

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, September 12, 2023, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/83555136589?pwd=RUIxc1hSTTBCEmdWQXVyeGpQNZlZQT09>

Call #: 1-646-876-9923

Meeting ID: 835 5513 6589 Passcode: 657280

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## 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 real estate, personnel and litigation.

Recognition of Leola Hubbard

**PRESENTATION:** Master plans for Ingersoll Park, Oxford Park, Pen-Ambler Park and a trail connection from Pen-Ambler Park to Penllyn train station

### 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. Consideration of a Decision and Order for a conditional use application for a lot size reduction at 400 Houston Road
2. Public hearing for a conditional use application for stormwater management facilities in the wetlands or buffer area at 727 Norristown Road (Spring House Innovation Park)
3. Presentation of a land development plan for an electric substation and parking for Building 14 of the Spring House Innovation Park at 727 Norristown Road

### GENERAL BUSINESS

1. Discussion about digital signs/plans for Veterans Park and Texaco property
2. Discussion about proposed structure for multi-municipal effort to comply with Wissahickon watershed TMDL requirements
3. Review of 2024 minimum municipal obligation for the Township's contribution to defined benefit pension plans and consideration of reduction in rate-of-return assumption
4. Award bid and authorize use of ARPA funding for paving of Pen-Ambler Park parking lot

5. Ratify approval of Memorandum of Agreement and approve Collective Bargaining Agreement with Police Collective Bargaining Unit
6. Approval of invoices
7. Approval of minutes – August 22, 2023

**SUPERVISOR LIAISON REPORTS**

Questions about Volunteer Commission Meeting Highlights

**STAFF UPDATES**

Updates from staff on municipal activities and projects;

**SUPERVISORS COMMENTS**

Comments or questions from the Board of Supervisors

**Adjournment**

**UPCOMING MEETING DATES\***

HUMAN RELATIONS COMMISSION	THURS	11/02/2023	7:00 P.M.
BOARD OF SUPERVISORS	TUES	09/26/2023	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	09/13/2023	7:00 P.M.
ZONING HEARING BOARD	THURS	09/14/2023	6:00 P.M.
PARKS AND RECREATION	MON	09/19/2023	6:00 P.M.
PLANNING COMMISSION	WED	09/20/2023	7:00 P.M.
HISTORICAL ADVISORY COMMITTEE	THURS	09/21/2023	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:** September 8, 2023  
**Re:** Park and Trail Master Plans



Gilmore Associates is presenting the draft master plans for Ingersoll Park, Oxford Park, Pen-Ambler Park, and the proposed pedestrian connection between Pen-Ambler and Penllyn train station at the September 12<sup>th</sup> Board meeting. Please share any initial questions or feedback you have at that time.

The plans were displayed at the McCormick House and Penllyn Park open houses and are on the [Township's website](#), resulting in some early comments, listed on the next 2 pages. Next week, the plans will be on display in the alcove just inside the Township Building doors until 8 pm from September 18-22, and at Fall Fest on September 23<sup>rd</sup>. An important next step is to discuss what other forums or formats that Board wishes to use to elicit more public reaction to the draft master plans, including input from the Park & Rec Board.

Implementation of the eventual final master plans will take place in phases over a number of years. To get started next year, staff will need guidance from the Board over the next couple months about which phases to prioritize in the 2024 capital budget, and therefore which grants and other funding opportunities to pursue.

Facility	Opinion of Probable Cost
Ingersoll Park	\$2,574,384
Oxford Park	\$1,932,552
Pen-Ambler Park	\$1,726,954
Penllyn Train Station Trail	\$444,418
TOTAL	\$6,678,308

## Memorandum

To: Board of Supervisors  
Mimi Gleason, Township Manager

From: Sandi Feight, Recreation Director

Date: September 8, 2023

Re: Comments Regarding the Master Plans

### **Penllyn Park Improvements Open House, Wednesday, September 6, 2023**

(Besides the improvements laid out for Penllyn Park in the 2022 parks strategic plan, the draft master plans were on display. Comments about the master plans and Penllyn Park follow.)

Skate Park (Doylestown has one as example)

Dedicated scooter trail / area where young kids can learn to ride scooters or other similar toys or practice to get better, where it is safe.

Baby Swings / Inclusive Swings

Splash Pad

For Penllyn Park: A compost toilet the porta potty is smelly and in the sun. WE use the park often and think it's great.

Is an event space truly necessary with Ambler Yards 500' away?

In walking through trails adjacent to this building (community building) I noted painted "arrows" on the ground. I am curious as to whether the foot path is getting fresh gravel or pavement.

As a resident of Township Line Road I am concerned about runoff and flooding. I am hoping there could be a study done similar to the Brookside and Francis Ave study. We need a culvert or some other type of barrier to prevent flooding.

\*Staff Note: Regarding the arrows, Gwynedd Mercy Academy High School is undergoing renovations and reached out to use Penllyn Woods for Cross Country Meets. The arrows are on the ground indicating the course. There are 3 home meets planned.

### **Facebook Comments**

I am concerned about this proposed project in Pen-Ambler Park. While it may provide more parking options it will not prevent nor dissuade people from continuing to park on the road near the train station. Basically, all this work is detrimental to the park with low added value. The plausibility of having food trucks or other events at the park seems off target. There are numerous local events at spaces already used so why sacrifice a park for parking spaces and hypothetical food truck events? A crosswalk and dedicated side walk on Pen-Ambler Road would be beneficial but certainly not parking.

I would like to maintain the current intent of the park and not as an alternative parking site.

Chopping up Pen-Ambler Park for septa parking? Ughh.

Kids play and deer roam the park. People speed down the road too, how many accidents will happen with that change

I live across the street at Georgetown and welcome the sidewalks but allowing parking in the grass will both ruin it and increase traffic woes

Can't wait to see what's being done with the current ripped up lot at the park

### **Emails**

I have a 9 year old son who is keenly interested in knowing the anticipated timing of the construction of the Gaga pit that was included in the proposed Master Plan for Oxford Park (assuming the board approves the Master Plan at the next meeting)? Is there any insight into potential timing that you might be able to share? (Unfortunately we can't attend the meet on the 12th to ask questions in person).

I have to say that I drove down Penn Ambler Rd after we met. It seems to my uneducated eye that the proposed trail extension on Penn Ambler Rd. would require the removal of at least 8 mature trees between the upper cross walk and Stafford. And it would obliterate the current privacy. So, not enthusiastic. This has caught Georgetown by surprise.



**Legend**

- Parcels
- Index Contour
- Contour
- Stream
- Buildings
- Impervious Surfaces
- 100-Year Floodplain
- Soil Boundaries
- Existing Trails
- Constraints

**Opportunities**

**Data Sources**

- Aerial - PEMA, 2018
- Parcels & Roads - Montgomery County Planning Commission, 2022
- Impervious Surfaces - DVRPC, 2015
- Floodplain - FEMA, 2016
- LIDAR Topography - PaMAP, 2008
- Soils - NCRS-USGS, 2019

# INGERSOLL PARK - MASTER PLAN

## OPINION OF PROBABLE COST

PROJECT: 2210108-Ingersoll Park

PREPARED BY: EJP/TPL

LOCATION: 409 Old Penllyn Pike Penllyn, Pa 19422

DESCRIPTION: Lower Gwynedd Township Park Master Planning



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/2023

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	TOTAL COST
<b>A Field Improvements</b>					
1	Fencing (Removal and Replacement)	1,485	LF	\$125	\$ 185,625
2	Backstop	1	EA	\$30,000	\$ 30,000
3	Protective Netting	2	LS	\$45,000	\$ 90,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 305,625
Contingency (15%)					\$ 45,844
<b>SUBTOTAL</b>					<b>\$ 351,469</b>
<b>B Field Lighting</b>					
1	Lighting	2	LS	\$150,000.00	\$ 300,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 300,000
Contingency (15%)					\$ 45,000
<b>SUBTOTAL</b>					<b>\$ 345,000</b>
<b>C Picnic Grove</b>					
2	Picnic tables	6	EA	\$1,500	\$ 9,000
3	Trees	10	EA	\$500	\$ 5,000
4	Paving/Paths	85	SY	\$75	\$ 6,375
<u>CONSTRUCTION SUBTOTAL</u>					\$ 9,000
Contingency (15%)					\$ 1,350.00
<b>SUBTOTAL</b>					<b>\$ 10,350</b>
<b>D Concession/Restroom/Press Box Building</b>					
1	Concession/Restroom/Press box Building	1	LS	\$500,000	\$ 500,000
2	Water, Sewer, and Electrical	1	LS	\$150,000	\$ 150,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 650,000
Contingency (15%)					\$ 97,500
<b>SUBTOTAL</b>					<b>\$ 747,500</b>
<b>E Parking Areas (A)</b>					
1	Expanded Parking Lot Area	117	SY	\$100	\$ 11,700
2	Angled Parking	330	SY	\$120	\$ 39,600
3	Connecting Path for Angled Parking	103	SY	\$75	\$ 7,725
<u>CONSTRUCTION SUBTOTAL</u>					\$ 51,300
Contingency (15%)					\$ 7,695
<b>SUBTOTAL</b>					<b>\$ 58,995</b>

## OPINION OF PROBABLE COST

PROJECT: 2210108-Ingersoll Park

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LOCATION: 409 Old Penllyn Pike Penllyn, Pa 19422

DESCRIPTION: Lower Gwynedd Township Park Master Planning



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/2023

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>F</b>	<b>Memorial Entry Plaza</b>				
1	Benches	2	LS	\$1,000	\$ 2,000
2	Educational Signage	1	LS	\$1,500	\$ 1,500
3	Paving	85	SY	\$75	\$ 6,375
4	Memorial Plaque	1	LS	\$1,000	\$ 1,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 10,875</b>
Contingency (15%)					\$ 1,631
<b>SUBTOTAL</b>					<b>\$ 12,506</b>
<b>G</b>	<b>Tot Lot</b>				
1	Playground Equipment	1	LS	\$150,000	\$ 150,000
2	Poured-in-Place Safety Surfacing	1920	SF	\$50	\$ 96,000
3	Fencing	163	LF	\$90	\$ 14,670
4	Benches	2	EA	\$1,000	\$ 2,000
5	Connecting Paths	3	SY	\$75	\$ 225
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 262,895</b>
Contingency (15%)					\$ 39,434
<b>SUBTOTAL</b>					<b>\$ 302,329</b>
<b>H</b>	<b>Rain Garden</b>				
1	Grading	1	LS	\$2,000.00	\$ 2,000
2	Seeding & Planting	1	LS	\$8,000.00	\$ 8,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 10,000</b>
Contingency (15%)					\$ 1,500
<b>SUBTOTAL</b>					<b>\$ 11,500</b>
<b>I</b>	<b>Batting Cage Pavilion</b>				
1	Pavilion	1	LS	\$100,000	\$ 100,000
2	Batting Cage Equipment & Netting	5	LS	\$2,000	\$ 10,000
3	Concrete Pad	520	SY	\$75	\$ 39,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 149,000</b>
Contingency (15%)					\$ 22,350
<b>SUBTOTAL</b>					<b>\$ 171,350</b>



## OPINION OF PROBABLE COST

PROJECT: 2210108-Ingersoll Park

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LOCATION: 409 Old Penllyn Pike Penllyn, Pa 19422

DESCRIPTION: Lower Gwynedd Township Park Master Planning



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/2023

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>J</b>	<b>Field Entry Area</b>				
1	Paved Area Between Fields	1095	SY	\$50	\$ 54,750
2	Lawn Seating Picnic Area	460	SY	\$40	\$ 18,400
3	Path to Existing Trail along Old Penllyn Pike	70	SY	\$75	\$ 5,250
4	Bollards along Parking Lot	9	EA	\$2,500	\$ 22,500
5	Bullpen	1	LS	\$10,000	\$ 10,000
6	Replace Fencing Along Penllyn Fence	615	LF	\$100	\$ 61,500
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 172,400</u>
Contingency (15%)					\$ 25,860
<b>SUBTOTAL</b>					<b>\$ 198,260</b>
<b>K</b>	<b>Stormwater Improvements</b>				
1	Underground Basin	1	LS	\$150,000	\$ 150,000
2	Piping	900	LF	\$75	\$ 67,500
3	Curb and Curb Cuts along Old Penllyn Pike	1	LS	\$100,000	\$ 100,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 317,500</u>
Contingency (15%)					\$ 47,625
<b>SUBTOTAL</b>					<b>\$ 365,125</b>
<b>TOTAL COST</b>					<b>\$ 2,574,384</b>

**NOTE: All costs are in 2023 dollars and are for budgetary purposes only.**



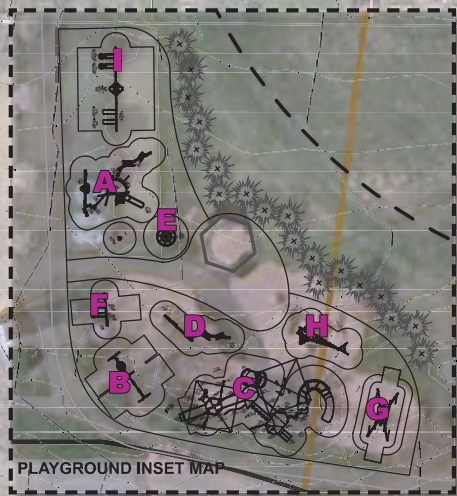
**A**  
Play Equipment for 2-5 Year-Olds  
Landscape Structures - Cosmopolitan



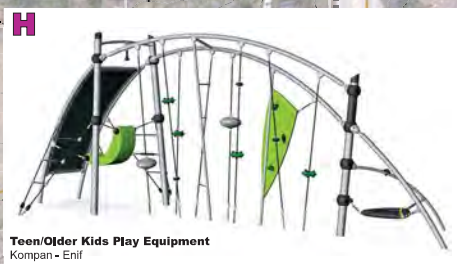
**B**  
Swing Set with Group Swing  
Kompan - Swing, 3 Seat, 1 Shell Seat



**I**  
Large Swings  
Landscape Structures - Friendship Swing with Additional Bays



PLAYGROUND INSET MAP



**H**  
Teen/Older Kids Play Equipment  
Kompan - Enif



**G**  
Older Kids - Group Log Swing  
Kompan - Cocowave Pendulum Swing

**C** 5-12-Year-Olds Inclusive Play Equipment  
Landscape Structures - Playbooster Play Structure

**E** Inclusive Merry-Go-Round  
Landscape Structures - We Go Round,

**F** Inclusive Swing  
Landscape Structures - Forma Swing

**D** All Ages Inclusive Sensory Wall & Dens  
Landscape Structures - Fox Den Hangouts and Focal Sensory Wall



## OPINION OF PROBABLE COST

PROJECT: 2210108-Oxford Park

PREPARED BY: EJP/TPL

LOCATION: Oxford Park, North Wales, PA, 19454

DESCRIPTION: Lower Gwynedd Township Park Master Planning



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/23

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>A Playground Redesign</b>					
1	Playground equipment	1	LS	\$ 683,175	\$ 683,175
2	Poured-in-Place Safety Surfacing	13218	SF	\$50	\$ 660,900
3	Concrete Curb Edging	750	LF	\$100	\$ 75,000
4	Concrete Paving (Gathering Area)	234	SY	\$75	\$ 17,550
5	Benches	5	EA	\$1,000	\$ 5,000
6	Picnic Tables	4	EA	\$1,500	\$ 6,000
7	Fencing	750	LF	\$80	\$ 60,000
8	Evergreen Trees	19	EA	\$350	\$ 6,650
9	Soil Amendments	45	CY	\$100	\$ 4,500
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 1,518,775</b>
Contingency (15%)					\$ 227,816
<b>SUBTOTAL</b>					<b>\$ 1,746,591</b>
<b>B GaGa Ball Pit</b>					
1	GaGa Ball Pit (General Recreation)	1	LS	\$5,000	\$ 5,000
2	Asphalt Paving and Connecting Path	54	SY	\$75	\$ 4,050
3	Benches	2	EA	\$1,000	\$ 2,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 16,530</b>
Contingency (15%)					\$ 2,480
<b>SUBTOTAL</b>					<b>\$ 19,010</b>
<b>C Pavilion</b>					
1	Pavilion	1	LS	\$100,000	\$ 100,000
2	Concrete Pad	98	SY	\$75	\$ 7,350
3	Connecting Path	3	SY	\$75	\$ 225
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 107,575</b>
Contingency (15%)					\$ 16,136
<b>SUBTOTAL</b>					<b>\$ 123,711</b>
<b>D Plantings</b>					
1	Reforestation Planting Area	1	LS	\$15,000	\$ 15,000
2	Pollinator Garden	1	LS	\$5,000	\$ 5,000
3	Vegetated Swale Planting Area	1	LS	\$6,500	\$ 6,500
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 20,000</b>
Contingency (15%)					\$ 3,000
<b>SUBTOTAL</b>					<b>\$ 23,000</b>

## OPINION OF PROBABLE COST

PROJECT: 2210108-Oxford Park

PREPARED BY: EJP/TPL

LOCATION: Oxford Park, North Wales, PA, 19454

DESCRIPTION: Lower Gwynedd Township Park Master Planning

DATE: 09/01/23



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>E</b>	<b>Environmental Education Area</b>				
1	Benches	2	EA	\$1,000	\$ 2,000
2	Signage	2	EA	\$1,500	\$ 3,000
3	Paving	72	SY	\$75	\$ 5,400
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 10,400</u>
Contingency (15%)					\$ 1,560
<b>SUBTOTAL</b>					<b>\$ 11,960</b>
<b>F</b>	<b>Trail</b>				
1	Trail Connection to Cambridge Drive	80	SY	\$90	\$ 7,200
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 7,200</u>
Contingency (15%)					\$ 1,080
<b>SUBTOTAL</b>					<b>\$ 8,280</b>
<b>TOTAL COST</b>					<b>\$ 1,932,552</b>

**NOTE: All costs are in 2023 dollars and are for budgetary purposes only.**

- Legend**
- Parcels
  - Index Contour
  - Contour
  - Stream
  - Buildings
  - Impervious Surfaces
  - 100-Year Floodplain
  - Soil Boundaries
- Municipal Boundaries
- Data Sources**
- Aerial - PEMA, 2018
  - Parcels & Roads - Montgomery County Planning Commission, 2022
  - Impervious Surfaces - DVRPC, 2015
  - Floodplain - FEMA, 2016
  - LIDAR Topography - PaMAP, 2008
  - Soils - NCRS-USGS, 2019



Space for 112 Carnival-Style Parking Spaces on Existing Lawn Area



Establish Rain/Pollinator Garden in Existing Depressed Area



Restrooms (2 Unisex)



Pickleball Courts (4)



Potential Nature-Play Area



Replace and Expand Playground Area  
Sample Playground Equipment:  
2-5 Year Old Area, 5-12 Year Old Area,  
and Swings from Landscape Structures  
Heritage PIP 7 Playground.

Collaborate with EAC to Develop/Install a Woodland Garden



Paved Gathering/Entry Area with Solar-Charging Picnic Tables



# PEN-AMBLER PARK - MASTER PLAN

## OPINION OF PROBABLE COST

PROJECT: 2210108 LGT Park Master Plans

PREPARED BY: EJP/TPL

LOCATION: 351 Mathers Road Ambler, PA 19422



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Pen-Ambler Park

DATE: 09/01/23

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	TOTAL COST
<b>A Baseball Field Improvements</b>					
1	Batting Cage	1	LS	\$15,000	\$ 15,000
2	Box for Infield Mix and Field Dragging	1	LS	\$5,000	\$ 5,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 20,000
Contingency (15%)					\$ 3,000
<b>SUBTOTAL</b>					<b>\$ 23,000</b>
<b>B Planting Areas</b>					
1	Rain/Pollinator Garden	1	LS	\$7,000	\$ 7,000
2	Raised Planter in Place of Fountain/with shrubs and perennials	1	LS	\$4,000	\$ 4,000
3	Woodland Garden	1	LS	\$20,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 31,000
Contingency (15%)					\$ 4,650
<b>SUBTOTAL</b>					<b>\$ 35,650</b>
<b>C Playground Redesign</b>					
1	Playground Equipment	1	LS	\$300,000.00	\$ 300,000.00
2	Poured-in-Place Safety Surfacing	6545	SF	\$50	\$ 327,250.00
3	Concrete Curb Edging	320	LF	\$100	\$ 32,000.00
4	Fencing	320	LF	\$80	\$ 25,600.00
5	Connecting Paths	110	SY	\$75	\$ 8,250.00
6	Paved Gathering Area	300	SY	\$75	\$ 22,500.00
7	Solar Charging Picnic Tables	4	EA	\$3,000	\$ 12,000.00
8	Nature Play Features	2	EA	\$5,000	\$ 10,000.00
<u>CONSTRUCTION SUBTOTAL</u>					\$ 737,600
Contingency (15%)					\$ 110,640
<b>SUBTOTAL</b>					<b>\$ 848,240</b>
<b>D Trails</b>					
1	Trail Connection to Ambler Yards	124	SY	\$75	\$ 9,300
2	Crosswalk	1	LS	\$4,000	\$ 4,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 13,300
Contingency (15%)					\$ 1,995
<b>SUBTOTAL</b>					<b>\$ 15,295</b>
<b>E Pickleball Courts</b>					
1	Pickleball Court Construction	1	LS	\$300,000	\$ 300,000
2	Connecting Paths	45	SY	\$75	\$ 3,375
3	Benches	4	EA	\$1,000	\$ 4,000
<u>CONSTRUCTION SUBTOTAL</u>					\$ 307,375
Contingency (15%)					\$ 46,106
<b>SUBTOTAL</b>					<b>\$ 353,481</b>

## OPINION OF PROBABLE COST

PROJECT: 2210108 LGT Park Master Plans

PREPARED BY: EJP/TPL

LOCATION: 351 Mathers Road Ambler, PA 19422



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Pen-Ambler Park









DATE: 09/01/23

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>F Pavilion</b>					
1	Pavilion	1	EA	\$150,000	\$ 150,000
2	Concrete Pad	161	SY	\$75	\$ 12,075
3	Connecting Path	9	SY	\$75	\$ 675
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 162,750</u>
Contingency (15%)					\$ 16,275
<b>SUBTOTAL</b>					<b>\$ 179,025</b>
<b>G Restroom</b>					
1	Restroom Building	1	LS	\$150,000	\$ 150,000
2	Water/Sewer Connection	1	LS	\$50,000	\$ 50,000
3	Connection Path	10	SY	\$75	\$ 750
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 200,750</u>
Contingency (15%)					\$ 30,113
<b>SUBTOTAL</b>					<b>\$ 230,863</b>
<b>H Pergola</b>					
1	Pergola	1	EA	\$36,000	\$ 36,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 36,000</u>
Contingency (15%)					\$ 5,400
<b>SUBTOTAL</b>					<b>\$ 41,400</b>
<b>TOTAL COST</b>					<b>\$ 1,726,954</b>

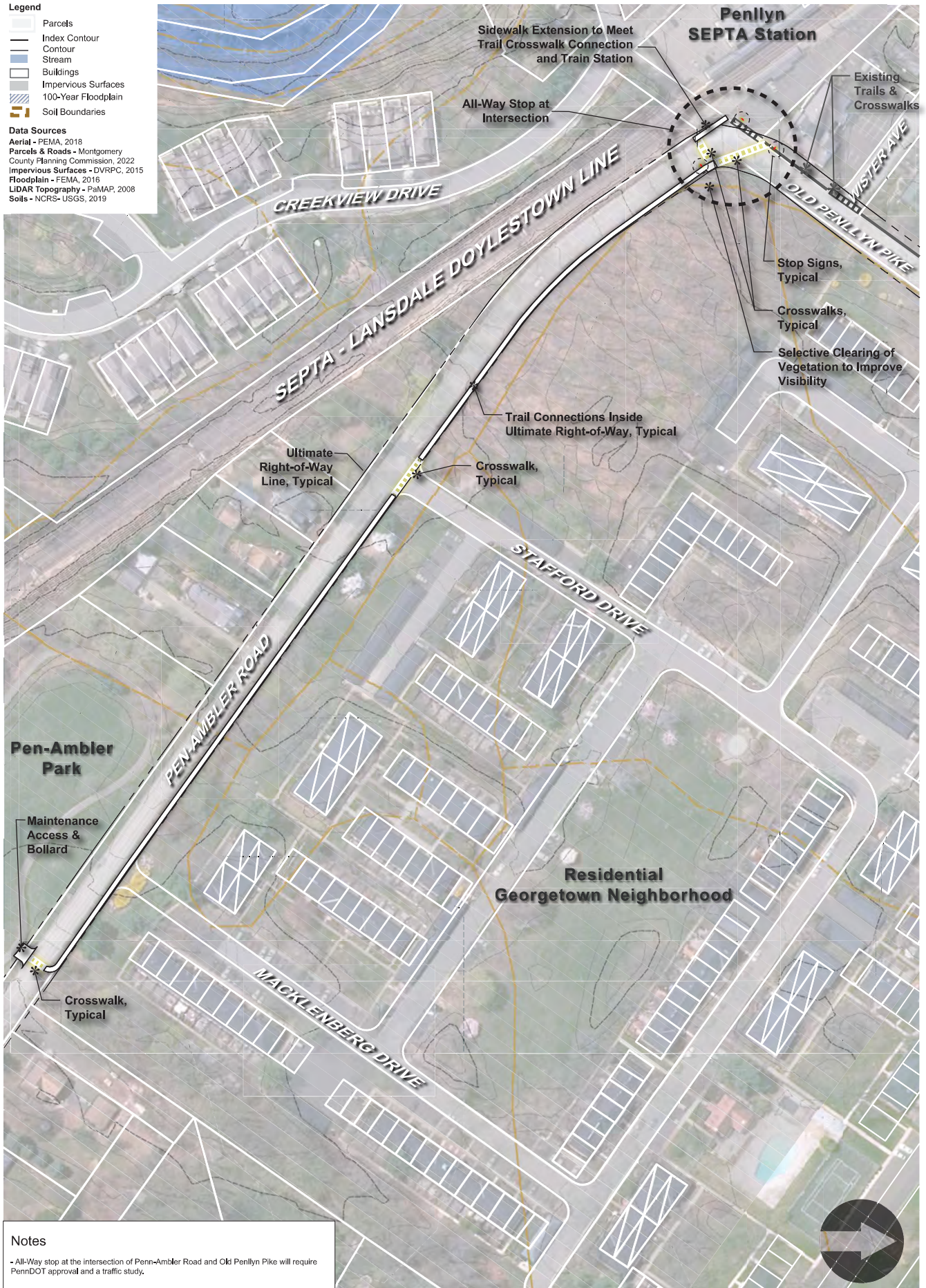
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**Legend**

-  Parcels
-  Index Contour
-  Contour
-  Stream
-  Buildings
-  Impervious Surfaces
-  100-Year Floodplain
-  Soil Boundaries

**Data Sources**

Aerial - FEMA, 2018  
 Parcels & Roads - Montgomery County Planning Commission, 2022  
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 Floodplain - FEMA, 2016  
 LIDAR Topography - PaMAP, 2008  
 Soils - NCRS-USGS, 2019



**Notes**

- All-Way stop at the intersection of Penn-Ambler Road and Old Penllyn Pike will require PennDOT approval and a traffic study.



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning

PREPARED BY: EJP/TPL

LOCATION: Pen-Ambler Road, Penllyn PA 19422



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Penllyn Station Trail

DATE: 9/1/23

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A	<b>Trail and Intersection Improvements</b>				
1	Crosswalk	4	EA	\$6,000	\$ 24,000
2	Stop Sign	3	EA	\$2,000	\$ 6,000
3	ADA Ramp with Detectable Warnings	6	EA	\$5,000	\$ 30,000
4	6' Wide Asphalt Trail	825	SY	\$80	\$ 66,000
5	6' Wide Concrete Sidewalk Connection	26	SY	\$75	\$ 1,950
6	Asphalt Maintenance Access Drive (To Ex. Trail)	40	SY	\$100	\$ 4,000
7	Bollards	3	EA	\$1,500	\$ 4,500
8	Rectangular Rapid-flashing Beacon	1	LS	\$175,000	\$ 175,000
9	Grading and Site Preparation	1	LS	\$75,000	\$ 75,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 386,450</b>
Contingency (15%)					\$ 57,968
<b>TOTAL COST</b>					<b>\$ 444,418</b>

**NOTE: All costs are in 2023 dollars and are for budgetary purposes only.**



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, September 08, 2023  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** [400 Houston Road Conditional Use Application \(#23-01CU\)](#)

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

A conditional use hearing was held on July 25<sup>th</sup>, 2023, in which Thayne & Callie Gould requested 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. A decision and order will be before the BOS at their regular meeting on September 12, 2023. ***This order has been circulated without comment and the recommended action is that the BOS approve the decision and order granting approval with conditions for the 400 Houston Road Conditional Use Application (#23-01CU).***

BEFORE THE BOARD OF SUPERVISORS  
OF LOWER GWYNEDD TOWNSHIP, PENNSYLVANIA

IN THE MATTER OF THE CONDITIONAL USE APPLICATION  
OF CALLIE GOULD AND THAYNE GOULD (#23-01CU)

DECISION AND ORDER OF THE LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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1. On or about May 3, 2023 Callie Gould and Thayne Gould (the “**Applicants**”) filed a conditional use application with the Township (“**Application**”), for the property known as 400 Houston Road (the “**Property**”). (Exhibits T-1 and A-1). Mary Thompson is the legal owner of the Property. (Exhibit T-1).

2. The Property consists of two parcels. Parcel #39-00-01957-00-2 contains a five (5)-unit apartment building (the “**Apartment Building**”), with a small parking lot and shared access drive from Houston Road. (the “**Apartment Lot**”). Parcel #39-00-01957-01-1 is a flag lot in the rear of the Property (the “**Flag Lot**”) and contains a single-family dwelling with an attached garage (the “**Existing Dwelling**”). The Flag Lot utilizes a shared access driveway from Houston Road but is also accessed by a gravel driveway from N. Spring Garden Street (Exhibits T-1, T-3, and T-6; and Exhibit A-1).

3. The Property is located in the C-Residential District (the “**A District**”). The Applicants intend to subdivide (the “**Proposed Subdivision**”) the Apartment Lot, to create a new lot (the “**New Lot**”) with a proposed single-family dwelling (the “**Proposed Dwelling**”) with access from N. Spring Garden Street. In addition, the Applicants propose to realign the property lines of the Flag Lot.<sup>1</sup> (Exhibits T-1, T-3, and T-6; and Exhibit A-1).

4. The Proposed Subdivision will create three (3) individual lots, known as Parcels A, B and C. The Applicants’ conditional use plan (the “**CU Plan**”) depicts the conceptual location of the New Home and driveway, but additional improvements have not been depicted. (Exhibit A-3).

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<sup>1</sup> The Applicants have not yet applied for subdivision approval.

5. Pursuant to Section 1296.06(d) of the Lower Gwynedd Township Zoning Code (the “Code”), 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 zoning nonconformities. (See, Lower Gwynedd Township Zoning Code, §1296.06(d)).

6. Pursuant to legal notice, a public hearing was held on July 25, 2023 (the “Hearing”), at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Springhouse, Pennsylvania. (Exhibits T-4 and T-5).

7. The Hearing was attended by a quorum of the Board of Supervisors (the “Board”), consisting of Danielle A. Duckett, Chairperson, Michael K. Twersky, Esquire, Vice Chair, Janine D. Martin, and Dr. Tessie McNelly. Supervisor Kathleen Hunsicker was not present, but has read the Hearing transcript, reviewed the exhibits and video of the Hearing, and will participate in the decision.

8. The Hearing was also attended by Township Manager Mimi Gleason, Assistant to the Township Manager Jamie Worman, Township Engineer James Hersh, P.E., Township Transportation Engineer, Chad Dixon, P.E. and Township Solicitor Neil Andrew Stein, Esquire.

9. The Applicant was represented by Annie L. Neamand, Esquire, of Hamburg, Rubin. (Exhibit T-1; and NT. pp. 6).

12. No third party requested party status or offered testimony in support or opposition to the Application.<sup>2</sup> (NT. pp 4).

13. The following exhibits were admitted:

Exhibit T-1: Application dated May 3, 2023, and accompanying cover letter from the applicant's counsel.

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<sup>2</sup> Mrs. Gould testified that she had notified adjoining neighbors of the Application, and no one voiced an objection. Further, Applicants’ Exhibit A-1 contained a petition signed by several Township residents, in support of the Application. The Board afforded the Petition appropriate evidentiary weight.

- Exhibit T-2: Topographical survey plan prepared by Charles E. Shoemaker, Inc., dated January 25, 2023, revised May 2, 2023.
- Exhibit T-3: Conditional use plan prepared by Charles E. Shoemaker dated May 2, 2023.
- Exhibit T-4: Conditional use notice of hearing.
- Exhibit T-5: Proofs of publication evidencing publication in the Reporter on July 10 and July 17, 2023.
- Exhibit T-6: Township engineer's review letter dated June 15, 2023, by Gilmore and Associates.
- Exhibit T-7: Township transportation consultant's review letter DATED June 15, 2023, by McMahan, a Bowman Company.
- Exhibit T-8: Minutes of the June 21, 2023 meeting of the Lower Gwynedd Township Planning Commission, which recommended approval subject to certain enumerated conditions.
- Exhibit A-1 Applicants' Exhibit Book.

(NT. pp. 4-5).

14. The Applicants presented Caroline Thompson Gould and Gary Tilford as witnesses.
15. The Applicant's counsel presented the following history of the Property:
  - Bruce Thompson and Mary Thompson purchased the Property in 1971. Mrs. Thompson is the current owner.
  - The Thompsons subdivided the Property in 1999 into two lots - a flag lot containing Mr. and Mrs. Thompson's home (the "**Flag Lot**"), and a lot (the "**Apartment Lot**") containing a circa 1920 three-story building (the "**Apartment Building**"), which been used as a five-unit apartment building since approximately 1950.
  - The Thompsons and the Applicants intend to further subdivide the Apartment Lot Property to create a third lot, upon which Mr. and Mrs. Gould will build a house and live next to Mr. and Mrs Thompson to help them age in place.<sup>3</sup>

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<sup>3</sup> No subdivision application has yet been submitted to the Township.

- The Apartment Building is a validly existing non-conforming use. As such, the Apartment Lot cannot be reduced in size or further subdivided without the grant of a conditional use by the Board, pursuant to Section 1296.06(d) of the Zoning Code.

**(NT. pp. 6-7).**

16. Mrs. Gould testified that she and her husband moved back to the area, and wish to build a home on the Property, to be close to Mrs. Gould's parents, the Thompsons. Mr. Thompson has cancer, and Mrs. Gould intends to be the primary caregiver. **(NT. pp. 8-9).**

17. Gary Tilford was offered and accepted by the Board as an expert witness in surveying. Mr. Tilford has been employed for 40 years as a surveyor, by Charles E. Shoemaker, Incorporated. Mr. Tilford holds a Bachelor of Science degree in civil engineering from Drexel University. Mr. Tilford is a professional land surveyor in the Commonwealth of Pennsylvania and has been accepted as an expert witness by municipal bodies and courts. The Board accepted Mr. Tilford as an expert in land surveying. **(NT. pp. 10).**

18. Mr. Tilford testified as follows:

- The Property is located in the C-Residential zoning district, which requires a minimum lot size of 10,000 square feet.
- Surrounding the property to the east, north and west are similar, single-family residences. To the south is Ambler Yards, a commercial use.
- The Apartment Lot is currently 1.5 acres, with frontage on North Spring Garden Street and Houston Road, with the address of 400 Houston Road.
- The Apartment Lot contains the Apartment Building, and parking spaces.
- Lot coverage consists of 14 percent, being structures, parking, and driveways, 49 percent consists of lawn, and 37 percent is in woodlands
- A drainage channel runs through the east side of the Property, which includes a FEMA flood plain. The construction of the home will not disturb the woodlands or floodplain.
- The street frontages do not have curb or sidewalk.
- The Flag Lot and the Apartment Lot share an access drive from Houston Road, which ends where the seven parking spaces are located.
- The Flag Lot is connected to Spring Garden Street by a gravel driveway. The gravel driveway passes over an existing sanitary sewer easement.
- The Applicants propose a new driveway connection to Spring Garden Street, in the same general area as the existing gravel driveway.

- The Applicants' conditional use plan depicts a reconfiguration of the Apartment Lot, which is currently 67,618 square feet. The proposed subdivision would reduce the size of the Apartment Lot (Parcel A on the Plan) to 25,672 square feet. The new lot to be created (for the new home) (Parcel C on the Plan) would consist of 32,380 square feet.
- The Applicant further proposes to enlarge the Flag Lot, to reduce existing nonconformities in lot size, building coverage, impervious coverage, and setbacks. The lot size would be increased from 9,184 square feet to 9,639 square feet.
- The building coverage for the Apartment Lot (Parcel A on the Plan) would increase from 4.6 percent to 12 percent, where 5 is the maximum permitted.
- The rear lot, because that lot is getting larger, the building coverage would decrease from 24.2 percent to 11.8 percent.
- Impervious cover on the Apartment Lot (Parcel A on the Plan) would increase from 14.1 percent to 25 percent, while impervious cover on Parcel C would decrease from 81 percent to 41.6 percent.
- Therefore, as required by the Zoning Code, no additional nonconformities are being created.
- The construction of one (1) additional single-family home would not adversely affect public services.
- Stormwater management will be addressed during the subdivision process and will conform to Township requirements.
- The future home will be served by public water and sewer.
- The requested relief will not alter the essential character of the neighborhood and will not substantially impair the use of the adjacent properties.
- Access to Spring Garden Street will require a permit from the Pennsylvania Department of Transportation.

**(NT. pp. 11-17).**

### **Township Planning Commission Review**

On June 21, 2023 the Planning Commission voted to recommend approval of the Application, subject to the following conditions:

- That the sanitary easement be compliant with Township ordinances; and
- 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.

**(Exhibit T-8)**

**Township Engineer Review**

The Township Engineer reviewed the Application and made six (6) comments, which included the following:

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.

**(Exhibit T-6).**

**Township Transportation Engineer Review**

The Township Transportation Engineer reviewed the Application and made seven (7) comments, which included the following:

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.
3. The existing driveway along Houston Road is approximately 10 feet wide. The applicant should consider widening the driveway which serves multiple dwelling units.
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.

**(Exhibit T-7).**



## DISCUSSION AND CONCLUSIONS OF LAW

1. A conditional use is a special exception "which falls within the jurisdiction of the municipal body rather than the zoning hearing board." Williams Holding Grp., LLC v. Board of Supervisors of W. Hanover Twp., 101 A.3d 1202, 1212 (Pa. Cmwlth. 2014) (discussing Section 603(c) of the Pennsylvania Municipalities Planning Code (MPC), Act of July 31, 1968, PL. 805, as amended, 53 P.S. 510603(c)).

2. A municipal body may grant a conditional use pursuant to its police powers to regulate land use. Id.; Clinton County Solid Waste Authority v. Wayne Township, 643 A.2d 1162, 1168 (Pa. Cmwlth. 1994).

3. The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not per se adverse to the public interest. Hovnanian Pennsylvania Acquisitions, LLC v. Newtown Township Board of Supervisors, 954 A.2d 718, 725 (Pa. Cmwlth. 2008); Susquehanna Township Board of Commissioners v. Hardee's Food Systems, Inc., 430 A.2d 367, 369 (Pa. Cmwlth. 1981).

4. If the applicant satisfies this initial burden, the burden shifts to any objectors to rebut this presumption by establishing that the use will have an unforeseen detrimental impact on the surrounding community. Joseph v. North Whitehall Township Board of Supervisors, 16 A.3d 1209, 1215 (Pa. Cmwlth. 2011); Sheetz v. Phoenixville Borough Council, 804 A.2d 113, 115 (Pa. Cmwlth. 2002).

5. With regard to conditional uses generally, Section 1298.07 of the Zoning Code provides:

- (a) The Board of Supervisors may grant approval of a listed conditional use for any district, provided that the standards and criteria set forth in this section are complied with by the applicant for the conditional use. The burden of proving compliance with such standards and criteria shall be on the applicant.
- (b) The applicant shall establish, by credible evidence, that the use or other subject of consideration for approval complies with the declaration of legislative intent of this Zoning Code and with any declaration of legislative intent that may apply specifically to the district for which approval is sought.

- (c) The applicant shall establish, by credible evidence, compliance with conditions of the use enumerated in that section which gives the applicant the right to seek a conditional use.
- (d) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval does not adversely affect neighboring land uses in any way and, further, that the proposed use or other subject of consideration for approval does not impose upon its neighbors in any way but rather blends in with them in a harmonious manner.
- (e) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval will be properly serviced by all existing public service systems. The peak traffic generated by the subject of the approval must be accommodated for in a safe and efficient manner, or improvements made in order to effect the same. Similar responsibility must be assumed with respect to other public service systems, including police protection, fire protection, utilities, parks and recreation.
- (f) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval will be properly designed with regard to internal circulation, parking, buffering and all other elements of proper design.
- (g) The applicant shall provide the Board of Supervisors with sufficient plans, studies or other data to demonstrate that compliance with the permitted uses or with such other regulations as may be the subject of consideration for a conditional use approval is reasonable and appropriate for the instance at hand.
- (h) The Board shall impose such conditions as are necessary to ensure compliance with the purpose and intent of this Zoning Code, which conditions may include planting and buffers, harmonious design of buildings and the elimination of noxious, offensive or hazardous elements.
- (i) Unless otherwise specified in the decision of the Board of Supervisors, a conditional use shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of the order of the Board granting such conditional use. In those instances where land development/subdivision approval is a necessary prerequisite prior to obtaining a building permit, the conditional use shall expire if the applicant fails to make a diligent effort to obtain such approval within six months following the date of approval.

Upon receipt of land development approval, the conditional use shall expire if a building permit is not obtained within six months of the date of the land development approval.

6. In consideration of the Applicants' testimony and exhibits presented at the Hearing, the Applicants demonstrated compliance with the general conditional use criteria as contained in Code Section 1298.07, subject to conditions set forth herein.

7. The Board finds that the testimony and evidence presented at the Hearing establishes that that the requested conditional use (as conditioned in the following Order) will not adversely affect the public health, safety, and welfare of the community.

***ORDER OF THE BOARD FOLLOWS ON THE FOLLOWING PAGE***

## ORDER

**AND NOW**, this 12<sup>th</sup> day of September, 2023, upon the application of **CALLIE GOULD AND THAYNE GOULD** for conditional use approval as set forth in the Application, a conditional use is hereby unanimously **APPROVED**, subject to the following conditions:

1. Nothing in this Decision of the Board of Supervisors shall be construed as either an express or implied waiver of any provision of any applicable ordinance of Lower Gwynedd Township. The Applicants are not granted any form of subdivision or land development approval. Any construction shall be permitted only if the Applicants fully comply with all applicable zoning and subdivision and land development regulations of the Township (subject to any subdivision waivers that may be granted by the Board of Supervisors in accordance with applicable law, if any), as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over development on the Property.

2. To the extent that the Applicants seek subdivision approval and/or a building permit, any such approval will require the Applicants to demonstrate compliance with the Township's Stormwater Management Ordinance, to the satisfaction of the Township and the Township Engineer.

3. All use and development of the Property shall be consistent with the testimony and exhibits submitted to the Board of Supervisors at the Hearing.

4. The Applicants shall remove existing vegetation at or near the intersection of Houston Road and N. Spring Garden Street, as the Township Engineer and Township Transportation Engineer determine to be necessary or appropriate for safe sight distance and visibility.

5. The Applicants shall sign and record a sight triangle easement, by designation on the subdivision plan and by a separate recorded declaration subject to Township approval (the “**Easement**”). The Easement shall run with the land and shall include covenants that (i) the Applicants keep the easement area free of vegetation and structures, and (ii) should the Applicants fail to do so, the Township will have the right to perform such maintenance and to lien the Property for the costs and expenses, including professional fees.

6. The driveway to the New Lot shall not serve any other lot in the Property.

7. All existing improvements are to be removed from the existing sanitary sewer easement, or the Township must approve relocation of the easement. In either event, if requested by the Township, the Applicants shall enter into the Township’s standard form of sanitary sewer easement.

8. The Applicants must obtain a permit from the Pennsylvania Department of Transportation for all driveways accessing a state road.

9. The existing driveway along Houston Road shall be widened to such width as the Township’s Transportation Engineer deems appropriate.

10. The reduction in lot size shall be in lieu of any expansion right of the nonconforming use (if any) which would have been permitted by the Zoning Code or Pennsylvania common law.

***SIGNATURES APPEAR ON THE FOLLOWING PAGE***

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**MIMI GLEASON, TOWNSHIP MANAGER**

By: \_\_\_\_\_  
**DANIELLE A. DUCKETT, CHAIRPERSON**

By: \_\_\_\_\_  
**MICHAEL K. TWERSKY, ESQUIRE, VICE CHAIR**

By: \_\_\_\_\_  
**KATHLEEN HUNSICKER, ESQUIRE**

By: \_\_\_\_\_  
**JANINE D. MARTIN, ESQUIRE**

By: \_\_\_\_\_  
**TESSIE MCNEELY, PHD**

The foregoing Order and Conditions have been received by and agreed to by the Applicants,  
this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Callie Gould

\_\_\_\_\_  
Thayne Gould



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, September 08, 2023  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** [727 Norristown Road \(SHIP\) #23-06CU](#)  
[727 Norristown Road \(SHIP\) #23-04LD](#)

*Jamie Worman*

Beacon Capital LLC filed a land development application for their property located at 727 Norristown Road, better known as Spring House Innovation Park (SHIP). The applicant proposes to construct an additional parking lot at Building #14 and a 1,942 sq. ft. electrical substation building along with associated improvements including a retaining wall, sidewalks, landscaping, and a subsurface stormwater management system. During the land development reviews it was noted that the proposed stormwater management facilities encroach on existing wetlands, which is only permitted by conditional use. Therefore, the applicant filed a conditional use application to request permission to locate a stormwater management pipe within the 25-foot wetland buffer. The applicant addressed this comment and requested consideration for conditional use by the Planning Commission (PC) at their meeting on August 16<sup>th</sup>, 2023. The PC recommended both the land development application and the conditional use request for approval by the BOS.

The conditional use application has been circulated and reviewed by the appropriate entities. Since the conditional use plan and the land development plan are one in the same, the Township consultants did not issue a separate review letter. Their comments pertaining to the conditional use item are included in the land development review letters and they have no additional comments. In addition to a conditional use hearing, the applicant's representative will also be presenting the land development plan to the BOS at the September 12<sup>th</sup>, 2023, regular meeting. ***The next step, in relation to the land development application, is for the BOS to authorize the Township Solicitor to prepare an approval resolution, if so inclined. Plans are linked here- [727 Norristown Rd. CU & Land Development Plans.](#)***

**LEGAL ADVERTISEMENT**  
**CONDITIONAL USE HEARING NOTICE**

Notice is hereby given that the Lower Gwynedd Township Board of Supervisors, on Tuesday, September 12, 2023 at 7:00 p.m., will hold a public hearing to consider the conditional use application (“**Application**”) of 727 Norristown Road LP (“**Applicant**”), for the property known as the Spring House Innovation Park, located at 727 Norristown Road, Parcel #39-00-02959-00-8, consisting of +/- 127.5 acres, located within the D-1 Zoning District.

The Applicant is requesting conditional use approval pursuant to Section 1298.17(c) of the Lower Gwynedd Township Zoning Ordinance, to permit the grading of land and the installation of stormwater facilities within a portion of the wetlands buffer area located on the subject property. The Board of Supervisors will consider testimony and evidence from the Applicant and interested parties at the hearing. Copies of the conditional use 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](mailto: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/83555136589?pwd=RUIxc1hSTTBCEmdWQXVyeGpQNzJZQT09> ; or by calling 1 646 876 9923 and entering the meeting ID number 657280 when prompted.

At the hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, or appeal from the determination of the Board of Supervisors. Party status is not required to provide comment only, and an opportunity to comment will be provided at the conclusion of the hearing. Those who wish to be granted party status or submit comments are encouraged, but not required, to email Township Solicitor, Neil Andrew Stein, Esquire, [nstein@kaplaw.com](mailto:nstein@kaplaw.com), in advance of the hearing, with your name, address, e-mail address, and telephone number.

Neil Andrew Stein, Esquire  
Township Solicitor



PHILADELPHIA GROUP

**AFFIDAVIT OF PUBLICATION**  
390 Eagleview Boulevard • Exton, PA 19341

**LOWER GWYNEDD TOWNSHIP**  
**1130 N BETHLEHEM PIKE**  
**PO BOX 625**  
**SPRING HOUSE, PA 19477**  
**Attention:**

**STATE OF PENNSYLVANIA,**

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**LEGAL ADVERTISEMENT  
CONDITIONAL USE  
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Neil Andrew Stein, Esquire  
Township Solicitor  
LAN: Aug. 29, Sept. 5, a-1

**LOWER GWYNEDD TOWNSHIP**

**Published in the following edition(s):**

The Reporter, The Reporter Digital  
08/29/23, 09/05/23

Commonwealth of Pennsylvania - Notary Seal  
MAUREEN SCHAWD, Notary Public  
Montgomery County  
My Commission Expires March 31, 2025  
Commission Number 1248132

Sworn to the subscribed before me this 9/5/23.

Maureen Schawd  
Notary Public, State of Pennsylvania  
Acting in County of Montgomery

**Advertisement Information**

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Annie L. Neamand  
Zachary R. Morano  
Franqui-Ann Raffaele  
J. Braun Taylor

August 17, 2023

**Via Federal Express and  
Email – [zoningofficer@lowergwynedd.org](mailto:zoningofficer@lowergwynedd.org)**

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

**Re: Conditional Use Application  
Applicant: 727 Norristown Road LP  
Parcel No./Property: 39-00-02959-00-8/Norristown Road**

Dear Jamie:

As you know, this office represents 727 Norristown Road LP. Enclosed please find the following documents regarding the Conditional Use Application for the above-referenced property:

1. An original and 20 copies of the Conditional Use Application;
2. 20 copies of the Conditional Use Plan dated June 28, 2023, prepared by Bohler Engineering, Inc., consisting of 3 sheets *(to be delivered under separate cover)*;
3. Application fee in the amount of \$2,500.00.

It is our understanding that an escrow account has already been established for this applicant with the Township. If that is not the case, please advise us immediately.

Please be sure to notify me of any and all scheduled meetings and hearing dates/times. **We would like to appear before the Supervisors for this hearing and the review of the Land Development application at the same time please, as soon as possible of course.**

**OF COUNSEL:**  
Jonathan A. Samel, LL.M.  
John C. Rafferty, Jr.

**LANSDALE**  
1684 S. Broad Street  
Suite 230  
Post Office Box 1479  
Lansdale, PA 19446-5442  
Phone 215.661.0400  
Fax 215.661.0315

**HARRISBURG**  
Phone 717.943.1790  
Fax 717.943.1792

Lower Gwynedd Township Board of Supervisors  
c/o Steve Ware, Zoning Officer  
Page 2  
August 17, 2023

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:   
CHRISTEN G. PIONZIO

CGP/dcbk  
Enclosures

CC: Jason Rascoe, Beacon Capital (w/Application only) – via email  
Jill Hyde, Esquire, Beacon Capital (w/Application only) – via email  
Dan Fuchs, Cushman Wakefield (w/Application only) – via email  
Bill Rearden, PE, Bohler Eng. (w/Application only) – via email



**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](http://www.lowergwynedd.org)

**Conditional Use Appeal to Board of Supervisors**

1. Date: 8/17/2023
  
2. Classification of Appeal (check all that apply):  
 Request for a Conditional Use  
 Other (specify): \_\_\_\_\_
  
3. Applicant:  
Name: 727 Norristown Rd LP  
Mailing Address: 3 Village Road, Unit 200  
Horsham, PA 19044  
Phone Number: 703-576-7688 (Jason Rascoe)  
Email Address: jrascoe@beaconcapital.com  
State owner of legal title, if other than Applicant: Owner
  
4. Applicant's Attorney:  
Name: Christen G. Pionzio, Esquire  
Mailing Address: 1684 S. Broad Street, Suite 230  
P.O. Box 1479, Lansdale, PA 19446  
Phone Number: 215-661-0400  
Email Address: cpionzio@hrmml.com
  
5. Property:  
Location: 727 Norristown Road, Parcel No. 39-00-02959-00-8  
Present Zoning Classification: D-1  
Area: 127.5 ac.  
Frontage: Norristown Rd. +/- 2,720 LF; McKean Rd. +/- 2,920 LF  
Depth: \_\_\_\_\_  
Description of the current use and the existing improvements on the property: Spring House Innovation Park

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

With the development of a parking lot addition for Bldg. 14 and new substation, the stormwater management of same necessitates the placement of a stormwater pipe and end wall in the wetlands buffer.

6. Legal grounds for appeal:

The structures are permitted in the wetland buffer by Conditional Use because no reasonable engineering alternative exists.

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

1298.17(c)

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

Yes     No    If yes, date and specifics: Previous applications have been filed by previous owners, none of which are pertinent to this application. There is a pending land development application associated with this request.

x

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?

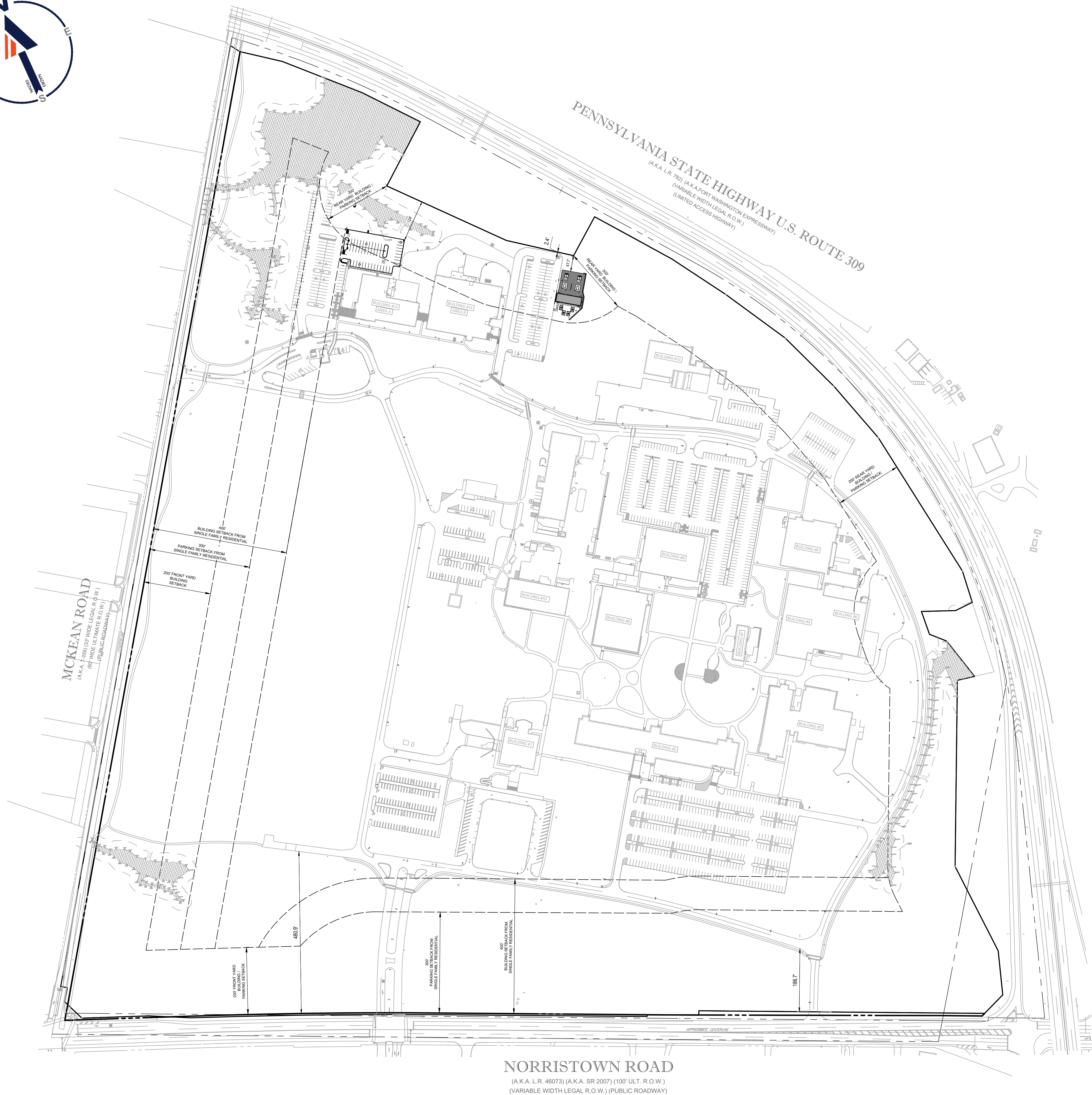
Yes     No

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

Yes     No

Land Development application has been filed and is pending.

  
\_\_\_\_\_  
Signature of Applicant's Attorney



**NORRISTOWN ROAD**  
 (A.K.A. L.R. 46073) (A.K.A. SR 2007) (100' ULT. R.O.W.)  
 (VARIABLE WIDTH LEGAL R.O.W.) (PUBLIC ROADWAY)

ZONING TABLE				
ZONE: HC - HIGHWAY COMMERCIAL USE: AUTOMOBILE FILLING STATION, RETAIL SALE OF GOODS AND SERVICES APN #39-00-02959-003				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	727 NORRISTOWN RD, LP 200 STATE STREET, 5TH FLOOR BOSTON, MA 02109			
PROPERTY OWNER:	727 NORRISTOWN RD, LP 200 STATE STREET, 5TH FLOOR BOSTON, MA 02109			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. GROSS LOT AREA	§ 1282.04(a)	25 ACRES	127.50 ACRES	127.50 ACRES
NET BUILDABLE SITE AREA	---	---	120.97 ACRES	120.97 ACRES
MIN. LOT WIDTH	§ 1282.04(b)	1,000'	2,683'	2,683'
MIN. YARD SETBACKS				
FRONT YARD	§ 1282.05(a)	200'	480.9'	480.9'
SIDE YARD	§ 1282.05(a)	200'	N/A	N/A
REAR YARD	§ 1282.05(a)	200'	2.4'	2.4'
YARD ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICT	§ 1282.05(b)	400'	186.7'	186.7'
MAX. BUILDING COVERAGE	§ 1282.06(a)	20%	6.08% (7,362 AC.)	6.12% (7,407 AC.)
MAX. GROSS BUILDING FLOOR AREA COVERAGE	§ 1282.06(b)	40%	11.73% (14.19 AC.)	11.76% (14.23 AC.)
MAX. IMPERVIOUS COVERAGE	§ 1282.06(c)	40%	26.13% (31.61 AC.)	26.60% (32.18 AC.)
MAX. BUILDING HEIGHT	§ 1282.07	60', MAX OF 3 STORIES	< 60'	< 60'
MIN. PARKING SETBACKS				
FRONT, SIDE, REAR	§ 1282.08(b)	200'	2.4'	2.4'
ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICT	§ 1282.08(b)	300'	186.7'	186.7'
				EXISTING NON CONFORMITY

**PARKING REQUIREMENTS**

1224.01 REQUIRED OFF-STREET PARKING

- (10) OFFICE BUILDING: ONE SPACE FOR EVERY 250 SQUARE FEET OF OFFICE RENTAL SPACE, EXCLUDING HALLS AND LAVATORIES IN COMMON USAGE, SHIFTS, ELEVATORS, STAIRS AND UTILITY ROOMS.
- (12) LABORATORY OR INDUSTRIAL ESTABLISHMENT: ONE PARKING SPACE FOR EVERY EMPLOYEE ON THE TWO LARGEST SHIFTS, BUT NOT LESS THAN ONE PARKING SPACE FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA AND
- (13) OTHER COMMERCIAL BUILDINGS: ONE PARKING SPACE FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA OR FRACTION THEREOF, EXCEPT WHEN OTHERWISE AUTHORIZED AS A SPECIAL EXCEPTION CONSISTENT WITH THE REQUIREMENTS OF THIS SECTION FOR COMPARABLE ESTABLISHMENTS.

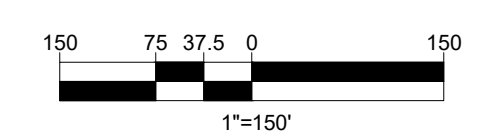
219,467 SF TOTAL OFFICE OCCUPANT AREA / 1000'4 = 878 SPACES  
 238,919 SF TOTAL LAB OCCUPANT AREA / 1000'1 = 239 SPACES  
 1,117 TOTAL SPACES REQUIRED

EXISTING  
 1,324 SPACES

PROPOSED  
 1,361 TOTAL SPACES PROVIDED (47 NEW - 10 TBR = 37 NET INCREASE)

LEGEND	
PROPOSED	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FENCE	
SIDEWALK	

LEGEND	
EXISTING	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
EXISTING WETLANDS	



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REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: PAA230019.03  
 DRAWN BY: MCM  
 CHECKED BY: WRR  
 DATE: 6/28/2023  
 CAD ID: PAA230019.03-LDVP-0A

PROJECT:  
**CONDITIONAL USE PLANS**  
 FOR  
**727 NORRISTOWN RD, LP**  
 BUILDING 14 & ELECTRIC SUBSTATION IMPROVEMENT PLANS  
 727 NORRISTOWN RD  
 LOWER GWYNEDD TOWNSHIP  
 LOWER GWYNEDD, PA 19002  
 MONTGOMERY COUNTY

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

**W.R. REARDEN**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE073245  
 NEW JERSEY LICENSE NO. 24GE04694500

SHEET TITLE:  
**OVERALL SITE PLAN**

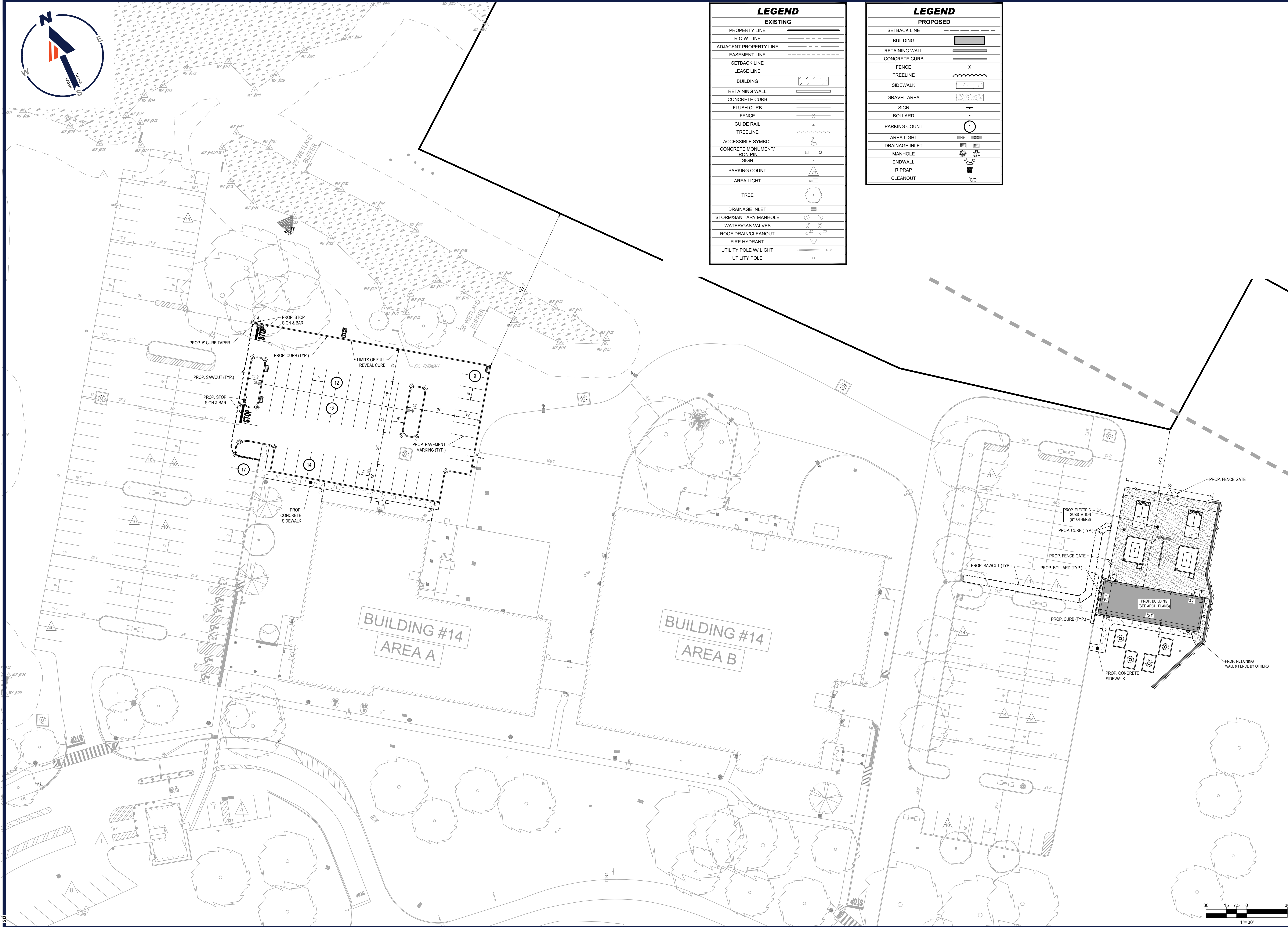
SHEET NUMBER:  
**C-301**  
 1 OF 3  
 ORG. DATE - 6/28/2023

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LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Double Line]
FLUSH CURB	[Dashed Line]
FENCE	[Line with X's]
GUIDE RAIL	[Line with Dashes]
TREELINE	[Wavy Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CONCRETE MONUMENT/ IRON PIN	[Square with X]
SIGN	[Triangle with X]
PARKING COUNT	[Triangle with 1]
AREA LIGHT	[Square with X]
TREE	[Circle with X]
DRAINAGE INLET	[Circle with T]
STORM/SANITARY MANHOLE	[Circle with M]
WATER/GAS VALVES	[Circle with V]
ROOF DRAIN/CLEANOUT	[Circle with R]
FIRE HYDRANT	[Circle with H]
UTILITY POLE W/ LIGHT	[Circle with P]
UTILITY POLE	[Circle with P]

LEGEND	
PROPOSED	
SETBACK LINE	---
BUILDING	[Solid Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Double Line]
FENCE	[Line with X's]
TREELINE	[Wavy Line]
SIDEWALK	[Dashed Line]
GRAVEL AREA	[Dotted Area]
SIGN	[Triangle with X]
BOLLARD	[Circle with X]
PARKING COUNT	[Triangle with 1]
AREA LIGHT	[Square with X]
DRAINAGE INLET	[Circle with T]
MANHOLE	[Circle with M]
ENDWALL	[Line with T]
RIPRAP	[Stippled Area]
CLEANOUT	[Circle with C]



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**W.R. REARDEN**  
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 PENNSYLVANIA LICENSE No. PE073243  
 NEW JERSEY LICENSE No. 24GE04694500

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-302**  
 2 OF 3  
 ORG. DATE - 6/28/2023

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**LEGEND**  
**EXISTING**

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Dashed Line]
FLUSH CURB	[Dotted Line]
FENCE	[Cross-hatched Line]
GUIDE RAIL	[Dashed Line]
TREELINE	[Wavy Line]
CONCRETE MONUMENT/ IRON PIN	[Square with 'X']
SIGN	[Circle with 'X']
AREA LIGHT	[Circle]
TREE	[Circle with 'X']
DRAINAGE INLET	[Circle with 'D']
STORM/SANITARY MANHOLE	[Circle with 'M']
WATER/GAS VALVES	[Circle with 'V']
ROOF DRAIN/CLEANOUT	[Circle with 'R']
FIRE HYDRANT	[Circle with 'H']
UTILITY POLE W/ LIGHT	[Circle with 'P']
UTILITY POLE	[Circle]
EXISTING CONTOUR	[Dashed Line]
EXISTING CONTOUR	[Dotted Line]

**LEGEND**  
**PROPOSED**

SETBACK LINE	[Solid Line]
BUILDING	[Solid Box]
RETAINING WALL	[Solid Line]
CONCRETE CURB	[Solid Line]
FENCE	[Cross-hatched Line]
TREELINE	[Wavy Line]
SIDEWALK	[Dashed Line]
GRAVEL AREA	[Dotted Area]
SIGN	[Circle with 'X']
BOLLARD	[Circle with 'X']
AREA LIGHT	[Circle]
DRAINAGE INLET	[Circle with 'D']
MANHOLE	[Circle with 'M']
ENDWALL	[Circle with 'E']
RIPRAP	[Circle with 'R']
CLEANOUT	[Circle with 'C']
SPOT ELEVATION	[Circle with 'E']

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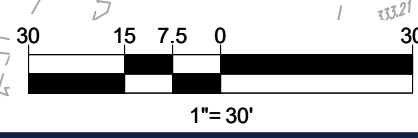
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NEW JERSEY LICENSE NO. 24GE04694500

SHEET TITLE:  
**GRADING PLAN**  
SHEET NUMBER:  
**C-401**  
3 OF 3  
ORG. DATE - 6/28/2023

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August 11, 2023

File No. 22-06013-01

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

Reference: Spring House Innovation Park – Building 14 & Substation  
TMP #39-00-02959-00-8, Block 19, Unit 0  
Preliminary/Final Land Development Plans

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final land development 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. Preliminary/Final Land Development Plans, consisting of sheets 1 through 20 of 20, dated June 28, 2023 as prepared by Bohler Engineering. for Spring House Innovation Park located at 727 Norristown Road.
- B. Stormwater Management Calculations, dated June 28, 2023, as prepared by Bohler Engineering, for Building 14 Parking and Electric Substation at Spring House Innovation Park.
- C. Tree Replacement Exhibit, consisting of sheets 1 of 1, dated June 28, 2023 as prepared by Bohler Engineering for Spring House Innovation Park.

II. Project Description

The subject property TMP #39-00-02959-00-8, located at 727 Norristown Road is situated in the Lower Gwynedd Township HC-Highway District. The subject property is accessed from McKean Road and Norristown Road (SR 2007). The tract consists of 127.5 acres and currently contains fourteen office and industrial buildings.

The plans propose to construct an additional parking lot for Building 14 and a 1,942 square foot electrical substation building. Additional improvements include the relocation of utilities, proposed grading and retaining wall installation, sidewalks, and proposed landscaping throughout the development. The plans propose a reduction of impervious surface area from the removal of Building 12, but an underground stormwater management system is proposed to reduce the peak rate runoff.

III. Review Comments

A. Zoning Ordinance

We offer the following comments in respect to the Lower Gwynedd Township Zoning Ordinance.

- 1. §1298.17 – We note that the plans show existing wetlands in the area adjacent to the proposed Endwall EW01. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or buffer area shall only be permitted by conditional. We recommend the plans be revised to relocate endwall EW01 and the associated piping outside of the 25 foot wetland buffer.

B. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The following waiver requests shall be noted on the Record Plan, Sheet 1:

1. §1230.17 – A waiver to allow concurrent Preliminary & Final application and approval of the project.
2. §1230.37(c), 1230.45(a) & 1230.61 – A waiver from providing curb, sidewalk and Ultimate Right-of-Way dedication along McKean Road and Norristown Road. **We note that this section also requires pedestrian trails in all land developments in locations determined by the Board of Supervisors. We recommend the applicant discuss the feasibility of any connections to existing trail systems in the Township.**
3. §1230.41(g) – A waiver to permit less than required 10% of parking lot area to be devoted to landscaping. **We note that that the plans proposed to provide 8.5% of the parking area devoted to landscaping. In addition, this section of the ordinance also requires that a landscape island be installed after every ten (10) vehicle spaces. The plans currently propose twelve (12) and fourteen (14) spaces in between landscaped islands. The applicant shall clarify the waiver request letter to include this waiver or the plans shall be revised to propose a maximum of ten (10) spaces between islands.**
4. §1230.46(e)(20) – A waiver from requiring concrete tire bumpers, curbs or tire stops to prevent vehicle overhang on the sidewalk area and protection of the planting strip.
5. §1230.49 – A waiver to permit less than required buffer yard.
6. §1230.58 – A waiver from providing streetlights along McKean Road and Norristown Road.
7. §1230.69(a) – A waiver to permit less than required tree protection area.
8. §1241.405(c) – A waiver from requiring Erosion & Sediment Control plans be approved by the Montgomery County Conservation District. **We note that the Conservation District does not require adequacy letter from projects with less than 1 acre of disturbance. As such, we believe that the waiver request is not necessary and should be removed from the plans.**
9. §1241.408 – A waiver from requiring structural stormwater management volume being provided. **We note that the applicant has demolished Building 12 as part of a previous application. As such, the total net reduction of impervious surface area is 13,504 square feet.**

C. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.19 – The following general information shall be provided or revised on the plans:
  - a. A breakdown of the proposed impervious surfaces shall be added to the plans to verify the reduction noted in the stormwater management report.
  - b. The requested waivers shall be added to the plans.
  - c. The FEMA FIRM for the site should be referenced in Site Specific Notes on Sheet C-102.

- d. The owner, tax parcel numbers, and zoning information to the adjacent properties are not shown. The plan should be revised to include the neighboring properties.
3. §1230.33 – We note that the plans propose 0.99 acres of disturbance, which is under the DEP NPDES permit threshold of 1 acre. In the event that additional disturbance is necessary, the Applicant will be required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. Additionally, we offer the following comments related to the erosion and sediment control plan:
  - a. The plans shall be revised to show silt fence on the downslope side of the grading for the electrical substation.
  - b. The plans shall be revised to show silt fence downstream of endwall EW-01 prior to the wetlands area.
4. §1230.33(d)(1) – The retaining wall on the Grading Plan, Sheet C-401, indicates that the proposed wall is seven (7) feet in height; therefore, the Applicant shall provide shop drawings and design calculations, signed and sealed by a registered engineer in the Commonwealth of Pennsylvania for the proposed retaining wall.
5. §1230.37(i) – Paving details should be revised to reflect Lower Gwynedd Township guidelines. Detail P-17 on Sheet C-901 should be updated to reflect a wearing course with 0.3-3.0 million ESALs and a base course that is 25 mm.
6. §1230.40 – We defer the review of the Traffic Impact Study to the Township Traffic Engineer.
7. §1230.41 – The following comments are related to all Landscaping and Lighting requirements. Additional comments may follow upon resubmission.
  - a. §1230.43(b)(5) – The heights of the proposed plantings shall be added to the Plant Schedule on Sheet 17 to ensure that the minimum height requirements are met.
  - b. In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native. We recommend that the planting plan be revised to denote species which are native, so that compliance with this Ordinance can be demonstrated.
  - c. We note that several large trees were removed as part of the previously installed electrical conduit in the area of the Evans Road entrance. The Applicant will be required to revise the plans to add the proposed locations of the previously removed trees to the landscape plans.
8. §1230.45(b) – A 4-foot-wide planting strip shall be provided between curb lines and sidewalks. A waiver would be required to allow the continuous 6-foot-wide curb and sidewalk proposed along the new parking areas.
9. §1230.46(e)(4) – At least one canopy or flowering tree shall be planted in each planting island. The plans shall be revised to provide the required trees within the parking lot islands.
10. §1236.12(a)&(b) – In accordance with this section of the ordinance, the Applicant is required to pay a Recreation Impact Fee for non-residential developments. The required fee is to be calculated as \$500 per 1000 square feet being constructed. As such, the fee is calculated to be \$972.75.
11. We defer to the Township Traffic Engineer to calculate the impact fee in accordance with the Township's Act 209 Study, if applicable.

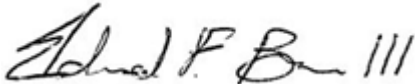
B. Stormwater Management Ordinance

We offer the following comments with respect to the Lower Gwynedd Township Stormwater Management Ordinance (SWMO):

1. §1241.301(b)(2)V – The note required by this section shall be added to the Record Plans.
2. §1241.301(b)(2)W – The Owner Certification on the Cover Sheet, Sheet C-101, shall be revised to contain the language required by this section.
3. §1241.401 – The Applicant shall address the following general plan issues regarding the stormwater management design:
  - a. The Gutter and Node report shall be revised to be consistent with the profiles of Inlet 3 in regards to the grade elevations.
  - b. The Applicant shall evaluate the condition of the existing pipes and inlets that the proposed system will tie into, including the existing outlet structure of the basin and the inlet and pipe that the drainage system from the electrical substation will tie into.
  - c. The yard drain and roof drain connections from the electrical substation building should be included in the Profile plan, Sheet C-801, to ensure adequate stormwater calculations.
4. §1241.401 – The dewatering calculations shall be provided to demonstrate the storage facilities completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the 100-year design storm.
5. §1241.411 – We note various inconsistencies between the Curve Number Calculations and the areas show on the plans. The areas shall be verified, and the plans/report shall be revised accordingly.
6. §1241.704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.
7. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We note that the proposed basin has a maximum storage volume of 4,814 cubic feet. As such, the Applicant will be required to pay a Stormwater Management Facility fee of \$2,407.00.

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.

EB/sl

cc:

Jamie Worman, Assistant Township Manager  
Neil A Stein, Esq., Township Solicitor  
Patty Sexton-Furber, Building Codes Administrator  
Chad Dixon, AICP, PP, McMahon Associates, Inc.  
Al Comly, Township Fire Marshal  
William Jager, P.E., Bohler Engineer  
William Reardon, P.E., Bohler Engineering  
Thomas Figaniak, P.E., Gilmore & Associates, Inc.  
James Hersh, P.E., Gilmore & Associates, Inc.



August 11, 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 – Preliminary/Final Land Development Plans**  
Springhouse Innovation Park (SHIP) Building 14  
Lower Gwynedd Township, Montgomery County, PA  
Project No. 313628-01-001

Dear Mimi,

Per the Township's request, McMahon, a Bowman company (McMahon) has completed our initial traffic review for the proposed development to be located on the SHIP campus in Lower Gwynedd Township, Montgomery County, PA. The proposed development will consist of constructing a 1,942 square-foot electrical substation for Building 14 and parking lot modifications. Access to the SHIP campus will continue to be provided via the existing driveways along Norristown Road (S.R. 2052) and McKean Road.

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Springhouse Innovation Park Building 14 & Electric Substation, prepared by Bohler Engineering, dated June 28, 2023.
- Waiver Request Letter – Springhouse Innovation Park Building 14 & Electric Substation, prepared by Bohler Engineering, dated June 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 is requesting a waiver from the following ordinance requirements:
  - Section 1230.37(c) – requiring a 100-foot ultimate right-of-way along the Norristown Road (S.R. 2052) site frontage and a 60-foot ultimate right-of-way along the McKean Road site frontage.
  - Section 1230.45(a) – requiring sidewalk along the Norristown Road (S.R. 2052) and McKean Road site frontages.
  - Section 1230.61 – requiring curbing along the Norristown Road (S.R. 2052) and McKean Road site frontages.
  - Sections 1230.46(e)(20) – requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on sidewalk area and provide protection of planting strips.
2. Turning templates should be provided with future plan submissions demonstrating the ability of the largest anticipated vehicle (i.e., trash truck, delivery truck, etc.) expected to routinely access the site to maneuver through the modified parking area adjacent to Building 14.

3. The Township Fire Marshal should review the plans for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
4. All existing signs should be clearly labeled on the plans.
5. A "Stop" sign and stop bar should be shown on the plans at the following locations:
  - On the northern and southern ends of the western drive aisle in the parking area on the eastern side of Building 14 – Area B.
  - On the westbound approach of the southernmost drive in the parking area on the western side of Building 14 – Area A at its intersection with the westernmost drive aisle in this parking area.
  - On the northbound approach of the westernmost drive in the parking area on the western side of Building 14 – Area A at its intersection with the northernmost drive aisle leading to/from the parking area to the north of Building 14 – Area A.
  - On the eastbound approach of the northernmost drive aisle leading to/from the parking area to the north of Building 14 – Area A at its intersection with the drive immediately to the west of Building 14 – Area A.
6. A pedestrian connection should be shown on the plans between Building 14 – Area B and the parking lot to the east of Building 14 – Area B. Appropriate signage, in addition to ADA ramps and crosswalks, should be provided where this pedestrian connection crosses drive aisles. In addition, "Pedestrian Crossing" signs should be shown on the plans on both sides of this pedestrian crossing.
7. An ADA ramp should be shown on the plans on the northern end of the sidewalk immediately to the west of Building 14 – Area A where it meets the drive aisle to the north of Building 14 – Area A.
8. Review of the on-site ADA ramps has not been completed by our office, but these ramps must be designed by the applicant's engineers to comply with Federal/PennDOT design standards for ADA facilities.
9. The proposed development may be subject to the Transportation Impact Fee. The applicant must provide information on if additional building space is expected to be constructed with the proposed site modifications that will result in additional employees on-site. Upon receipt of this information, our office will determine if a transportation impact fee will be required for the proposed site modifications.
10. 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 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  
William Rearden, P.E., Bohler Engineering

P:\LOWERGW1\313628-01-001 SHIP Building 14\Submissions\SHIP-Building 14 Parking Lot & Substation #2304LD\Review\2023-08-11 Review Letter #1\_SHIP Building 14.docx

**From:** [alcomlyjr8@gmail.com](mailto:alcomlyjr8@gmail.com)  
**To:** [Patty furber](#)  
**Cc:** [Jamie Worman](#)  
**Subject:** Building 14 and Substation Land Development  
**Date:** Thursday, August 10, 2023 2:20:21 PM

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I have looked at the plans on Sharepoint for the above project dated 6/28/2023. The scope appears to be limited to a parking lot extension on the north side of Building 14 and a new substation to be located southeast of Building 14. On those particular items of scope, I have no comments.

I do, however look at the remaining portion of the site plan which has been “grayed out” to focus on the two above noted areas. When doing that there are some questions:

- 1 The Utility Plan C-501 does not appear to show any fire hydrants. I know there are several hydrants within the area shown on the drawing, but do not see them.
- 2 Hydrant location would also be important in the location of the fire department connection.
- 3 There was previously a driveway that connected the driveway to the Building 14 loading dock and the parking lot close to McKean Road. I see that is no longer on the plan—simply an observation. It is not necessary for the fire access to Building 14.

Was this part of a previous Land Development and they are simply amending that approval with the new scope, or something different?

Al Comly



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR  
JAMILA H. WINDER, VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)  
SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

July 27, 2023

Ms. Jamie Worman, Assistant Township Manager  
Lower Gwynedd Township  
1130 North Bethlehem Pike  
Post Office Box 625  
Spring House, Pennsylvania 19477

Re: MCPC # 23-0129-001  
Plan Name: Building 14 Electric Substation - Springhouse Innovation Park  
(Approximately 1 acre on a property comprising approximately 129.68 acres)  
Situate: Norristown Road (cross street: McKean Road)  
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 29, 2023. We forward this letter as a report of our review.

## BACKGROUND

The Applicant, 727 Norristown Rd, LP, is proposing to construct a 1,942 square-foot electric substation building and an expansion to the existing parking lot for Building 14 of the Spring House Innovation Park (SHIP) campus. The proposed parking lot would include 47 parking spaces, for a net total of 37 parking spaces and associated stormwater management. The site, located in the northern portion of the SHIP campus, contains existing buildings and a parking lot, and is located in the D-1 Special Use Zoning District.

## COMPREHENSIVE PLAN COMPLIANCE

This proposed plan is generally consistent with goals and objectives established in the county's comprehensive plan, *Montco 2040: A Shared Vision*. The Future Land Use Map categorizes the subject property as situated within a "Business Area". A business area is defined as concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. Additionally, secondary uses might include small-scale retail and service businesses, higher-density residential, day care centers, and institutional uses.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### PARKING LOT LANDSCAPING

The proposed parking lot expansion would include two parking lot islands (as per SALDO § 1230.41(g)). Parking lot islands serve two purposes: 1) to control traffic flow and manage vehicular circulation, and 2) to provide space to plant a shade tree. The site plan proposes to position light poles in the middle of both landscape islands, which would prevent shade trees from being planted in the islands. While shrubs are proposed to be planted, the low landscaping will do nothing to mitigate the heat island effect.

Based on the lighting plan (sheet no. C-701), there appears to be sufficient lighting around the parking lot. Therefore, we recommend that the lighting poles be placed towards the ends of the landscape island in order to create the necessary room for a large shade tree.

We recommend that the township consider the environmental and health impacts of fewer shade trees in paved parking areas and the aesthetic benefits that more shade trees can provide. Shade trees help to mitigate the heat island effect and create a more comfortable environment. To provide sufficient shade, larger shade trees should be strategically spaced throughout the parking lot since they can provide two to six times more shade than small trees.

## CONCLUSION


We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for sustainable development practices in the D-1 Special Use District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (23-0129-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read "Claire Warner". The signature is fluid and cursive, with the first name "Claire" being more prominent than the last name "Warner".

Claire Warner, Senior Community Planner  
[claire.warner@montgomerycountypa.gov](mailto:claire.warner@montgomerycountypa.gov) – 610-278-3755

c: 727 Norristown Rd, LP, Applicant – [sbyars@beaconcapital.com](mailto:sbyars@beaconcapital.com)  
Bohler Engineering, Applicant's Engineer - [WREARDEN@BOHLERENG.COM](mailto:WREARDEN@BOHLERENG.COM)  
Steve Ware, Township Zoning Officer  
Craig Melograno, Chairman, Planning Commission  
Mimi Gleason, Interim Township Manager  
Chad Dixson, Township Traffic Engineer  
Neil Stein, Esq., Township Solicitor

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

**ATTACHMENTS A & B**



Building 14 Electric Substation  
Springhouse Innovation Park  
MCPC#230129001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Department  
PO Box 311, Norristown PA 19380-0311  
(610) 278-3733 (610) 278-3941  
www.montcopa.org/planning  
Aerial photography provided by Naerman

0 100 200 400 Feet

N

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of August 16, 2023**

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

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

**Absent:** Stephen Paccione, Danielle Porreca, 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: June 21, 2023**

A motion was made by Mr. Beardsley and seconded by Mr. Valiga to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of June 21, 2023. The motion carried unanimously.

**Subdivision/Land Development:**

**1325 Sunnyside Pike  
Gwynedd Mercy University  
Frances M. Maguire Healthcare Innovation Center**

**#23-03LD**

Present for the land development application was Ms. Christen Pionzio from HRMM&L, Mr. Steven Freeman, Director of Campus Projects and Construction, Mr. George Hartman and Mr. Bill Rearden from Bohler Engineering.

Ms. Pionzio explained the proposed building will be located across from University Drive, across from the Seminary. Ms. Pionzio explained that the building will be state of the art, and the university needs to construct the proposed building in order to compete in the healthcare field. The University wants to add speech and language pathology and have a central location to collaborate. Ms. Pionzio stated that there is a great need for nurses that have a clinical requirement. Gwynedd Mercy University competes with all the other universities, so this will help them better their offerings for future students. Ms. Pionzio stated there is currently no health wellness center on campus, but this building will provide one. If someone needs to go to

the nurse, she is located in a dorm, counseling and testing centers are elsewhere on campus, all this would be included in the proposed building. Ms. Pionzio stated that enrollment has decreased tremendously and the university is hoping to get back to the pre-2019 enrollment numbers. Ms. Pionzio stated that having cutting-edge offerings is necessary for the university to thrive. Ms. Pionzio stated the campus began in 1948, their core values are the earth, with great outreach to the community, that includes Catherine's Cupboard's, which provides food and security to the students. Ms. Pionzio showed the board members a slideshow of the architectural renderings of the future building, which includes 3,500 sq. feet with access to the front and back of the building. There will be parking in front, adjacent to the building. The building will have multi-purpose rooms that include walls that open up together to equal 4,500 sq. feet that open to a patio in the back.

Ms. Pionzio stated they will comply with all the review letters, except for the waivers. Ms. Pionzio stated the concrete tire bumpers and curb stops prevent vehicle overhang; she stated that the sidewalks are 8' feet in width and there is enough room for overhang. She stated they like to stay away from the bumpers and curb stops because of trip hazards. Ms. Pionzio stated that the waiver for the 10' curb island at the end of each parking grove, that landscape islands are provided within the existing parking areas, but curbing is not provided. Mr. Hartman stated that the waiver is to stay consistent with a lot of other areas on campus that do not have curbing throughout. Ms. Pionzio stated they are asking for a waiver from the Traffic Impact Study, she stated they are hoping to get back to an increase in enrollment and feels there won't be any added traffic. Ms. Pionzio stated that Montgomery County Planning Commission review letter dated July 6, 2023; pointed out that they like all the trail systems to have pedestrian connectivity. Ms. Pionzio stated that they added pedestrian connections to the three buildings that lead to the main hub of the proposed building. She stated they added landscaping and trail connections with sidewalks to stay consistent with what they are doing with the campus.

Mr. Dixon stated that he wanted to clarify that they are asking for a waiver from the Traffic Impact Study and not the Traffic Impact Fee. He stated that considering the decline in enrollment, it's worth considering. Mr. Dixon stated that he requested trip generation information for the proposed facility which can allow them to compare that to the drop in enrollment. Mr. Melograno wanted to know what the hope would be for this to increase enrollment. Mr. Freeman stated that they would hope to add at least 100 more students, but felt that the university will never go back to the pre-pandemic numbers. They realize they have to do something to encourage enrollment. Mr. Melograno wanted to know if they did do the traffic study and what would be the action items be. Mr. Dixon stated it would be very similar to the Seminary project where the study was done on the Evans/Sumneytown intersections. Mr. Dixon stated it could be the same result. Mr. Melograno wanted to know when the Seminary study was done and was the assumption of lesser enrollment taken into consideration. Mr. Dixon stated he would go back and look at the Seminary study, the trip generation information that they provided, and do an assessment based on that information if they did do a traffic study. Mr. Melograno wanted to know if the board was OK with the waiver and if McMahan would do an analysis on their own. Mr. Dixon stated McMahan would take a closer look to give the board a recommendation. Mr. Valiga wanted to know the percentage of commuters vs. resident students. Mr. Freeman stated they have 250 resident students, 1,150 commuter students. Mr. Valiga wanted to know what the past numbers were. Mr. Freeman stated back in 2019 when they had Alexandra Hall, they had around 500

resident students and 1,800 commuter students. Mr. Freeman stated they have more students now that take online courses which is one of the reasons, they sold Alexandra Hall. Mr. Melograno stated that the Seminary traffic study would be more meaningful pre-pandemic. Ms. Pionzio stated they can get the pre-2019 numbers from the Seminary.

Ms. Nunn wanted to know if there would be any trail connections for the residents at Parsons Ln. Mr. Freeman stated that part of their 2016 land development was to connect the trail on Sunnyside Pike back down to the walkways of the university, and the extension of the university drive trail to Evans Rd. Mr. Freeman stated that they have a lot of people that cross over Evans and pick up the trail at the new entrance. Mr. Freeman showed the board the area of proposed new walkways and trails for the project that were outlined in blue. Mr. Valiga requested a plan of the trail system to be added to their plan set.

Mr. Melograno wanted to know about the parking and stated that there seems to be a lot of spots. Mr. Freeman stated he felt the parking spots are needed for events, and that there's not enough parking at the other buildings which are further away. Mr. Freeman stated they are trying to make it easier for accessibility as well. Mr. Melograno wanted to know if they are proposing more than required to provide. Mr. Hartman stated that the total parking spaces would be 290 and the required number was 161. Mr. Melograno stated that is a big difference. Ms. Pionzio stated that the parking is serving more purposes than just the proposed building. Mr. Beardsley stated that he felt it was a nice balance for the campus since it would reduce the amount of traffic on campus. Mr. Melograno requested that the parking be phased in two steps. Mr. Freeman stated they would consider that. Mr. Freeman stated that at Maguire Hall there really isn't any parking for students, just faculty. Mr. Freeman stated that the proposed complex would let the students utilize the new parking area, but will look into the phasing. Mr. Hartman stated that he wanted to clarify that they are adding 168 new spaces and 141 are required, which is fairly close. Mr. Melograno stated that since they are adding more parking spaces than required, there would be a half-acre of trees that would be removed. Ms. Pionzio stated that the trees would probably be taken down anyway, but would take a look.

Ms. Pionzio stated they have 5,900 caliper inches of tree removal. Ms. Pionzio stated that the university has a science department to help look at the environmental impact of removing the trees and how to mitigate it. Ms. Pionzio informed the board that they came up with some ideas they have planned regarding the impact of the tree removal and wanted to get the board's opinion. Ms. Pionzio stated that they will go around campus to see where else they could do tree replacement, they could plant larger trees instead of 3" caliper trees, they could combine bushes with trees, and go beyond plantings by looking into adding EV charging stations, looking at the structure of the roof for possible solar panels, adding solar arrays in the parking areas, adding an orchard to plant different trees to provide fruit for Catherine's Cupboard. Ms. Pionzio stated she wanted to reach out to the Wissahickon Trails and discuss the trail system with them and would like to incorporate their ideas to put together an array of different options they could do to mitigate the impact instead of paying the fee-in-lieu. Ms. Pionzio stated this will take some time and will be back once a plan is in place. Mr. Melograno stated that he felt it's important that the university needs to come up with a way to explain how removing almost 6,000 caliper inches of trees is good for the environment. Mr. Melograno stated this is going to be a health building that he expects Gwynedd Mercy to be a leader in the environment. Mr. Melograno wanted to know

how this proposed building will replace the environmental impact of removing all these trees. Ms. Pionzio stated if they get creative enough it will be better putting into the environment than paying a fee-in-lieu. Mr. Hartman stated that their landscape architect walked the site and there are a lot of dying/diseased ash trees. Mr. Beardsley stated that there is a fire hazard there with all the dying/diseased ash trees and it would be a much healthier area at the end of this. Ms. Pionzio stated that they will explore all these options that she mentioned; she is going to see if any grant money would be available as well. Mr. Valiga wanted to know about the Montgomery County Planning Commission's comments regarding planting the Pin Oak's along the pedestrian pathway because of the branching habit. Mr. Freeman stated they would look into that.

Ms. Nunn, who is also a liaison with the EAC (Environmental Advisory Committee), informed Ms. Pionzio of the "Going Green Award" that recognizes sustainability initiatives and that the university should apply because they like to reward good activity.

Mr. Melograno stated they will come back to look at the trees and parking next time. Ms. Pionzio stated they will come back with the pre-covid 2019 traffic study, provide the trail on the overall site plan, look at the parking numbers and phasing, and all the ideas for the tree removal. Once all these items are obtained, the applicant will return to the P.C.



**727 Norristown Rd. LP  
Building 14 & Electric Substation**

**#23-04LD**

Present for the land development application was Ms. Christen Pionzio from HRMM&L, Mr. Dan Fuchs from Cushman & Wakefield, Mr. Jason Rascoe from Beacon Capital Partners, Mr. Bill Rearden and Mr. Will Jager from Bohler Engineering.

Ms. Pionzio stated that MRA was the previous owner and a lot has changed since 2019. MRA had a proposal for a conference center, hotel and restaurant on the property which required a text amendment and conditional use approval. Ms. Pionzio stated there were appeals for the preliminary land development, a lot of neighbor opposition and there was a court settlement agreement. Ms. Pionzio stated that there were all types of road improvements within that settlement agreement. MRA is gone, the hotel, conference center and restaurant are gone. Ms. Pionzio stated that Beacon is life sciences, they deal with high-tech laboratories with highly educated employees on the campus. Ms. Pionzio stated that Beacon held up the pedestrian improvements on McKean Road that MRA promised to complete. Ms. Pionzio stated that Beacon felt obligated to do the pedestrian crossings as a step forward to being part of the community.

Ms. Pionzio stated that the applicant is looking to install a parking lot for Building 14, and an electric substation. She stated there is a significant electrical demand on the property and they need dual electric sources in case one fails, the backup is there. Ms. Pionzio stated there will be



future development and they will be back in the future, but for now, this is just a small project they are looking at.

Mr. Rascoe explained to the board that Beacon took full ownership of the property last year. Mr. Rascoe stated that they liked what they saw at the site, liked the community and thought that the campus fit well within the community. Mr. Rascoe stated that Beacon is a private family-owned company that has been in business for over 75 years. Mr. Rascoe showed slides of the pedestrian improvements that were completed which included a speed monitor, which is not currently powered (PECO should be powering next week). Mr. Rascoe stated that the concrete island that was installed at the YMCA intersection will be removed next week. He stated that was a PennDOT requirement, but they have been receiving complaints about difficulty turning around it. Ms. Nunn stated that the island does slow down traffic and that it did help.

Mr. Rascoe showed a slideshow of the current campus improvements that have been completed so far which include a renovation of the old barn that is now a multi-purpose space for tenants such as Merck, Organon and Roquette. Mr. Rascoe stated that Beacon pursues LEED Certified buildings and looks for sustainability measures with all the properties they own.

Mr. Fuchs stated this is a pretty limited project which includes a new substation with 34 new parking spaces to support Building 14. Mr. Fuchs stated that there are a lot of power outages at the campus, with at least 4 power outages per year. Mr. Fuchs stated they want to bring power from two different power sources to provide for the life science tenants who need it for their research and development. Mr. Fuchs stated the new parking spaces will support Building 14 with EV charging stations throughout the campus. Mr. Fuchs stated the new infrastructure is an underground duct bank which is closer to McKean Rd. and resulted in a few trees being removed during the construction. Mr. Fuchs stated they submitted a tree replacement plan that reflects the replacement of 420 caliper inches (48 new trees) along McKean Rd. Mr. Fuchs stated that they intend to supplement some of the buffering along McKean Rd. by adding additional trees further north to buffer the campus even more than it is today. Mr. Fuchs stated the trees will be native, planting heights will be between 8' - 12' when planted; mature size will be approximately 12' - 60' feet in height.

Ms. Pionzio discussed the waivers, she stated that they are looking for the waiver along the frontages, curb, sidewalks, and the ultimate-right-away dedication along McKean and Norristown Roads since it's internal to the site, just a parking lot. Ms. Nunn asked about the signage on the campus. She explained that it's very confusing going in there and that it's important to have correct signage installed, especially for emergency vehicles. Mr. Rascoe agreed and stated that is a point of focus for them.

Mr. Melograno wanted to know why they needed the parking lot. Mr. Fuchs stated they want to make sure there is parking in the right location that's convenient to the buildings. Mr. Fuchs stated there would be 237 parking spaces for 106,000 sq. feet of gross space for office and lab tenants. Mr. Melograno stated that is technically more than required. Mr. Fuchs stated it's probably more than maybe 40 spaces required.

Ms. Pionzio stated that there is conditional use approval required for the stormwater management facilities within the wetland or buffer area. This condition is listed in the Gilmore review letter dated August 11, 2023. Ms. Pionzio requested that the conditional use be included in tonight's discussion, and would apply for the conditional use afterward. Ms. Pionzio stated the grade isn't there to move the stormwater facilities; there is an 18" pipe and endwall. Mr. Reardon stated that they couldn't move it, and in order to drain it, they would have to cross the buffer into the wetlands. Mr. Brown stated it's a very minimal disturbance and that Gilmore doesn't foresee any issues. Mr. Brown stated that Wissahickon Turf Fields had the same issue. Ms. Pionzio stated that she would like to get the conditional use approval tonight instead of coming back next month, so she can just go to the Board of Supervisors. Mr. Melograno stated there haven't been any written reviews distributed or a formal application submitted. Mr. Reardon stated that coming back next month wouldn't change anything. Ms. Pionzio stated that she would come back, but wanted to try and save a trip. The board members took that into consideration and made the following recommendations.

A motion was made by Mr. Beardsley to recommend this land development application for approval by the Board of Supervisors, seconded by Mr. Valiga with the following recommendation:

- The applicant is to comply with all review letters except for the waivers that are outlined in the Bohler letter dated August 16, 2023

The motion passed with a 4-0 vote.

A motion was made by Mr. Melograno to recommend the forthcoming conditional use application for approval by the Board of Supervisors, seconded by Mr. Beardsley with the following recommendation:

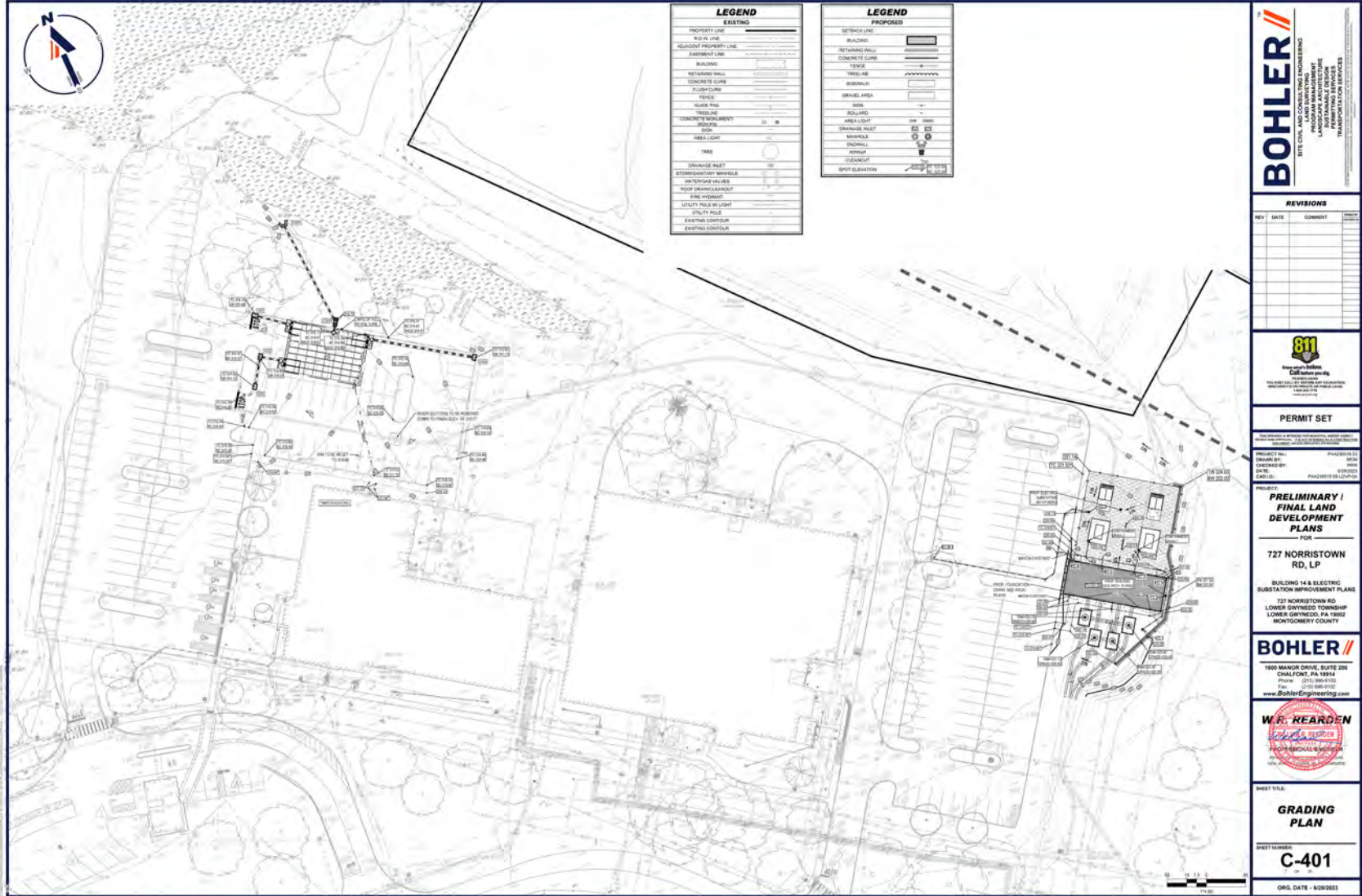
- The board recommends the approval of the forthcoming conditional use application as long as it doesn't change the current impact on the wetland buffer as shown on the current plans.

The motion passed with a 4-0 vote.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 P.M.  
Respectfully submitted,  
Patty Furber, Secretary



REVISIONS

REV	DATE	COMMENT	BY



PERMIT SET

PROJECT NO: 220101-001  
 PREPARED BY: GWB  
 DATE: 07/20/23  
 CADD BY: PHA201812/SLP/LP

PROPOSED:  
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**  
 FOR  
**727 NORRISTOWN RD, LP**  
 BUILDING 14 & ELECTRIC SUBSTATION IMPROVEMENT PLANS  
 727 NORRISTOWN RD  
 LOWER GWYNEDD TOWNSHIP  
 LOWER GWYNEDD, PA 19002  
 MONTGOMERY COUNTY

**BOHLER //**

1500 MANOR DRIVE, SUITE 200  
 CHALFONT, PA 19914  
 Phone: 610-366-6100  
 Fax: 610-366-6102  
 www.BohlerEngineering.com



SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C-401**

ORG. DATE - 6/28/2023

June 28, 2023  
Via FedEx - Priority

Lower Gwynedd Township  
1130 N. Bethlehem Pike  
Spring House, PA 19477  
(P) 215-646-5302 x 309

Attention: Patty Sexton-Furber, Building Codes Administrator/BCO

Re: Proposed Building 14 Parking Improvements  
and Electric Substation – Land Development  
Spring House Innovation Park  
727 Norristown Road  
Lower Gwynedd Township  
Montgomery County, PA  
PAA230019.03

Dear Patty:

On behalf of 727 Norristown Rd, LP, we have identified for your consideration the following waivers from the Lower Gwynedd Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance as listed below:

**Subdivision and Land Development Ordinance:**

1. A waiver from § 1230.17 is requested to allow concurrent Preliminary and Final application and approval of the project.
2. A waiver from § 1230.37(c), 1230.45(a), and 1230.61 is requested in lieu of providing curb, sidewalk, and Ultimate Right-of-Way dedication along McKean Road and Norristown Road. The project is located on an interior portion of the overall campus property and therefore, there are no improvements to street frontages proposed.
3. A waiver from § 1230.41(g) is requested to permit less than the required landscaped area in the parking lot. The proposed parking area is consistent with the existing parking on campus and the use of the site. The applicant proposes to provide addition landscaping outside the limits of the proposed parking lot between the curb line and wetlands.
4. A waiver from § 1230.46(e)(20) is requested in lieu of providing concrete tire bumpers or tire stops to prevent vehicle overhang on the sidewalk area and protection of planting strip. The parking stalls adjacent to the building have a 6' wide sidewalk which provides sufficient area for pedestrian access. Wheel stops are not provided as they are a tripping hazard.
5. A waiver from § 1230.49 is requested to permit less than the required buffer yard. The project is located on an interior portion of the overall campus property and therefore, there are no improvements to buffer yards along the property boundary proposed.
6. A waiver from § 1230.58 is requested in lieu of providing streetlights along McKean Road and Norristown Road. The project is located on an interior portion of the overall campus property and therefore, there are no improvements to street frontages proposed.
7. A waiver from § 1230.69(a) is requested to permit less than the required tree protection area. The proposed stormwater management facility requires a discharge pipe to be installed which will be under the very outer drip edge of two mature trees. The pipe at its closest point will be approximately 19' from the trunk of the nearest tree in order to stay out of the wetland area (which is an existing stormwater management facility).

**Stormwater Management Ordinance:**

1. A waiver is requested from § 1241.405(c) requiring Erosion & Sedimentation Control plans be approved by the Montgomery County Conservation District. The project proposes to limit disturbance to under an acre and therefore the Erosion and Sedimentation Pollution Control plans will be reviewed by the township engineer.

2. A waiver is requested from § 1241.408 requiring structural stormwater management volume be provided. The project proposes a reduction in overall impervious coverage. As such, rate control is still provided to meet or exceed the township required rate reductions, therefore decreasing the runoff from the site. Additionally, vegetation beyond the code requirements is proposed to restore and enhance the wetland buffer which exists today between the proposed curb line and the existing stormwater management facility.

Upon your review, should you have any questions or need any further information, please contact our office.

Sincerely,

**BOHLER ENGINEERING PA, LLC**



William R. Rearden, P.E.  
Principal/Branch Manager

cc: Jim Hersh, P.E., Gilmore & Associates, Inc. (jhersh@gilmore-assoc.com)  
Sean Byars, 727 Norristown Rd, LP (sbyars@beaconcapital.com)  
Adriana Calderon, 727 Norristown Rd, LP (acalderon@beaconcapital.com)  
Jason Rascoe, 727 Norristown Rd, LP (jrascoe@beaconcapital.com)  
Christen Pionzio, Esq. (cpionzio@hrmml.com)  
Dan Fuchs, Cushman & Wakefield (Daniel.Fuchs@cushwake.com)  
Kenneth Booker, Cushman & Wakefield (Kenneth.Booker@cushwake.com)  
Kevin Camponeschi, Cushman & Wakefield (Kevin.Camponeschi@cushwake.com)  
Andrew Kamnik, Cushman & Wakefield (Andrew.Kamnik@cushwake.com)

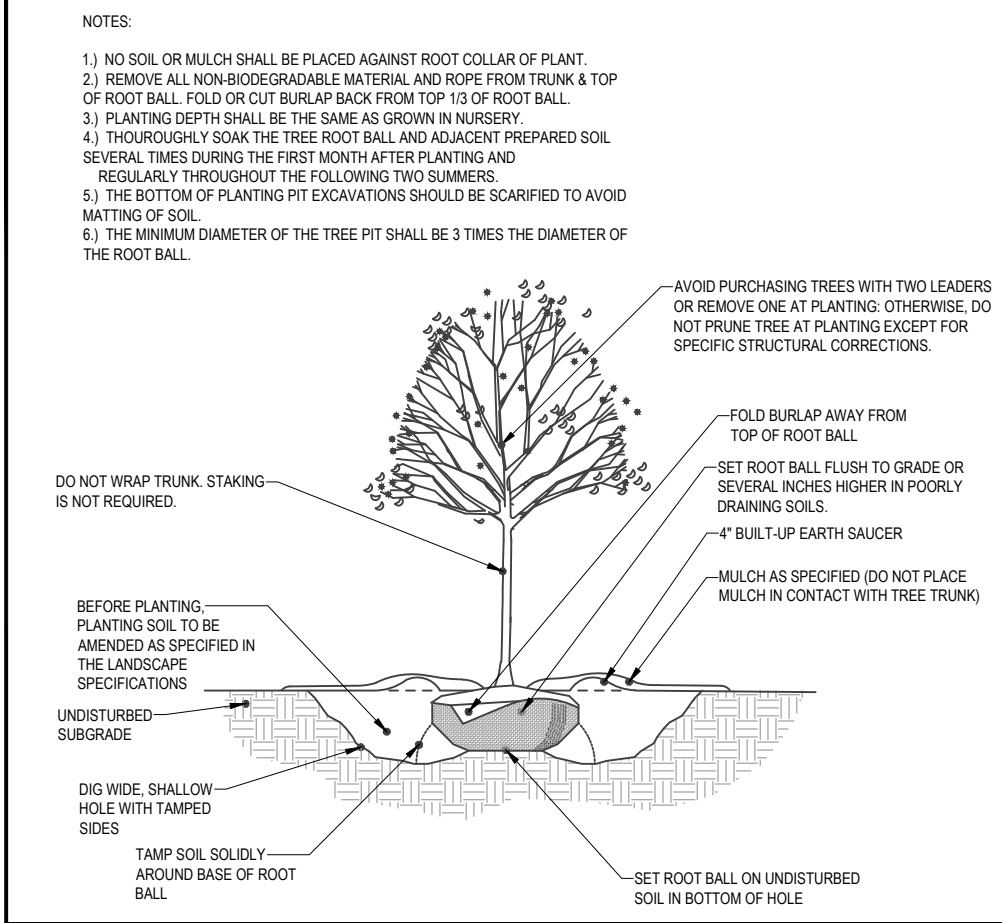


**KEY MAP**  
SCALE: 1" = 500'

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
SALDO: 1230.41 LANDSCAPING	(i) ALL SUBDIVISIONS AND LAND DEVELOPMENTS SHALL BE LAID OUT IN SUCH A MANNER SO AS TO PRESERVE THE HEALTHY TREES AND SHRUBS ON THE SITE. HOWEVER, EACH TREE HAVING A CALIPER OF SIX INCHES OR MORE MEASURED SIX INCHES ABOVE THE GROUND, THAT IS REMOVED SHALL BE REPLACED WITH A SHADE TREE OR SHADE TREES FROM THE LIST OF RECOMMENDED PLANTS IN SECTION 1230.43, WHICH HAVE A TOTAL CALIPER EQUAL TO OR GREATER THAN THE TREE REMOVED. FOR EXAMPLE, IF A TREE HAVING A CALIPER OF 12 INCHES MEASURED SIX INCHES ABOVE THE GROUND IS REMOVED, IT MAY BE REPLACED WITH A SINGLE TREE OF TWELVE-INCH CALIPER, TWO TREES OF SIX-INCH CALIPER, THREE TREES OF FOUR-INCH CALIPER OR ANY OTHER COMBINATION OF TREES MEETING THE REQUIREMENTS OF SECTION 1230.43 WITH A TOTAL CALIPER OF 12 INCHES OR GREATER. THIS REQUIREMENT IS IN ADDITION TO ANY OTHER PLANTING REQUIRED BY THESE SUBDIVISION REGULATIONS.	TOTAL CALIPER INCHES OF TREES 6" AND GREATER REMOVED= 120" REQUIRED: 120 / 2.5 = 48 TREES @ 2.5" CALIPER PROVIDED: 1 AF, 26 CC, 11 CV, 7 MV, 3 NS (48 TREES @ 2.5" CALIPER)	COMPLIES

PLANT SCHEDULE					
CATEGORY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AF	1	ACER RUBRUM FRANKSREY	RED SUNSET MAPLE	2.5" CAL.	B&B
NS	3	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B
ORNAMENTAL TREES					
CATEGORY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CC	26	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B
CV	11	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2.5" CAL.	B&B
MV	7	MAGNOLIA VIRGINIANA	SWEET BAY	2.5" CAL.	B&B

- GENERAL NOTES:**
- THIS PLAN IS TO BE UTILIZED FOR EXHIBIT PURPOSES ONLY.
  - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE STATED ON THIS PLAN.
  - IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
  - PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.



**L-1 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**VIEW A**  
SCALE: 1" = 40'



**VIEW B**  
SCALE: 1" = 40'

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**FOR EXHIBIT PURPOSES ONLY**

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.: PAA230019.03  
DRAWN BY: MCW  
CHECKED BY: DTN  
DATE: 6/23/2023  
CAD ID: PAA230019.03-LSC6-0A

**TREE REPLACEMENT EXHIBIT**

FOR

**727 NORRISTOWN RD, LP**

BUILDING 14 & ELECTRIC SUBSTATION IMPROVEMENT PLANS

727 NORRISTOWN RD  
LOWER GWYNEDD TOWNSHIP  
LOWER GWYNEDD, PA 19002  
MONTGOMERY COUNTY

**BOHLER**

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

SHEET TITLE:  
**TREE REPLACEMENT EXHIBIT**

SHEET NUMBER:  
**C-700**  
1 OF 1

ORG. DATE - 6/23/2023

BOHLER ENGINEERING, P.A. PROJECT: PAA230019.03-LSC6-0A-LAYOUT: C-700 TREE REPLACEMENT EXHIBIT



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, September 08, 2023  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** Veterans Memorial Park Electronic Sign

*Jamie Worman*

As you are aware, staff have been investigating upgrading the existing monument sign located at Veterans Memorial Park with an electronic sign. The original thought was to retrofit the manual sign by replacing it with an electronic sign in the existing stone surround. The BOS suggested that perhaps there were other options and questioned if that location was the most appropriate. Staff considered possibly removing the stone cabinet and installing a stand-alone sign like the one outside of the Township building.

After further consideration, staff are now recommending that we pause this project due to the ongoing intersection improvement project and the unknown future status of the former Texaco Station property after completion of the Spring House intersection improvement project, which is expected in the Spring of 2024. Before spending money on a replacement sign at Veterans Park, it may be worthwhile to step back and think through a longer-term plan for the frontage along Veterans Park and the Texaco property, giving consideration to aesthetics and community identity along Bethlehem Pike and maximizing visibility for a new digital sign.

Would the Board want to create a subcommittee to work on this project or ask the Park & Rec Board to work with staff to put together some options for consideration by the Board next spring?



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, September 08, 2023  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Wissahickon Clean Water Partnership Governance Structure

As you are aware the Wissahickon Clean Water Partnership (WCWP) is looking ahead to the implementation phase of the Water Quality Improvement Plan (WQIP). We briefly discussed options for how this transition can occur and what form the WCWP will take as we move into the next phase. The purpose of the governance structure is to be able to apply for and accept grants from different organizations and enter into contracts for services from various consultants/entities. A second function of the selected structure is more operational: assessing projects and selecting which projects get moved ahead and when. Part of this will include how costs and credit will be shared for joint projects. There will also be some more administrative functions that go with any joint venture or collaboration, such as reporting and budgeting. At the last Management Committee meeting for the WCWP, the committee decided that it would take a vote at the September meeting on which governance structure to recommend to the member municipalities. Although, given recent questions and feedback from members it appears the vote may be delayed. To be clear, this vote will be by the representatives/alternates to determine which governance structure option each representative will take back to its municipality (solicitor, board, etc.) as a recommendation. Each municipality will need to pass a resolution/ordinance in the future to commit to joining the structure.

In preparation for the vote, each of the representatives/alternates was tasked with reviewing material on the options, as suggested by various management committee members which included the summary of solicitor comments, the Indian Valley agreement, and the Skippack model. The group has also reviewed governance structures that included joint venture, social



welfare organization, municipal authority, and municipal consortium. Individual solicitors offered comments about each structure and that information is attached to the memo for your review along with additional information provided by Drew Shaw of Montgomery County. I've also included the minutes from the last management committee meeting as well. This material is also available in the [Sharepoint file](#).

At this point in time, we are requesting feedback from the BOS as to which structure they think is appropriate with the understanding that the overall goal is to select a structure that is flexible and able to adapt through the implementation period. That may mean that the structure changes throughout the course of the 20-year implementation period.

## Solicitor Input regrading Governance Structure

The representatives of the Management Committee were asked at the July 13, 2023 Management Committee meeting to discuss governance structures with their municipal solicitors. Two meetings were scheduled to review the WQIP and the Partnership, and to answer any questions. The meetings were attended by the following law firms, representing 8 of the municipalities.

Ambler Borough	Joseph Bresnan, Esq. Gilbert P. High Jr., Esq.	Bresnan Law High/Swartz LLP
Upper Dublin Township		
Lower Gwynedd Township	Neil Stein, Esq.	Kaplan Stewart
Lansdale Borough	David Sander	Kilkenny Law
Montgomery Township		Kilkenny Law
Whitemarsh Township		Kilkenny Law
North Wales Borough	Gregory Gifford	Rubin/Glickman/Steinberg/Gifford
Abington Township		Rudolph & Clarke LLC
Upper Gwynedd Township	Lauren Gallagher	Rudolph Clarke LLC
Whitpain Township	Greg Heleniak	Rudolph Clarke, LLC
Cheltenham Township	Ed Diasio, Esq.	Wisler Pearlstine LLP
Springfield Township	James Garrity	Wisler/Pearlstine LLP

Four options were discussed and the following comments were provided:

- **Joint Venture Entity:** This option is familiar to Mont Co municipalities
- **Social Welfare Organization:** Little consideration was given to this option
- **Municipal Authority:** This option has many issues – municipalities give up some power, questions over legality
- **Municipal Consortium;** This is a familiar structure. Probably retains the most individual power.

General comments:

A simple structure was recommended, at least at the start of implementation.

There is overlap among theses – a joint venture can be a consortium, but it is a flexible arrangement.

The joint venture can be an LLC to limit liability. 501(c)(4)s are easier to set up than the 501(c)(3).

A suggestion for WT apply for and administer grants on behalf of the municipalities (joint projects) was made.

## **Consortium vs Joint Venture**

A consortium is a group made up of two or more municipal governments that work together to achieving a common objective. Entities that participate in a consortium pool resources but are otherwise only responsible for the obligations that are set out in the consortium's agreement. So for example, two municipalities function separate and independent of one another, but agree to the joint purchase of road salt. The agreement would specify responsibility for costs and distribution of the product. A consortium is a more informal agreement than a Joint Venture.

A Joint Venture is formed between two or more municipalities to complete a specified task. The Joint Venture benefits from the resources and experience of its members. It has a certain amount of autonomy and authority, depending on the agreement. For example, in our case, the municipalities in a Joint Venture will contribute an annual fee, but the Joint Venture entity (Management Committee) determines how that that money is spent (projects list, priorities, annual work program).

I have not found anything that says either choice cannot apply for, receive, and disburse funds, or enter into contracts. I am aware of some consortiums where grants are applied for (and other duties are undertaken) by one of the member municipalities on behalf of the consortium, on an annual rotating basis. In this example, a municipality could take the lead role in a grant-funded project involving several municipalities, and a separate agreement specific to the project would indicate each municipality's role in implementing the project. That agreement would only be in effect while the project was ongoing. The Joint Venture could also operate in this way, or the projects could be managed by a committee or subcommittee.

Some Management Committee members have said that it would be helpful in deciding between the two governance structures to have an example of how the structure would operate during implementation. The combined Administration and Operations subcommittee/Implementation subcommittee have been developing a process for implementation of the WQIP. It is not yet fully developed, and I am sharing this following ONLY to describe how the partnership could operate in the future (no decisions have been made, and we need to discuss this further at another time). I am only including it here as it could help committee members see how the consortium or joint venture would work, in preparation for the vote this month.

### **Example:**

The idea that the joint committee is discussing is that a subset of the municipalities along with Wissahickon Trails and Cerulean would prioritize the projects using mutually agreed on criteria (in general, does the project further the goals of the WQIP). Each year this subcommittee would put together a Work Program and budget for the following year for review and approval by the Management Committee. The Work Program would include projects that would be receiving funding through the Partnership, and/or joint projects. Individual projects to be funded and completed by a municipality (perhaps as part of its MS4 program) could also be undertaken by that municipality on its own, but that would be in addition to the Work Program.

The Work Program would include three phases of project development. The first phase would be the coming year's projects, as described above. The second phase would be identifying potential projects that are nearly ready to be implemented, and need grant funding

or some other component to be implementation ready. Work on grant applications, permits, agreements, etc. would be part of the coming year's Work Program, to get these projects to a point where they could be considered for implementation. The third phase would involve work on projects that are further out in time, such as a project on a golf course. The coming year's Work Program would identify actions such as contacting the property owner, presenting concept designs, etc. that are to be taken to move that project towards future implementation.

The first phase of the Work Program (that year's projects) would be implemented by the subcommittee together with the municipalities involved in that project, with oversight by the Management Committee. Other members of the Partnership together with the subcommittee would also work on phases two and three, with the assistance of Management Committee members as appropriate. For example, a municipality that wants to include a project in the next year's Work Program could be preparing a grant application, or a Management Committee member with a contact at a golf course could arrange a meeting to discuss a joint project.

Both the consortium and the joint venture would be governed by the intergovernmental agreement under which it forms. The Management Committee will decide on the details of the intergovernmental agreement, so that whether we choose a consortium or a joint venture, we determine largely how we will function. The good news is that these two choices are similar in terms of what they are able to do, so either one would likely serve our purposes. While both could be appropriate, one could be more so. While consortiums tend to share resources, they act independently when it comes to day-to-day operations. In a joint venture (JV), two or more parties generally share ownership in a venture, along with governance, and in this case, compliance, and credit. Perhaps it could be said that the JV is a somewhat more substantial entity. On the other hand, the Consortium of Municipalities that currently exists in Montgomery County has been around for years, and has accomplished much.

For those of you who have asked about enabling legislation for the governance structures, see below. Both the consortium and the joint venture can be formed under the same regulations:

***Intergovernmental Cooperation (per PA Code Title 53 Chapter 23 Subchapter A. Cooperation)***

**§ 2303. Intergovernmental cooperation authorized.**

**(a) General rule.**--Two or more local governments in this Commonwealth may jointly cooperate, or any local government may jointly cooperate with any similar entities located in any other state, in the exercise or in the performance of their respective governmental functions, powers, or responsibilities.

**(b) Joint agreements.**--For the purpose of carrying the provisions of this subchapter into effect, the local governments, or other entities so cooperating shall enter into any joint agreements as may be deemed appropriate for those purposes.

**§ 2304. Intergovernmental cooperation.**

A municipality by act of its governing body may cooperate or agree in the exercise of any function, power, or responsibility with one or more other local governments.

**§ 2305. Adoption of ordinance or resolution.**

**Ordinance or resolution.**--A local government may enter into intergovernmental cooperation with another local government upon the passage of an ordinance or resolution by its governing body.

**Council of governing bodies.**--An intergovernmental agreement creating a council or consortium of governing bodies or similar entity separate from the organizing governing bodies may not be entered into unless by ordinance. A municipality may join an existing intergovernmental cooperation agreement of other municipalities whereby such an entity was created by resolution or by ordinance.

**§ 2307. Content of ordinance or resolution.**

The ordinance or resolution adopted by the governing body of a local government entering into intergovernmental cooperation to a council of governments, consortium, or any other similar entity shall specify:

- (1) The conditions of agreement in the case of cooperation with or delegation to other local governments.
- (2) The duration of the term of the agreement.
- (3) The purpose and objectives of the agreement, including the powers and scope of authority delegated in the agreement.
- (4) The manner and extent of financing the agreement.
- (5) The organizational structure necessary to implement the agreement.
- (6) The manner in which real or personal property shall be acquired, managed, licensed, or disposed of.
- (7) That the entity created under this section shall be empowered to enter into contracts for policies of group insurance and employee benefits, including Social Security, for its employees.

Minutes of the  
**WISSAHICKON CLEAN WATER PARTNERSHIP**  
Management Committee Meeting  
August 10, 2023  
8:30 am via Zoom

Attending:

Jim Blanch	Jon Leshar
Richard Collier	Craig Lloyd
Jay Cruz	Craig McAnally
Michael Dillon	Carolyn McCreary*
Alex Dyke	Roman Pronczak
Alyson Elliot	Greg Rapp
Gail Farmer	Drew Shaw
Kurt Ferguson	Gillian Spencer
Ray Ferrara	Megan Weaver
Mark Grey*	Peter Wilson
Susan Harris	Jamie Worman
Christine Hart	George Wrigley
Erin Landis	

\*Co-Chairs

**Welcome and Adoption of the Meeting Minutes**

The July 13, 2023 minutes were adopted as written.

**PADEP Assessment Data**

Jay Cruz reported that he has reviewed the 2019-2020 data from PADEP and compiled the results of the Watershed Assessment with the other data sets he has been working with. The assessment covers 35 sampling stations and uses the current IBI methods. One of the stations includes continuous water sampling also.

He stated that PADEP's findings are mostly in support of our approach to the WQIP. One of the stations on a tributary close to the Wissahickon Trails headquarters was very close to registering a satisfactory IBI score. The Bells Mill tributary where stream restoration work was completed also had encouraging IBI scores. PWD is working on applying Greg Pond's suggested assessment methods to the datasets; the results will inform the revisions to the WQIP.

Rick Collier agreed that following EPA's advice is a good approach. He asked if there are evident trends to the data. Jay answered that the main sampling stations have moderate to poor 'bug scores'. Prophecy Creek, which is one of the better quality tributaries, had moderate IBI scores. The Fort Washington station showed a low score. He said that recolonization of affected areas in the stream does occur after stress events like storms. We should look for refuge areas that could aid the insects in recolonizing.

Mark Grey said that the USGS has two stations on the creek, which cost around \$30,000 to

maintain. He indicated that we are not looking to establish additional stations as part of the WQIP, but that the regulators may want us to do this.

Michael Dillon asked how the data supports the WQIP. Jay cautioned that the Watershed Assessment sample size is small, and it is hard to make conclusions based on it. He said that DEP prepares habitat assessments and revisits stations to take grab samples for water quality. What these show with respect to water quality and phosphorus is a lack of a clear relationship between water quality and the IBI score. There is not a direct relationship evident. The Bells Mill site has relatively high phosphorus, and a good ‘bug score’. At Germantown Academy, there is low phosphorus, and a good ‘bug score’. There is not a definitive relationship between the two as there is between habitat and urbanization and IBI scores. This supports the more holistic approach of the WQIP. It is not absolutely conclusive, but it does add support.

Michael summarized, saying that the data do not contradict the WQIP, which is a key point. Jay agreed, adding that the EPA assessed the fish community in 2019. He has looked at that data and found it encouraging. PWD assessed fish populations in 2001 and 2005, and that data is encouraging. It appears that pollution-tolerant fish are no longer the only fish seen. There is more diversity and there are more desirable species from a water quality perspective.

### **Solicitor Input on Governance Structure**

Drew recounted the two meetings held with municipal solicitors towards the end of July. Those meetings provided an overview of the WQIP and provided context for questions and comments regarding governance structure. Six solicitors representing eight municipalities attended either the Thursday or the Friday meeting. The following comments were provided at the meetings:

- A simple structure was recommended, at least at the start of implementation.
- There is overlap among theses – a joint venture can be a consortium, but it is a flexible arrangement.
- The joint venture can be an LLC to limit liability. A 501(c)(4) is easier to set up than a 501(c)(3).
- A suggestion for Wissahickon Trails apply for and administer grants on behalf of the municipalities (joint projects) was made for future consideration.

During the discussion that followed, Mark Grey suggested that the Management Committee should hire a solicitor. The suggestion was also made to consider hiring a solicitor to help form the governance structure, and then consider hiring a solicitor for the implementation period (it could be the same solicitor). Kurt Ferguson suggested that the Management Committee issue an RFP to help identify the appropriate governance structure, and to establish it for the committee. Michael Dillon voiced concern over possibly delaying the WQIP revision. He and Rick Collier both pointed to the recent solicitor discussion as clarifying the issue to the point that a decision could be made by the Committee. Mark said that it would be difficult to convince the municipalities to form an Authority at the start of the implementation period. The input from the solicitors points to forming either a joint venture or a consortium. Some members voiced concern over being prepared to vote at this meeting. In the end, the Management Committee decided to vote on a recommendation for governance structure at the September meeting.

Carolyn McCreary suggested obtaining the formation documents from the Skippack creek consortium, and will provide Lauren Gallagher’s email for that purpose. Mark followed with the

suggestion to review the Indian Valley Regional Planning group's documents, although that group formed for a different purpose. Christine Hart said that the details of the different agreements might help us determine how we want to function. Carolyn encouraged all Committee members to review the information prior to the next meeting. She reminded the Committee that the vote at the September meeting is to determine which governance option the representatives are going to take back to their municipality as a recommendation.

Mark also pointed out that if the Committee formed a joint venture, it could decide on the details of long-term commitments, such as how projects are selected and funded, later. Michael offered that there should be a process for determining uniform administrative costs, and a formula for assigning costs for joint projects. The Administration and Operation subcommittee should develop this. Jay suggested using the tool that PWD developed to help in determining responsibility.

### **WQIP Revision Progress Report**

The revisions to the WQIP are progressing. PWD has incorporated the recent data from DEP into the rest of the data, and will prepare a summary and analysis. Other sections of the WQIP will be revised as well, and provided to the Management Committee for review.

### **Treasurer's Report**

George Wrigley informed the committee that he had received one invoice from MGKF for \$1,317.50, and one from Kleinfelder for \$192.50. These were approved for payment. The balance stands at \$112,009. These invoices were approved for payment.

### **Other Business**

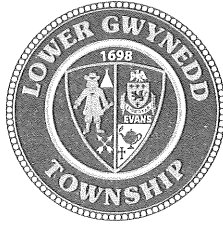
Susan Harris reported that she had prepared an initial tree order under the Keystone Plant 10 Million program, based on municipal input. That order would be sent in tomorrow, but it can be added to for additional plants. The plants will be delivered on September 20<sup>th</sup>. For more information, please contact her.

### **Adjournment and Next Meeting**

The meeting adjourned at 9:50.

The next meeting will be held on September 14. An agenda will be mailed out and the meeting link is available at the top of the agenda.





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[www.lowergwynedd.org](http://www.lowergwynedd.org)

## FINANCE MEMORANDUM

Date: September 8, 2023

To: Mimi Gleason, Township Manager

From: Melinda Haldeman CPA, Finance Director

A handwritten signature in black ink, appearing to be "MH", written over the name Melinda Haldeman.

Re: 2024 MMOs Rate of Return Comparisons

At the January 23, 2023, Pension Advisory Meeting, David Reid from CBIZ discussed lowering the pension rate of return assumption from 7% to 6.5%. Mr. Reid noted that 7% is on the high side for plans today.

The rate of return assumption is defined as the amount your assets will earn until your benefits are due. The MMO, or minimum municipal obligation, is the minimum annual amount a municipality must contribute to an employee pension plan.

When lowering the rate of return assumption, your current MMO will increase to cover the shortfall of earning less in the market. This is a short-term increase. In the long run, the MMO's will stabilize because the investment strategy does not have to be as aggressive.

Mr. Reid calculated the MMO's at 6.75% and 6.5%. The rate change from the current 7% to 6.5% could be completed over 2 years instead of 1 year.

### 2024 MMO Amounts:

6.75%     6.50%

Police Pension Plan : \$354,411   \$448,845   Difference of: \$ 94,434

Non-Uniform DB Plan : (\$15,405)   \$6,028   Difference of: \$ 21,433

Non-Uniform DC Plan : \$35,549   \$35,549   Not Impacted by rate change.

Attached are the 2024 MMOs for our three pension plans (police, non-uniform, non-uniform defined contribution) at 6.75% and 6.5%.

At the September 12th meeting, I am seeking your questions and feedback. The Board has time to think about the proposed reduction the the rate of return assumption, and resulting increase in the 2024 (and 2025) MMO. I will complete a 2023 Year End Fund Balance reserve projection to aid in the decision between rates of return for the MMO's. This will be completed prior to the September 26<sup>th</sup> Board of Supervisor Meeting.

The MMO's for 2024 must be signed off by the chief administrative officer and presented to the governing body by the end of September 2023.



# Based on 6.75% Interest Rate

Exhibit 1

## POLICE PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

### 2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	2,631,860
2. Total Normal Cost Percentage		20.45%
3. Total Normal Cost = (1) x (2)	\$	538,215
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	538,215
7. Total Estimated Member Contributions = (1) x 5.00%		131,593
8. Funding Adjustment		52,211
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	354,411

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Signature of Chief Administrative Officer

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Date Certified to Governing Body

# Based on 6.75% Interest Rate

Exhibit 2

## NON-UNIFORMED EMPLOYEES PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

### 2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	584,524
2. Total Normal Cost Percentage		11.80%
3. Total Normal Cost = (1) x (2)	\$	68,974
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	68,974
7. Total Estimated Member Contributions		0
8. Funding Adjustment		84,379
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	(15,405)

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Signature of Chief Administrative Officer

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Date Certified to Governing Body

# Based on 6.75% Interest Rate

Exhibit 3

## LOWER GWYNEDD TOWNSHIP NON-UNIFORMED DEFINED CONTRIBUTION PENSION PLAN

### 2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	888,734
2. Total Normal Cost Percentage		4.00%
3. Total Normal Cost = (1) x (2)	\$	35,549
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	35,549
7. Total Estimated Member Contributions		0
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	35,549

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Signature of Chief Administrative Officer

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Date Certified to Governing Body

# Based on 6.50% Interest Rate

Exhibit 1

## POLICE PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

### 2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	2,631,860
2. Total Normal Cost Percentage		21.67%
3. Total Normal Cost = (1) x (2)	\$	570,324
4. Total Administrative Expense		0
5. Total Amortization Requirement		10,114
6. Total Financial Requirement = (3) + (4) + (5)	\$	580,438
7. Total Estimated Member Contributions = (1) x 5.00%		131,593
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	448,845

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Signature of Chief Administrative Officer

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Date Certified to Governing Body

# Based on 6.50% Interest Rate

Exhibit 2

## NON-UNIFORMED EMPLOYEES PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

### 2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	584,524
2. Total Normal Cost Percentage		12.53%
3. Total Normal Cost = (1) x (2)	\$	73,241
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	73,241
7. Total Estimated Member Contributions		0
8. Funding Adjustment		67,213
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	6,028

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Signature of Chief Administrative Officer

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Date Certified to Governing Body

# Based on 6.50% Interest Rate

Exhibit 3

## LOWER GWYNEDD TOWNSHIP NON-UNIFORMED DEFINED CONTRIBUTION PENSION PLAN

### 2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	888,734
2. Total Normal Cost Percentage		4.00%
3. Total Normal Cost = (1) x (2)	\$	35,549
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	35,549
7. Total Estimated Member Contributions		0
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	35,549

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Signature of Chief Administrative Officer

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Date Certified to Governing Body



September 7, 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 – Parking Lot Reconstruction Project  
Bid Award Recommendation

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the eighteen (18) bids submitted for the above referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon review, we have determined that Gaver Industries, Inc., dba Barker and Barker Paving, is the low bidder for the project. All the required bid documents were properly completed, and a Bid Bond was included. We have completed several reference checks for Gaver Industries and all reference checks were positive with regard to timeliness, responsiveness, workmanship, and professionalism. We feel comfortable they are capable of handling this project.

After discussions with Township Staff and the Park and Recreation department, we believe the project should be done at this time to complete the final remediation of the parking lot area to the required residential standards. Additionally, this timeframe will complete the project during the asphalt paving window prior to the winter months and help avoid major park disruption during the regular spring baseball season.

As such, we recommend that the contract for the Pen Ambler Parking – Parking Lot Reconstruction Project be awarded to **Gaver Industries, Inc., dba Barker and Barker Paving, for all items under the base bid in the amount of \$220,843.65.**

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

Sincerely,

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

EB/sl

Enclosure: As referenced

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



CLIENT: Lower Gwynedd Township

PROJECT NAME: Pen Ambler Park - Parking Lot Reconstruction Project

PROJECT NUMBER: 2020-07030

PROJECT BID OPENING: September 6, 2023

Gaver Industries Inc.  
 910 14th Avenue  
 Bethlehem, PA 18018  
 610-317-9070

Horgan Borthers, Inc.  
 2188 Detwiler Road  
 Harleysville, PA 18944  
 215-512-9300

Scott Building Corp.  
 2939 Felton Road  
 Norristown, PA 19401  
 610-278-8666

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE</b>									
1	Install Erosion and Sediment Controls Per Plan	1	LS	\$5,625.00	\$5,625.00	\$2,758.75	\$2,758.75	\$6,740.00	\$6,740.00
2	Excavation of Existing Parking Lot (10.5" Depth)	2859	SY	\$13.00	\$37,167.00	\$13.34	\$38,139.06	\$10.25	\$29,304.75
3	Excavation of Existing Trail and Trail Extension Area (6"	693	SY	\$22.00	\$15,246.00	\$14.32	\$9,923.76	\$10.50	\$7,276.50
4	Remove Existing Fence	1	LS	\$625.00	\$625.00	\$223.50	\$223.50	\$2,160.00	\$2,160.00
5	Remove Existing Trees in Trail Area	3	EA	\$250.00	\$750.00	\$1,260.00	\$3,780.00	\$2,660.00	\$7,980.00
6	Brush Removal in Trail Area	1	LS	\$1,050.00	\$1,050.00	\$1,250.00	\$1,250.00	\$3,460.00	\$3,460.00
7	4" 2A Stone for Trail Area	693	SY	\$10.70	\$7,415.10	\$8.40	\$5,821.20	\$14.00	\$9,702.00
8	2" Superpave Wearing Course for Trail Area	693	SY	\$17.00	\$11,781.00	\$15.37	\$10,651.41	\$16.75	\$11,607.75
9	6" 2A Stone for Parking Lot Area	2859	SY	\$14.45	\$41,312.55	\$13.25	\$37,881.75	\$15.50	\$44,314.50
10	3" 19mm Binder Course for Parking Lot Area	2859	SY	\$20.40	\$58,323.60	\$20.66	\$59,066.94	\$20.75	\$59,324.25
11	1.5" Superpave Wearing Course for Parking Lot Area	2859	SY	\$12.60	\$36,023.40	\$14.45	\$41,312.55	\$11.75	\$33,593.25
12	Reset Existing Concrete Wheel Stops	1	LS	\$4,400.00	\$4,400.00	\$4,975.85	\$4,975.85	\$7,250.00	\$7,250.00
13	Parking Lot Line Striping, including Striping to Delineate	1	LS	\$1,125.00	\$1,125.00	\$11,565.65	\$11,565.65	\$6,350.00	\$6,350.00

**Total Base Bid**

\$220,843.65

\$227,350.42

\$229,063.00

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT: Lower Gwynedd Township**

**PROJECT NAME: Pen Ambler Park - Parking Lot Reconstruction Project**

**PROJECT NUMBER: 2020-07030**

**PROJECT BID OPENING: September 6, 2023**

JNS Paving and Excavating Corp.  
 172 New Galena Road  
 Line Lexington, PA 18932  
 267-626-9644

Delaware Valley Paving  
 330 Pawlings Road  
 Phoenixville, PA 19460  
 484-975-3041

Construction Master Services, LLC  
 PO Box 1063  
 Reading, PA 19607  
 610-777-1061

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE</b>									
1	Install Erosion and Sediment Controls Per Plan	1	LS	\$11,000.00	\$11,000.00	\$10,000.00	\$10,000.00	\$22,000.00	\$22,000.00
2	Excavation of Existing Parking Lot (10.5" Depth)	2859	SY	\$15.00	\$42,885.00	\$15.00	\$42,885.00	\$16.50	\$47,173.50
3	Excavation of Existing Trail and Trail Extension Area (6"	693	SY	\$15.00	\$10,395.00	\$15.00	\$10,395.00	\$19.00	\$13,167.00
4	Remove Existing Fence	1	LS	\$750.00	\$750.00	\$4,500.00	\$4,500.00	\$1,617.25	\$1,617.25
5	Remove Existing Trees in Trail Area	3	EA	\$1,400.00	\$4,200.00	\$1,500.00	\$4,500.00	\$2,354.00	\$7,062.00
6	Brush Removal in Trail Area	1	LS	\$2,900.00	\$2,900.00	\$3,500.00	\$3,500.00	\$3,530.00	\$3,530.00
7	4" 2A Stone for Trail Area	693	SY	\$9.00	\$6,237.00	\$12.45	\$8,627.85	\$11.60	\$8,038.80
8	2" Superpave Wearing Course for Trail Area	693	SY	\$18.00	\$12,474.00	\$20.75	\$14,379.75	\$17.75	\$12,300.75
9	6" 2A Stone for Parking Lot Area	2859	SY	\$12.00	\$34,308.00	\$14.35	\$41,026.65	\$13.00	\$37,167.00
10	3" 19mm Binder Course for Parking Lot Area	2859	SY	\$24.00	\$68,616.00	\$19.60	\$56,036.40	\$18.65	\$53,320.35
11	1.5" Superpave Wearing Course for Parking Lot Area	2859	SY	\$12.00	\$34,308.00	\$12.87	\$36,795.33	\$11.55	\$33,021.45
12	Reset Existing Concrete Wheel Stops	1	LS	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$1,700.00	\$1,700.00
13	Parking Lot Line Striping, including Striping to Delineate	1	LS	\$3,500.00	\$3,500.00	\$5,200.00	\$5,200.00	\$5,750.00	\$5,750.00

**Total Base Bid**

**\$234,573.00**

**\$242,845.98**

**\$245,848.10**

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT: Lower Gwynedd Township**

**PROJECT NAME: Pen Ambler Park - Parking Lot Reconstruction Project**

**PROJECT NUMBER: 2020-07030**

**PROJECT BID OPENING: September 6, 2023**

S.B. Conrad, Inc.  
 PO Box 251  
 Chester Heights, PA 19017  
 610-459-5010

James D. Morrissey, Inc.  
 9119 Frankford Avenue  
 Philadelphia, PA 19114  
 215-333-8000

GoreCon, Inc.  
 3240 Bristol Road  
 Chalfont, PA 18914  
 267-880-0890

#	DESCRIPTION	QUANTITY & UNITS		S.B. Conrad, Inc.		James D. Morrissey, Inc.		GoreCon, Inc.	
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
<b>BASE</b>									
1	Install Erosion and Sediment Controls Per Plan	1	LS	\$6,500.00	\$6,500.00	\$19,000.00	\$19,000.00	\$20,335.93	\$20,335.93
2	Excavation of Existing Parking Lot (10.5" Depth)	2859	SY	\$16.00	\$45,744.00	\$22.50	\$64,327.50	\$21.05	\$60,181.95
3	Excavation of Existing Trail and Trail Extension Area (6"	693	SY	\$15.00	\$10,395.00	\$12.50	\$8,662.50	\$14.12	\$9,785.16
4	Remove Existing Fence	1	LS	\$1,000.00	\$1,000.00	\$120.00	\$120.00	\$1,467.50	\$1,467.50
5	Remove Existing Trees in Trail Area	3	EA	\$750.00	\$2,250.00	\$650.00	\$1,950.00	\$1,127.51	\$3,382.53
6	Brush Removal in Trail Area	1	LS	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$1,785.02	\$1,785.02
7	4" 2A Stone for Trail Area	693	SY	\$12.00	\$8,316.00	\$11.70	\$8,108.10	\$10.76	\$7,456.68
8	2" Superpave Wearing Course for Trail Area	693	SY	\$18.00	\$12,474.00	\$15.80	\$10,949.40	\$16.57	\$11,483.01
9	6" 2A Stone for Parking Lot Area	2859	SY	\$14.00	\$40,026.00	\$11.70	\$33,450.30	\$15.24	\$43,571.16
10	3" 19mm Binder Course for Parking Lot Area	2859	SY	\$20.00	\$57,180.00	\$20.80	\$59,467.20	\$20.08	\$57,408.72
11	1.5" Superpave Wearing Course for Parking Lot Area	2859	SY	\$17.50	\$50,032.50	\$12.50	\$35,737.50	\$12.94	\$36,995.46
12	Reset Existing Concrete Wheel Stops	1	LS	\$2,500.00	\$2,500.00	\$2,040.00	\$2,040.00	\$7,026.36	\$7,026.36
13	Parking Lot Line Striping, including Striping to Delineate	1	LS	\$10,000.00	\$10,000.00	\$2,085.00	\$2,085.00	\$7,519.88	\$7,519.88

**Total Base Bid**

**\$248,417.50**

**\$248,897.50**

**\$268,399.36**

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT: Lower Gwynedd Township**

**PROJECT NAME: Pen Ambler Park - Parking Lot Reconstruction Project**

**PROJECT NUMBER: 2020-07030**

**PROJECT BID OPENING: September 6, 2023**

Marino Corporation  
 1400 Cressman Road  
 Skippack, PA 19474  
 610-584-1800

Associated Paving Contractors, Inc.  
 1525 Campus Drive  
 Warminster, PA 18974  
 215-672-8000

T. Schiefer Contractors, Inc.  
 3864 Old Easton Road  
 Doylestown, PA 18902  
 215-345-1521

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL	
<b>BASE</b>															
1	Install Erosion and Sediment Controls Per Plan	1	LS	\$5,100.00	\$5,100.00	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00						
2	Excavation of Existing Parking Lot (10.5" Depth)	2859	SY	\$22.60	\$64,613.40	\$17.00	\$48,603.00	\$20.00	\$57,180.00						
3	Excavation of Existing Trail and Trail Extension Area (6"	693	SY	\$14.20	\$9,840.60	\$23.00	\$15,939.00	\$20.00	\$13,860.00						
4	Remove Existing Fence	1	LS	\$516.00	\$516.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00						
5	Remove Existing Trees in Trail Area	3	EA	\$766.00	\$2,298.00	\$2,500.00	\$7,500.00	\$1,500.00	\$4,500.00						
6	Brush Removal in Trail Area	1	LS	\$1,100.00	\$1,100.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00						
7	4" 2A Stone for Trail Area	693	SY	\$18.00	\$12,474.00	\$15.00	\$10,395.00	\$18.00	\$12,474.00						
8	2" Superpave Wearing Course for Trail Area	693	SY	\$27.00	\$18,711.00	\$22.00	\$15,246.00	\$22.00	\$15,246.00						
9	6" 2A Stone for Parking Lot Area	2859	SY	\$13.40	\$38,310.60	\$20.00	\$57,180.00	\$16.00	\$45,744.00						
10	3" 19mm Binder Course for Parking Lot Area	2859	SY	\$21.50	\$61,468.50	\$21.00	\$60,039.00	\$20.00	\$57,180.00						
11	1.5" Superpave Wearing Course for Parking Lot Area	2859	SY	\$14.00	\$40,026.00	\$11.00	\$31,449.00	\$12.00	\$34,308.00						
12	Reset Existing Concrete Wheel Stops	1	LS	\$7,600.00	\$7,600.00	\$2,250.00	\$2,250.00	\$4,000.00	\$4,000.00						
13	Parking Lot Line Striping, including Striping to Delineate	1	LS	\$8,520.00	\$8,520.00	\$12,550.00	\$12,550.00	\$9,400.00	\$9,400.00						

**Total Base Bid**

**\$270,578.10**

**\$270,951.00**

**\$273,892.00**

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT: Lower Gwynedd Township**

**PROJECT NAME: Pen Ambler Park - Parking Lot Reconstruction Project**

**PROJECT NUMBER: 2020-07030**

**PROJECT BID OPENING: September 6, 2023**

Gessler Construction  
 565 E St. Andrews Drive  
 Media, PA 19063  
 610-497-2480

G&B Construction  
 415 W. Bristol Road  
 Feasterville, PA 19053  
 215-919-6600

DePaul and Company, Inc.  
 1000 Germantown Pike, Suite D-4  
 Plymouth Meeting, PA 19462  
 610-314-3200

#	DESCRIPTION	QUANTITY & UNITS		Gessler Construction		G&B Construction		DePaul and Company, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE</b>									
1	Install Erosion and Sediment Controls Per Plan	1	LS	\$5,000.00	\$5,000.00	\$12,300.00	\$12,300.00	\$10,000.00	\$10,000.00
2	Excavation of Existing Parking Lot (10.5" Depth)	2859	SY	\$14.00	\$40,026.00	\$18.00	\$51,462.00	\$18.00	\$51,462.00
3	Excavation of Existing Trail and Trail Extension Area (6"	693	SY	\$14.00	\$9,702.00	\$15.00	\$10,395.00	\$18.00	\$12,474.00
4	Remove Existing Fence	1	LS	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$4,900.00	\$4,900.00
5	Remove Existing Trees in Trail Area	3	EA	\$1,000.00	\$3,000.00	\$1,700.00	\$5,100.00	\$2,500.00	\$7,500.00
6	Brush Removal in Trail Area	1	LS	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$7,509.00	\$7,509.00
7	4" 2A Stone for Trail Area	693	SY	\$27.00	\$18,711.00	\$12.00	\$8,316.00	\$20.00	\$13,860.00
8	2" Superpave Wearing Course for Trail Area	693	SY	\$32.00	\$22,176.00	\$23.00	\$15,939.00	\$18.00	\$12,474.00
9	6" 2A Stone for Parking Lot Area	2859	SY	\$18.00	\$51,462.00	\$14.00	\$40,026.00	\$14.00	\$40,026.00
10	3" 19mm Binder Course for Parking Lot Area	2859	SY	\$20.00	\$57,180.00	\$23.00	\$65,757.00	\$30.00	\$85,770.00
11	1.5" Superpave Wearing Course for Parking Lot Area	2859	SY	\$19.00	\$54,321.00	\$23.00	\$65,757.00	\$15.00	\$42,885.00
12	Reset Existing Concrete Wheel Stops	1	LS	\$6,000.00	\$6,000.00	\$5,400.00	\$5,400.00	\$1,500.00	\$1,500.00
13	Parking Lot Line Striping, including Striping to Delineate	1	LS	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$2,000.00	\$2,000.00

**Total Base Bid**

**\$277,578.00**

**\$289,452.00**

**\$292,360.00**

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT: Lower Gwynedd Township**

**PROJECT NAME: Pen Ambler Park - Parking Lot Reconstruction Project**

**PROJECT NUMBER: 2020-07030**

**PROJECT BID OPENING: September 6, 2023**

Road-Con, Inc.  
 902 Camaro Run Drive  
 West Chester PA, 19380  
  
 610-429-8089

AH Cornell and Son  
 2362 York Road  
 Jamison, PA 18925  
  
 215-343-1830

Ply-Mar Construction Co., Inc.  
 965 Plymouth Road  
 Plymouth Meeting, PA 19462  
  
 610-275-7473

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE</b>									
1	Install Erosion and Sediment Controls Per Plan	1	LS	\$15,000.00	\$15,000.00	\$35,937.71	\$35,937.71	\$7,500.00	\$7,500.00
2	Excavation of Existing Parking Lot (10.5" Depth)	2859	SY	\$21.00	\$60,039.00	\$21.37	\$61,096.83	\$34.00	\$97,206.00
3	Excavation of Existing Trail and Trail Extension Area (6"	693	SY	\$17.00	\$11,781.00	\$18.72	\$12,972.96	\$48.00	\$33,264.00
4	Remove Existing Fence	1	LS	\$3,250.00	\$3,250.00	\$2,928.80	\$2,928.80	\$1,500.00	\$1,500.00
5	Remove Existing Trees in Trail Area	3	EA	\$1,650.00	\$4,950.00	\$3,122.17	\$9,366.51	\$12,000.00	\$36,000.00
6	Brush Removal in Trail Area	1	LS	\$6,000.00	\$6,000.00	\$2,967.00	\$2,967.00	\$4,500.00	\$4,500.00
7	4" 2A Stone for Trail Area	693	SY	\$11.00	\$7,623.00	\$12.11	\$8,392.23	\$28.00	\$19,404.00
8	2" Superpave Wearing Course for Trail Area	693	SY	\$21.00	\$14,553.00	\$10.00	\$6,930.00	\$38.00	\$26,334.00
9	6" 2A Stone for Parking Lot Area	2859	SY	\$18.00	\$51,462.00	\$19.51	\$55,779.09	\$22.00	\$62,898.00
10	3" 19mm Binder Course for Parking Lot Area	2859	SY	\$26.00	\$74,334.00	\$21.00	\$60,039.00	\$32.00	\$91,488.00
11	1.5" Superpave Wearing Course for Parking Lot Area	2859	SY	\$14.00	\$40,026.00	\$13.50	\$38,596.50	\$26.00	\$74,334.00
12	Reset Existing Concrete Wheel Stops	1	LS	\$4,000.00	\$4,000.00	\$8,484.00	\$8,484.00	\$6,000.00	\$6,000.00
13	Parking Lot Line Striping, including Striping to Delineate	1	LS	\$4,600.00	\$4,600.00	\$10,000.00	\$10,000.00	\$9,500.00	\$9,500.00

**Total Base Bid**

**\$297,618.00**

**\$313,490.63**

**\$469,928.00**



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 August 1, through the 31st 2023, in the amount of \$812,550.10.

**NOTES OF INTEREST:**

Page 02	01402.310	\$	10,800.00	2022 final audit billing.
Page 05	01410.370		11,433.20	Police mobile radios.
Page 05	01410.370		10,800.00	Police body camera cloud service.
Page 12	08402.310		7,200.00	2022 final audit billing.
Page 14	08429.730		14,182.44	AWWTP Q2 Capital Allocation.
Page 15	33433.200		122,715.00	SHIP Widening Project.

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 August, vendors 3948 through 3954 were added, copy attached.

DATE: 9/5/2023  
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**LOWER GWYNEDD TOWNSHIP  
INVOICE HISTORY LIST**

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
<b>01 - GENERAL FUND</b>						
01147 - 000	LEGAL&ENGINEER	101706	08/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	665.00
01147 - 000	LEGAL&ENGINEER		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		665.00
01147 - 000	LEGAL&ENGINEER		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		988.75
01147 - 000	LEGAL&ENGINEER		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		1,077.64
01147 - 000	LEGAL&ENGINEER	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	32,430.88
01147 - 000	LEGAL&ENGINEER	101733	08/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	3,828.00
01235 - 100	DUE TO PA COMMONWEALTH - UCC	481	08/07/2023	MASTERCARD	P-CARD CHARGES	1,219.50
01301 - 600	INTERIM REAL ESTATE TAXES	101631	08/04/2023	EVELYN ANDERSON	INTERIM TAX REFUND	7.84
01362 - 410	BUILDING PERMITS	101626	08/04/2023	DANKEN	BUILDING PERMIT REFUND	130.00
01362 - 410	BUILDING PERMITS	101756	08/22/2023	THE FENCE GUYS	PERMIT REIMBURSEMENT	150.00
01400 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	91.75
01400 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	10,598.89
01400 - 220	OPERATING SUPPLIES	481	08/07/2023	MASTERCARD	P-CARD CHARGES	52.06
01400 - 220	OPERATING SUPPLIES		08/07/2023	MASTERCARD		161.07
01400 - 220	OPERATING SUPPLIES	101730	08/22/2023	J I BRADLEY	SYMPATHY BASKET	127.98
01400 - 316	PROF SERV-NEWSLTR & WEB SITE	481	08/07/2023	MASTERCARD	P-CARD CHARGES	49.96
01400 - 316	PROF SERV-NEWSLTR & WEB SITE		08/07/2023	MASTERCARD		60.75
01400 - 320	COMMUNICATION	101669	08/04/2023	VERIZON	PHONE CHARGES	332.81
01400 - 320	COMMUNICATION	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	200.05
01401 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	847.15
01401 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	139.00
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	9.98
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101662	08/04/2023	STAPLES	OFFICE SUPPLIES	14.12



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**LOWER GWYNEDD TOWNSHIP  
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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101662	08/04/2023	STAPLES	OFFICE SUPPLIES	82.51
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101667	08/04/2023	UNITED STATES POSTAL SERVICE	POSTAGE FOR METER	2,000.00
01401 - 200	SUPPLIES-OFFICE SUPPLIES	481	08/07/2023	MASTERCARD	P-CARD CHARGES	20.12
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	174.95
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101754	08/22/2023	STAPLES	SUPPLIES	40.10
01401 - 320	COMMUNICATION	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	66.40
01401 - 340	ADVERTISING/PRINTING	101613	08/04/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	587.86
01401 - 340	ADVERTISING/PRINTING	101650	08/04/2023	MONTGOMERY COUNTY LAW LIBRARY	ADVERTISING PROPERTY MAINT. OR	25.00
01401 - 370	REPAIRS & MAINTENANCE	101647	08/04/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	1,610.20
01401 - 370	REPAIRS & MAINTENANCE	101659	08/04/2023	RICOH USA INC	COPIER SERVICES	176.57
01401 - 370	REPAIRS & MAINTENANCE	481	08/07/2023	MASTERCARD	P-CARD CHARGES	49.97
01401 - 370	REPAIRS & MAINTENANCE	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	16.97
01401 - 370	REPAIRS & MAINTENANCE		08/22/2023	AMAZON CAPITAL SERVICES, INC.		69.59
01401 - 370	REPAIRS & MAINTENANCE		08/22/2023	AMAZON CAPITAL SERVICES, INC.	SURGE PROTECTORS	636.10
01401 - 370	REPAIRS & MAINTENANCE	101735	08/22/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	WIFI PORT	164.40
01401 - 370	REPAIRS & MAINTENANCE	101752	08/22/2023	RICOH USA INC	COPIER SERVICES	403.98
01401 - 460	MEETINGS/CONFERENCES	481	08/07/2023	MASTERCARD	P-CARD CHARGES	254.28
01402 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	248.66
01402 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	3,295.49
01402 - 310	PROFESSIONAL SERVICES	101621	08/04/2023	BBD, LP	2022 FINAL AUDIT	10,800.00
01402 - 310	PROFESSIONAL SERVICES	101633	08/04/2023	FEDEX	FEDEX CHARGES	39.05
01402 - 310	PROFESSIONAL SERVICES	101668	08/04/2023	US BANK	6/23 NUP FEES	157.52
01402 - 310	PROFESSIONAL SERVICES	101703	08/22/2023	BEE, BERGVALL & COMPANY P.C.	FINANCIAL CONSULTING	2,205.00
01402 - 310	PROFESSIONAL SERVICES	101720	08/22/2023	FEDEX	FED EX CHARGES	39.39

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**LOWER GWYNEDD TOWNSHIP  
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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
01402 - 310	PROFESSIONAL SERVICES	101755	08/22/2023	STEVEN M. WIESNER	FINANCIAL SERVICES	1,190.00
01402 - 311	PROFESSIONAL SERVICES-NONUNIFO	101656	08/04/2023	PFM ASSET MANAGEMENT LLC	JUNE 23 PP/OPEB/NUP FEES	1,135.73
01402 - 350	INSURANCE, BONDING	101727	08/22/2023	H. A. THOMSON COMPANY	PUBLIC OFFICIALS BOND	2,372.00
01404 - 310	LEGAL SERVICES	101629	08/04/2023	ECKERT SEAMANS CHERIN & MELLOTT, LLC	LEGAL SERVICES	1,267.50
01404 - 310	LEGAL SERVICES	101637	08/04/2023	GENERAL CODE PUBLISHERS CORP.	CODE ANALYSIS	979.00
01404 - 310	LEGAL SERVICES	101733	08/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	12,269.50
01408 - 310	PROFESSIONAL SERVICES	101617	08/04/2023	AMO ENVIRONMENTAL DECISIONS, INC.	SOIL TESTING	1,305.82
01408 - 310	PROFESSIONAL SERVICES		08/04/2023	AMO ENVIRONMENTAL DECISIONS, INC.		2,462.69
01408 - 310	PROFESSIONAL SERVICES	101706	08/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	2,170.00
01408 - 310	PROFESSIONAL SERVICES	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	5,947.21
01409 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	-137.24
01409 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	2,592.01
01409 - 220	SUPPLIES	101618	08/04/2023	ARAMSCO, INC.	BUILDING SUPPLIES	262.53
01409 - 220	SUPPLIES	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	119.69
01409 - 220	SUPPLIES	101766	08/22/2023	W.B. MASON COMPANY	OFFICE SUPPLIES	154.23
01409 - 320	TELEPHONE	101635	08/04/2023	FLOUNDERS COMMUNICATIONS	PHONE CHARGES	89.00
01409 - 320	TELEPHONE		08/04/2023	FLOUNDERS COMMUNICATIONS		108.82
01409 - 320	TELEPHONE	101763	08/22/2023	VERIZON BUSINESS NETWORK SERVICES, IN		621.23
01409 - 360	UTILITIES	101654	08/04/2023	PECO ENERGY	PECO 917 GARAGE	42.05
01409 - 360	UTILITIES	101739	08/22/2023	NORTH WALES WATER AUTHORITY	WATER CHARGES	13.80
01409 - 360	UTILITIES		08/22/2023	NORTH WALES WATER AUTHORITY		26.22
01409 - 360	UTILITIES		08/22/2023	NORTH WALES WATER AUTHORITY		474.57
01409 - 360	UTILITIES	101747	08/22/2023	PECO ENERGY	PECO BARN	39.24
01409 - 360	UTILITIES		08/22/2023	PECO ENERGY	PECO LGT	64.34

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
01409 - 360	UTILITIES	101747	08/22/2023	PECO ENERGY	PECO INGERSOL	65.74
01409 - 360	UTILITIES		08/22/2023	PECO ENERGY	PECO LGT	2,521.29
01409 - 360	UTILITIES	101760	08/22/2023	TUSTIN MECHANICAL SERVICES	HVAC MAINTENANCE	235.00
01409 - 370	REPAIRS & MAINTENANCE	101615	08/04/2023	ALLEN J. FEDEZKO	JANITORIAL SERVICES	1,487.50
01409 - 370	REPAIRS & MAINTENANCE	101632	08/04/2023	FASTENAL COMPANY	SCREWS/PINS	22.28
01409 - 370	REPAIRS & MAINTENANCE	101642	08/04/2023	HEALTH MATS COMPANY	MAT SERVICE	71.35
01409 - 370	REPAIRS & MAINTENANCE	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	17.44
01409 - 370	REPAIRS & MAINTENANCE		08/04/2023	HOME DEPOT CREDIT SERVICES		29.64
01409 - 370	REPAIRS & MAINTENANCE	101651	08/04/2023	NORTH MONTCO TECHNICAL CAREER CTR.	ELECTRICAL CLASS	287.50
01409 - 370	REPAIRS & MAINTENANCE	101657	08/04/2023	REMCO, INC.	HVAC REPAIR	226.25
01409 - 370	REPAIRS & MAINTENANCE	101665	08/04/2023	TUSTIN MECHANICAL SERVICES	HVAC MAINTENANCE	235.00
01409 - 370	REPAIRS & MAINTENANCE	481	08/07/2023	MASTERCARD	P-CARD CHARGES	15.00
01409 - 370	REPAIRS & MAINTENANCE	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	251.74
01409 - 370	REPAIRS & MAINTENANCE	101702	08/22/2023	ARAMSCO, INC.	VACUUM	392.80
01409 - 370	REPAIRS & MAINTENANCE	101707	08/22/2023	BRIGHTVIEW HOLDINGS, INC.	MOWING SERVICES	2,088.00
01409 - 370	REPAIRS & MAINTENANCE	101709	08/22/2023	CAPASSO PEST SERVICES LLC	PEST CONTROL	380.00
01409 - 370	REPAIRS & MAINTENANCE	101718	08/22/2023	DELCO SOLUTIONS, LLC	AV MAINTENANCE	195.00
01409 - 370	REPAIRS & MAINTENANCE	101722	08/22/2023	FOX CHASE LOCK & KEY, INC.	DOOR LOCK REPAIR	1,185.00
01409 - 370	REPAIRS & MAINTENANCE	101750	08/22/2023	REMCO, INC.	HVAC MAINTENANCE	278.75
01410 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	3,289.21
01410 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	49,851.30
01410 - 158	POST-RETIREMENT HEALTH BENEFIT	101636	08/04/2023	GARY O'CONNOR	POST RETIREMENT MEDICAL BENEFIT	200.00
01410 - 158	POST-RETIREMENT HEALTH BENEFIT	101658	08/04/2023	REX WILKINSON		453.26
01410 - 158	POST-RETIREMENT HEALTH BENEFIT	101670	08/04/2023	WALTER WEST		200.00

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
01410 - 174	EDUC. TUITION REIMBURSEMENT	101712	08/22/2023	CHRISTOPHER SWENSON	EDUCATION REIMBURSEMENT	2,144.18
01410 - 200	SUPPLIES	101627	08/04/2023	DAVID A. MORGAN	SHRINK WRAP	65.51
01410 - 200	SUPPLIES	101754	08/22/2023	STAPLES	SUPPLIES	130.68
01410 - 220	OPERATING SUPPLIES	101719	08/22/2023	EMERGENCY MEDICAL PRODUCTS, INC.	GLOVES	219.16
01410 - 220	OPERATING SUPPLIES	101745	08/22/2023	PARKER INTERPRIZE II, INC.	IDENTIFICATION CARDS	45.98
01410 - 220	OPERATING SUPPLIES		08/22/2023	PARKER INTERPRIZE II, INC.		441.57
01410 - 238	UNIFORMS	101737	08/22/2023	MCDONALD UNIFORM COMPANY, INC.	UNIFORMS	1,382.78
01410 - 238	UNIFORMS		08/22/2023	MCDONALD UNIFORM COMPANY, INC.		2,005.83
01410 - 239	UNIFORM CLEANING	101660	08/04/2023	SANG CHUL LEE	UNIFORM CLEANING	123.70
01410 - 310	PHYSICAL FITNESS	481	08/07/2023	MASTERCARD	P-CARD CHARGES	135.00
01410 - 310	PHYSICAL FITNESS	101721	08/22/2023	FIRSTLABORATORIES, INC.	DRUG TESTING	186.60
01410 - 311	PROF. SERVICES - PENSION, OPEB	101656	08/04/2023	PFM ASSET MANAGEMENT LLC	JUNE 23 PP/OPEB/NUP FEES	3,389.26
01410 - 311	PROF. SERVICES - PENSION, OPEB	101668	08/04/2023	US BANK	6/23 OPEB FEES	104.89
01410 - 311	PROF. SERVICES - PENSION, OPEB		08/04/2023	US BANK	6/23 PP FEE	401.12
01410 - 320	COMMUNICATIONS	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	676.98
01410 - 370	VEHICLE MAINTENANCE	101622	08/04/2023	BERGEY'S, INC.	AUTO REPAIRS/PARTS	1,781.89
01410 - 370	VEHICLE MAINTENANCE	101630	08/04/2023	ELLIOTT AUTO SUPPLY CO., INC.	BUILDING SUPPLIES	264.32
01410 - 370	VEHICLE MAINTENANCE	101652	08/04/2023	ORSINI AUTO REPAIR, INC.	SWITCH CELLS	75.00
01410 - 370	VEHICLE MAINTENANCE	101663	08/04/2023	STEPHEN DIGIOVANNI	CAR REPAIR	209.32
01410 - 370	VEHICLE MAINTENANCE	101729	08/22/2023	HORSHAM CAR WASH INC.	POLICE CAR WASH	144.00
01410 - 370	VEHICLE MAINTENANCE	101738	08/22/2023	MOTOROLA SOLUTIONS, INC.	POLICE MOBLE RADIOS	11,433.20
01410 - 370	VEHICLE MAINTENANCE	101743	08/22/2023	ORSINI AUTO REPAIR, INC.	EMISSION TEST	20.00
01410 - 370	VEHICLE MAINTENANCE	101758	08/22/2023	TRULEO, INC.	BODY CAMERA CLOUD SERVICE	10,800.00
01410 - 374	FUEL/ GASOLINE/ DIESEL	101655	08/04/2023	PETROLEUM TRADERS CORPORATION	FUEL	969.26

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**LOWER GWYNEDD TOWNSHIP  
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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
01410 - 374	FUEL/ GASOLINE/ DIESEL	101655	08/04/2023	PETROLEUM TRADERS CORPORATION	FUEL	1,288.82
01410 - 374	FUEL/ GASOLINE/ DIESEL	101748	08/22/2023	PETROLEUM TRADERS CORPORATION		418.63
01410 - 374	FUEL/ GASOLINE/ DIESEL		08/22/2023	PETROLEUM TRADERS CORPORATION		489.82
01410 - 374	FUEL/ GASOLINE/ DIESEL		08/22/2023	PETROLEUM TRADERS CORPORATION		823.88
01410 - 450	CONTRACTED SERVICES	101647	08/04/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	1,610.20
01410 - 450	CONTRACTED SERVICES	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	SURGE PROTECTORS	572.49
01410 - 450	CONTRACTED SERVICES	101714	08/22/2023	DAVIDHEISER'S INC.	POLICE CAR TESTING	328.00
01410 - 450	CONTRACTED SERVICES	101735	08/22/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	WIFI PORT	164.40
01410 - 450	CONTRACTED SERVICES	101749	08/22/2023	POWERDMS, INC.	POLICE POLICY SOFTWARE	4,327.20
01410 - 450	CONTRACTED SERVICES	101752	08/22/2023	RICOH USA INC	COPIER SERVICES	178.14
01410 - 450	CONTRACTED SERVICES	101765	08/22/2023	VISUAL COMPUTER SOLUTIONS, INC.	DATABASE HOSTING	1,476.82
01410 - 460	EDUCATN/MTGS/CONFS/TRAVL	481	08/07/2023	MASTERCARD	P-CARD CHARGES	157.97
01410 - 460	EDUCATN/MTGS/CONFS/TRAVL		08/07/2023	MASTERCARD		179.00
01413 - 311	PLUMBING INSPECTOR	101734	08/22/2023	KEYSTONE MUNICIPAL SERVICES, INC.	INSPECTION SERVICES	255.50
01413 - 311	PLUMBING INSPECTOR		08/22/2023	KEYSTONE MUNICIPAL SERVICES, INC.		292.00
01413 - 312	FIRE SAFETY INSPECTOR	101614	08/04/2023	ALBERT M. COMLY, JR.	FIRE MARSHAL STIPEND	600.00
01413 - 312	FIRE SAFETY INSPECTOR	101671	08/17/2023	ALBERT M. COMLY, JR.	FIRE MARSHAL RETAINER	600.00
01414 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	154.20
01414 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	1,535.59
01414 - 310	PROF SERV- PLANNING & ZONING	101646	08/04/2023	KEYSTONE MUNICIPAL SERVICES, INC.	LAND PLANNER SERVICES	2,087.50
01414 - 311	PROF SERV- UCC INSPECTING	101645	08/04/2023	JOSEPH P. GROARKE	B & Z SERVICES	1,961.00
01414 - 311	PROF SERV- UCC INSPECTING	101734	08/22/2023	KEYSTONE MUNICIPAL SERVICES, INC.	INSPECTION SERVICES	6,460.50
01414 - 311	PROF SERV- UCC INSPECTING		08/22/2023	KEYSTONE MUNICIPAL SERVICES, INC.		7,044.50
01414 - 313	PROF SERV- ENGINEERING	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	3,472.29

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>						
01414 - 314	PROF SERV- LEGAL (ZHB)	101624	08/04/2023	CAROL L. SKIPPER	LEGAL SERVICES	79.50
01414 - 314	PROF SERV- LEGAL (ZHB)	101711	08/22/2023	CAROL L. SKIPPER		239.75
01414 - 315	PROF SERV- LEGAL OTHER	101733	08/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,		330.00
01414 - 316	PROF SERV - GIS/PERMIT PROGRAM	101757	08/22/2023	TRAIISR, LLC	TRAIISR	1,600.00
01414 - 340	ADVERTISNG/PRINTNG/BINDNG	101700	08/22/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	848.32
01414 - 340	ADVERTISNG/PRINTNG/BINDNG		08/22/2023	21ST CENTURY MEDIA NEWSPAPER, LLC		983.22
01430 - 153	DISABLITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	729.54
01430 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	10,915.09
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101632	08/04/2023	FASTENAL COMPANY	SCREWS/PINS	22.28
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	143.69
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101659	08/04/2023	RICOH USA INC	COPIER SERVICES	43.95
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101662	08/04/2023	STAPLES	OFFICE SUPPLIES	63.58
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	SURGE PROTECTORS	63.61
01430 - 220	HWY MAINT-GEN SERV/SUPPLS		08/22/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	84.98
01430 - 220	HWY MAINT-GEN SERV/SUPPLS		08/22/2023	AMAZON CAPITAL SERVICES, INC.		167.79
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101713	08/22/2023	COUNTY LINE FENCE COMPANY	SPLIT RAIL	71.08
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101742	08/22/2023	NYCO CORPORATION	HOSE MENDER	16.38
01430 - 320	COMMUNICATION	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	75.33
01430 - 374	FUEL/ GASOLINE/ DIESEL	101655	08/04/2023	PETROLEUM TRADERS CORPORATION	FUEL	116.34
01430 - 374	FUEL/ GASOLINE/ DIESEL		08/04/2023	PETROLEUM TRADERS CORPORATION		236.24
01430 - 374	FUEL/ GASOLINE/ DIESEL		08/04/2023	PETROLEUM TRADERS CORPORATION		241.74
01432 - 220	SNOW/ICE REMOVAL-SUPPLIES	101628	08/04/2023	DENNEY ELECTRIC SUPPLY	S102089472.001	35.66
01433 - 000	TRAFFIC SIGNALS	101619	08/04/2023	ARMOUR & SONS ELECTRIC, INC.	TRAFFIC SIGNAL REPAIRS	598.00
01433 - 000	TRAFFIC SIGNALS	101651	08/04/2023	NORTH MONTCO TECHNICAL CAREER CTR.	ELECTRICAL CLASS	287.50

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01433 - 200	TRAFFIC PAINT	101753	08/22/2023	SHERWIN-WILLIAMS COMPANY	PAINT	84.28
01433 - 360	TRAFFIC SIGNAL UTILITIES	101654	08/04/2023	PECO ENERGY	PECO CHURCHES	25.25
01433 - 360	TRAFFIC SIGNAL UTILITIES		08/04/2023	PECO ENERGY	PECO TRAFFIC SIGNALS	344.09
01434 - 360	STREET LIGHT UTILITIES		08/04/2023	PECO ENERGY	PECO RED STONE LANE	9.04
01434 - 360	STREET LIGHT UTILITIES	101747	08/22/2023	PECO ENERGY	PECO LGT	139.39
01434 - 370	ST.LIGHT REPAIRS, MAINTENANCE	101651	08/04/2023	NORTH MONTCO TECHNICAL CAREER CTR.	ELECTRICAL CLASS	287.50
01436 - 245	STORM SEWER & DRAIN SUPPLIES	101767	08/30/2023	COMMONWEALTH PRECAST, INC.	BIKE GRATE	1,720.00
01437 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	1,494.64
01437 - 200	MECHANIC/SHOP SUPPLIES	101632	08/04/2023	FASTENAL COMPANY	SCREWS/PINS	22.29
01437 - 200	MECHANIC/SHOP SUPPLIES	101634	08/04/2023	FISHERS TRUE VALUE HARDWARE INC.	BUILDING SUPPLIES	38.76
01437 - 200	MECHANIC/SHOP SUPPLIES	101638	08/04/2023	GENUINE PARTS COMPANY	TIRE REPAIR	13.24
01437 - 200	MECHANIC/SHOP SUPPLIES	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	32.82
01437 - 200	MECHANIC/SHOP SUPPLIES	101732	08/22/2023	JEFFREY DEHAVEN	STRAIT PUNCH	130.25
01437 - 261	REPAIR TOOLS AND MACH	101622	08/04/2023	BERGEY'S, INC.	AUTO REPAIRS/PARTS	1,691.35
01437 - 261	REPAIR TOOLS AND MACH	101630	08/04/2023	ELLIOTT AUTO SUPPLY CO., INC.	BUILDING SUPPLIES	35.86
01437 - 261	REPAIR TOOLS AND MACH	101634	08/04/2023	FISHERS TRUE VALUE HARDWARE INC.		8.66
01437 - 261	REPAIR TOOLS AND MACH	101640	08/04/2023	GROFF TRACTOR & EQUIPMENT, INC.	FLASHER/FILTER	42.01
01437 - 261	REPAIR TOOLS AND MACH		08/04/2023	GROFF TRACTOR & EQUIPMENT, INC.	FILTERS	176.25
01437 - 261	REPAIR TOOLS AND MACH		08/04/2023	GROFF TRACTOR & EQUIPMENT, INC.		223.02
01437 - 261	REPAIR TOOLS AND MACH	101653	08/04/2023	PAUL B. MOYER & SONS	AIR FILTERS	24.80
01437 - 261	REPAIR TOOLS AND MACH		08/04/2023	PAUL B. MOYER & SONS	OIL/FILTERS	32.87
01437 - 261	REPAIR TOOLS AND MACH		08/04/2023	PAUL B. MOYER & SONS	SHAPREN BLADE	45.00
01437 - 261	REPAIR TOOLS AND MACH	101710	08/22/2023	CARGO TRAILER SALES, INC.	BRAKE LIGHT GUARD	10.60
01437 - 261	REPAIR TOOLS AND MACH	101715	08/22/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	PA INSPECTION	94.25

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01437 - 261	REPAIR TOOLS AND MACH	101726	08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	OIL FILTERS	-109.65
01437 - 261	REPAIR TOOLS AND MACH		08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	MISC PARTS	-27.41
01437 - 261	REPAIR TOOLS AND MACH		08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	FILTERS/HYDRAULIC OIL	147.86
01437 - 261	REPAIR TOOLS AND MACH		08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	FILTERS'	214.22
01437 - 261	REPAIR TOOLS AND MACH	101746	08/22/2023	PAUL B. MOYER & SONS	AIR FILTER/CLEANER	15.99
01437 - 261	REPAIR TOOLS AND MACH		08/22/2023	PAUL B. MOYER & SONS	ENGINER STARTER	105.99
01438 - 245	HIGHWAY MAINT SUPPLIES	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	34.61
01461 - 001	CONSERVATION EXPENSE	101620	08/04/2023	BATTERY SOLUTIONS, LLC	BATTERY RECYCLING	231.90
01461 - 001	CONSERVATION EXPENSE		08/04/2023	BATTERY SOLUTIONS, LLC		695.70
01461 - 001	CONSERVATION EXPENSE	101644	08/04/2023	HOT FROG PRINT MEDIA, LLC	TREE GIVEAWAY POSTCARDS	1,821.06
01461 - 001	CONSERVATION EXPENSE		08/04/2023	HOT FROG PRINT MEDIA, LLC	AWARD POSTCARDS	2,112.28
01461 - 001	CONSERVATION EXPENSE	481	08/07/2023	MASTERCARD	P-CARD CHARGES	349.95
01486 - 354	WORKER'S COMPENSATION	101717	08/22/2023	DELAWARE VALLEY WORKERS'	AUDIT 22 WC	4,063.80
01487 - 157	HEALTH CONTINGENCY	101721	08/22/2023	FIRSTLABORATORIES, INC.	DRUG TESTING	155.70
<b>TOTAL</b>						<b>284,721.75</b>
<b>02 - STREET LIGHT FUND</b>						
02434 - 371	R/M PEN AMBLER DISTRICT	101654	08/04/2023	PECO ENERGY	PECO PENN AMBLER DISTRICT	205.93
02434 - 372	R/M PENLLYN DISTRICT		08/04/2023	PECO ENERGY	PECO VILLAGE OF PENLLYN	144.07
02434 - 373	R/M TREWELLYN ESTATE DISTRICT		08/04/2023	PECO ENERGY	PECO TREWELLYN ESTATES	39.48
02434 - 374	R/M WOODED POND DISTRICT		08/04/2023	PECO ENERGY	PECO MCKEAN RD/WOODED POND	7.48
02434 - 375	R/M FOXFIELD RESERVE DISTRICT		08/04/2023	PECO ENERGY	PECO FOXFIELD RESERVE	34.47
02434 - 376	R/M POLO CLUB DISTRICT		08/04/2023	PECO ENERGY	PECO HUNT SEAT DRIVE	28.36
02434 - 377	R/M BETHLEHEM DISTRICT		08/04/2023	PECO ENERGY	PECO STREET LIGHT DISTRICT	160.55
02434 - 377	R/M BETHLEHEM DISTRICT	481	08/07/2023	MASTERCARD	P-CARD CHARGES	2,640.00
02434 - 378	R/M CEDAR HILL EST DISTRICT	101747	08/22/2023	PECO ENERGY	PECO ESTATES OF CEDAR HILL	37.75



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02434 - 379	R/M GWYNEDD RESERVE DISTRICT	101747	08/22/2023	PECO ENERGY	PECO WARREN ROAD	7.08
02434 - 380	R/M GWYNN CREST DISTRICT	101654	08/04/2023	PECO ENERGY	PECO GWYN CREST	26.57
02434 - 381	R/M WALNUT FARMS DISTRICT	101747	08/22/2023	PECO ENERGY	PECO WALNUT FARM RD	26.68
02434 - 382	R/M GWYNN OAKS DISTRICT		08/22/2023	PECO ENERGY	PECO LGT	7.52
02434 - 383	R/M WISTER WOOD DISTRICT	101654	08/04/2023	PECO ENERGY	PECO WISTER WOODS	6.41
<b>TOTAL</b>						<b>3,372.35</b>
<b>05 - RECREATION FUND</b>						
05437 - 370	REPAIR TOOLS & MACHINERY	101622	08/04/2023	BERGEY'S, INC.	AUTO REPAIRS/PARTS	241.95
05437 - 370	REPAIR TOOLS & MACHINERY	101653	08/04/2023	PAUL B. MOYER & SONS	SHAPREN BLADE	45.00
05451 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	123.36
05451 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	2,592.01
05451 - 320	COMMUNICATION	101669	08/04/2023	VERIZON	PHONE CHARGES	139.78
05451 - 320	COMMUNICATION	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	66.40
05451 - 340	ADVERTISING & PRINTING	481	08/07/2023	MASTERCARD	P-CARD CHARGES	20.25
05452 - 221	SUPPLIES-SUMMER CAMP		08/07/2023	MASTERCARD		30.00
05452 - 221	SUPPLIES-SUMMER CAMP	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	8.55
05453 - 141	PIKE FEST CONTRACTED SRVCS	481	08/07/2023	MASTERCARD	P-CARD CHARGES	100.00
05453 - 300	EVENTS/ACTIVITIES	101649	08/04/2023	MONTGOMERY COUNTY CONCERT BAND	REFUND FOR RAINOUT	150.00
05454 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	-45.75
05454 - 320	COMMUNICATION	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	40.52
05454 - 361	UTILITIES	101654	08/04/2023	PECO ENERGY	PECO PENLLYN PLAYGROUND	27.87
05454 - 361	UTILITIES		08/04/2023	PECO ENERGY	PECO MATHER RD	35.09
05454 - 361	UTILITIES		08/04/2023	PECO ENERGY	PECO PENLLYN PARKSHED	109.99
05454 - 361	UTILITIES	101739	08/22/2023	NORTH WALES WATER AUTHORITY	WATER CHARGES	13.80
05454 - 361	UTILITIES		08/22/2023	NORTH WALES WATER AUTHORITY		13.80

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05454 - 361	UTILITIES	101739	08/22/2023	NORTH WALES WATER AUTHORITY	WATER CHARGES	23.00
05454 - 361	UTILITIES		08/22/2023	NORTH WALES WATER AUTHORITY		130.08
05454 - 361	UTILITIES	101747	08/22/2023	PECO ENERGY	PECO 409 OLD PENLLYN PIKE	12.76
05454 - 361	UTILITIES		08/22/2023	PECO ENERGY	PECO CAMBRIDGE DR/WELSH RD	29.28
05454 - 361	UTILITIES		08/22/2023	PECO ENERGY	PECO WISTER AVE	33.88
05454 - 361	UTILITIES		08/22/2023	PECO ENERGY	PECO 409 OLD PENLLYN PIKE	51.32
05454 - 361	UTILITIES		08/22/2023	PECO ENERGY	PECO PENLLYN PARK/GWYNEDD AVI	57.35
05454 - 361	UTILITIES		08/22/2023	PECO ENERGY	PECO WISTER AVE	265.13
05454 - 361	UTILITIES		08/22/2023	PECO ENERGY	PECO PENLLYN WOODS	471.61
05454 - 372	MATERIALS & SUPPLIES PARKS	101616	08/04/2023	AMBLER COAL BUILDING SUPPLY	SAKRETE/NAILS	54.99
05454 - 372	MATERIALS & SUPPLIES PARKS	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	75.29
05454 - 373	PARK BUILDING MAINTENANCE	101664	08/04/2023	TUSTIN GROUP, LLC	ALARM MONITORING	45.00
05454 - 373	PARK BUILDING MAINTENANCE	101701	08/22/2023	AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	755.23
05454 - 373	PARK BUILDING MAINTENANCE	101759	08/22/2023	TUSTIN GROUP, LLC	ALARM MONITORING	45.00
05454 - 420	DUES & MEMBERSHIPS	481	08/07/2023	MASTERCARD	P-CARD CHARGES	10.00
05454 - 450	CONTRACTED SERVICES	101707	08/22/2023	BRIGHTVIEW HOLDINGS, INC.	MOWING SERVICES	7,468.00
05454 - 460	CONFERENCE, TRAINING	481	08/07/2023	MASTERCARD	P-CARD CHARGES	120.00
05454 - 720	REPAIRS & IMPROVEMENT	101641	08/04/2023	HAJOCA CORPORATION	CURB BOX	142.70
05454 - 720	REPAIRS & IMPROVEMENT	101643	08/04/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	20.76
05454 - 720	REPAIRS & IMPROVEMENT	481	08/07/2023	MASTERCARD	P-CARD CHARGES	485.00
05454 - 720	REPAIRS & IMPROVEMENT	101724	08/22/2023	GLASGOW, INC	STONE	203.02
05454 - 720	REPAIRS & IMPROVEMENT		08/22/2023	GLASGOW, INC		207.66
05454 - 720	REPAIRS & IMPROVEMENT		08/22/2023	GLASGOW, INC		410.82
05454 - 720	REPAIRS & IMPROVEMENT	101728	08/22/2023	HAJOCA CORPORATION	WATER FOUNTAIN PARTS	327.45

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05454 - 720	REPAIRS & IMPROVEMENT	101728	08/22/2023	HAJOCA CORPORATION	WATER FOUNTAIN PARTS	390.30
05454 - 720	REPAIRS & IMPROVEMENT	101751	08/22/2023	RICHARD H. LUTZ & SONS INC.	TOPSOIL	174.00
05486 - 354	WORKER'S COMPENSATION	101717	08/22/2023	DELAWARE VALLEY WORKERS'	AUDIT 22 WC	1,825.60
<b>TOTAL</b>						<b>17,547.85</b>
<b>08 - SEWER FUND</b>						
08147 - 000	LEGAL & ENGINEERING RECEIVABLE	101733	08/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	577.50
08402 - 310	FINANCIAL SERVICES	101621	08/04/2023	BBD, LP	2022 FINAL AUDIT	7,200.00
08429 - 220	OPERATING SUPPLIES	101647	08/04/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	805.10
08429 - 220	OPERATING SUPPLIES	101659	08/04/2023	RICOH USA INC	COPIER SERVICES	43.95
08429 - 220	OPERATING SUPPLIES	101735	08/22/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	WIFI PORT	82.20
08429 - 220	OPERATING SUPPLIES	101741	08/22/2023	NORTH WALES WATER AUTHORITY	WATER SHUT OFF SERVICES	50.00
08429 - 220	OPERATING SUPPLIES	101740	08/22/2023	NORTH WALES WATER AUTHORITY	PA ONE CALL	2,400.00
08429 - 220	OPERATING SUPPLIES	101744	08/22/2023	PA ONE CALL SYSTEM, INC.	PA ONE CALLS	359.10
08429 - 300	AMBLER WASTEWATER TREATMT	101705	08/22/2023	BOROUGH OF AMBLER	Q3 AWWTP OPERATING ALLOCATION	264,828.29
08429 - 320	COMMUNICATIONS	101669	08/04/2023	VERIZON	PHONE CHARGES	32.02
08429 - 320	COMMUNICATIONS		08/04/2023	VERIZON		32.03
08429 - 320	COMMUNICATIONS		08/04/2023	VERIZON		34.53
08429 - 320	COMMUNICATIONS	101762	08/22/2023	VERIZON		36.10
08429 - 320	COMMUNICATIONS		08/22/2023	VERIZON		36.10
08429 - 320	COMMUNICATIONS		08/22/2023	VERIZON		43.51
08429 - 320	COMMUNICATIONS	101764	08/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	275.40
08429 - 360	PUBLIC UTILITY SERVICES	101654	08/04/2023	PECO ENERGY	PECO RAILROAD AVE/MATHERS AVE	31.54
08429 - 360	PUBLIC UTILITY SERVICES		08/04/2023	PECO ENERGY	PECO NORRISTOWN RD	309.95
08429 - 360	PUBLIC UTILITY SERVICES	101739	08/22/2023	NORTH WALES WATER AUTHORITY	WATER CHARGES	13.80
08429 - 360	PUBLIC UTILITY SERVICES		08/22/2023	NORTH WALES WATER AUTHORITY		13.80

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08429 - 360	PUBLIC UTILITY SERVICES	101739	08/22/2023	NORTH WALES WATER AUTHORITY	WATER CHARGES	17.94
08429 - 360	PUBLIC UTILITY SERVICES	101747	08/22/2023	PECO ENERGY	PECO RAILROAD AVE/MATHERS AVE	31.62
08429 - 360	PUBLIC UTILITY SERVICES		08/22/2023	PECO ENERGY	PECO STORAGE SHED	38.67
08429 - 360	PUBLIC UTILITY SERVICES		08/22/2023	PECO ENERGY	PECO WELSH RD PUMP STATION	916.53
08429 - 371	REPAIR/MAINT PUMPING STATIONS	101648	08/04/2023	LRM, INC.	METER CALIBRATION	720.00
08429 - 371	REPAIR/MAINT PUMPING STATIONS	101651	08/04/2023	NORTH MONTCO TECHNICAL CAREER CTR.	ELECTRICAL CLASS	287.50
08429 - 372	REP/MNT MANHOLES & LINES	101616	08/04/2023	AMBLER COAL BUILDING SUPPLY	SAKRETE/NAILS	79.94
08429 - 372	REP/MNT MANHOLES & LINES	101736	08/22/2023	LANE ENTERPRISES INC.	GALVANIZED BOXES	612.00
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101622	08/04/2023	BERGEY'S, INC.	AUTO REPAIRS/PARTS	3,195.51
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101630	08/04/2023	ELLIOTT AUTO SUPPLY CO., INC.	BUILDING SUPPLIES	14.36
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101634	08/04/2023	FISHERS TRUE VALUE HARDWARE INC.		8.66
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101640	08/04/2023	GROFF TRACTOR & EQUIPMENT, INC.	FLASHER/FILTER	42.01
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		08/04/2023	GROFF TRACTOR & EQUIPMENT, INC.	FILTERS	176.24
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		08/04/2023	GROFF TRACTOR & EQUIPMENT, INC.		223.01
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101666	08/04/2023	UNITED RENTALS (NORTH AMERICA), INC	PUMP SEAL	112.51
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101710	08/22/2023	CARGO TRAILER SALES, INC.	BRAKE LIGHT GUARD	10.60
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101715	08/22/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	PA INSPECTION	94.25
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101725	08/22/2023	GRANTURK EQUIPMENT CO.	RELIEF VALVE	483.77
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101726	08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	OIL FILTERS	-109.65
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	MISC PARTS	-27.41
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	FILTERS/HYDRAULIC OIL	147.86
08429 - 373	REP/MNT VEHICLES, EQUIPMENT		08/22/2023	GROFF TRACTOR & EQUIPMENT, INC.	FILTERS'	214.21
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101761	08/22/2023	U.S. MUNICIPAL SUPPLY INC.	HITCH PIN	45.74
08429 - 450	CONTRACTED SERVICES	101615	08/04/2023	ALLEN J. FEDEZKO	JANITORIAL SERVICES	262.50

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08429 - 450	CONTRACTED SERVICES	101708	08/22/2023	BUCKS COUNTY WATER & SEWER AUTHORITY	BCWSA SERVICES APRIL	4,300.00
08429 - 450	CONTRACTED SERVICES		08/22/2023	BUCKS COUNTY WATER & SEWER AUTHORITY	BCWSA SERVICES JULY	4,300.00
08429 - 450	CONTRACTED SERVICES		08/22/2023	BUCKS COUNTY WATER & SEWER AUTHORITY	BCWSA SERVICES JUNE	4,300.00
08429 - 450	CONTRACTED SERVICES		08/22/2023	BUCKS COUNTY WATER & SEWER AUTHORITY	BCWSA SERVICES MAY	4,300.00
08429 - 730	TREATMENT PLANT CAPITAL PROJEC	101705	08/22/2023	BOROUGH OF AMBLER	AWWTP Q2 CAPITAL PROJECT	14,182.44
08486 - 354	WORKER'S COMPENSATN CNTRB	101717	08/22/2023	DELAWARE VALLEY WORKERS'	AUDIT 22 WC	362.60
08487 - 153	DISABILITY & LIFE INS.	101661	08/04/2023	STANDARD INSURANCE COMPANY	080123 DIS INS	474.21
08487 - 156	HEALTH INSURANCE	101716	08/22/2023	DELAWARE VALLEY HEALTH TRUST	HEALTH INS	6,271.39
<b>TOTAL</b>						<b>323,293.93</b>
<b>09 - SEWER CAPITAL RESERVE</b>						
09429 - 740	CAPITAL PURCHASES	101625	08/04/2023	COMMPATHS, LLC	ANALOG PORTABLE RADIO	3,120.00
09439 - 000	INFRASTRUCTURE REBUILDING	101623	08/04/2023	BRETT SABOL	SEWER REPAIR	6,042.00
09439 - 000	INFRASTRUCTURE REBUILDING	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	802.50
<b>TOTAL</b>						<b>9,964.50</b>
<b>30 - CAPITAL RESERVE FUND</b>						
30409 - 721	IMPROVEMENT TO TWP. PROPERTIES	101704	08/22/2023	BONNETT ASSOCIATES INCORPORATED	ARCHITECTURAL SERVICES	1,280.00
30409 - 721	IMPROVEMENT TO TWP. PROPERTIES	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	357.50
30430 - 700	CAPITAL PURCHASE, HIGHWAY	101625	08/04/2023	COMMPATHS, LLC	ANALOG PORTABLE RADIO	3,120.00
30439 - 300	PROFESSIONAL SERVICES	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	7,082.24
30439 - 721	OLD BETHLEHEM PIKE CULVERT		08/22/2023	GILMORE & ASSOCIATES		2,045.00
30439 - 722	PEDESTRIAN BRIDGES		08/22/2023	GILMORE & ASSOCIATES		4,007.50
30454 - 600	PARK IMPROVEMENTS	101616	08/04/2023	AMBLER COAL BUILDING SUPPLY	SAKRETE/NAILS	33.01
30454 - 600	PARK IMPROVEMENTS	101639	08/04/2023	GLASGOW, INC	STONE	442.58
30454 - 600	PARK IMPROVEMENTS	101706	08/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	521.53
30454 - 600	PARK IMPROVEMENTS	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	8,662.36

DATE: 9/5/2023  
 TIME: 11:23:08AM

**LOWER GWYNEDD TOWNSHIP  
 INVOICE HISTORY LIST**

FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT	
<b>FOR CHECKS DATED FROM 8/1/2023 TO 8/31/2023</b>							
						<b>TOTAL</b>	<b>27,551.72</b>
<b>31 - STORMWATER MANAGEMENT</b>							
31446 - 001	COMPLIANCE REQUIREMENTS	101723	08/22/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	1,504.07	
31446 - 101	SWM PROJECTS		08/22/2023	GILMORE & ASSOCIATES		270.00	
31446 - 450	CONTRACTED SERVICES	101707	08/22/2023	BRIGHTVIEW HOLDINGS, INC.	MOWING SERVICES	913.00	
						<b>TOTAL</b>	<b>2,687.07</b>
<b>33 - TRAFFIC IMPACT FUND</b>							
33402 - 400	TRAFFIC ACT 209 STUDY	101706	08/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	350.00	
33402 - 400	TRAFFIC ACT 209 STUDY		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		918.75	
33433 - 200	MULTIMODAL PHASE 2 EXPENSE		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		1,952.00	
33433 - 200	MULTIMODAL PHASE 2 EXPENSE		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		2,132.00	
33433 - 200	MULTIMODAL PHASE 2 EXPENSE		08/22/2023	BOWMAN CONSULTING GROUP, LTD.		12,260.88	
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101731	08/22/2023	JAMES D. MORRISSEY INC.	SHIP WIDENING PROJECT	122,715.00	
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101733	08/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	1,039.50	
33439 - 000	INFRASTRUCTURE REBUILDING	101706	08/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	2,042.80	
						<b>TOTAL</b>	<b>143,410.93</b>
						<b>GRAND TOTAL:</b>	<b>812,550.10</b>



# Statement

*8/17/23*

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: \$ 13,890.12  
 Statement Date (MM/DD/YYYY): 07/27/2023 Currency: U.S. DOLLAR  
 Payment Due Date (MM/DD/YYYY): 08/23/2023

## Statement Summary:

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

Previous Balance: \$ 2,166.99  
 Payments: \$ -2,166.99  
 Adjustments: \$ 0.00  
 Net Purchases: \$ 6,109.88  
 Cash Advance: \$ 0.00  
 Fees: \$ 0.00  
 Other Charges: \$ 0.00  
 New Account Balance: \$ 6,109.88

## Transaction Summary:

*Wire 481*

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522					
07/04	07/04 480938376	AUTOMATIC PYMT RECEIVED	\$ -2,166.99	\$ 0.00	\$ -2,166.99

TOTAL CREDITS xxxx-xxxx-xxxx-0522 \$ -2,166.99  
 TOTAL DEBITS xxxx-xxxx-xxxx-0522 \$ 0.00

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

06/27	06/28 480206066	DOLLAR TREE NORTH WALES PA	<i>05452.221</i> \$ 28.30 046108	\$ 1.70 (e)	\$ 30.00 ✓
07/19	07/21 483260538	RENTAL WORLD-LANSDALE LANSDALE PA	<i>05453.141</i> \$ 94.34 079097	\$ 5.66 (e)	\$ 100.00 ✓
07/25	07/26 483778909	GREENDISK INC 425-3928700 WA	<i>01461.001</i> \$ 330.14 078647	\$ 19.81 (e)	\$ 349.95 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-6350 \$ 0.00  
 TOTAL DEBITS xxxx-xxxx-xxxx-6350 \$ 479.95

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

07/05	07/07 481344230	CALIBRE PRESS GLEN ELLYN IL	<i>01410.460</i> \$ 167.29 061402	\$ 11.71 (e)	\$ 179.00 ✓
07/19	07/20 483074110	SQ LIBERTY URGENT CAR HATFIELD PA	<i>01410.310</i> \$ 135.00 073657	\$ 0.00	\$ 135.00 ✓
07/20	07/21 483260539	SQ MANHATTAN BAGEL-NO MONTGOMERYVIL PA	<i>01410.460</i> \$ 152.93 075917	\$ 5.04	\$ 157.97 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-2252

\$ 0.00

TOTAL DEBITS xxxx-xxxx-xxxx-2252

\$ 471.97

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

06/29	06/30	LINKEDIN PRE 190426184 LNKD.IN/BILL CA	\$ 239.89	\$ 14.39 (e)	\$ 254.28	✓
	480487555	01401.460	007113			
07/10	07/11	TONY RONIS SPRING HOUS SPRING HOUSE PA	\$ 49.11	\$ 2.95 (e)	\$ 52.06	✓
	481759568	01400.220	018910			
07/17	07/18	WEB DOTSTER BURLINGTON MA	\$ 99.93	\$ 0.00	\$ 99.93	✓
	482674472	01400.316 #49.96 01401.370 #49.97	096621	no receipt		
07/20	07/21	UNIFORM CONSTRUCTION U HARRISBURG PA	\$ 1,150.47	\$ 69.03 (e)	\$ 1,219.50	✓
	483260540	01235.100	090147			
07/21	07/24	EIG CONSTANTCONTACT.CO WALTHAM MA	\$ 81.00	\$ 0.00	\$ 81.00	✓
	483376959	05451.340 #20.25 01400.316 #60.75	004043			
07/24	07/25	FRANK JONES TROPHIES NORRISTOWN PA	\$ 151.95	\$ 9.12 (e)	\$ 161.07	✓
	483711867	01400.220	035679			

TOTAL CREDITS xxxx-xxxx-xxxx-4975

\$ 0.00

TOTAL DEBITS xxxx-xxxx-xxxx-4975

\$ 1,867.84

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

07/10	07/11	MICHAELS STORES 5181 NORTH WALES PA	\$ 14.15	\$ 0.85 (e)	\$ 15.00	✓
	481759570	01409.370	004940			
07/10	07/11	GIANT 6510 SPRING HOUSE PA	\$ 19.49	\$ 0.63	\$ 20.12	✓
	481759569	01401.200	001968			
07/11	07/12	COLONIAL ELECTRIC SUPP WARMINSTER PA	\$ 2,640.00	\$ 0.00	\$ 2,640.00	✓
	481913037	02434.377	086066			
07/13	07/14	COLONIAL CONCRETE KING OF PRUSS PA	\$ 457.55	\$ 27.45 (e)	\$ 485.00	✓
	482273452	05454.720	007743			
07/19	07/20	CEUPESTCOURSES 2515835972 AL	\$ 120.00	\$ 0.00	\$ 120.00	✓
	483074111	05454.460	058642			
07/24	07/25	PA PLANTS HARRISBURG PA	\$ 9.43	\$ 0.57 (e)	\$ 10.00	✓
	483711868	05454.420	057665			

TOTAL CREDITS xxxx-xxxx-xxxx-3833

\$ 0.00

TOTAL DEBITS xxxx-xxxx-xxxx-3833

\$ 3,290.12



## VENDOR 1-REFERENCE

VENDOR	NAME	ADDRESS 1	CITY	ST	CONTACT 1	TELEPHONE
3948	DANKEN	486C N. MAIN STREET	SOUDERTON	PA		
3949	BRETT SABOL	421 PHILMONT AVENUE	FEASTERVILLE	PA		
3950	FOX CHASE LOCK	7936 OXFORD AVENUE	PHILADELPHIA	PA		
3951	PARKER INTERPRIZE II	1650 LIMEKILN PIKE	DRESHER			
3952	TRULEO, INC.	1 E. ERIE STREET	CHICAGO	IL		
3953	LORRAINE ROESCHEN	165 CLOVER CIRCLE	SOUTHAMPTON	PA		
3954	RONALD DURR	1128 HAUGES MILL ROAD	AMBLER	PA		

\*\* END OF REPORT - Generated by Mary Trocino \*\*

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, AUGUST 22, 2023**

**SUPERVISORS:**

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

**STAFF:**

Mimi Gleason, Township Manager  
Jamie Worman, Assistant Township Manager  
Michelle Farzetta, Administrative Assistant -Absent  
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 7:00pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

**ANNOUNCEMENTS AND PRESENTATIONS**

The BOS met in executive session prior to tonight's meeting to discuss matters of personnel and real estate.

**Best wishes to Officer Beth Sanborn for a long and enjoyable retirement, after 26 years of service to the Lower Gwynedd community.**

Senator Maria Collette spoke about Officer Sanborn's work in Lower Gwynedd. She spoke of her time as a School Resource Officer (SRO), and her dedication to children working with Mission Kids and the Montgomery County Office of Children and Youth. She wished her well in her retirement and presented her with a citation.

Ms. Duckett then shared a citation from both the BOS and Representative Liz Hanbidge, who could not attend the meeting; Kevin Carson from her office attended on her behalf. Chief Kenny shared some stories of Officer Sanborn's time with the Police Department. Officer Sanborn then spoke, thanking everyone for letting her take the lead as the SRO, developing the program and making it her own.

**Police Commendation Ceremony**

Chief Kenny and Lieutenant Gargan wanted to take the time to recognize outstanding police work in a public setting. They presented several officers with certificates for their time, hard work, and dedication to various cases over the past six months. The following officers were recognized:

Officer Tim Evard- Class Six Award for his work as the accreditation manager  
Detective Brendan Ryan-work related to burglary.  
Officer Garret Vail and Officer Jon Dobson- work related to a catalytic converter theft ring.  
Sergeant Dan Diedel and Officer Jon Dobson-Unit Award for exemplary squad work  
Sergeant Gerry Hunt, Officer Beth Sanborn, and Officer Dennis Cosgrove- work related to a dangerous case assisting state troopers in apprehending an armed suspect accused of rape.

### PUBLIC COMMENTS

Rob Middleberg, 2 Richards Way, attended the Cell Tower meeting in July and is asking for updates. Ms. Duckett stated that there are discussions with Rise Up about alternative locations for the proposed tower at the municipal building. Mr. Stein stated that we are in lease negotiations, which is a tedious process. Things are moving along.

Chastity Bruno, 930 Redstone Lane, asked if the township could advertise information on the electronic sign regarding the Citizens Request Portal (CRP). Not all residents are aware that the portal can be used to report dead trees, potholes, and other concerns within the community.

### GENERAL BUSINESS

#### **Review of 2023 capital projects**

The BOS was provided with an update to the Capital Project and Equipment Plan for 2023-2027. Ms. Gleason went through each section clarifying any questions for the BOS. Projects discussed included the following...

**Public Works garage-** RFP is out for an architect and a feasibility study.

**Springhouse Intersection Phase 2 project** – PECO has been out to move the wires. PECO did not give a specific reason for the delay, just storm work. The project is currently delayed by approximately two months or more depending on the weather this winter. There will be a status meeting next week and McMahan will provide updates at that time.

**Speed radar on McKean Road** – The radar appears to be working; however, it does not appear to be capturing every vehicle. McMahan will look into this.

**Mast Arm replacement at Dager Road and Bethlehem Pike** – Armour has inspected it and some repairs need to be made. McMahan will start working on this now so it can be included in next year's permitting process.

**Stormwater projects** – there are more projects in the five-year plan going forward. Mr. Hersh will be presenting a strategic plan for stormwater in the fall. The costs from last year's budget study aren't complete, the numbers will be updated.

**Road Program** – Mr. Zollers stated we will need to spend more on road improvements. Right now, we are just maintaining with milling and paving. We can use liquid fuel funds for this.

**Parks-** the Little League Fields are being re-skinned, the bid recommendation for the parking lot at Pen-Ambler Park will be presented at the September 12<sup>th</sup> BOS meeting, as well as the presentation for the Park Master Plan.

**Trails-** There are several concerns with dead trees along the trails. Ways to report these concerns were discussed, such as using the CRP and calling the township. The pedestrian crossing at Penllyn Pike Trail and Dager Road is almost complete.

**Comprehensive Plan** – Survey is out, and a Comp plan meeting will be held on October 26<sup>th</sup> for the public.

**Sewer-** We are waiting on the results for a grant for the Forrest Manor Pump Station back up pump. Ms. Gleason mentioned that we need to keep the time frames and projects in mind when applying for grants. We do not want to run out of extension requests.

### **Discussion about use of ARPA funding**

The BOS was provided with an updated list of projects for the ARPA funds. Ms. Gleason asked them to review the list and provide any feedback. Feedback included more stormwater projects and use of the funds for the Houston Road Flood Study recommendations. Another item discussed was document scanning. The staff is in the process of reorganizing the electronic files we currently have. The plan is to then scan older documents and then save them accordingly.

Ms. Haldeman mentioned that the funds need to be used on projects that can be completed in the required period of time. She does not want us to get into a situation where we lose the funding, due to projects not being completed.

Although Ingersoll Park is included in the Parks Master Plan, there were some suggestions to use some of the funding on the Little League Field for fencing or possibly bathrooms and a concession stand.

Ms. Gleason stated that we can add items to the list, but we cannot go over \$750,000. We also need to use companies that are part of Costars. Otherwise, we will need to put the projects out for bid.

Mr. Zollers mentioned that funds could be used for thermoplastic road markings around the schools.

### **Approval of Historic Markers**

The Historic Advisory Committee (HAC) received an application to install a historic marker commemorating Bethlehem Baptist Church at its original location on Penllyn Blue Bell Pike. The HAC took a vote at their August 17, 2023, meeting to recommend the BOS approve a historic marker for this site. The current property owner, China Grace Christian Church, has submitted written authorization for the installation of the marker, with the specific location to be determined. Our Public Works Department will be responsible for both purchasing and installing the markers. Ms. Duckett made a motion to approve the marker on Penllyn Blue Bell Pike, for Bethlehem Baptist Church, with the marker's final text and location to be approved following completion of reviews. Mr. Twersky seconded this motion. Motion passed 5-0.

### **Authorize Historic Advisory Committee expenditure for joint speaker event with the Wissahickon Valley Historical Society**

The HAC is requesting \$250 to use for a speaker event co-sponsored with the Wissahickon Valley Historical Society. The HAC is proposing this event be held at the township building. The BOS discussed whether \$250 would be enough to cover the event, would this become a recurring event and who the speaker would be. Ms. Martin clarified that the amount was an estimate, and they would like to make this a reoccurring event but want to start with just the one for now. The BOS would like to approve who the speaker would be for this event. Mr. Stein recommended the BOS authorize a budget of \$250 for the HAC speaker event, based on identification of the speaker. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to approve a budget of \$250 based on the identification of the speaker for the event. Motion passed 5-0.

### **Approval of Alcohol Waiver for Fall Fest on September 23, 2023**

Fall Fest is scheduled on September 23, 2023. The Fall Fest Committee is requesting that the BOS waive Part Six, Section 612.01 of the Township Code, to permit the sale and consumption of alcohol from 12 p.m. to 5 p.m. for this event. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to approve the waiver of alcohol for Fall Fest. Motion passed 5-0.

**Resolution #2023-20 Updating RFP authorization process**

The BOS approved Resolution #2022-06 in January of 2022, requiring professional services to go out for an RFP at least every five years. Staff are asking that this requirement be relaxed, as to avoid extra work when an RFP is not necessary or appropriate for the services in question. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to approve Resolution #2023-20 amending the procedure for soliciting professional services. Motion passed 5-0.

**Approval of agreement with Gwynedd Friends for Multimodal Transportation Fund grant**

Lower Gwynedd Township applied for the DCED Multi-Modal Transportation Fund program on Gwynedd Friends' behalf. The grant awarded was \$147,882. These funds will be used to build a bus shelter and walkway on Gwynedd Friends property. A cooperation agreement has been drawn up by ECON partners outlining the responsibilities and expectations of both the township and Gwynedd Friends. The BOS has received a copy of this agreement and staff are asking for authorization allowing Mimi Gleason to sign this agreement. Ms. Duckett made a motion, seconded by Ms. Hunsicker, granting Ms. Gleason authorization to sign the cooperation agreement. Motion passed 5-0.

**Resolution #2023-21 Adoption of Montgomery County Hazard Mitigation Plan**

Montgomery County completed their 5-year update for the Hazard Mitigation Plan. This plan applies to Lower Gwynedd and is part of our emergency management plan. Ms. Duckett made a motion, seconded by Ms. Martin, to approve Resolution #2023-21 adopting the Montgomery County Hazard Mitigation Plan. Motion passed 5-0.

**Review of Township Engineer's Report - any questions for the Township Engineer?**

Mr. Hersh provided a report on all the work performed during the month of August. Mr. Hersh stated that the bids will be opened for Pen-Ambler Park and a recommendation given at the September 12 BOS meeting. All milling and paving have been completed this summer. In September he will also be presenting the Parks Master Plan. There were no questions from the BOS.

**Review of Traffic Engineer's Report - any questions for the Traffic Engineer?**

Mr. Jones provided a report on work performed for the month of August. There were a few questions from the BOS. Ms. McNeely inquired about the road widening along Norristown Road. There appears to be a gap between MRA and SHIP. An update was provided by Mr. Jones regarding the signage improvements on Gypsy Hill Road. Mr. Zollers stated that some of the work has been completed, new signs and roadway markers have been installed. He will follow up with the County to see when the work will be completed.

**Review of financials YTD and Balance Sheet - July 2023**

Ms. Haldeman stated that she highlighted the traffic impact fee, as there were questions last month regarding this fund. After this year she will be better equipped and have a better understanding of how the budget process works. At that time, she will be able to see if any clarification needs to be made regarding the various funds and if changes should be made.

**Approval of invoices -July 2023**

The BOS received the invoice history for July 2023 in the amount of \$511,576.53. There were no questions from the public or the BOS. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to approve the invoice history for July 2023. Motion passed 5-0.

**Approval of minutes - July 25, 2023**

The BOS received the minutes from the July 25, 2023, BOS meeting. There were no questions or comments. Ms. Duckett made a motion to approve the July 25, 2023, minutes, seconded by Ms. McNeely. Motion passed 5-0.

**SUPERVISOR LIAISON REPORTS**

The BOS received the Commission highlights from the Environmental Advisory Council, Planning Commission and Human Relations Commission. The BOS stated that these reports are very helpful.

**STAFF UPDATES**

**Dager Road trail crossing**

Mr. Jones stated that the work is completed. The pavement markings will be done at the end of August and the PennDOT will be out in mid-September for final inspection.

**Crosswalk painting by schools**

Mr. Zollers state that the crosswalks along Knight Road are completed, pavement markings have been completed with STOP bars. Signs have also been put on Houston Road at all crosswalks.

**Signal at Penllyn Pk & Trewellyn Ave**

Mr. Jones stated that we were not awarded the Green Light Go Grant for this project. Therefore, we are switching gears and applying for the DCED-LSA grant. Applications can be submitted from September 1 - November 30. There is no township match required. Ms. Duckett asked if any other repairs could be included in the application. Mr. Jones said he will look into this.

**Update on Spring House intersection construction**

An update regarding this project was given earlier during the meeting. Mr. Twersky asked for confirmation that the trees are done being taken done. Mr. Jones confirmed.

**SUPERVISORS COMMENTS**

Ms. McNeely thanked staff for getting the postcards out for the EAC events. She also stated she was proud of all the officers and their hard work. She asked Chief Kenny how often these awards would be given to officers. Chief Kenny replied that they are thinking annually or possibly twice a year.

Ms. Hunsicker thanked Chief Kenny for the awards at the beginning of the meeting. It was great to see their hard work recognized.

Ms. Martin echoed their comments and reminded everyone about Fall Fest.

Mr. Twersky thanked the Parks and Recreation Board and Gilmore for their work on the Parks Master Plans. He was able to get a glimpse of the plan and is looking forward to the presentation next month.

Board of Supervisors Minutes

August 22, 2023

Ms. Duckett echoed everyone's comments regarding the awards given to the police officers. She also gave one final farewell to Officer Sanborn. Ms. Duckett reminded everyone of the event at the Gwynedd School from 4-7 on Wednesday 8/23, the Penllyn Park plan presentation on September 6, and Fall Fest on September 23. She also reminded everyone to complete the comp plan survey.

**Adjournment Time:**

Ms. Duckett made a motion, seconded by Ms. Hunsicker, to adjourn the meeting at 8:44pm. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta  
Administrative Assistant

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

Board/Commission	Environmental Advisory Council
Members/Terms	5-7 residents, 3-year terms appointed by the BOS
Meeting Schedule	2 <sup>nd</sup> Wednesday of each month, 7:00 pm
Supervisor Liaison(s)	Tessie McNeely, Michael Twersky
Staff Liaison	Sandi Feight-Hicks
Minute Taker	Jen O'Brien

**MEETING HIGHLIGHTS**

Meeting Date	Wednesday, August 10
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Suzanne gave an update on the trees she tagged (300) for the tree giveaway Oct 14</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• 2024 Budget Discussion &amp; Project ideas, what to increase in funding.</li> <li>• Long Range Planning ~ water, land, conservation and energy. The proposed programs and projects were discussed.</li> <li>• Pollinator Pathway program ~ will be discuss in a upcoming meeting, until a location on Twp property and detailed budget for the sample location can be determined.</li> </ul>	

Next Meeting	Wednesday, September 13
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NOTE: This form notes 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	Historical Advisory Committee
Members/Terms	7 residents, 3-year terms
Meeting Schedule	3 <sup>rd</sup> Thursday of the month, 6pm
Supervisor Liaison(s)	Janine Martin, Danielle Duckett
Staff Liaison	Michelle Farzetta
Minute Taker	Michelle Farzetta

**MEETING HIGHLIGHTS**

Meeting Date	August 17, 2023
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• The committee reviewed the marker application for Bethlehem Baptist Church and made a recommendation to the BOS for approval. They are going to work on the marker text at the next meeting.</li> <li>• The committee is going to make a recommendation to the BOS approve the easement template and make it available to residents online.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• Gather information regarding the history of the Gwynedd School that can be incorporated in the parks master plan, as a way to memorialize the building.</li> <li>• Gather information to explain to the BOS why the Ingersoll House should be preserved. They are going to gather site history and site sources.</li> </ul>	

Next Meeting	September 21, 2023
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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.