323,994.78	-395,471.01	133,366.00
TOTAL REVENUES	-383,906.67	-348,335.37	-361,139.26	-401,998.78	-379,634.00
TOTAL EXPENSES	12,730.25	37,230.62	37,144.48	6,527.77	513,000.00
TOTAL 35 HIGHWAY AID FUND	-371,176.42	-311,104.75	-323,994.78	-395,471.01	133,366.00
GRAND TOTAL	-2,159,510.94	-1,163,281.13	-3,404,642.07	-4,253,347.74	1,625,082.00

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Sequence 1	1	Y	Y	
Sequence 2	2	Y	N	
Sequence 3	0	N	N	
Sequence 4	0	N	N	

Report title:
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Report Through (P)eriod or (T)otal for years: P
Fiscal Year/Period for reports: 2023/ 6
Print totals only: Y
Suppress zero balance accounts: Y
Print revenue as credit: Y
Print Full or Short description: F
Print Full GL account: N
Sort by Full GL account: N
Multiyear view: D

REVENUE COMPARED TO BUDGET

JUNE 30, 2023

BUDGET REVIEW

REVENUE OVER 100% OF BUDGET (See report highlighted in Green)

****341 000 ALL FUNDS INTEREST INCOME:** Interest earnings are higher than budgeted amounts in most funds which is a result of the Federal Government raising interest rates in 2023. We are earning more from our deposits.

General Fund:

01310 810 BUSINESS PRIVILEGE TAX: As of June, the total amount collected was \$375,745.76 of which \$354,917.98 was for 2023 and \$20, 827.78 was for previous years.

01321 610 TRANSIENT RETAILERS: Permits for sales door to door.

01361 300 SUBDIVISION/DEVELOPMENT FEE: Gwynedd Mercy University

Street Light Fund:

02301 100 REAL ESTATE TAXES: Budget of 16,800. Received to date 23,681.

Recreational Fund:

05367 400: PROGRAM FEES: First year since COVID that all programs are up and running again.

Traffic Impact Fund:

35355 050: Motor Vehicle Fuel Taxes: Received more in Liquid Fuels

Lower Gwynedd Township



REVENUE COMPARED TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET BOS

Org	Obj	Proj	REVISED BUDGET 2023	ACTUAL JUNE 2023	AVAILABLE BUDGET 2023	PERCENTAGE USED 2023
01 GENERAL FUND						
301 REAL ESTATE TAXES						
01301	100	CURRENT REAL ESTATE TAXES	-1,040,000	-994,577	-45,422	96
01301	200	PRIOR YEAR REAL ESTATE TAXES	0	202	-201	100
01301	400	DELINQUENT REAL ESTATE TAXES	-19,000	-3,607	-15,392	19
01301	600	INTERIM REAL ESTATE TAXES	-10,000	-1,462	-8,537	15
310 LOCAL TAX ACT 511						
01310	100	REAL ESTATE TRANSFER TAX	-650,000	-370,482	-244,448	62
01310	210	EARNED INCOME TAX - CURR	-5,500,000	-3,296,523	-2,203,476	60
01310	310	MERCANTILE TAX CURRENT YR	-290,000	-228,998	-61,001	79
01310	510	LOCAL SERVICES TAX	-400,000	-233,676	-166,323	58
01310	810	BUS PRIVILEGE TAX CURRENT	-320,000	-375,745	55,746	117
321 BUSINESS LICENSES & PRMTS						
01321	600	PLUMBERS LICENSE/REGSTRN	-11,500	-7,100	-4,400	62
01321	610	TRANSIENT RETAILERS	-150	-840	690	560
01321	620	ELECTRICAL LICENSE	-7,500	-5,038	-2,462	67
01321	640	GEN CONTRACTOR LICENSE	-11,500	-7,500	-4,000	65
01321	800	CABLE TV FRANCHISE	-265,000	-133,653	-131,346	50
322 NON-BUSINESS LICENSE/PRMT						
01322	820	R.O.P. - ST. ENCROACHMENT	-12,000	-7,535	-4,465	63
331 FINES						
01331	100	STATE VEHICLE VIOLATIONS	-4,000	-2,233	-1,766	56
01331	120	CTY VILATNS ORDNCS, STAT	-8,000	-2,802	-5,197	35
341 INTEREST EARNINGS						
01341	000	INTEREST EARNINGS	-84,000	-123,167	39,168	147
342 RENTS & ROYALTIES						
01342	210	SEWER REV. LEASE	-127,200	-63,600	-63,600	50
01342	220	BANK LEASE	-147,963	-73,438	-74,524	50
354 ST. CAPITAL & OP. GRANTS						
01354	033	PA GRANTS FOR POLICE	-2,500	0	-2,500	0
355 STATE SHARED REV & ENTLMT						
01355	010	PROPERTY TAXES, P.U.R.T.A.	-7,500	0	-7,500	0
01355	012	MUNI. PENSION SYS. STATE AID	-297,432	0	-297,432	0
01355	070	VOLUNTEER FIRE RELIEF AID	-137,473	0	-137,473	0
01355	080	ALCOHOLIC BEV(LIQUOR LIC)	-1,400	-200	-1,200	14
358 LOCAL GOVT ENTITLEMENT						
01358	040	NMONTCO RECYCLING COMMISS	-24,300	0	-24,300	0
361 DEPT EARNINGS-GEN GOVT						
01361	300	SUBDIVISION/DEVELPMNT FEE	-10,000	-10,308	308	103
01361	330	ZONING HEARING BD FEES	-18,000	-11,050	-6,950	61
01361	340	CONDITIONAL USE, REZONING	-1,500	-1,500	0	100
01361	370	ADMIN FEE FOR ENGINEERING/LEGA	-6,500	-3,672	-2,827	57
362 DEPT EARNGS-PUBLIC SAFETY						
01362	100	SPECIAL POLICE SERVICES	-5,000	-3,387	-1,612	68
01362	110	SALE COPIES OF POLICE REP	-2,500	-2,300	-200	92
01362	120	SCHOOL RESOURCE OFFICER	-145,637	-71,462	-74,174	49
01362	121	CROSSING GUARD	-8,233	-3,574	-4,658	43
01362	130	SECURITY ALARM MONITORING	-2,500	-652	-1,847	26
01362	400	SEWER LATERAL INSPECTION	-3,000	-1,620	-1,380	54
01362	410	BUILDING PERMITS	-300,000	-211,025	-88,974	70
01362	420	ELECTRICAL PERMITS	-30,000	-21,862	-8,138	73
01362	430	PLUMBING PERMITS	-67,000	-47,399	-19,600	71
01362	460	FIRE SAFETY INSPECTION	-20,000	-13,860	-6,140	69
01362	620	Basin Maintenance Fee	0	-135	135	100
363 DEPT EARNGS-HGHWYS & STS						

Lower Gwynedd Township



REVENUE COMPARED TO BUDGET

Period 6
REPORT TEMPLATE: BUDGET BOS

Org	Obj	Proj	REVISED BUDGET 2023	ACTUAL JUNE 2023	AVAILABLE BUDGET 2023	PERCENTAGE USED 2023
01363	433	BRANDYWINE SIGNAL FEE	-3,900	-3,990	90	102
380	MISCELLANEOUS REVENUE					
01380	000	MISCELLANEOUS REVENUE	-2,500	-1,151	-1,348	46
387	CONTRIBUTIONS & DONATIONS					
01387	010	DVIT DIVIDENDS	-38,250	0	-38,250	0
392	INTERFUND OPERATING TRANS					
01392	080	TRANSFER FROM SEWER FUND	-7,877	0	-7,877	0
01392	200	TRANSFER FROM SINKING FUND	0	-332	332	100
TOTAL GENERAL FUND			-10,050,815	-6,341,253	-3,674,471	63
02	STREET LIGHT FUND					
301 REAL ESTATE TAXES						
02301	100	CURRENT REAL ESTATE TAXES	-16,800	-23,681	6,882	141
341	INTEREST EARNINGS					
02341	000	INTEREST EARNINGS	-500	-579	79	116
TOTAL STREET LIGHT FUND			-17,300	-24,260	6,961	140
03	FIRE PROTECTION FUND					
301 REAL ESTATE TAXES						
03301	100	CURRENT REAL ESTATE TAXES	-199,400	-183,872	-15,527	92
03301	600	INTERIM REAL ESTATE TAXES	-700	-280	-419	40
341	INTEREST EARNINGS					
03341	000	INTEREST EARNINGS	-2,400	-3,551	1,152	148
392	INTERFUND OPERATING TRANS					
03392	010	TRANSFER FROM GENERAL FUND	-165,000	0	-165,000	0
TOTAL FIRE PROTECTION FUND			-367,500	-187,703	-179,794	51
04	FIRE HYDRANT FUND					
301 REAL ESTATE TAXES						
04301	100	CURRENT REAL ESTATE TAXES	-41,000	-37,541	-3,458	92
04301	600	INTERIM REAL ESTATE TAXES	-200	-25	-174	13
341	INTEREST EARNINGS					
04341	000	INTEREST EARNINGS	-1,200	-1,568	368	131
TOTAL FIRE HYDRANT FUND			-42,400	-39,134	-3,264	92
05	RECREATION FUND					
301 REAL ESTATE TAXES						
05301	100	CURRENT REAL ESTATE TAXES	-390,000	-371,955	-18,044	95
05301	600	INTERIM REAL ESTATE TAXES	-1,500	-579	-920	39
341	INTEREST EARNINGS					
05341	000	INTEREST EARNING	-4,200	-5,228	1,029	125
361	DEPT EARNINGS-GEN GOVT					
05361	360	RECREATION IMPACT FEE	-24,340	0	-24,340	0
367	DEPT EARNINGS-CULTURE REC					
05367	300	PARK RESERVATIONS	-5,000	-1,640	-3,360	33
05367	400	PROGRAM FEES	-2,000	-9,300	6,865	443
05367	410	PIKE FEST	-5,000	-3,425	-1,575	69
05367	500	CONTRIBUTIONS	-12,000	-12,900	900	108
05367	800	SUMMER CAMP FEES	-20,000	-4,370	-15,630	22
05367	900	TICKET SALE COMMISSION	-200	75	-275	-37
387	CONTRIBUTIONS & DONATIONS					

Lower Gwynedd Township



REVENUE COMPARED TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET BOS

Org	Obj	Proj	REVISED BUDGET 2023	ACTUAL JUNE 2023	AVAILABLE BUDGET 2023	PERCENTAGE USED 2023
05387	100	FRIENDS OF PARKS & TRAILS	-100	-25	-75	25
392	INTERFUND OPERATING TRANS					
05392	010	TRANS FROM GENERAL FUND	-200,000	0	-200,000	0
		TOTAL RECREATION FUND	-664,340	-409,347	-255,425	62
08	SEWER FUND					
341	INTEREST EARNINGS					
08341	000	INTEREST EARNINGS	-35,000	-34,878	-121	100
361	DEPT EARNINGS-GEN GOVT					
08361	370	ADMIN FEE FOR ENGINEERING/LEGA	-600	0	-600	0
08361	450	GIS PARCEL INTEGRATION FEE	-300	0	-300	0
364	DEPT EARNGS-SANITATION					
08364	110	SEWER CONNECTION PERMITS	-7,800	-5,097	-2,703	65
08364	111	TAP IN FEE	-155,568	-11,112	-144,456	7
08364	120	SEWER USE CHARGE	-2,700,000	-1,327,619	-1,372,380	49
08364	130	BY-PASS METER CHARGES	-3,900	0	-3,900	0
383	SPECIAL ASSESSMENTS					
08383	100	SEWER ASSESSMENTS	-1,000	-900	-100	90
		TOTAL SEWER FUND	-2,904,168	-1,379,606	-1,524,560	48
09	SEWER CAPITAL RESERVE					
341	INTEREST EARNINGS					
09341	000	INTEREST EARNINGS	-84,000	-92,500	8,501	110
392	INTERFUND OPERATING TRANS					
09392	080	TRANSFER FROM SEWER FUND	-600,000	0	-600,000	0
		TOTAL SEWER CAPITAL RESERVE	-684,000	-92,500	-591,499	14
16	ACQUISITION OF OPEN SPACE					
341	INTEREST EARNINGS					
16341	000	INTEREST EARNING	-48,000	-52,725	4,726	110
		TOTAL ACQUISITION OF OPEN SPACE	-48,000	-52,725	4,726	110
30	CAPITAL RESERVE FUND					
341	INTEREST EARNINGS					
30341	000	INTEREST EARNINGS	-100,000	-111,573	11,574	112
351	FEDERAL GRANTS					
30351	970	AMERICAN RESCUE PLAN ACT FUNDS	0	-250,000	250,000	100
354	ST. CAPITAL & OP. GRANTS					
30354	090	GROWING GREENER PLUS GRANT	-203,120	0	-203,120	0
391	FIXED ASSETS PROCEEDS					
30391	000	SALE OF FIXED ASSETS	-25,000	0	-25,000	0
392	INTERFUND OPERATING TRANS					
30392	010	INTERFUND OPERATING TRANS	-600,000	-600,000	0	100
		TOTAL CAPITAL RESERVE FUND	-928,120	-961,573	33,454	104
31	STORMWATER MANAGEMENT					
341	INTEREST EARNINGS					
31341	000	INTEREST EARNINGS	-7,200	-7,921	721	110
387	CONTRIBUTIONS & DONATIONS					
31387	100	TREE CONTRIBUTION	-361,500	0	-361,500	0

Lower Gwynedd Township



REVENUE COMPARED TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET BOS

Org	Obj	Proj	REVISED BUDGET 2023	ACTUAL JUNE 2023	AVAILABLE BUDGET 2023	PERCENTAGE USED 2023
31387	200	STORMWATER FEES	-90,000	-55,495	-34,505	62
392	INTERFUND OPERATING TRANS					
31392	300	TRANSFER FROM CAPITAL RESERVE	-203,120	0	-203,120	0
		TOTAL STORMWATER MANAGEMENT				
33	TRAFFIC IMPACT FUND		-661,820	-63,416	-598,404	10
341 INTEREST EARNINGS						
33341	000	INTEREST EARNED	-36,000	-37,929	1,929	105
354	ST. CAPITAL & OP. GRANTS					
33354	001	GREEN LIGHT GO/ARLE GRANTS	-430,035	0	-430,035	0
33354	003	MULTIMODAL GRANT PHASE 2	-1,964,316	0	-1,964,316	0
357	LOCAL GOVERNMENT GRANT					
33357	190	LOCAL PROJECT CONTRIBUTIONS	-45,000	0	-45,000	0
361	DEPT EARNINGS-GEN GOVT					
33361	360	IMPACT FEE	-361,500	0	-361,500	0
392	INTERFUND OPERATING TRANS					
33392	010	TRANSFER FROM GENERAL FUND	-700,000	0	-700,000	0
		TOTAL TRAFFIC IMPACT FUND				
35	HIGHWAY AID FUND		-3,536,851	-37,929	-3,498,922	1
341 INTEREST EARNINGS						
35341	000	INTEREST EARNINGS	-16,000	-12,756	-3,243	80
355	STATE SHARED REV & ENTLMT					
35355	050	MOTOR VEHICLE FUEL TAXES	-363,634	-368,867	5,234	101
392	INTERFUND OPERATING TRANS					
35392	010	TRANSFER FROM GEN FUND	0	-20,375	20,375	100
		TOTAL HIGHWAY AID FUND				
			-379,634	-401,998	22,366	106
		GRAND TOTAL	-20,284,948	-9,991,444	-10,258,832	49

** END OF REPORT - Generated by Melinda Haldeman **

EXPENSES 50% OR MORE OVER BUDGET

JUNE 30, 2023

BUDGET REVIEW

EXPENSES OVER 100% BUDGET USED EXPLANATION: (See report highlighted in Pink)

General Fund:

01401 370 REPAIRS AND MAINTENANCE: Additional laptops for new hires, email licenses, IT support for new hires and Munis upgrade, printer output and maintenance.

01402 310 PROFESSIONAL SERVICES: Consultants for finance department to close 2022 and bring 2023 up to date and for training of new Finance Director.

01402 370 MUNIS LICENSING & MAINTENANCE: Munis Support 2023

01410 201 Central MYG CTY S.W.A.T.: We have no officers in the SWAT program this year. When we do it will go down.

01433 000 TRAFFIC SIGNALS: Unexpected repairs after Amour inspected traffic signals. Mast arm rusted and in danger of failing at Sumneytown Pike and Gwynedd Mercy University. Penllyn Pike and Old Penllyn Pike repair for failed flasher and preemptive maintenance.

01492 350 TRANSFER LIQUID FUELS: Audit for Liquid Fuels identified expenses for ADA curb ramps and adjustments for manhole rim elevations which are expenses that are not to be paid with Liquid Fuel monies. \$20,375 transferred from GF back to Liquid Fuels.

Recreation Fund:

05459 210 SUPPLIES- EVENT TICKETS: Ticket printing costs \$215 higher.

05487 158 HEALTH INSURANCE OPT OUT: Health Insurance OPT out calculation was hybrid of old policy through March 2023 and new High Deductible April through June.

Sewer Fund:

08429 161 and 163 OASDI AND MEDICARE TAX: The calculation was not accurate based on the total wages.

Capital Reserve Fund:

30439 721 OLD BETHLEHEM PIKE CULVERT: Invoices for work by Gilmore and Associates for the Bethlehem Pike Culvert.

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
01 GENERAL FUND						
400 GEN GOVT-LEGISLATIVE BODY						
01400	110		16,250	8,125	8,125	50
01400	153		1,050	441	517	51
01400	156		79,523	64,350	4,575	94
401 GEN GOVT-EXECUTIVE						
01401	156		8,851	6,752	1,960	78
01401	163		3,780	2,002	1,778	53
01401	340		10,000	9,258	717	93
01401	370		22,000	25,783	-5,720	126
402 GEN GOVT-FINANCIAL ADMIN						
01402	310		85,000	126,342	-48,569	157
01402	370		9,200	9,433	-233	103
403 GEN GOVT-TAX COLLECTION						
01403	110		17,474	9,281	8,193	53
01403	121		15,000	13,607	1,393	91
01403	122		61,300	35,374	25,926	58
01403	123		7,000	4,331	2,669	62
01403	161		1,083	575	508	53
01403	163		253	135	118	53
01403	200		3,000	2,500	500	83
404 GEN GOVT-LAW						
01404	310		120,000	84,430	31,378	74
01404	420		175	175	0	100
409 GEN GOVT-BUILDNGS & PLANT						
01409	140		43,532	22,576	20,956	52
01409	156		24,359	15,340	6,427	74
01409	161		2,699	1,444	1,255	54
01409	163		631	332	299	53
01409	320		12,500	6,336	5,972	52
01409	371		0	2	-1	100
01409	450		0	0		
410 GEN GOVT-POLICE						
01410	142		15,880	9,328	6,552	59
01410	156		504,000	309,006	145,143	71
01410	181		25,000	12,638	12,362	51
01410	182		70,000	48,576	21,424	69
01410	201		3,500	4,000	-500	114
01410	370		20,000	13,692	1,511	92
01410	450		53,000	30,665	20,941	60
01410	700		0	12,788	-12,787	100
412 AMBULANCE						
01412	520		30,000	30,000	0	100
414 GEN GOVT-PLANING & ZONING						
01414	200		2,500	1,473	1,027	59
01414	310		25,000	20,955	4,045	84
01414	460		1,000	475	407	59
427 SANITATN-SOLID WASTE DISP						
01427	300		8,000	6,850	1,150	86
430 PUB WORKS-HIGHWAY RDS STS						
01430	156		157,015	86,228	58,161	63
01430	238		4,000	2,418	1,533	62
431 CLEANING STREETS & GUTTER						
01431	450		10,000	5,869	4,131	59

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
432	PUBLIC WORKS-SNOW/ICE REMV					
01432	161	OASDI	0	233	-232	100
01432	163	MEDICARE	0	54	-54	100
433	PUBLIC WORKS-TRAFFIC					
01433	000	TRAFFIC SIGNALS	20,000	57,434	-37,899	290
01433	010	STREET SIGNS	5,500	5,307	193	97
01433	360	TRAFFIC SIGNAL UTILITIES	4,000	1,819	1,837	54
436	MAINTENANCE STORM SEWERS					
01436	245	STORM SEWER & DRAIN SUPPLIES	17,500	10,902	6,598	62
437	PUBLIC WORKS-REPR	TOOL&MAC				
01437	151	WAGES- MECHANIC	37,800	19,387	18,413	51
01437	156	HEALTH INSURANCE	12,992	12,925	-1,427	111
01437	161	OASDI	2,344	1,219	1,125	52
01437	163	MEDICARE	548	285	263	52
01437	261	REPAIR TOOLS AND MACH	17,500	8,423	7,000	60
486	INSURANCE					
01486	351	LIABILITY-DVIT	45,407	26,224	6,071	87
01486	354	WORKER'S COMPENSATION	17,131	9,095	8,036	53
487	EMPLOYEE BENEFITS					
01487	158	Health Insurance Opt Out	52,958	33,178	19,780	63
492	INTERFUND OPERATING TRANS					
01492	300	TRANS TO CAPITAL RESERVE	600,000	600,000	0	100
01492	350	TRANSFER TO LIQUID FUELS	0	20,375	-20,375	100
TOTAL GENERAL FUND			2,307,235	1,850,745	341,685	85

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
02 STREET LIGHT FUND						
434 PUBLIC WORKS-STREET LGHTNG						
02434	377	R/M BETHLEHEM DISTRICT	4,000	2,246	1,600	60
02434	383	R/M WISTER WOOD DISTRICT	72	33	33	55
TOTAL STREET LIGHT FUND			4,072	2,279	1,633	60

EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
03 FIRE PROTECTION FUND						
489 OTHER MISCELLANEOUS EXPENDITUR						
	03489	900	34,300	34,300	0	100
	03489	910	97,300	97,300	0	100
		TOTAL FIRE PROTECTION FUND	131,600	131,600	0	100

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6

REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
04 FIRE HYDRANT FUND						
411 GEN GOVT-FIRE						
04411	360	RENTAL HYDRANT SERVICE	42,700	18,686	13,777	68
TOTAL FIRE HYDRANT FUND			42,700	18,686	13,777	68

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
05 RECREATION FUND						
437 PUBLIC WORKS-REPR TOOL&MAC						
05437	370	REPAIR TOOLS & MACHINERY	7,000	4,458	1,811	74
451 CULTURE-RECREATION ADMIN						
05451	156	HEALTH INSURANCE	37,490	17,956	16,942	55
05451	163	MEDICARE	1,371	690	681	50
05451	200	OFFICE SUPPLIES	450	249	201	55
05451	420	DUES, SUB & MEMBERSHIPS	450	300	150	67
453 RECREATION EVENTS						
05453	300	EVENTS/ACTIVITIES	7,000	3,760	3,077	56
454 PARKS						
05454	141	WAGES-MAINTENANCE	198,116	132,771	65,345	67
05454	156	HEALTH INSURANCE	23,670	20,060	3,610	85
05454	161	OASDI	12,283	9,451	2,832	77
05454	163	MEDICARE	2,873	2,210	663	77
05454	221	ATHLETIC FIELD MAINTENANCE	15,000	10,150	4,850	68
05454	238	CLOTHING & UNIFORMS	1,750	1,116	634	64
05454	373	PARK BUILDING MAINTENANCE	5,000	3,106	1,804	64
05454	380	RENTALS - EQUIPMENT	4,000	2,997	363	91
05454	460	CONFERENCE, TRAINING	1,500	1,153	347	77
05454	720	REPAIRS & IMPROVEMENT	25,000	14,397	10,490	58
459 ADULT PROGRAMS						
05459	210	SUPPLIES - EVENT TICKETS	1,000	1,215	-215	122
486 INSURANCE						
05486	354	WORKER'S COMPENSATION	7,907	5,952	1,955	75
487 EMPLOYEE BENEFITS						
05487	158	Health Insurance Opt Out	10,000	12,155	-2,155	122
05487	197	DEFINED CONTRIBUTION PENSION	15,500	8,077	7,423	52
TOTAL RECREATION FUND			377,360	252,223	120,808	68

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
08 SEWER FUND						
409 GEN GOVT-BUILDNGS & PLANT						
08409	383					
		RENTAL OF BUILDING	127,200	63,600	63,600	50
429		PUBLIC WORKS-WASTEWTR COLL				
08429	161	OASDI	1,465	8,482	-7,016	579
08429	163	MEDICARE	343	2,037	-1,693	594
08429	220	OPERATING SUPPLIES	30,000	20,643	8,639	71
08429	300	AMBLER WASTEWATER TREATMT	950,000	529,657	420,343	56
08429	350	INSURANCE	17,464	9,364	3,418	80
08429	373	REP/MNT VEHICLES, EQUIPMENT	20,000	16,108	1,752	91
08429	450	CONTRACTED SERVICES	60,000	31,598	28,140	53
486 INSURANCE						
08486	354	WORKER'S COMPENSATN CNTRB	1,318	992	326	75
487 EMPLOYEE BENEFITS						
08487	156	HEALTH INSURANCE	96,781	49,191	41,318	57
08487	197	DEFINED CONTRIBUTION PENSION	6,246	4,936	1,310	79
TOTAL SEWER FUND			1,310,817	736,608	560,137	57

EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
30 CAPITAL RESERVE FUND						
439 CONSTRUCTION & REBUILDING						
30439	721	OLD BETHLEHEM PIKE CULVERT	0	3,196	-4,245	100
TOTAL CAPITAL RESERVE FUND			0	3,196	-4,245	100

Lower Gwynedd Township



EXPENSE ONLY 50% OVER BUDGET

ACTUAL TO BUDGET

Period 6
 REPORT TEMPLATE: BUDGET TO ACTUAL EXP

Org	Obj	Proj	REVISED BUDGET 2023	ACTUALS THRU JUNE 2023	BUDGET AVAILABE 2023	% Used 2023
31 STORMWATER MANAGEMENT						
446 STORMWATER MANAGEMENT						
31446	450	CONTRACTED SERVICES	4,000	2,305	1,063	73
TOTAL STORMWATER MANAGEMENT			4,000	2,305	1,063	73
GRAND TOTAL			4,177,784	2,997,974	1,034,526	75

** END OF REPORT - Generated by Melinda Haldeman **

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: July 21, 2023
Re: Needs Assessment RFP for Public Works Facility



Recommended action: To authorize staff to issue a Request for Proposals for an architect to complete a feasibility study and needs assessment for a new Public Works facility.

In 2022, Gilmore presented a “Public Works Building Strategic Plan” describing the need for a new facility for the Department of Public Works (DPW) that would consolidate functions currently dispersed at many sites and provide needed storage and work areas. In late 2022, the Township was awarded a \$1.325 million RACP grant for the new facility.

The 2022 strategic plan outlined DPW’s facility needs at a high level, including:

- indoor vehicular storage, vehicle maintenance area and wash bays;
- indoor general storage areas;
- outdoor storage, salt shed, parking and vehicular circulation;
- energy efficiency, as well as reliance on electricity as the energy source;
- staff office, breakroom/kitchen, restroom, locker room(s) that can accommodate men and women, bunk room and related areas, with space that also can serve as a backup meeting facility if needed by Township staff/emergency responders; and
- technology/telecommunications infrastructure needed for DPW.

The Township needs a more detailed analysis to advance the project, including site selection. The RFP seeks proposals from licensed architects to complete a feasibility study and needs assessment that would:

1. build on the preliminary needs analysis from the 2022 plan, in collaboration with Township staff, to identify current and anticipated future space requirements, resulting in a baseline for the new facility’s land area, building size and general configuration;
2. evaluate whether existing facilities should remain in use and, if so, how to optimize them;

3. assist the Township with final site selection to ensure that the site will meet DPW's needs, as well as the identified design and construction requirements for the new facility;
4. develop a program for moving forward with design and construction; and
5. prepare an initial cost estimate for design and construction.

If authorized by the Board, the RFP, with the 2022 strategic plan attached, will be issued in early August. Staff will review and rank the proposals, with the goal of presenting top candidates to the Board in time for a decision at your September 26th meeting.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 20, 2023

File No. 20-07030

Mimi Gleason, Interim Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

Reference: Pen Ambler Park Improvements
Request for Authorization to Advertise

Dear Ms. Gleason:

Gilmore & Associates, Inc. requests authorization to advertise the bid for the Pen Ambler Park Improvements project. The park improvements will consist of the reconstruction of the existing parking lot in accordance with the PA DEP approved capping plan. Additional improvements include re-grading, asphalt trail repairs and new parking lot line striping.

Upon approval of the Request for Authorization to Advertise, it is anticipated that the bids will go in early August and the bid opening for the project will be held in early September, with consideration for award at the September 12th Board of Supervisors meeting.

If you have any questions regarding the above, please contact this office.

Sincerely,

Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/sl

cc: Fred Zollers, Public Works Director
Jamie Worman, Assistant Manager
Neil A Stein, Esq., Township Solicitor.
James Hersh, P.E., Gilmore & Associates, Inc.



PROJECT	WORK PERFORMED LAST PERIOD (June 1 st to June 30 th)	WORK TO BE PERFORMED THIS PERIOD (July 1 st to July 31 st)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Work on “Sidewalk Plan” to show existing and missing pedestrian connections.
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none"> Resubmit PA DEP permit. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary. Work towards finalizing specs for late 2023 bid, 2024 construction.
4. Bethlehem Pike Pedestrian Bridges (Montco 2040 Grant)	<ul style="list-style-type: none"> Easement descriptions for temporary construction access. Coordination with Contech on final bridge designs. 	<ul style="list-style-type: none"> Work on PA DEP and PennDOT HOP permits. Work to finalize bridge designs. Project goal is Fall 2023 bid and completion prior to mid-2024.
5. Road Repaving Program	<ul style="list-style-type: none"> Milling & paving has begun. 	<ul style="list-style-type: none"> Milling and paving anticipated to wrap up week of July 24-28.
6. Pen-Ambler Park	<ul style="list-style-type: none"> Project bid specs for parking lot paving. 	<ul style="list-style-type: none"> Parking lot paving bid is on July 25th BOS agenda to authorize advertisement. Anticipate bid in August, award in September, and construction completed in Fall.
7. Houston Creek Flood Study	<ul style="list-style-type: none"> Finalize report for submission to DCED. 	<ul style="list-style-type: none"> Monitor future grant opportunities to fund priority projects.
8. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> Draft master plans presented to P&R Board on July 18th. 	<ul style="list-style-type: none"> BOS presentation of draft master plans on September 12th. Work on finalizing cost estimates for presentation to BOS on 9/12.

PROJECT	WORK PERFORMED LAST PERIOD (June 1 st to June 30 th)	WORK TO BE PERFORMED THIS PERIOD (July 1 st to July 31 st)
PRIVATE DEVELOPMENT PROJECTS		
1. Gwynedd Mercy University – Athletic Fields	<ul style="list-style-type: none"> • Construction observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed
2. Saint Charles Seminary	<ul style="list-style-type: none"> • Construction Observation 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
3. Precision Watches	<ul style="list-style-type: none"> • Construction Observation 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
4. Hunt Seat Drive	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
5. Overlook at Gwynedd (WB Homes off Route 202)	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Move project into 18-month maintenance period once all punch list items are addressed.
6. 1323 Gypsy Hill Road (Gypsy Way – DeSantis)	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Move project into 18-month maintenance period once all punch list items are addressed.
7. Wissahickon School District – Turf Fields	<ul style="list-style-type: none"> • Construction observation 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
8. Goddard School	<ul style="list-style-type: none"> • Construction Observation • Coordination with Applicant re: TCO for Goddard. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
9. 1501 Cedar Hill Road (2 Lot Subdivision)	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
10. Gwynedd Mercy Academy High School	<ul style="list-style-type: none"> • Coordination with GMA regarding permit to relocate utilities while school is not in session. 	<ul style="list-style-type: none"> • Building construction anticipated to begin in September.
11. GMU – Tri-Plex Building Courtyard Improvements	<ul style="list-style-type: none"> • BOS presentation on June 27th. 	<ul style="list-style-type: none"> • Project is on BOS agenda for July 25th for waiver of LD approval
12. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> • LD Plans submitted and under review. 	<ul style="list-style-type: none"> • Anticipate project on August PC agenda for review.

PROJECT	WORK PERFORMED LAST PERIOD (June 1 st to June 30 th)	WORK TO BE PERFORMED THIS PERIOD (July 1 st to July 31 st)
13. SHIP Building 14 Parking & Substation Land Development	<ul style="list-style-type: none"> • LD Plans submitted and under review. 	<ul style="list-style-type: none"> • Anticipate project on August PC agenda for review.
14. 1348 Sumneytown Pike – Subdivision	<ul style="list-style-type: none"> • Conditional Use application submitted for cluster development. • CU plan is under review 	<ul style="list-style-type: none"> • Monitor project status and perform work as necessary.

LOWER GWYNEDD TOWNSHIP
PROJECT STATUS REPORT
July 2023

DESIGN PROJECTS

SPRING HOUSE INTERSECTION PROJECT – PHASE 2

- Project information and notices to be maintained on the Township website.
- Bid award approved by BOS 3/22/2023.
- Preconstruction meeting 4/11/2023.
- Notice To Proceed given 4/17/2023.
- Meeting on 5/4/2023 with contractor, signal subcontractor and engineer to discuss signal pole orders and construction schedule. The biggest time constraints will be due to the signal pole orders (anticipated 6 months to receive poles after order).
- Tree clearing and trimming has started; contractor coordinating with PECO for final tree clearing needed for final PECO pole relocations. A pre-clearing meeting has been held for the Beadle property, on 6/1/2023.
- Project information meeting occurred on 5/10/2023 with local businesses.
- Roadway construction to begin once drainage structures have been delivered, contractor is expecting delivery of materials in 3 – 4 weeks (early – mid August).
- PECO tree clearing to occur 7/17 – 7/19/2023, including the Beadle property and along Norristown Road.
- Erosion and Sedimentation Control anticipated to be placed week of July 24.
- Next project status meeting with engineer and contractor scheduled for 7/27/2023.
- The first payment application should be provided to McMahon shortly for the initial tree clearing and mobilization.
- Project completion April 2024 (Tentative).

US 202 (DEKALB PIKE) WIDENING PROJECT (PENNDOT)

- PennDOT funded project consists of the following improvements:
 - Reconstructing and widening U.S. 202 from two lanes to five lanes with a center turn lane from Morris Road to Grasshopper Lane and from Schoolhouse Lane to Swedesford Road.
 - Widening U.S. 202 from two lanes to four lanes with a mountable median curb from the Wissahickon Creek crossing to south of Schoolhouse Lane.
 - Installing five-foot bicycle lanes in both directions in the five-lane sections.
 - Reconstructing the bridge over the Wissahickon Creek.
 - New traffic signals and Intelligent Transportation Systems (ITS).
- Project completion anticipated Summer/early Fall 2023.

**LOWER GWYNEDD TOWNSHIP
PROJECT STATUS REPORT
July 2023**

TRAFFIC SIGNAL PROJECTS

McKEAN ROAD PEDESTRIAN IMPROVEMENTS (BEACON PROPERTIES)

- Pedestrian crossing improvements at Stone House Road and Ambler Area YMCA being completed by Beacon Properties.
- Construction started April 2023.
- Beacon traffic engineer and contractor are coordinating with PECO for power sources. Power source location has been determined for the YMCA pedestrian crossing flasher. PECO is still investigating power sources for the two (2) speed display signs.
- Beacon plans to complete removal of pedestrian refuge island at the YMCA crossing in July.

DAGER ROAD PEDESTRIAN CROSSING

- Improvements funded by Montco 2040 grant to realign existing midblock crossing and install Rectangular Rapid Flashing Beacon (RRFB).
- Pole spot meeting on 6/12/2023.
- Underground and trenching work will begin on 7/24/2023.
- ADA ramps installation will start in the week of August 7th and last through the entire week.
- Poles and flashers installation will begin on 8/14/2023 and completed in 6 – 7 days.
- Estimated completion in the end of August.

NORRISTOWN ROAD/TENNIS AVENUE TRAFFIC SIGNAL UPGRADES

- Improvements funded by PennDOT Green Light Go (GLG) grant to upgrade traffic and pedestrian signal equipment and ADA ramp upgrades.
- Signal permit was issued on 5/1/2023.
- Construction bid posted May 2023.
- Bid in the amount \$172,269.35 from Lenni Electric Corporation approved on 6/27/2023.
- Contract was executed and notification of award was sent on 7/11/2023.
- NTP and submittal review are expected by the end of July.
- Estimated 8 months for construction from NTP, including lead time for traffic signal equipment.

PENLLYN PIKE AND TREWELLYN AVENUE/OLD PENLLYN PIKE TRAFFIC SIGNAL UPGRADES

- PennDOT scoping form and initial construction cost estimate completed.
- PennDOT GLG grant application submitted January 2023.
- GLG awards anticipated Summer or Fall 2023.

TRAFFIC PROJECTS

McKEAN ROAD TRAFFIC CALMING MASTER PLAN

- Traffic data collection completed February 2023.
- Preliminary future condition intersection capacity/level of service (LOS) analysis completed March 2023.
- Beacon to provide trip generation data for Spring House Innovation Park (SHIP) to consider additional scenarios for intersection traffic analysis.
- Preliminary evaluation of potential traffic calming and pedestrian improvements in progress.



LOWER GWYNEDD TOWNSHIP
INVOICE HISTORY REPORT

The Lower Gwynedd Township Board of Supervisors hereby approve the Invoice History Report by General Ledger Account for the period June 1, through the 30th 2023, in the amount of \$353,733.47.

NOTES OF INTEREST:

There were no notes of interest for June.

Accompanying this report is a copy of the PLGIT Corporate Master Card charges incurred for Sandi Feight-Hicks, Chief Paul Kenny, Jamie Worman and Public Works. If a copy is not attached there was a "zero" balance.

For the month of June, vendors 3929 through 3941 were added, copy attached.

DATE: 7/13/2023
TIME: 1:56:07PM

**LOWER GWYNEDD TOWNSHIP
INVOICE HISTORY LIST**

PAGE: 1

FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
01 - GENERAL FUND						
01147 - 000	LEGAL&ENGINEER	101367	06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	700.00
01147 - 000	LEGAL&ENGINEER		06/20/2023	BOWMAN CONSULTING GROUP, LTD.		2,871.15
01147 - 000	LEGAL&ENGINEER	101392	06/20/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	20,828.35
01147 - 000	LEGAL&ENGINEER	101401	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	3,254.75
01147 - 000	LEGAL&ENGINEER	101400	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,		5,374.37
01321 - 620	ELECTRICAL LICENSE	101380	06/20/2023	DOMBROWSKI ELECTRIC, LLC	PERMIT REFUND	50.00
01400 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	13,272.01
01400 - 220	OPERATING SUPPLIES	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	381.00
01400 - 220	OPERATING SUPPLIES	101433	06/20/2023	THE FRAME CELLAR	FRAME TOWNSHIP MAP	148.70
01400 - 316	PROF SERV-NEWSLTR & WEB SITE	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	52.50
01400 - 316	PROF SERV-NEWSLTR & WEB SITE	101413	06/20/2023	NANCY HESS	HR MEETING	435.20
01400 - 320	COMMUNICATION	101445	06/20/2023	VERIZON	PHONE CHARGES	331.91
01400 - 320	COMMUNICATION	101447	06/20/2023	VERIZON WIRELESS		200.05
01401 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	139.85
01401 - 200	SUPPLIES-OFFICE SUPPLIES	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	9.98
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101429	06/20/2023	STAPLES	OFFICE SUPPLIES	15.66
01401 - 200	SUPPLIES-OFFICE SUPPLIES		06/20/2023	STAPLES	OFFICE SUPPLIES	25.64
01401 - 200	SUPPLIES-OFFICE SUPPLIES		06/20/2023	STAPLES	OFFICE SUPPLIES	132.84
01401 - 320	COMMUNICATION	101447	06/20/2023	VERIZON WIRELESS	PHONE CHARGES	66.39
01401 - 340	ADVERTISING/PRINTING	101353	06/20/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	595.76
01401 - 340	ADVERTISING/PRINTING		06/20/2023	21ST CENTURY MEDIA NEWSPAPER, LLC		896.00
01401 - 340	ADVERTISING/PRINTING	101411	06/20/2023	MONTGOMERY COUNTY LAW LIBRARY	TRAFFIC IMPACT FEE ORDINANCE	25.00
01401 - 370	REPAIRS & MAINTENANCE	101355	06/20/2023	ADOBE SYSTEMS INCORPORATED	ADOBE SUBSCRIPTION	862.72

DATE: 7/13/2023
 TIME: 1:56:07PM

**LOWER GWYNEDD TOWNSHIP
 INVOICE HISTORY LIST**

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
01401 - 370	REPAIRS & MAINTENANCE	101404	06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	RECORDS DRIVE	109.33
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	GO DADDY WARRANTY	449.99
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	ELECTRONIC CARE PACK	492.00
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	HARD DRIVES	606.33
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	1,394.42
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	DOCKING STATIONS/MONITOR	1,846.76
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	INSTALLATION OF 5 LAPTOPS	2,020.00
01401 - 370	REPAIRS & MAINTENANCE		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	5 PRO NOTEBOOKS	4,084.00
01401 - 370	REPAIRS & MAINTENANCE	101425	06/20/2023	RICOH USA INC	COPIER SERVICES	178.13
01401 - 420	DUES & SUBSCRIPTIONS	101398	06/20/2023	INTERNATIONAL CODE COUNCIL, INC.	MEMBERSHIP FEE	145.00
01401 - 420	DUES & SUBSCRIPTIONS	101434	06/20/2023	THE LANSDALE REPORTER	THE REPORTER	19.00
01402 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	1,593.57
01402 - 310	PROFESSIONAL SERVICES	101365	06/20/2023	BEE, BERGVALL & COMPANY P.C.	FINANCIAL CONSULTING	2,730.00
01402 - 310	PROFESSIONAL SERVICES	101384	06/20/2023	FEDEX	FEDEX CHARGES	38.96
01402 - 310	PROFESSIONAL SERVICES	101431	06/20/2023	STEVEN M. WIESNER	FINANCIAL CONSULTING	5,775.00
01402 - 310	PROFESSIONAL SERVICES	101450	06/20/2023	UNITED STATES TREASURY	2023 PCORI FEE	318.00
01402 - 310	PROFESSIONAL SERVICES	101443	06/20/2023	US BANK	NU PENSION FEE APRIL 23	155.53
01402 - 311	PROFESSIONAL SERVICES-NONUNIFO	101423	06/20/2023	PFM ASSET MANAGEMENT LLC	PP/OPEB/NUP FEES APRIL 2023	1,203.84
01404 - 310	LEGAL SERVICES	101381	06/20/2023	ECKERT SEAMANS CHERIN & MELLOTT, LLC	LEGAL SERVICES	8,385.00
01404 - 310	LEGAL SERVICES	101400	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,		12,391.50
01404 - 310	LEGAL SERVICES	101401	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,		16,745.25
01404 - 310	LEGAL SERVICES	101406	06/20/2023	MANKO, GOLD, KATCHER & FOX, LLP		125.00
01408 - 310	PROFESSIONAL SERVICES	101367	06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	3,368.75
01408 - 310	PROFESSIONAL SERVICES	101392	06/20/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	4,345.07

DATE: 7/13/2023
TIME: 1:56:07PM

**LOWER GWYNEDD TOWNSHIP
INVOICE HISTORY LIST**

PAGE: 3

FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
01408 - 310	PROFESSIONAL SERVICES	101421	06/20/2023	PENN E & R	GROUND WATER TESTING	1,102.00
01409 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	2,607.94
01409 - 220	SUPPLIES	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	19.98
01409 - 220	SUPPLIES	101361	06/20/2023	ARAMSCO, INC.	BUILDING SUPPLIES	12.14
01409 - 220	SUPPLIES		06/20/2023	ARAMSCO, INC.		73.94
01409 - 220	SUPPLIES		06/20/2023	ARAMSCO, INC.		276.09
01409 - 220	SUPPLIES	101396	06/20/2023	HOME DEPOT CREDIT SERVICES		9.16
01409 - 220	SUPPLIES	101439	06/20/2023	U.S. POSTAL SERVICE	P.O. BOX RENTAL	388.00
01409 - 220	SUPPLIES	101449	06/20/2023	W.B. MASON COMPANY	SUPPLIES	236.76
01409 - 320	TELEPHONE	101386	06/20/2023	FLOUNDERS COMMUNICATIONS	PHONE CHARGES	89.00
01409 - 320	TELEPHONE		06/20/2023	FLOUNDERS COMMUNICATIONS		104.38
01409 - 320	TELEPHONE	101446	06/20/2023	VERIZON BUSINESS NETWORK SERVICES, IN		620.67
01409 - 360	UTILITIES	101420	06/20/2023	PECO ENERGY	PECO BARN	38.02
01409 - 360	UTILITIES		06/20/2023	PECO ENERGY	PECO INGERSOL	75.88
01409 - 360	UTILITIES		06/20/2023	PECO ENERGY	PECO LGT	148.77
01409 - 360	UTILITIES		06/20/2023	PECO ENERGY		1,433.01
01409 - 370	REPAIRS & MAINTENANCE	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	17.74
01409 - 370	REPAIRS & MAINTENANCE		06/06/2023	MASTERCARD		23.27
01409 - 370	REPAIRS & MAINTENANCE		06/06/2023	MASTERCARD		89.67
01409 - 370	REPAIRS & MAINTENANCE		06/06/2023	MASTERCARD		447.08
01409 - 370	REPAIRS & MAINTENANCE		06/06/2023	MASTERCARD		1,507.00
01409 - 370	REPAIRS & MAINTENANCE	101354	06/20/2023	3PHASE EXCEL ELEVATOR, LLC	ELEVATOR MAINTENANCE	74.54
01409 - 370	REPAIRS & MAINTENANCE		06/20/2023	3PHASE EXCEL ELEVATOR, LLC	ELEVATOR MAINTENANCE	798.00
01409 - 370	REPAIRS & MAINTENANCE	101358	06/20/2023	ALLEN J. FEDEZKO	PEST CONTROL	1,487.50

DATE: 7/13/2023
TIME: 1:56:07PM

**LOWER GWYNEDD TOWNSHIP
INVOICE HISTORY LIST**

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
01409 - 370	REPAIRS & MAINTENANCE	101369	06/20/2023	BRIGHTVIEW HOLDINGS, INC.	MOWING SERVICES	3,008.00
01409 - 370	REPAIRS & MAINTENANCE	101387	06/20/2023	G. M. DECK & SONS	BUILDING SUPPLIES	13.48
01409 - 370	REPAIRS & MAINTENANCE	101394	06/20/2023	HEALTH MATS COMPANY	MAT SERVICE	71.35
01409 - 370	REPAIRS & MAINTENANCE	101396	06/20/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	14.66
01409 - 370	REPAIRS & MAINTENANCE	101417	06/20/2023	PA DEPT OF LABOR & INDUSTRY-B	BOILER CERTIFICATE	15.00
01409 - 370	REPAIRS & MAINTENANCE	101438	06/20/2023	TUSTIN GROUP, LLC	ALARM MONITORING	45.00
01409 - 370	REPAIRS & MAINTENANCE		06/20/2023	TUSTIN GROUP, LLC	HVAC MAINTENANCE	1,039.97
01409 - 370	REPAIRS & MAINTENANCE	101444	06/20/2023	VAN'S LOCK SHOP, INC.	DOOR LOCK REPAIR	217.50
01409 - 371	REPAIR/MAINT-LANDSCAPING	101373	06/20/2023	COUNTY LINE FENCE COMPANY	POST CAP	1.60
01410 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	50,157.84
01410 - 174	EDUC. TUITION REIMBURSEMENT	101372	06/20/2023	CHRISTOPHER SWENSON	TUITION REIMBURSEMENT	2,136.78
01410 - 200	SUPPLIES	101429	06/20/2023	STAPLES	OFFICE SUPPLIES	88.76
01410 - 200	SUPPLIES	101440	06/20/2023	UNIFIRST FIRST AID CORPORATION	FIRST AID SUPPLIES	633.01
01410 - 220	OPERATING SUPPLIES	101357	06/20/2023	ALFRED ZOLLERS	USB CABLE	39.99
01410 - 220	OPERATING SUPPLIES	101374	06/20/2023	DAVID A. MORGAN	NO PARKING SIGNS	173.67
01410 - 220	OPERATING SUPPLIES	101418	06/20/2023	PA TURNPIKE TOLL BY PLATE	TOLLS	6.70
01410 - 220	OPERATING SUPPLIES		06/20/2023	PA TURNPIKE TOLL BY PLATE		6.70
01410 - 222	OPER. SUP: DETECTIVE DIV.	101448	06/20/2023	VIQ SOLUTIONS, INC.	TRANSCRIPTION	216.90
01410 - 238	UNIFORMS	101382	06/20/2023	ELYSE/BERBEN INSIGNIA COMPANY	DETECTIVE SHIELD	370.00
01410 - 238	UNIFORMS	101407	06/20/2023	MCDONALD UNIFORM COMPANY, INC.	UNIFORMS	8.01
01410 - 238	UNIFORMS		06/20/2023	MCDONALD UNIFORM COMPANY, INC.		269.03
01410 - 239	UNIFORM CLEANING	101426	06/20/2023	SANG CHUL LEE	UNIFORM CLEANING	191.60
01410 - 311	PROF. SERVICES - PENSION, OPEB	101423	06/20/2023	PFM ASSET MANAGEMENT LLC	PP/OPEB/NUP FEES APRIL 2023	3,585.86
01410 - 311	PROF. SERVICES - PENSION, OPEB	101443	06/20/2023	US BANK	OPEB PENSION FEE APRIL 23	104.36

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01410 - 311	PROF. SERVICES - PENSION, OPEB	101443	06/20/2023	US BANK	PP FEE APRIL 2023	393.57
01410 - 320	COMMUNICATIONS	101447	06/20/2023	VERIZON WIRELESS	PHONE CHARGES	677.00
01410 - 370	VEHICLE MAINTENANCE	101391	06/20/2023	GEORGE DAVID FRITZ	TIRE	139.28
01410 - 370	VEHICLE MAINTENANCE	101397	06/20/2023	HORSHAM CAR WASH INC.	POLICE CARWASH	581.93
01410 - 370	VEHICLE MAINTENANCE	101416	06/20/2023	ORSINI AUTO REPAIR, INC.	EMISSION TEST	41.39
01410 - 370	VEHICLE MAINTENANCE		06/20/2023	ORSINI AUTO REPAIR, INC.	EMMISSIONS TEST	41.39
01410 - 370	VEHICLE MAINTENANCE		06/20/2023	ORSINI AUTO REPAIR, INC.	DOOR SEAL REPAIR	76.32
01410 - 370	VEHICLE MAINTENANCE		06/20/2023	ORSINI AUTO REPAIR, INC.	A/C SYSTEM REPAIR	455.45
01410 - 370	VEHICLE MAINTENANCE	101430	06/20/2023	STEPHEN DIGIOVANNI	AUTO REPAIR	344.80
01410 - 370	VEHICLE MAINTENANCE	101442	06/20/2023	UPPER GWYNEDD TOWNSHIP	C100 MOBILE RADIO	407.88
01410 - 374	FUEL/ GASOLINE/ DIESEL	101422	06/20/2023	PETROLEUM TRADERS CORPORATION	FUEL	778.75
01410 - 374	FUEL/ GASOLINE/ DIESEL		06/20/2023	PETROLEUM TRADERS CORPORATION		874.47
01410 - 374	FUEL/ GASOLINE/ DIESEL		06/20/2023	PETROLEUM TRADERS CORPORATION		961.67
01410 - 374	FUEL/ GASOLINE/ DIESEL		06/20/2023	PETROLEUM TRADERS CORPORATION		1,578.83
01410 - 374	FUEL/ GASOLINE/ DIESEL		06/20/2023	PETROLEUM TRADERS CORPORATION		2,182.11
01410 - 420	DUES & SUBSCRIPTIONS	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	190.00
01410 - 450	CONTRACTED SERVICES	101377	06/20/2023	DAVIDHEISER'S INC.	POLICE CAR TESTING	331.00
01410 - 450	CONTRACTED SERVICES	101404	06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	DOCKING STATION RETURN	-289.00
01410 - 450	CONTRACTED SERVICES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	ELECTRONIC CARE PACK	123.00
01410 - 450	CONTRACTED SERVICES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	INSTALLATION OF 5 LAPTOPS	505.00
01410 - 450	CONTRACTED SERVICES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	HARD DRIVES	606.34
01410 - 450	CONTRACTED SERVICES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	5 PRO NOTEBOOKS	1,021.00
01410 - 450	CONTRACTED SERVICES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	1,394.42
01410 - 450	CONTRACTED SERVICES	101412	06/20/2023	MOTOROLA SOLUTIONS, INC.	WARRANTIES IN CAR CAMERAS	1,300.00

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FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
01410 - 450	CONTRACTED SERVICES	101425	06/20/2023	RICOH USA INC	COPIER SERVICES	403.99
01410 - 460	EDUCATN/MTGS/CONFS/TRAVL	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	15.92
01410 - 460	EDUCATN/MTGS/CONFS/TRAVL		06/06/2023	MASTERCARD		184.37
01410 - 460	EDUCATN/MTGS/CONFS/TRAVL		06/06/2023	MASTERCARD		1,120.00
01410 - 480	PUBLIC PROGRAMS	101432	06/20/2023	SWEET BRIAR CART, LLC	ICE CREAM CART	500.00
01413 - 311	PLUMBING INSPECTOR	101403	06/20/2023	KEYSTONE MUNICIPAL SERVICES, INC.	B & Z COMPENSATION	401.50
01414 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	1,545.03
01414 - 200	OFFICE SUPPLIES	101359	06/20/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	514.24
01414 - 200	OFFICE SUPPLIES	101404	06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	RECORDS DRIVE	109.34
01414 - 200	OFFICE SUPPLIES	101429	06/20/2023	STAPLES	OFFICE SUPPLIES	11.39
01414 - 310	PROF SERV- PLANNING & ZONING	101403	06/20/2023	KEYSTONE MUNICIPAL SERVICES, INC.	LAND PLANNER SERVICES	2,925.00
01414 - 310	PROF SERV- PLANNING & ZONING		06/20/2023	KEYSTONE MUNICIPAL SERVICES, INC.		5,000.00
01414 - 311	PROF SERV- UCC INSPECTING	101399	06/20/2023	JOSEPH P. GROARKE	B & Z COMPENSATION	1,961.00
01414 - 311	PROF SERV- UCC INSPECTING	101403	06/20/2023	KEYSTONE MUNICIPAL SERVICES, INC.		7,154.00
01414 - 313	PROF SERV- ENGINEERING	101392	06/20/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	2,692.50
01414 - 314	PROF SERV- LEGAL (ZHB)	101371	06/20/2023	CAROL L. SKIPPER	LEGAL SERVICES	200.00
01414 - 314	PROF SERV- LEGAL (ZHB)	101405	06/20/2023	KUHLS LAW FIRM, PLLC		1,695.00
01414 - 315	PROF SERV- LEGAL OTHER	101400	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,		478.50
01414 - 316	PROF SERV - GIS/PERMIT PROGRAM	101436	06/20/2023	TRAISS, LLC	TRAISS	1,600.00
01414 - 340	ADVERTISNG/PRINTNG/BINDNG	101353	06/20/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	721.32
01430 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	12,704.40
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101357	06/20/2023	ALFRED ZOLLERS	USB CABLE	17.37
01430 - 220	HWY MAINT-GEN SERV/SUPPLS		06/20/2023	ALFRED ZOLLERS	LUNCH FOR MCCARTHY	96.45
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101366	06/20/2023	BILLOWS ELECTRIC SUPPLY COMPANY, INC.	LIGHTS/ELECTRICAL TAPE	5.88

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01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101374	06/20/2023	DAVID A. MORGAN	BUSINESS CARDS	55.00
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101396	06/20/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	47.96
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101429	06/20/2023	STAPLES	OFFICE SUPPLIES	25.10
01430 - 238	CLOTHING & UNIFORMS	101427	06/20/2023	SANTINO CARLOMAGNO	WORK BOOTS	101.24
01430 - 320	COMMUNICATION	101447	06/20/2023	VERIZON WIRELESS	PHONE CHARGES	75.32
01430 - 374	FUEL/ GASOLINE/ DIESEL	101422	06/20/2023	PETROLEUM TRADERS CORPORATION	FUEL	186.69
01430 - 374	FUEL/ GASOLINE/ DIESEL		06/20/2023	PETROLEUM TRADERS CORPORATION		315.56
01430 - 374	FUEL/ GASOLINE/ DIESEL		06/20/2023	PETROLEUM TRADERS CORPORATION		347.83
01430 - 460	MEETINGS/CONFERENCES	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	108.02
01430 - 460	MEETINGS/CONFERENCES	101408	06/20/2023	MCPWA	PUBLIC WORKS PICNIC	360.00
01431 - 450	CONTRACTED SERVICES	101435	06/20/2023	THOMAS R. ARENA INC.	STREET SWEEPING SERVICES	1,751.54
01431 - 450	CONTRACTED SERVICES		06/20/2023	THOMAS R. ARENA INC.		4,117.23
01433 - 000	TRAFFIC SIGNALS	101362	06/20/2023	ARMOUR & SONS ELECTRIC, INC.	TRAFFIC SIGNAL TECH	240.00
01433 - 000	TRAFFIC SIGNALS		06/20/2023	ARMOUR & SONS ELECTRIC, INC.		1,160.64
01433 - 000	TRAFFIC SIGNALS	101396	06/20/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	5.84
01433 - 360	TRAFFIC SIGNAL UTILITIES	101420	06/20/2023	PECO ENERGY	PECO TRAFFIC SIGNALS	365.43
01434 - 360	STREET LIGHT UTILITIES		06/20/2023	PECO ENERGY	PECO CHURCHES	25.47
01434 - 360	STREET LIGHT UTILITIES		06/20/2023	PECO ENERGY	PECO LGT	132.54
01437 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	1,503.83
01437 - 261	REPAIR TOOLS AND MACH	101363	06/20/2023	AUTO PLUS-DOYLESTOWN	GREASE TUBES	13.95
01437 - 261	REPAIR TOOLS AND MACH		06/20/2023	AUTO PLUS-DOYLESTOWN	FUEL ADDITIVE	15.42
01437 - 261	REPAIR TOOLS AND MACH		06/20/2023	AUTO PLUS-DOYLESTOWN	BATTERY	23.13
01437 - 261	REPAIR TOOLS AND MACH	101370	06/20/2023	CARGO TRAILER SALES, INC.	RIM	72.49
01437 - 261	REPAIR TOOLS AND MACH	101378	06/20/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	LAMP FIXTURE	10.35

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01437 - 261	REPAIR TOOLS AND MACH	101378	06/20/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	PA STATE INSPECTION	53.00
01437 - 261	REPAIR TOOLS AND MACH	101389	06/20/2023	GENUINE PARTS COMPANY	AUTO PARTS	547.17
01437 - 261	REPAIR TOOLS AND MACH	101419	06/20/2023	PAUL B. MOYER & SONS	GASKET/FILTER/SPARK PLUG	21.23
01437 - 261	REPAIR TOOLS AND MACH		06/20/2023	PAUL B. MOYER & SONS	BLADE SHARPENING	45.00
01437 - 261	REPAIR TOOLS AND MACH	101430	06/20/2023	STEPHEN DIGIOVANNI	CIRCUIT BREAKER	23.49
01461 - 001	CONSERVATION EXPENSE	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	359.65
01461 - 001	CONSERVATION EXPENSE		06/06/2023	MASTERCARD		1,198.22
01461 - 001	CONSERVATION EXPENSE	101364	06/20/2023	BATTERY SOLUTIONS, LLC	BETTERY RECYCLING	231.90
01461 - 001	CONSERVATION EXPENSE	101452	06/29/2023	SONY PICTURES CLASSICS, INC.	MOVIE LICENSE	250.00
TOTAL						263,850.61
02 - STREET LIGHT FUND						
02434 - 371	R/M PEN AMBLER DISTRICT	101420	06/20/2023	PECO ENERGY	PECO PENN AMBLER DISTRICT	203.96
02434 - 372	R/M PENLLYN DISTRICT		06/20/2023	PECO ENERGY	PECO VILLAGE OF PENLLYN	155.68
02434 - 373	R/M TREWELLYN ESTATE DISTRICT		06/20/2023	PECO ENERGY	PECO TREWELLYN ESTATES	44.26
02434 - 374	R/M WOODED POND DISTRICT		06/20/2023	PECO ENERGY	PECO MCKEAN RD WOODED POND	8.36
02434 - 375	R/M FOXFIELD RESERVE DISTRICT		06/20/2023	PECO ENERGY	PECO FOXFIELD RESERVE DISTRICT	6.65
02434 - 376	R/M POLO CLUB DISTRICT		06/20/2023	PECO ENERGY	PECO HUNT SEAT DRIVE	28.32
02434 - 377	R/M BETHLEHEM DISTRICT	101356	06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN	ELECTRICAL SERVICES	200.00
02434 - 377	R/M BETHLEHEM DISTRICT		06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN		200.00
02434 - 377	R/M BETHLEHEM DISTRICT		06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN		1,000.00
02434 - 377	R/M BETHLEHEM DISTRICT	101420	06/20/2023	PECO ENERGY	PECO STREET LIGHT DISTRICT	162.09
02434 - 378	R/M CEDAR HILL EST DISTRICT		06/20/2023	PECO ENERGY	PECO ESTATES OF CEDAR HILL	40.20
02434 - 379	R/M GWYNEDD RESERVE DISTRICT		06/20/2023	PECO ENERGY	PECO WARREN RD	7.81
02434 - 380	R/M GWYNN CREST DISTRICT		06/20/2023	PECO ENERGY	PECO GWYN CREST	28.03
02434 - 381	R/M WALNUT FARMS DISTRICT		06/20/2023	PECO ENERGY	PECO WALNUT FARM RD	27.50

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02434 - 382	R/M GWYNN OAKS DISTRICT	101420	06/20/2023	PECO ENERGY	PECO LGT	8.03
02434 - 383	R/M WISTER WOOD DISTRICT		06/20/2023	PECO ENERGY	PECO WISTER WOODS	6.58
TOTAL						2,127.47
05 - RECREATION FUND						
05437 - 370	REPAIR TOOLS & MACHINERY	101363	06/20/2023	AUTO PLUS-DOYLESTOWN	BATTERY CREDIT	-57.26
05437 - 370	REPAIR TOOLS & MACHINERY		06/20/2023	AUTO PLUS-DOYLESTOWN	BATTERY	57.26
05437 - 370	REPAIR TOOLS & MACHINERY	101385	06/20/2023	FISHERS TRUE VALUE HARDWARE INC.	BUILDING SUPPLIES	4.38
05437 - 370	REPAIR TOOLS & MACHINERY	101419	06/20/2023	PAUL B. MOYER & SONS	BLADE SHARPENING	45.00
05437 - 370	REPAIR TOOLS & MACHINERY		06/20/2023	PAUL B. MOYER & SONS	FILTERS/BELT COVER	250.19
05437 - 370	REPAIR TOOLS & MACHINERY	101437	06/20/2023	TURF EQUIPMENT AND SUPPLY COMPANY	WASHER/BOLT	254.27
05451 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	2,607.94
05451 - 320	COMMUNICATION	101447	06/20/2023	VERIZON WIRELESS	PHONE CHARGES	66.39
05451 - 340	ADVERTISING & PRINTING	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	17.50
05453 - 141	PIKE FEST CONTRACTED SRVCS	101451	06/29/2023	JANINE DEFURIA	FACE PAINTERS/FALL FEST	787.50
05453 - 300	EVENTS/ACTIVITIES	101375	06/20/2023	DAVID C. CUNNINGHAM	250	250.00
05453 - 300	EVENTS/ACTIVITIES	101388	06/20/2023	GAVIN MCBRIEN	CONCERT SERIES BAND	450.00
05453 - 300	EVENTS/ACTIVITIES	101409	06/20/2023	MEGHAN CARY	CONCERT SERIES	800.00
05453 - 300	EVENTS/ACTIVITIES	101410	06/20/2023	MONTGOMERY COUNTY CONCERT BAND	CONCERT BAND	600.00
05453 - 300	EVENTS/ACTIVITIES	101424	06/20/2023	RICHARD STALLARD	CONCERT SERIES BAND	1,000.00
05453 - 300	EVENTS/ACTIVITIES	101428	06/20/2023	SIGNARAMA LANSDALE	BANNER	25.77
05454 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	2,607.94
05454 - 320	COMMUNICATION	101445	06/20/2023	VERIZON	PHONE CHARGES	138.56
05454 - 320	COMMUNICATION	101447	06/20/2023	VERIZON WIRELESS		40.83
05454 - 361	UTILITIES	101420	06/20/2023	PECO ENERGY	PECO 409R OLD PENLLYN PIKE	15.34
05454 - 361	UTILITIES		06/20/2023	PECO ENERGY	PECO CAMBRIDGE DR/WELSH RD	27.45

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05454 - 361	UTILITIES	101420	06/20/2023	PECO ENERGY	PECO PENLLYN PLAYGROUND	27.87
05454 - 361	UTILITIES		06/20/2023	PECO ENERGY	PECO WISTER AVE	32.33
05454 - 361	UTILITIES		06/20/2023	PECO ENERGY	PECO WISTER AVENUE	44.02
05454 - 361	UTILITIES		06/20/2023	PECO ENERGY	PECO PENLLYN PARK GWYNEDD AVI	52.47
05454 - 361	UTILITIES		06/20/2023	PECO ENERGY	PECO 409 OLD PENLLYN PIKE	57.36
05454 - 361	UTILITIES		06/20/2023	PECO ENERGY	PECO PENLLYN WOODS/TREWELLYN	360.82
05454 - 372	MATERIALS & SUPPLIES PARKS	101387	06/20/2023	G. M. DECK & SONS	BUILDING SUPPLIES	25.99
05454 - 373	PARK BUILDING MAINTENANCE	101366	06/20/2023	BILLOWS ELECTRIC SUPPLY COMPANY, INC.	LIGHTS/ELECTRICAL TAPE	268.70
05454 - 380	RENTALS - EQUIPMENT	101390	06/20/2023	GEORGE ALLEN PORTABLE TOILETS, INC.	PORT A POTTY SERVICES	160.00
05454 - 380	RENTALS - EQUIPMENT		06/20/2023	GEORGE ALLEN PORTABLE TOILETS, INC.		160.00
05454 - 380	RENTALS - EQUIPMENT		06/20/2023	GEORGE ALLEN PORTABLE TOILETS, INC.		160.00
05454 - 380	RENTALS - EQUIPMENT		06/20/2023	GEORGE ALLEN PORTABLE TOILETS, INC.	POST A POTTY SERVICES	160.00
05454 - 380	RENTALS - EQUIPMENT	101396	06/20/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	27.84
05454 - 450	CONTRACTED SERVICES	101369	06/20/2023	BRIGHTVIEW HOLDINGS, INC.	MOWING SERVICES	8,148.00
05454 - 460	CONFERENCE, TRAINING	101408	06/20/2023	MCPWA	PUBLIC WORKS PICNIC	80.00
05454 - 720	REPAIRS & IMPROVEMENT	479	06/06/2023	MASTERCARD	MC P-CARD PURCHASES	964.00
05454 - 720	REPAIRS & IMPROVEMENT	101356	06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN	ELECTRICAL SERVICES	200.00
05454 - 720	REPAIRS & IMPROVEMENT		06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN		840.75
05454 - 720	REPAIRS & IMPROVEMENT		06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN		2,903.53
05454 - 720	REPAIRS & IMPROVEMENT	101360	06/20/2023	AMBLER COAL BUILDING SUPPLY	TROWEL/EXPANSION FOAM	79.99
05454 - 720	REPAIRS & IMPROVEMENT	101373	06/20/2023	COUNTY LINE FENCE COMPANY	SPLIT RAIL	1,312.00
05454 - 720	REPAIRS & IMPROVEMENT	101385	06/20/2023	FISHERS TRUE VALUE HARDWARE INC.	BUILDING SUPPLIES	13.66
05454 - 720	REPAIRS & IMPROVEMENT	101395	06/20/2023	HIGHWAY MATERIALS, INC.	STONE	360.00
05454 - 720	REPAIRS & IMPROVEMENT		06/20/2023	HIGHWAY MATERIALS, INC.	ASPHALT	393.02

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05454 - 720	REPAIRS & IMPROVEMENT	101396	06/20/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	33.03
TOTAL						26,854.44
08 - SEWER FUND						
08404 - 310	LEGAL SERVICE	101401	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	742.50
08429 - 220	OPERATING SUPPLIES	101355	06/20/2023	ADOBE SYSTEMS INCORPORATED	ADOBE SUBSCRIPTION	287.57
08429 - 220	OPERATING SUPPLIES	101404	06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	RECORDS DRIVE	109.33
08429 - 220	OPERATING SUPPLIES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	HARD DRIVES	606.33
08429 - 220	OPERATING SUPPLIES		06/20/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	697.21
08429 - 220	OPERATING SUPPLIES	101415	06/20/2023	NORTH WALES WATER AUTHORITY	PA ONE CALL	2,016.00
08429 - 238	UNIFORMS	101427	06/20/2023	SANTINO CARLOMAGNO	WORK BOOTS	33.75
08429 - 320	COMMUNICATIONS	101445	06/20/2023	VERIZON	PHONE CHARGES	31.94
08429 - 320	COMMUNICATIONS		06/20/2023	VERIZON		36.01
08429 - 320	COMMUNICATIONS		06/20/2023	VERIZON		36.01
08429 - 320	COMMUNICATIONS		06/20/2023	VERIZON		43.42
08429 - 320	COMMUNICATIONS	101447	06/20/2023	VERIZON WIRELESS		275.41
08429 - 360	PUBLIC UTILITY SERVICES	101414	06/20/2023	NORTH WALES WATER AUTHORITY	WATER CHARGES	41.40
08429 - 360	PUBLIC UTILITY SERVICES	101420	06/20/2023	PECO ENERGY	PECO RAILROAD AVE	31.25
08429 - 360	PUBLIC UTILITY SERVICES		06/20/2023	PECO ENERGY	PECO STORAGE SHED	37.78
08429 - 360	PUBLIC UTILITY SERVICES		06/20/2023	PECO ENERGY	PECO WELSH RD PUMP STATION	866.01
08429 - 371	REPAIR/MAINT PUMPING STATIONS	101356	06/20/2023	ADVANCED ELECTRICAL CONTRACTORS, IN	ELECTRICAL SERVICES	247.05
08429 - 371	REPAIR/MAINT PUMPING STATIONS	101376	06/20/2023	DAVID H LIGHTKEP, INC.	WEED WACKER STRING	157.98
08429 - 372	REP/MNT MANHOLES & LINES	101393	06/20/2023	GLASGOW, INC	ASPHALT	73.46
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101363	06/20/2023	AUTO PLUS-DOYLESTOWN	GREASE TUBES	13.95
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		06/20/2023	AUTO PLUS-DOYLESTOWN	FUEL ADDITIVE	15.42
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		06/20/2023	AUTO PLUS-DOYLESTOWN	BATTERY	23.13

DATE: 7/13/2023
 TIME: 1:56:07PM

**LOWER GWYNEDD TOWNSHIP
 INVOICE HISTORY LIST**

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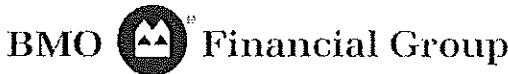
FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101378	06/20/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	PA STATE INSPECTION	53.00
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101430	06/20/2023	STEPHEN DIGIOVANNI	CIRCUIT BREAKER	23.48
08429 - 450	CONTRACTED SERVICES	101358	06/20/2023	ALLEN J. FEDEZKO	PEST CONTROL	262.50
08487 - 156	HEALTH INSURANCE	101379	06/20/2023	DELAWARE VALLEY HEALTH TRUST	JUNE 2023 HEALTH INS	6,309.97
					TOTAL	13,071.86
09 - SEWER CAPITAL RESERVE						
09439 - 000	INFRASTRUCTURE REBUILDING	101392	06/20/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	6,119.71
					TOTAL	6,119.71
30 - CAPITAL RESERVE FUND						
30409 - 721	IMPROVEMENT TO TWP. PROPERTIES	101392	06/20/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	279.79
30439 - 300	PROFESSIONAL SERVICES		06/20/2023	GILMORE & ASSOCIATES		1,762.50
30439 - 722	PEDESTRIAN BRIDGES		06/20/2023	GILMORE & ASSOCIATES		2,300.27
30454 - 600	PARK IMPROVEMENTS		06/20/2023	GILMORE & ASSOCIATES		2,815.00
30454 - 600	PARK IMPROVEMENTS	101402	06/20/2023	KENNEDY CULVERT & SUPPLY COMPANY	PERFORATED PIPE	3,664.00
30454 - 600	PARK IMPROVEMENTS	101441	06/20/2023	UNITED RENTALS (NORTH AMERICA), INC	FENCE ACCESSORIES	532.00
30454 - 600	PARK IMPROVEMENTS		06/20/2023	UNITED RENTALS (NORTH AMERICA), INC		2,987.00
					TOTAL	14,340.56
31 - STORMWATER MANAGEMENT						
31392 - 300	TRANSFER FROM CAPITAL RESERVE	101392	06/20/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	1,080.00
31446 - 001	COMPLIANCE REQUIREMENTS		06/20/2023	GILMORE & ASSOCIATES		1,486.77
31446 - 001	COMPLIANCE REQUIREMENTS	101400	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	96.75
31446 - 001	COMPLIANCE REQUIREMENTS	101401	06/20/2023	KAPLIN STEWART MELOFF REITER & STEIN,		1,163.50
31446 - 450	CONTRACTED SERVICES	101369	06/20/2023	BRIGHTVIEW HOLDINGS, INC.	MOWING SERVICES	921.00
					TOTAL	4,748.02
33 - TRAFFIC IMPACT FUND						

DATE: 7/13/2023
TIME: 1:56:07PM

**LOWER GWYNEDD TOWNSHIP
INVOICE HISTORY LIST**

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 6/1/2023 TO 6/30/2023						
33402 - 400	TRAFFIC ACT 209 STUDY	101367	06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	393.75
33402 - 400	TRAFFIC ACT 209 STUDY		06/20/2023	BOWMAN CONSULTING GROUP, LTD.		700.00
33402 - 400	TRAFFIC ACT 209 STUDY		06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	1,047.94
33402 - 400	TRAFFIC ACT 209 STUDY		06/20/2023	BOWMAN CONSULTING GROUP, LTD.		2,450.00
33433 - 200	MULTIMODAL PHASE 2 EXPENSE		06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	2,101.00
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101368	06/20/2023	BOWMAN CONSULTING GROUP, LTD.		3,162.50
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101367	06/20/2023	BOWMAN CONSULTING GROUP, LTD.		4,865.00
33433 - 200	MULTIMODAL PHASE 2 EXPENSE		06/20/2023	BOWMAN CONSULTING GROUP, LTD.		5,095.61
33439 - 000	INFRASTRUCTURE REBUILDING		06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	330.00
33439 - 000	INFRASTRUCTURE REBUILDING		06/20/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	2,475.00
					TOTAL	22,620.80
					GRAND TOTAL:	353,733.47



3044

Statement

Account Name:	BILLING ACCOUNT 030522	Card Number:	xxxx-xxxx-xxxx-0522
Company Name:	LOWER GWYNEDD TOWNSHIP	Account Limit:	\$ 20,000.00
Employee ID:	772190000032397	Available Credit:	\$ 13,294.10
Statement Date (MM/DD/YYYY):	05/27/2023	Currency:	U.S. DOLLAR
Payment Due Date (MM/DD/YYYY):	06/23/2023		

Statement Summary:

Report any items which do not agree with your records within 30 days of the statement date.

Previous Balance:	\$ 4,174.40
Payments:	\$ -4,174.40
Adjustments:	\$ 0.00
Net Purchases:	\$ 6,705.90
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	\$ 6,705.90

#64 #65
were
479
6/16/23

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522					
05/04	05/04 471854417	AUTOMATIC PYMT RECEIVED	\$ -4,174.40	\$ 0.00	\$ -4,174.40

TOTAL CREDITS	xxxx-xxxx-xxxx-0522	\$ -4,174.40
TOTAL DEBITS	xxxx-xxxx-xxxx-0522	\$ 0.00

Card Number xxxx-xxxx-xxxx-6350 FEIGHT-HICKS, SANDI L

05/24	05/25 475094662	ROCO FILMS SAUSALITO CA	01 461.001 \$ 359.65 020556	\$ 0.00	\$ 359.65 ✓
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TOTAL CREDITS	xxxx-xxxx-xxxx-6350	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-6350	\$ 359.65

Card Number xxxx-xxxx-xxxx-2252 KENNY, PAUL D

05/10	05/11 473089750	WHITE HOUSE SUB SHOP ATLANTIC CITY NJ Gargan	01410.460 \$ 14.93 012189	\$ 0.99 (e)	\$ 15.92 ✓
05/12	05/15 473429771	HRAC RESERVATIONS ATLANTIC CITY NJ Gargan	01410.460 \$ 184.37 052973	\$ 0.00	\$ 184.37 ✓
05/25	05/26 475294012	EFCOMBATIVES CHARLESTON SC Swenson	01410.460 \$ 1,120.00 060015	\$ 0.00	\$ 1,120.00 ✓
05/25	05/26 475294011	IACP ALEXANDRIA VA	01410.420 \$ 179.24 026956	\$ 10.76	\$ 190.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 1,510.29

Card Number xxxx-xxxx-xxxx-4975 WORMAN, JAMIE P.

04/26	04/28	BLUE BELL INN BLUE BELL NY		\$ 366.35	\$ 14.65 (e)	\$ 381.00 ✓
	471069783		01400.220	060261		
05/03	05/04	L&I BOIS 717-787-9523 PA		\$ 421.77	\$ 25.31 (e)	\$ 447.08 ✓
	471990995		01409.370	002693		
05/21	05/22	EIG CONSTANTCONTACT.CO WALTHAM MA	05451.340 ^{\$11.50}	\$ 70.00	\$ 0.00	\$ 70.00 ✓
	474685309		01400.316 ^{\$52.50}	002892		
05/25	05/25	WF WAYFAIR2794525452 8662638325 MA		\$ 1,198.22	\$ 0.00	\$ 1,198.22 ✓
	475094663		01461.001	083533		

TOTAL CREDITS xxxx-xxxx-xxxx-4975 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-4975 \$ 2,096.30

Card Number xxxx-xxxx-xxxx-3833 ZOLLERS, FRED

04/28	05/01	L&I BOIS 717-787-9523 PA		\$ 84.59	\$ 5.08 (e)	\$ 89.67 ✓
	471376224		01409.370	033186		
05/02	05/03	COLONIAL CONCRETE KING OF PRUSS PA		\$ 909.43	\$ 54.57 (e)	\$ 964.00 ✓
	471686715		05454.720	058863		
05/08	05/09	HARBOR FREIGHT TOOLS33 MONTGOMERYVIL PA		\$ 18.85	\$ 1.13	\$ 19.98 ✓
	472700834		01409.220	047996		
05/11	05/12	KNOX COMPANY INC PHOENIX AZ		\$ 1,507.00	\$ 0.00	\$ 1,507.00 ✓
	473295390		01409.370	052658		
05/12	05/15	GIANT 6510 SPRING HOUSE PA		\$ 9.42	\$ 0.56 (e)	\$ 9.98 ✓
	473429772		01401.200	062748		
05/13	05/15	EASYKEYSCOM INC CHARLOTTE NC		\$ 16.74	\$ 1.00 (e)	\$ 17.74 ✓
	473429848		01409.370	028351		
05/19	05/22	STAPLES 00100818 NORTH WALES PA		\$ 23.27	\$ 0.00	\$ 23.27 ✓
	474685310		01409.370	038354		
05/24	05/24	JONES & BARTLETT LEARN 8008320034 MA		\$ 101.67	\$ 6.35 (e)	\$ 108.02 ✓
	474915809		01430.460	056616		

TOTAL CREDITS xxxx-xxxx-xxxx-3833 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-3833 \$ 2,739.66

	A	B	C	D	E	F
1	VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
2	3930	GAVIN MCBRIEN	408 SKIPPACK PIKE	FORT WASHINGTON	PA	19034
3	3931	DOMBROWSKI ELECTRIC, LLC	624 RACE STREET	BRISTOL	PA	19007
4	3932	VIQ SOLUTIONS, INC.	20 EAST THOMAS ROAD	PHOENIX	AZ	85012
5	3933	NANCY HESS	1106 GALWAY COURT	HUMMELSTOWN	PA	17036
6	3934	SWEET BRIAR CART, LLC	109 GREENWOOD AVENUE	AMBLER	PA	19002
7	3935	SONY PICTURES CLASSICS, INC.	25 MADISON AVENUE	NEW YORK	NY	10010
8	3936	JANINE DEFURIA	718 GARFIELD AVENUE	GLENSIDE	PA	19038
9	3937	ACCESS LOCK TECHNOLOGIES INC.	271 YORK ROAD	WARMINSTER	PA	18974
10	3938	LINDSAY LAUDAL	57 SPLITRAIL LANE	BLUE BELL	PA	19422
11	3939	LEIGH RUSSO	1405 SUMNEYTOWN PIKE	AMBLER	PA	19002
12	3940	GROVE SUPPLY, INC.	106 STEAMBOAT DRIVE	WARMINSTER	PA	18974-0103
13	3941	RHYTHM ENGINEERING, LLC	14019 W. 95TH STREET	LENEXA	KS	66215-5206

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, JUNE 27, 2023**

SUPERVISORS:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair
Janine Martin - Absent
Kathleen Hunsicker - Absent
Tessie McNeely

STAFF:

Mimi Gleason, Interim Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Administrative Assistant
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Jim Hersh, Township Engineer, Gilmore
Brian Jones, Traffic Engineer, McMahan a Bowman Company
Melinda Haldeman - Finance Director

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:18pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of personnel, real estate, and emergency services.

PUBLIC COMMENTS

There was no public comment.

BUILDING AND ZONING

Resolution 2023-14 Preliminary/final subdivision approval for 1500-1524 Cedar Hill Road (#22-05SUBD)

This proposed project is for a 7-lot subdivision. The applicant, Cedar Hill Development Group LLC, will be combining three parcels and then subdividing the 11.8-acre property into seven single family homes. Currently there are three homes existing on the property, two will be removed and one (Lot #4) will remain. Recently the applicant was granted a variance from the ZHB to permit encroachment of an existing porch into the side yard setback for Lot #4. This plan was initially presented to the Board of Supervisors (BOS) in December 2022 and received approval from the Planning Commission in November 2022. There were no questions from the BOS or the public. Ms. Duckett made a

motion, seconded by Mr. Twersky to approve Resolution #2023-14 granting preliminary/final approval to the Cedar Hill Road Subdivision application with the noted conditions. Motion passed 3-0.

Consideration of request for waiver of land development for Gwynedd Mercy University's courtyard improvements

Gwynedd Mercy University (GMU) is planning courtyard improvements on the school campus. The portion being improved includes a 40,000 square foot dormitory and parking lot. GMU would like to partially remove the parking lot and construct an exterior courtyard. New parking will be made available along with landscaping improvements, as well as an underground stormwater basin. GMU is asking for the BOS to waive the formal land development and instead have our solicitor prepare an approval resolution granting the requested waiver, contingent on compliance with the review letters from the engineers and fire marshal. Christen Pionzio from HRMM&L gave a presentation on the proposed project. Ms. Pionzio then went over the review letters from Gilmore, McMahan and the Fire Marshal addressing the various comments and concerns. Ms. Duckett made a motion, seconded by Mr. Twersky, to grant our solicitor permission to draft an approval resolution. Motion passed 3-0.

Resolution 2023-15 Approval of amended record plan for 545 N. Bethlehem Pike

The plans for the property at 545 N. Bethlehem Pike initially obtained preliminary and final land development approval in October of 2017. However, the building constructed is different from the plans, as the building is larger, contains alternate uses and has a different percentage of office and retail use. Amended preliminary and final land development plans have been submitted and now need approval. Mr. Stein confirmed that the plans currently in front of the BOS are the as-builts. Ms. McNeely made a motion, seconded by Mr. Twersky, to approve the amended record plan for 545 N. Bethlehem Pike. Motion passed 3-0.

Consider an amendment to the Subdivision and Land Development Ordinance increasing the Traffic Impact Fee

Solicitor Neil Stein submitted his exhibits for the record verifying that notification requirements were met. The proposed ordinance will amend the Lower Gwynedd Traffic Impact Fees. The information provided was transcribed by a court reporter and will be available upon request. Mr. Twersky made a motion to approve the proposed ordinance seconded by Ms. McNeely. Motion passed 3-0.

Appoint Mike Mrozinski to the Joint UCC Board of Appeals

Lower Gwynedd Township (LGT) recently became a member of a joint appeals board with both Upper Gwynedd Township and North Wales Borough. LGT can now appoint one volunteer to serve on this board. The Building & Zoning Subcommittee recommends the BOS officially approve applicant Mike Mrozinski to fill this position. Ms. Duckett made a motion, seconded by Mr. Twersky, to appoint Mr. Mrozinski to the UCC Board of Appeals with a term that expires December 31, 2026. Motion passed 3-0.

Review of Township Engineer's Report

Mr. Hersh provided a report of all the work performed during the months of May and June. There were no questions from the BOS.

Review of Traffic Engineer's Report

Mr. Dixon provided a report for the month of June. There were no questions from the BOS.

GENERAL BUSINESS

Tax credits for volunteer firefighters:

a. Consider ordinance creating tax credits for volunteer firefighters

In April the BOS decided to move forward with a tax credit incentive program for active volunteers from Wissahickon Fire Company and North Penn Fire Company who are Lower Gwynedd residents. This ordinance would authorize earned income tax credits up to \$1,000 per year for active volunteers in either company. There were no questions from the BOS or the public. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve Ordinance 540. Motion passed 3-0.

b. Resolution 2023-16 Establishing eligibility criteria for the tax credits

Ordinance 540 created a Volunteer Service tax Credit Program for Active Volunteers in both the North Penn Fire Company and the Wissahickon Fire Company. Resolution 2023-16 outlines the criteria for annual eligibility under the Volunteer Service Tax Credit Program. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the eligibility criteria. Motion passed 3-0.

Historical Markers Program:

a. Consider an ordinance establishing the Lower Gwynedd Township Historical Markers Program

A Historic Marker Program is being established under a new Chapter 1046 in the LGT Code. Details of this program were discussed at the May 23, 2023, BOS meeting. Mr. Twersky clarified that this program in no way affects how owners can use their property. Ms. Duckett made a motion, seconded by Ms. McNeely. Motion passed 3-0.

b. Approval of the Lower Gwynedd Township Historical Markers Program Guidelines

The Historical Advisory Committee (HAC) has developed guidelines for the Historical Marker Program. These guidelines were reviewed and discussed at the May 23, 2023, BOS meeting. Any revisions made are based on comments from that meeting. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve these guidelines. Motion passed 3-0.

Authorization to advertise an ordinance establishing a property maintenance code

The township's professional consultants and staff have prepared a property maintenance code. This decision was made based on several issues in recent years pertaining to the condition of properties within LGT. Currently there are provisions in the zoning ordinance, but it is not detailed enough to address the current issues. The implementation of a property maintenance code will aid the township in resolving many issues, as well as protect the health, safety and welfare of those in the community. Ms. Duckett made a motion, seconded by Ms. McNeely, to authorize advertisement of the property maintenance code ordinance. Motion passed 3-0.

Consideration of Wells Fargo proposal to replace signs on leased property

Our lease with Wells Fargo requires the BOS to approve any exterior improvements to the property before work begins. Wells Fargo would like to replace all the signs on the premises. All the signs would be similar, however, the sign currently at the front of the property would be replaced with a 15 foot "Wells Fargo" pylon sign. After some discussion, the BOS agreed that if Wells Fargo goes through the correct permitting process and McMahon checks the site distance then they are okay with the sign change.

Award bid for installation of equipment improvements and related construction for the traffic signal at Norristown Road and Tennis Avenue to Lenni Electric in the amount of \$172,269.35

McMahon reviewed the bids received for the traffic signal upgrade project at Norristown Road and Tennis Avenue. McMahon is recommending the bid be awarded to Lenni Electric Corporation in the amount of \$172,269.35. Ms. McNeely made a motion, seconded by Mr. Twersky, to award the bid. Motion passed 3-0.

Resolution 2023-17 Updating Township Fees

Ms. Worman stated that normally the fee schedule would be updated at the beginning of the year, however we held off this year as staff wanted to track costs and review some of the fees further. The Building and Zoning Department reviewed the fees for permits, fire, public safety, land development and subdivision and highways. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve Resolution #2023-17 implementing the new fees. Motion passed 3-0.

Review of financials YTD and Balance Sheet – May 2023

Ms. Haldeman explained that she has changed the look of the YTD reports to make them easier to understand. In July the BOS will receive a budget report that will show where the township falls regarding the budget as of June 2023. If the BOS likes this report and would like to receive it monthly, then she can do that moving forward. A memo is always included in the YTD financials, therefore if anything is not on budget, she will make sure to note that in the document. The BOS thanked Ms. Haldeman for all her hard work.

Approval of invoices

The BOS received the invoice history for May 2023 in the amount of \$788,841.31. There were no questions from the public or the BOS. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the invoice history for May 2023. Motion passed 3-0.

Approval of minutes – May 23, 2023

The BOS received the minutes from the May 23, 2023, BOS meeting. There were no questions or comments. Ms. Duckett made a motion to approve the May 23, 2023, minutes, seconded by Mr. Twersky. Motion passed 3-0.

SUPERVISOR LIASISON REPORTS

The BOS received the Volunteer Commission Meeting highlights for the Environmental Advisory Committee (EAC), the HAC, and the Parks and Recreation Board. There were no questions from the BOS.

STAFF UPDATES

Spring House Intersection – Mr. Jones stated that the clearing of trees and vegetation has been done. They are waiting on PECO to relocate some utility poles. We should start seeing some work being done in mid-July. Right now, there is a lot of behind-the-scenes work going on. We should see the roadwork completed at the end of 2023 with final paving done in the spring of 2024. Ms. McNeely inquired about the areas where the vegetation was cut back. Ms. Gleason clarified that these areas were just cleared for the road widening. These areas will look worse before they look better.

Blue Envelope – Chief Kenny explained a new program that we just started participating in. Individuals with special needs can complete this form and then present it to the officer if stopped by an

June 27, 2023

officer. It will allow the officer to understand and communicate with the individual. This program will avoid uncertainty that a driver is being defiant or difficult. These envelopes will be available at community events and at the police station. Mr. Twersky likes the idea but wants to make sure this is not violating any HIPAA laws.

Chief Kenny then mentioned that Officers Henry and Gallagher with the Community Response Unit (CRU) will be at the Variety Club on Thursday to interact with the kids. The first hour will be quiet time for those with sensory issues.

SUPERVISORS COMMENTS

Ms. McNeely thanked the staff and the BOS for the tax credit for firefighters. It is a small way to thank them for their service. Hopefully it will also entice others to volunteer.

Mr. Twersky told everyone to enjoy their holiday.

Ms. Duckett reminded everyone that there will be a special meeting on July 11th for a cell tower presentation from Rise Up. Ms. Duckett also thanked Ambler Borough for their participation in the Juneteenth celebration, as well as all those that participated. She also reminded everyone that September 23 will be our Fall Fest and we will have a special guest in attendance.

Adjournment

Ms. Duckett made a motion at 8:13pm to adjourn the meeting, seconded by Mr. Twersky. Motion passed 3-0.

Respectfully Submitted,

Michelle Farzetta

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING
TUESDAY, JULY 11, 2023**

SUPERVISORS:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair
Janine Martin
Kathleen Hunsicker
Tessie McNeely

STAFF:

Mimi Gleason, Interim Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Administrative Assistant
Neil Stein, Esq., Solicitor
Paul Kenny, Police Chief

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:03pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

PRESENTATION

Presentation by Rise Up Towers about the proposed cell towers and locations, as well as the expected improvement in cell service

Four representatives, Mike Malloy, Nick Pollen, Scott Galloway, and Andy Peterson, from Rise Up Towers presented information regarding the proposed cell towers at both the township building and Penllyn Woods Park. The presentation included photos of the proposed locations both with and without the towers from various views in the area. Coverage maps were also shared indicating the coverage currently, with each tower and then with both towers. These maps identified the coverage for T- mobile service only. As of right now T-Mobile will be the anchor tenant for the towers, however, each tower can hold four carriers. As additional carriers join, racks of antennas are added. Rise Up will work with other carriers, such as AT&T and Verizon to bring them on. Other carriers have already said once the tower is up to contact them. Each tower will take approximately 3-6 months to go up. Although the towers could be disguised as trees or a flagpole, Rise Up recommends just putting up the tower without trying to disguise it.

If the tower in Penllyn Woods is approved, then steps would need to be taken to amend the park's conservation easement to permit the tower and the property would need to be rezoned to the MD Municipal District. Mr. Malloy is asking that Lower Gwynedd township exempt them from zoning to move the process along quicker. Mr. Twersky informed the public that the BOS is not denying that there is a cell coverage issue in parts of the township. He invited the public to share their thoughts and concerns about the towers.

Several residents who reside on Richard's Way attended the meeting and are in support of cell towers. They are asking that the process move forward as soon as possible, as they have very little coverage at all in their development or along Penllyn Pike. In an emergency lack of coverage could be a matter of life and death. Mr. Malloy stated that service antennas could be added at no cost to the towers for emergency management purposes.

July 11, 2023

Some residents from the Penllyn area in attendance had concerns regarding health issues due to radiation and electromagnetic exposure based on the proximity to the towers. Mr. Malloy explained that all FCC guidelines are followed. The antennas would be 150 feet in the air. A person would have to be within 10- 20 feet for possible exposure. Any risks would affect those working on the structures, not the residents below. However, there are a few Penllyn residents that feel the towers are needed as calls are dropped frequently, requiring them to have land lines to work from home. A few residents asked how coverage would be received in a power outage. Rise Up towers replied that backup generators would be put in during an outage to help with cell coverage. Ken Amey, 1122 Old Bethlehem Pike, resides right behind the township building and feels that the tower would be obtrusive to his house. He questioned if there might be additional locations within the township that would be a better location. Mr. Amey also commented that he does not feel that Rise Up should be exempt from zoning responsibilities. They should have to go through the same procedures as anyone else.

Phillip Shank for SBA Communications asked why the township has chosen to work with Rise Up Towers. His company owns two other towers in the township. Both Ms. Duckett and Mr. Twersky stated that other companies were asked and made proposals, but they never came back.

Jimmy Chong, 1397 Tanglewood, asked if there have ever been any complaints once the towers are installed. Mr. Malloy responded no. Mr. Chong also inquired about any studies regarding any health issues. Mr. Malloy replied that a study completed in 2012 focused on heavy cell phone users and it showed that any harmful exposure was minimal. There was no relationship to usage and brain tumors. Nothing has changed today regarding these results.

A few residents who reside near the Wissahickon schools questioned the coverage indicated on the coverage maps shared. There is a tower currently in that area and cell service is still a problem. They wanted to know who owns that tower. After some discussion it was determined that the water company owns that tower. Mr. Malloy said it could be the way the antennas are oriented that is causing the issue. He said that they would work with existing towers if we should move forward with the project.

The BOS thanked Rise Up Towers for the presentation and the residents for attending. They explained that we are in the early stages of this process. If we move forward be mindful that we cannot control what carriers sign on. The BOS also explained that no matter where a cell tower is put it will cause an issue for someone. The location needs to be based on where there is a lack of coverage in relation to township property. They encouraged everyone to share information from the meeting with others. There will be updates on the website throughout the process.

Mr. Stein explained the process involved. There is zoning to address, environmental conservation easements and reports that need to be submitted. He understands the urgency to get this moving. Mr. Pollen, President of Rise Up Towers, thanked everyone who has been working on this. He stated that there is security in working with municipalities. If we build the towers the carriers will come. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to adjourn the meeting at 9:05pm. Motion passed 5-0.

Respectfully Submitted,
Michelle Farzetta

**LOWER GWYNEDD TOWNSHIP
SUPERVISOR LIAISON REPORT OF
VOLUNTEER COMMISSION MEETING HIGHLIGHTS**

Board/Commission	Parks & Recreation Board
Members/Terms	7 residents, 5-year terms appointed by the BOS
Meeting Schedule	3 rd Tuesday of the Month, 6:00 p.m.
Supervisor Liaison(s)	Kathleen Hunsicker, Janine Martin
Staff Liaison	Sandi Feight-Hicks
Minute Taker	Harry Hellerman, Secretary

MEETING HIGHLIGHTS

Meeting Date	Tuesday, July 18, 2023
Decisions/Recommendations	
<ul style="list-style-type: none"> The Parks & Recreation Board is making a recommendation for the Board of Supervisors to approve the Master Plans as presented, taking into consideration the comments from the Board, Lower Gwynedd Little League President and members of the public. 	
Major Discussion Items	
<ul style="list-style-type: none"> Gilmore (Jim Hersh, Emily Paskewiz) presented the Draft Master Plans for Oxford, Ingersoll, Pen Ambler Park and Pen-Ambler Rd Trail Connection. The Board made comments, members of the public asked questions. Adam Taylor, LGLL President did inquire about fencing at Ingersoll for the Board to consider height for foul balls and the property fence along Penllyn Pike to be higher. Jim did make it clear that his team would be compiling the cost estimate for the improvement for the BoS to consider when prioritizing plans moving forward. Also in attendance was residents who have been advocating pickleball courts and they were pleased with the proposed courts at Pen-Ambler Park. 	
Next Meeting	No meeting in August. Tuesday September 19, 2023

NOTE: This form lists significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

Board/Commission	PLANNING COMMISSION
Members/Terms	CRAIG MELOGRANO, CHAIR - TERM EXPIRES: 12/31/2025 RICH VALIGA, VICE-CHAIR - TERM EXPIRES: 12/31/2023 MAUREEN NUNN – TERM EXPIRES: 12/31/2023 STEPHEN PACCIONE – TERM EXPIRES: 12/31/2023 RUSTY BEARDSLEY - TERM EXPIRES: 12/31/2025 JOEL MAYOR – TERM EXPIRES: 12/31/2025 DANIELLE PORRECA – TERM EXPIRES: 12/31/2026
Meeting Schedule	3 rd Wednesday of every month
Supervisor Liaison(s)	Danielle Duckett, Mike Twersky
Staff Liaison	Jamie Worman
Minute Taker	Patty Furber
MEETING HIGHLIGHTS	
Meeting Date	Wednesday, June 21, 2023
Decisions/Recommendations	
<ul style="list-style-type: none"> • <u>400 Houston Rd:</u> • The board recommends the sanitary easement be compliant with the Township ordinance; • The applicant should aggressively pursue fixing the sightline distance by removing trees on the 400-front parcel. Those trees should not count in the tree replacement waiver. • <u>Traffic Impact Fee Ordinance:</u> • The board recommends removing the Traffic Impact Fee from the SALDO and adopting a new ordinance for the new Traffic Impact Fee. 	
Major Discussion Items	
<ul style="list-style-type: none"> • 400 Houston Rd. – sightline issues were discussed involving the proposed new driveway entrance off of Spring Garden St. • Traffic Impact Fee Ordinance – was discussed and approved. 	
Next Meeting	Wednesday, July 19, 2023

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