

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

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



To join the meeting via Zoom:

<https://us02web.zoom.us/j/85923133885?pwd=bn4rSXFjYzRLZiswWU1bG8wYkhlQT09>

Call #: 1-646-876-9923

Meeting ID: 859 2313 3885 Passcode: 013232

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 personnel, real estate and litigation.

PUBLIC COMMENTS

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

BUILDING AND ZONING

1. Resolution 2023-30 Preliminary/final land development approval for Gwynedd Mercy Academy High School
2. Discussion about purpose of cluster zoning requirements and potential amendments
3. Discussion about proposed update to traffic impact fee
4. Consideration of an amendment to the Zoning Ordinance removing permit requirements for campaign signs
5. Approval of the Assignment & Assumption of Lower Gwynedd Township Subdivision and Land Development Agreement, Stormwater Facilities Maintenance and Operation Agreement, Permits and Approvals related to the 1323 Gypsy Hill Road Subdivision

GENERAL BUSINESS

1. Consider appointment of Mimi Gleason as Township Manager and approval of contract
2. Approval of amended lease agreement with Wells Fargo Bank
3. Authorization for James D. Morrissey, Inc. to utilize the Township property located at 901 Sumneytown Pike (former Texaco Station) as a staging area for the Spring House Intersection Improvement for the duration of the project.
4. Award bid for annual milling and paving program to James D. Morrissey, Inc. in the amount of \$310,523.40
5. Award bid for annual ultra-thin bonded wearing course, as part of the annual paving program, to Asphalt Maintenance Solutions, Inc. in the amount of \$207,429.41

6. Authorize Solicitor to sign the stipulation to settle the property assessment appeal for 1252 Meetinghouse Road
7. Authorize purchase of budgeted police vehicles through Costars
8. Approve resolution designating bank signatories
9. Receipt of invoice history - March 2023
10. Financials YTD and Balance Sheet - March 2023
11. Approval of minutes - April 11, 2023

COMMITTEE REPORTS

Updates on Township Commissions and Board Subcommittees from Supervisor Liaisons

STAFF UPDATES

Updates from staff on municipal activities and projects
 - Bethlehem Pike pedestrian improvements update

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	05/04/2023	7:00 P.M.
BOARD OF SUPERVISORS	TUES	05/09/2023	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	05/10/2023	7:00 P.M.
ZONING HEARING BOARD	THURS	05/11/2023	6:00 P.M.
PARKS AND RECREATION	MON	05/15/2023	6:00 P.M.
PLANNING COMMISSION	WED	05/17/2023	7:00 P.M.
HISTORICAL ADVISORY COMMITTEE	THURS	05/18/2023	6:00 P.M.
BOARD OF SUPERVISORS	TUES	05/23/2023	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors
DATE: Friday, April 21, 2023
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Gwynedd Mercy Academy High School (#22-07LD)

RE: Conditional Preliminary/Final Approval of the Gwynedd Mercy Academy High School Land Development (#22-07LD)

This proposed project is for a building addition to the existing high school that will include a cafeteria, meeting space, counseling offices and storage. New concrete walks and a new paved parking area along with associated stormwater management improvements are also proposed at the Gwynedd Mercy Academy High School located at 1345 Sumneytown Pike. The applicant has received the required reviews by the Township Engineer, Township Traffic Engineer, and the Township Fire Marshal and agree to comply with the review comments contained within. These letters along with the Montgomery County Planning Commission review letter are attached. The project received a recommendation for approval from the LG Planning Commission at their meeting on February 15, 2023, and the applicant presented this plan to the BOS at their meeting on April 11th, 2023. The applicant has agreed to the BOS request to provide an easement for a future trail connection and to also provide additional trees, exhibits depicting the easements and the additional landscaping are attached to this memo. These details will be finalized to the satisfaction of the Township BOS prior to the recording of the land development plans. A link to the land development plan is listed below. ***The recommended action is that the BOS grant preliminary/final approval to the Gwynedd Mercy Academy High School Land Development (#22-07LD) with the conditions noted above and in the approval Resolution.***

[Gwynedd Mercy Academy High School \(#22-07LD\) Plan](#)

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 2023-_____

**PRELIMINARY AND FINAL LAND DEVELOPMENT
APPLICATION OF GWYNEDD MERCY ACADEMY HIGH SCHOOL
1345 SUMNEYTOWN PIKE (#22-07 LD)**

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

BACKGROUND

A. **GWYNEDD MERCY ACADEMY HIGH SCHOOL** (the "**Applicant**"), is the owner of property located at 1345 Sumneytown Pike (Tax Parcel #39-00-03957-00-9), consisting of +/- 42 acres located in the A-Residential District, which presently contains an existing high school with several accessory buildings, athletic fields and facilities, parking areas and access drives (collectively, the "**Property**").

B. The Applicant has filed an application (the "**Application**") proposing a building addition to the existing structure, new concrete walks and a new paved parking area. Proposed utilities will be incorporated into existing public sewer and water infrastructure and additional runoff produced by this new construction will be managed by a proposed basin (collectively, the "**Development**").

C. The Development is more particularly depicted and described in the following plans and reports, all as prepared by Woodrow & Associates, Inc. (collectively, the "**Plans**"):

(1) Preliminary/Final Land Development Plans, consisting of sheets 1 through 16 of 16, dated November 21, 2022, last revised March 13, 2023.

(2) Post-Construction Stormwater Management Report dated November 2022, last revised March 2023.

(3) Erosion and Sedimentation Control Report dated November 2022, last revised March 2023.

(4) Drainage Area Boundary Plans, consisting of sheets 1 through 3 of 3, dated November 21, 2022.

D. Applicant has previously obtained (or will obtain) and provided to the Township all applicable permits from all authorities, agencies and municipalities having jurisdiction, as well as any necessary offsite easements (collectively, the "**Third Party Approvals**").

E. The Applicant desires to obtain preliminary and final land development approval of the Plans from Lower Gwynedd Township in accordance with Section 508 (53 P.S. §10508) of the Pennsylvania Municipalities Planning Code ("**MPC**").

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Lower Gwynedd Township Board of Supervisors (the “**Board**”) hereby grants preliminary and final approval of the Development (the “**Approval**”), as depicted in the Plans. The Approval is expressly made subject to the following conditions:

1. The Planning Commission and the Township Engineer have recommended, and the Board has determined that the deferral and waivers requested by the Applicant are necessary to alleviate the undue hardship created by peculiar conditions pertaining to the Property, will not be contrary to the public interest and that the purpose and intent of the Codes of Lower Gwynedd Township are observed. Therefore, the Board waives (or defers) strict compliance with the following provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance (“**SALDO**”):

(a) **§1230.19.b.** A waiver to allow consideration and approval of a concurrent Preliminary & Final land development application.

(b) **§1230.37(c)&(e) & §1230.61.** A waiver from providing curbing and the dedication of additional right-of-way beyond the existing legal right-of-way for Sumneytown Pike and Evans Road.

(c) **§1230.41(a) & §1230.42(a)(1).** A waiver from the requirement of planting street trees along Sumneytown Pike and Evans Road. Notwithstanding the foregoing, this waiver is expressly conditioned upon the Applicant’s submission and the Township Engineer’s approval of a revised landscape plan depicting additional plantings.

(d) **§1230.41(g).** A waiver to allow for greater than ten (10) spaces to be permitted without a landscape strip having a width of ten (10) feet and a waiver from the required 10% parking area to be devoted to landscaping.

(e) **§1230.45.** A waiver from the requirement of sidewalks along all existing and new streets and pedestrian trails to be a minimum width of 8 feet except in such locations as may be determined by the Board of Supervisors. This waiver is intended to apply to frontages along Sumneytown Pike and Evans Road. Notwithstanding the foregoing, this waiver is expressly conditioned upon the Applicant’s submission and the Township Engineer’s approval of a plan depicting a 15’ wide public trail easement along the road frontages to be dedicated to the Township without cost or expense. Such deed(s) of dedication of the easements shall be signed by the Applicant and recorded prior to the issuance of any building permits for the Development.

(f) **§1230.59.** A partial waiver from the requirement of installing monuments along all property corners.

(g) **§1241.401(n).** A waiver from the requirement of all storm piping being a minimum of 18” diameter and reinforced concrete material.

2. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer’s review letter dated April 5, 2023, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Fire Marshal’s review letter

dated December 9, 2021, which was further revised pursuant to an email and memorandum dated February 13, 2023, the entire contents of which are incorporated herein by reference.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Engineer's review letter dated April 5, 2023, the entire contents of which are incorporated herein by reference.

5. The Applicant shall revise the Plans to satisfy any and all comments of the Township Planning Commission, the Zoning Officer and the Montgomery County Planning Commission, except to the extent such comments are modified or waived by the terms of this Resolution. The Applicant shall revise the Plans to include the location of not less than five (5) EV charging stations which shall be "roughed in" during construction of the subject improvements.

6. Prior to recording the Plans, the Applicant shall provide the Township with all required Third Party Approvals.

7. Prior to recording the Plans, Applicant shall enter into a Land Development and Financial Security Agreement with the Township, in form and content satisfactory to the Township (the "**Development Agreement**"). In the Development Agreement, the Applicant shall post financial security, in form and amount satisfactory to the Township, to guarantee completion of the public improvements depicted in the Plans, in strict accordance with Township criteria and specifications.

8. The Applicant and the Applicant's successors and assigns shall be responsible for the maintenance of all stormwater collection, detention and conveyance facilities depicted in the Plans. Prior to the recording of the Plans, the Applicant shall sign the Township's form of Stormwater Ownership and Maintenance Agreement.

9. Prior to the recording of the Plans, the Applicant shall pay to the Township:

(a) a recreation impact fee in the amount of **Nine Thousand Five Hundred Dollars (\$9,500.00)**, as required by the Codified Ordinances of Lower Gwynedd Township.

(b) a Stormwater Management Fee in the amount of **Eleven Thousand Two Hundred Fifty-Four Dollars and fifty cents (\$11,254.50)**, as required by the Codified Ordinances of Lower Gwynedd Township.

(c) a Transportation Impact Fee shall not be required in accordance with the Lower Gwynedd Township Transportation Impact Fee Ordinance.

10. The Development shall be constructed in strict accordance with all decisions and orders, if any, issued by the Lower Gwynedd Township Zoning Hearing Board.

11. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary and Final Approval Resolution.

12. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may certify that all appropriate erosion and sedimentation control

facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be removed from the Property.

13. Consistent with Section 509(b) of the MPC (53 P.S. §10509(b)), the payment of all applicable fees and the funding of all escrows under the Development Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by the Board. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this Approval shall expire and be deemed to have been revoked.

14. Under the provisions of the MPC, the Applicant has the right to accept or reject the conditions of Approval imposed by the Board. In the absence of a written appeal or a notice of rejection filed within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, the Approval, the waivers and deferrals granted herein shall be deemed to be automatically rescinded and revoked and the Application shall be considered denied based upon the failure to fully comply with all of the conditions set forth herein, all as authorized by Section 508 of the MPC (53 P.S. §10508).

15. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Development Agreement, shall be borne entirely by the Applicant and shall be at no cost to the Township.

16. If any provision of this Resolution or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are hereby declared to be severable.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on the 25th day of April, 2023.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

**MIMI GLEASON, TOWNSHIP SECRETARY
DUCKETT, CHAIRPERSON**

By: _____
DANIELLE A.

ACCEPTED BY THE APPLICANT:

GWYNEDD MERCY ACADEMY HIGH SCHOOL

By: _____
AUTHORIZED REPRESENTATIVE

Print Name: _____

Title: _____

Dated: _____, 2023

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., 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.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 4, 2023

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

Re: MCPC # 22-0288-001
Plan Name: Gwynedd Mercy HS addition
(1 lot comprising approximately 42.08 acres)
Situate: Sumneytown Pike (cross street: Evans Road)
Upper Dublin Township

Dear Ms. Jamie Worman:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 1, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Gwynedd Mercy Academy High School, is proposing an expansion to the Gwynedd Mercy Academy High School building. The existing multi-story building has a footprint area of 96,166 square feet. Demolition of a portion of the existing building and other site features would be required, and the new construction would increase impervious coverage by 0.57 acres (from 22.25% to 23.62%). A sidewalk would be installed along the parking lot adjacent to the building, as well as a walkway and terrace area on the side of the building addition that would face the existing ball fields. In addition to the high school building, the property contains parking lots and various outdoor sport facilities. A tributary of the Trewellyn Creek is located north of the building and bisects the property.

The property is located in the A Residential Zoning District. Educational uses are permitted in the A Residential district when authorized as a special exception.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area as being located in the "Suburban Residential" future land use area. In addition to low-



density residential, institutional uses are identified as one of the primary uses in Suburban Residential areas. Non-residential buildings should have a residential character, with pitched roofs, small building footprints, residential building materials, and residentially-scaled windows and doors. These uses must also be designed to limit potential impacts of traffic, noise, and light. Trees, steep slopes, wetlands, and other sensitive land should be preserved, and appropriate landscaping, buffers, and street trees should be provided by all developments.

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 issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PEDESTRIAN CONNECTIVITY

The applicant is proposing a waiver from the Subdivision and Land Development Ordinance (SALDO) Section 1230.45, which requires that sidewalks be provided along both sides of existing and new streets and that pedestrian trails be provided in locations determined by the Board of Supervisors. Portions of Sumneytown Pike currently have sidewalks, including along the frontage of the adjacent Gwynedd Mercy University property. We recommend that the township consider the long-range goals for pedestrian connectivity when determining whether to grant the applicant the sidewalk requirement waiver.

LANDSCAPING

A landscape plan was not submitted with the proposal; therefore our recommendations are made without having reviewed a landscape plan for the site.

- A. Street Trees. The applicant is requesting a waiver from SALDO Section 1230.41(a), which would require that street trees be planted along existing streets. We believe that this proposed land development presents an opportunity to fill any gaps that may exist between street trees along both Evans Road and Sumneytown Pike. We suggest that the township consider the goals for growing the tree canopy and the importance of streetscape design in the township when evaluating the waiver request. We recommend that the applicant examine the health and conditions of the existing street trees to determine if replacement trees are needed in any location along the street frontage.
- B. Stormwater Best Management Practices (BMP). The applicant is proposing to construct a bio-retention basin area, located between the existing ball field and the wooded area around the Trewellyn Creek tributary. We commend the applicant for proposing a stormwater BMP, which will help to improve water quality of Trewellyn Creek. We recommend that the applicant landscape the bio-retention basin with appropriate shrubs and grasses, and suggest that the applicant reference the Pennsylvania Department of Environmental Protection (DEP) for [specific design considerations](#).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will help to achieve more pedestrian friendly conditions for the development along Sumneytown Pike.

Please note that the review comments and recommendations contained in this report are advisory to the township 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 (22-0288-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
cwarner@montcopa.org – 610-278-3755

c: Woodrow & Associates, Applicant's Representative
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission
Mimi Gleason, Interim Township Manager

Attachment A: Aerial Image of Site

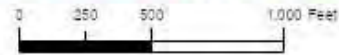
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

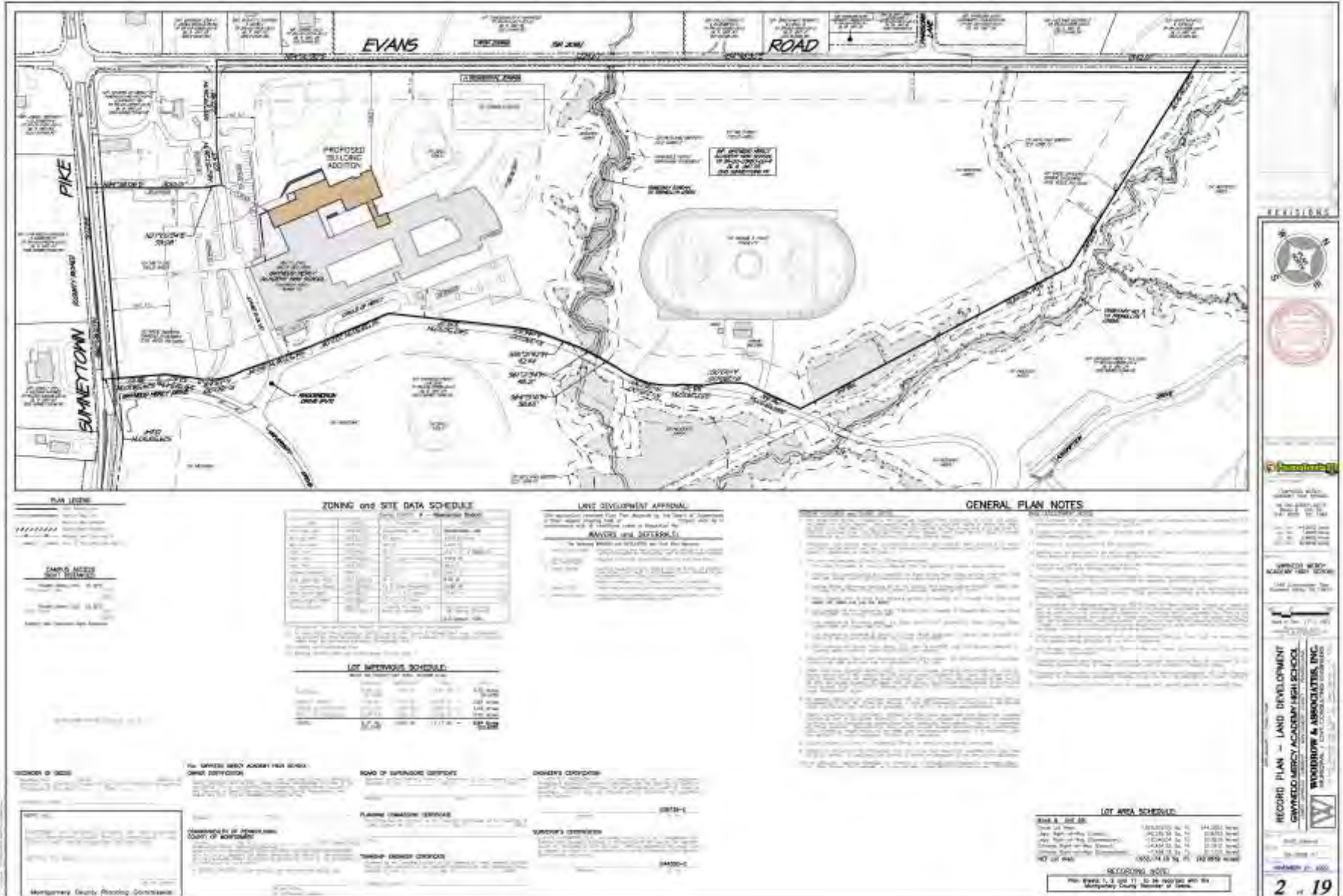
ATTACHMENTS A & B



Gwynedd Mercy High School Addition
MCPC#220288001

Montgomery
County
Planning
Commission
Montgomery County, Districtwide Planning Commission
300 Bay View, Germantown, PA 19342-0311
(610) 275-2728 (610) 275-2346
www.montgomeryplanning.com
Articles of Incorporation available by request.







Office of the Fire Marshal

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

MEMORANDUM

TO: LOWER GWYNEDD PLANNING COMMISSION, PATTY FURBER, MIMI GLEASON, JAMIE WORMAN
FROM: AL COMLY
DATE: FEBRUARY 13, 2023

RE: LAND DEVELOPMENT APPLICATION—GWYNEDD MERCY ACADEMY HIGH SCHOOL--BUILDING ADDITION

I have reviewed the most recent submittal of the following drawings prepared in response to questions and concerns raised at a project planning meeting held on January 24, 2023 at Gwynedd Mercy Academy site.

Project Area Development Plan, drawing 6 of 19, dated November 21, 2022, no revisions, prepared by Woodrow & Associates—showing the walkways from the emergency exits on the northwest side of the existing structure and the proposed addition. This plan satisfies the concerns identified in Woodrow letter to the Township (addressed to Patty Furber) dated February 7, 2023 item 1b

First Floor Fire Suppression Plan, drawing SKA-002, dated February 3, 2023, received 2-9-2023 electronically, showing the phased plan to achieve full sprinkler installation in the existing building as well as all new construction by the end of the 2034 calendar year. Various interim steps are shown that will be milestone events toward the final 2034 completion. This plan satisfies the concerns identified in Woodrow letter to the Township (addressed to Patty Furber) dated February 7, 2023 item 1a

I find both of these drawings to be acceptable exhibits for inclusion in the final Land Development Documents and to satisfy the fire/ life safety concerns raised by this office in earlier reviews.

Item 1c in the Woodrow letter of February 7, 2023 can be addressed as the construction process continues with the understanding that it will be remote from the building.

Please contact me if questions remain to be answered.



April 5, 2023

File No. 22-12001

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

Reference: Gwynedd Mercy Academy High School
TMP #39-00-03957-00-9, Block 8, Unit 55
Preliminary/Final Land Development Plans – Review 2

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 16 of 16, dated November 21, 2022, last revised March 13, 2023, as prepared by Woodrow & Associates, Inc. for Gwynedd Mercy Academy High School, located at 1345 Sumneytown Pike.
- B. Post-Construction Stormwater Management Report dated November 2022, last revised March 2023, as prepared by Woodrow & Associates, Inc.
- C. Erosion and Sedimentation Control Report dated November 2022, last revised March 2023, as prepared by Woodrow & Associates, Inc., for Gwynedd Mercy Academy High School.
- D. Drainage Area Boundary Plans, consisting of sheets 1 through 3 of 3, dated November 21, 2022, as prepared by Woodrow & Associates, Inc.

II. Project Description

The subject property TMP #39-00-03957-00-9, located at 1345 Sumneytown Pike, is situated in the Lower Gwynedd Township A-Residential District. The subject property is accessed from Sumneytown Pike and Evans Road (SR 2016). The tract consists of approximately 42 acres and currently contains an existing high school with several accessory buildings, athletic fields and facilities, parking areas and access drives.

The plans propose a building addition to the existing structure, new concrete walks and a new paved parking area. Proposed utilities will be incorporated into existing public sewer and water infrastructure and additional runoff produced by this new construction will be managed by the proposed basin.

III. Review Comments

A. Zoning Ordinance

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

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

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. §1230.19.b – A waiver to allow concurrent Preliminary & Final land development application and approval of the project.
2. §1230.37(c)&(e) & §1230.61 – A waiver from providing curbing and the dedication of additional right-of-way beyond the existing legal right-of-way for Sumneytown Pike and Evans Road.
3. §1230.41(a) & §1230.42(a)(1) – A waiver from the requirement of planting street trees along Sumneytown Pike and Evans Road.
4. §1230.41(g) – A waiver to allow for greater than ten (10) spaces to be permitted without a landscape strip having a width of ten (10) feet and a waiver from the required 10% parking area to be devoted to landscaping.
5. §1230.45 – A waiver from the requirement of sidewalks along all existing and new streets and pedestrian trails to be a minimum width of 8 feet except in such locations as may be determined by the Board of Supervisors. This waiver is intended to apply to frontages along Sumneytown Pike and Evans Road.
6. §1230.59 – A partial waiver from the requirement of installing monuments along all property corners.
7. §1241.401(n) – A waiver from the requirement of all storm piping being a minimum of 18” diameter and reinforced concrete material.

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. The Landscape Requirements Table on the Development and Landscape Plan, Sheet 6, shall be revised to note the correct tree replacement section, §1230.41(i).
 - b. The plans shall be revised to provide additional spot elevations at the proposed ADA curb ramp to ensure the accessibility slope requirements are met.
3. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.
4. §1230.40 – We defer the review of the Traffic Impact Study to the Township Traffic Engineer.
5. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.

6. §1230.63 – The Applicant shall confirm the existing allocated sewer capacity and prior PA DEP planning approval for the site/project. Additionally, documentation shall be provided as to whether or not the proposed project improvements will increase the need for additional sewer capacity, and if any PA DEP sewage planning is necessary.
7. §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, for the building addition of approximately 19,000 sf, the total Recreation Impact Fee would be \$9,500.00.
8. 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

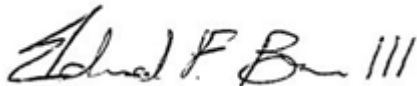
We offer the following comments with respect to the Lower Gwynedd Township Stormwater Management Ordinance (SWMO):

1. §1241.401 – The Applicant shall address the following general plan issues regarding the stormwater management design:
 - a. The plans shall be revised to provide details of the proposed area drains (ST-01 to ST-04) and the 2'x2' box with M Top (ST-05).
 - b. We note that the Profile: ST-01 to ST-07 indicates a pipe size of 8" from ST-05 to ST-07, however, the Profile ST-06 to ST-10 indicates and 12" pipe into ST-07. The plans shall verify all pipe sizes and revise accordingly.
2. §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.
3. 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 calculate the fee to be based on the 100-year water surface elevation to be \$11,254.50.

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.

If you should have any questions, please feel free to contact our office.

Sincerely,



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

EB/sl

cc: Steve Ware, Township Zoning Officer
Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Chad Dixon, AICP, PP, McMahon Associates, Inc.
Timothy Woodrow, P.E., Woodrow & Associates, Inc.
James Hersh, P.E., Gilmore & Associates, Inc.



April 5, 2023

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

RE: **Traffic Review #2 – Preliminary/Final Land Development Plans**
Gwynedd Mercy Academy High School Campus
Lower Gwynedd Township, Montgomery County, PA
McMahon Project No. 822C62.11

Dear Mimi,

Per your request, McMahon, a Bowman company (McMahon) has completed our second (2nd) traffic review for the proposed site modifications to be located on the Gwynedd Mercy Academy High School Campus in Lower Gwynedd Township, Montgomery County, PA. The proposed site modifications will consist of constructing an approximate 19,600 square-foot building addition and parking lot modifications. Access to the school campus will continue to be provided via the existing driveways along Sumneytown Pike and Evans Road (SR. 2016).

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Gwynedd Mercy Academy High School, prepared by Woodrow & Associates, Inc., last revised March 13, 2023.
- Response to Comments Letter – Gwynedd Mercy Academy High School, prepared by Woodrow & Associates, Inc., dated March 13, 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 curbing along Sumneytown Pike and Evans Road (S.R. 2016) and provision of a 100-foot ultimate right-of-way along the Sumneytown Pike site frontage and an 80-foot ultimate right-of-way along the Evans Road (S.R. 2016) site frontage.
 - Section 1230.45 – requiring sidewalk along the Sumneytown Pike and Evans Road (S.R. 2016) site frontages and pedestrian trails to be a minimum of 8 feet in width.
2. According to **Section 1230.40(a)(1)D** of the **Subdivision and Land Development Ordinance**, a traffic impact study is required for the proposed building addition. Based on the plans referenced above and supplemental correspondence provided by the applicant, the additional square footage with the expansion will not be utilized to increase the number of students or staff. Therefore, it is unlikely that the expansion of the school will generate additional site traffic.
3. Since the existing striped parallel parking spaces located along Reiley's Way will no longer be needed at the start of the Fall 2023 school year due to enrollments projections as noted in the applicant's engineer's

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444

mcmahonassociates.com | bowman.com

response to comment 5, a "To Be Removed" label should be shown on the plans for these parking spaces and "No Parking" signs should be shown along both sides of the entire length of Reiley's Way.

4. A Stop bar should be shown on the plans at following locations:
 - At the stop sign on the northbound and southbound approaches of the westernmost driveways along Reiley's Way leading to/from the parking areas to the southwest of the school.
 - At the stop sign on the southbound approach of the driveway along Reiley's Way on the southwestern corner of the existing building.
5. The proposed development is subject to the transportation impact fee of \$2,285 per "new" weekday afternoon peak hour trip. Based on the plans referenced above and supplemental correspondence provided by the applicant, the additional square footage with the expansion will not be utilized to increase the number of students or staff. Therefore, the proposed expansion is not expected to generate "new" weekday afternoon peak hour trips subject to the transportation impact fee.
6. If a Highway Occupancy Permit is required from PennDOT or Montgomery County for any modifications to the site frontage within the right-of-way along Evans Road (S.R. 2016) or Sumneytown Pike, the Township and our office must be copied on any plan submissions and correspondence and invited to any meetings.
7. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan sheets, or other materials.

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
Steve Ware, Zoning Officer
Tim Woodrow, P.E., Woodrow & Associates, Inc.

I:\eng\LOWERGWI\822C62 - Gwynedd Academy HS\Project_Management\Submissions\2023-03-15 LD\Review\2023-04-05 Review Letter #2_Gwynedd Mercy HS.docx

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of February 15, 2023**

Present: Rich Valiga, Vice-Chair
Danielle Porreca
Joel Mayor
Maureen Nunn
Stephen Paccione
Rusty Beardsley

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

Absent: Craig Melograno, Chairman

Call to Order:

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

Approval of Minutes: January 18, 2023

A motion was made by Ms. Porreca and seconded by Mr. Mayor to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of January 18, 2023. The motion carried unanimously.

**1345 Sunneytown Pike
Building Addition
Gwynedd Mercy Academy High School**

#22-07LD

Present for the continuation of the applicant was Mr. Tim Woodrow from Woodrow & Associates, Ms. Christen Pionzio from HRMM&L, Ms. Shannon Abraham from KCBA Architects and Gwynedd Mercy Academy High School President, Ms. Denise Marbach.

Ms. Pionzio stated that during their last appearance in front of the board, she left with a list and wanted to inform the board of their progress. They consolidated the street improvements along Sunneytown Pike which consisted of the curbing along Sunneytown Pike & Evans Rd. which was submitted. Ms. Pionzio explained that their landscape architect went out to the site, calculated the required trees versus the existing street trees and found that they do comply with the required number and quantity, but

spacing was an issue. Ms. Pionzio stated that they submitted a landscaping chart with Mr. Woodrow's latest submission. Ms. Pionzio stated that she met with both the Fire Marshal, Mr. Al Comly and Mr. Dixon from McMahon & Associates.

Ms. Pionzio stated that during the site meeting, they decided that the construction entrance would be moved to avoid headlights shining into the adjacent neighboring houses. Ms. Pionzio stated that they have been in touch with one neighbor and that Ms. Marbach would be in touch with the rest of the neighbors on Evans Rd. Mr. Valiga wanted to know more about moving the construction entrance. Mr. Woodrow explained that during his walk with Mr. Dixon that they found it would be more appropriate to slide the construction entrance down due to sight distance issues and the impact on the adjacent neighbors. Mr. Woodrow stated that the placement of the revised entrance would utilize the existing softball field for the construction staging area, and parking for the contractors.

Ms. Pionzio wanted to discuss the environmentally friendly list that was submitted by KCBA's letter dated February 6, 2023. Ms. Pionzio went through the list that included all sustainable strategies that would be implemented with the new building addition. Ms. Pionzio stated that the school will be adding five EV charging stations and could possibly add fifteen more in the future (if the demand is needed). Ms. Nunn stated that the list was very well received by the members of the EAC (Environmental Advisory Council).

Ms. Pionzio stated that they met with Mr. Comly on January 24th and they came up with a sprinkler plan. Mr. Woodrow stated that the phasing plan would include a trunk line that would set up the rest of the building for future sprinklers. This work is to be completed by 2034. Mr. Woodrow stated that Mr. Comly felt comfortable with the proposed plan and that they are making good progress. Mr. Woodrow stated that Mr. Comly requested to extend the sidewalk to make sure there was a safe passageway for escape if needed. Mr. Mayor wanted to know how much of the building is sprinklered? Ms. Marbach stated around 20%, Mr. Woodrow stated once the addition is completed more than half the building would be sprinklered. Mr. Beardsley wanted to know why would this take so long to complete? Ms. Pionzio stated that this is all cost-driven, and funds need to be raised in order to do this in phases.

Mr. Woodrow explained to the board members that they had a site meeting with Mr. Dixon regarding sight distance. Mr. Woodrow explained about the existing drive off of Evans Rd., there was a concern regarding the sight distance from the driveway to the signal on Sumneytown Rd. Mr. Woodrow stated that to make sure this is a safe drive, McMahon went out and conducted sight distance measurements and found the sight distance sufficient for the driveway. Mr. Woodrow stated they discussed circulation patterns through the parking lots and EMS access and felt comfortable that everything is generally in order. Mr. Dixon stated that they did go out and the concern was if someone

was sitting at the drive looking to exit to the left, there was a slight change on the vertical grade. He stated they did measurements and it does meet PennDOT's minimum criteria for safe sight distance. Mr. Dixon stated that there are still a few outstanding issues with internal circulation, flows and signage, but felt comfortable that they would be able to work it out.

Mr. Valiga wanted to know about the trees. Mr. Woodrow stated that after the sight walk with their landscape architect, they feel comfortable that they can comply with everything in Gilmore's review letter. Mr. Valiga brought up the MCPC review letter that stated the health and quality of the existing trees, he wanted to know if anyone assessed the existing trees? Mr. Woodrow stated that they didn't see many dead or dying trees, but some of the parking lot trees should be replaced. Their landscape architect would work with Gilmore's office regarding what trees should be replaced and they would come up with a parking lot landscaping plan. Mr. Woodrow stated that they are not removing any trees and that even if they did take down a few, there would be plenty of area for replacement trees. Mr. Woodrow stated that the only requirement would be for the parking lot landscaping. Mr. Woodrow stated that this would be part of the revised plans. Mr. Valiga wanted to know more about native and non-native species. Mr. Woodrow stated there are not required to plant any major trees but will plant native species and the new plantings will be 75% native. Ms. Pionzio stated that there are 31 existing trees but are unaware if they are native. Mr. Valiga stated that he wanted to make sure that the trees that are removed are identified and that they are in compliance with the 75% minimum of native species. Mr. Brown stated that he would work with their landscape architect to make sure they are in compliance.

Ms. Nunn wanted to discuss sidewalks. Ms. Nunn explained that she drove out to the site, drove around and there are no sidewalks. She explained that she would like more walkability within the township and that there is no safe way to walk along Sunneytown Pike and Evans Rd. Ms. Nunn stated that it would be nice to have a connection to the Parsons Ln. trail and to see the connections continue. Ms. Pionzio stated there are no sidewalks for a purpose, due to safety concerns for the students. Ms. Pionzio stated that this is a private institution and they do not want to encourage people to walk on their property. Ms. Pionzio stated that there is a big difference between the university and high school, the university has more of an opportunity for the trail connections. Ms. Jamie Worman, Assistant Township Manager and Director of Building & Zoning, was in the audience and stated that the county also identified the same issue with pedestrian connectivity in their review letter. Ms. Worman stated that the township would like them to revisit this issue. Ms. Pionzio stated that she would explain the same security issue to the county. Mr. Paccione stated that he would rather see the funds be spent on sprinklers for the remainder of the building.

Mr. Valiga wanted to know more about the stormwater. Mr. Woodrow stated that the vast majority of all the stormwater runoff from the new building would be directed to the new basin that would be discharged through the channel that bisects the property. Mr. Woodrow stated that they had meetings with the county conservation district and that they will soon apply for an NPDES permit. Mr. Brown stated he had no issue with the waiver. Mr. Brown wanted to know about the manhole (D9) for the stormwater pipe if the location could be shifted from the outfield of the softball field. Mr. Woodrow replied that the manhole would be relocated.

A motion was made by Mr. Paccione and seconded by Mr. Beardsley to recommend this application for preliminary/final land development approval by the Board of Supervisors based on the following conditions listed below by Mr. Valiga:

- 1) The PC recommends approval of the following waivers regarding:
 - a. Not providing curbing, dedications, tree plantings and sidewalks along Sumneytown Pike and Evans Rd.;
 - b. Storm piping at a minimum of 18" and reinforced concrete material.
- 2) There should be a determination after an evaluation of the health of existing trees and replacement trees to ensure they comply with the 75% requirement of native species;
- 3) Applicant is to comply with the Gilmore review letter dated January 12, 2023, and McMahon's review letter dated January 12, 2023 (Ms. Pionzio stated that some of the comments would go away since they have met with Mr. Dixon and requested this condition be to the extent required by McMahon's next review letter);
- 4) Applicant to follow the recommendation letter from KCBA Architects dated February 6, 2023 and Fire Marshal, Al Comly's review letter dated February 13, 2023.

The motion passed with a 6-0 vote.



Lower Gwynedd Township:

1. Proposed Zoning Ordinance Amendment - Flag Lots:

There were no comments from the board members regarding the proposed ordinance.

A motion was made by Mr. Paccione and seconded by Mr. Beardsley to recommend the Proposed Zoning Ordinance Amendment - Flag Lots for final approval to the Board of Supervisors. The motion carried unanimously.

2. Proposed Ordinance SALDO Amendment – Tree Preservation, Maintenance & Replacement:

The board members found that Section 2 paragraph (j), specifically “any tree lost or destroyed within (5) years prior to the submission of a subdivision” was confusing and that it should be rewritten for more clarification.

A motion was made by Mr. Paccione and seconded by Mr. Beardsley to recommend Section 2; paragraph (j) be rewritten.

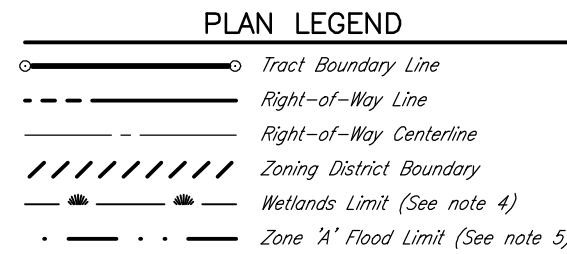
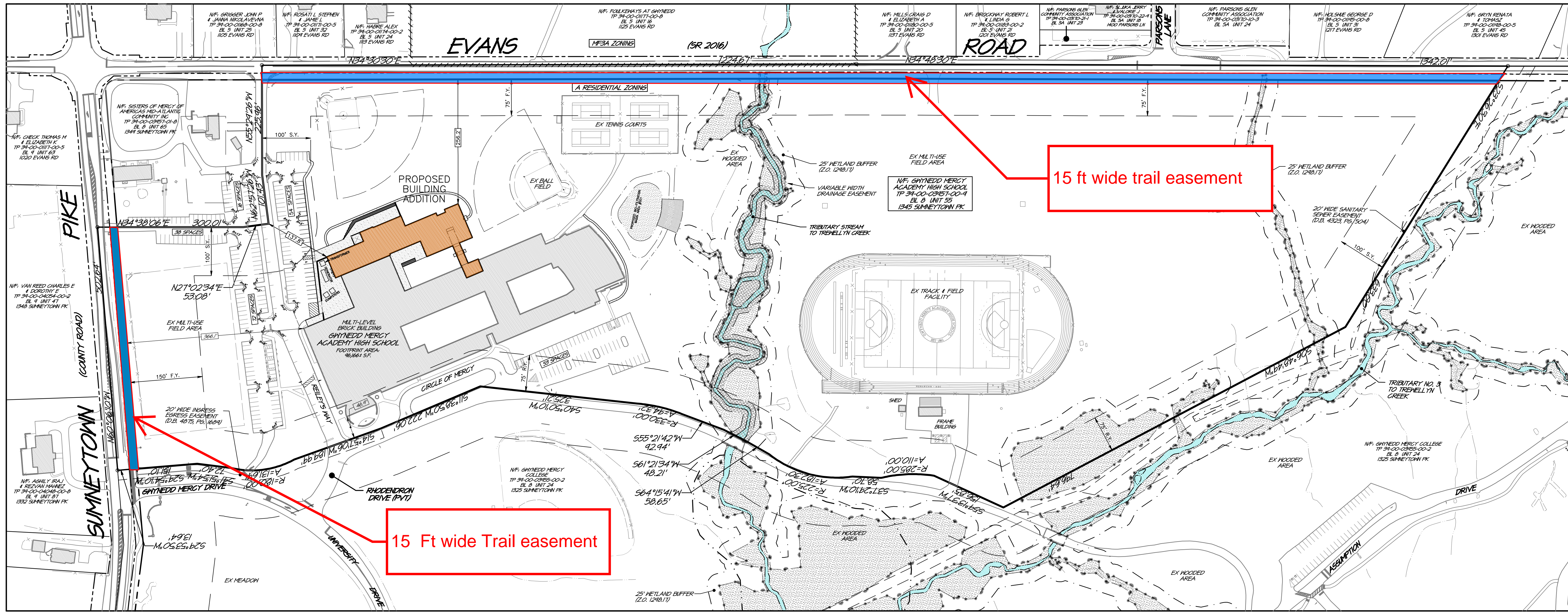
The motion passed with 6-0 vote.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,
Patty Furber, Secretary



CAMPUS ACCESS SIGHT DISTANCES:

Posted Speed Limit: 35 MPH
Summeytown Pike: (Left) (Right)

Posted Speed Limit: 25 MPH
Evans Road: (Left) (Right)

Existing field measured sight distances.

ZONING and SITE DATA SCHEDULE

Item:	Section:	Requirement:	PROPOSED SITE:
Permitted Use	1257.02.(b)	EDUCATIONAL USE [1]	EDUCATIONAL USE
Min Lot Area	1257.02.(b)	20 Acres	42.0839 Acres
Min Lot Width	1257.03.(b)	200 Ft.	>200 Ft.
Front Yard	1257.04.(a)	75 Ft.	366.7 Ft. / 256.2 Ft.
Side Yard	1257.04.(c)(2)	100 Ft. (Non-Residential)	137.8 Ft.
Rear Yard	1257.04.(c)	75 Ft.	46.9 Ft. [3]
Highway Setback	1298.12	150 Ft.	366.7 Ft. [2]
Bldg Coverage (Max)	1257.05.(c)(3)	20 %	6.42 %
Lot Impervious (Max)	1257.05.(b)(2)	45 % (Non-Residential)	23.62 %
Bldg Height (Max)	1257.06.(c)	45 Ft. / 2.5 Stories	25.65 Ft. [4]
Accsy Height (Max)	1257.06.(b)	14 Ft. / 1 Story	[4]
Parking Quantity	1257.07	1 Spce for every (3) seats for assembly	179 Spaces (On-Site) 54 Spaces (Shared)
	1294.01.(b)(1)	184 Spaces Req'd [5]	233 Spaces TOTAL

- Educational Use permitted by SPECIAL EXCEPTION subject to area requirements.
- In every single-family residential district, any lot that abuts a highway shall have the setback requirement for that respective yard doubled in size. For purposes of this section, the following roads shall be considered highways: Summeytown Pike.
- Existing Non-Conforming Item.
- Building Heights noted are outside grade to roof peak.
- Assembly seating capacity is 550 seats / 3 spaces per seat = required parking capacity of 184 spaces

LOT IMPERVIOUS SCHEDULE:

BASED ON PROJECT NET AREA: 42.0839 Acres

Existing:	Demolition:	New:	Total:
Buildings: 2.29 Ac. (5.44%)	-0.04 Ac.	+0.45 Ac.	2.70 Acres (6.42%)
Asphalt Paving: 2.70 Ac.	-0.52 Ac.	+0.34 Ac.	2.52 Acres
Courts & Track Area: 4.02 Ac.	-0.00 Ac.	+0.00 Ac.	4.02 Acres
Conc. & Hardscape: 0.36 Ac.	-0.04 Ac.	+0.38 Ac.	0.70 Acres
TOTAL: 9.37 Ac. (22.25%)	-0.60 Ac.	+1.17 Ac.	9.94 Acres (23.62%)

LAND DEVELOPMENT APPROVAL:

This application received Final Plan Approval by the Board of Supervisors at their regular meeting held on _____ Project shall be in conformance with all conditions noted in Resolution No. _____

WAIVERS and DEFERRALS:

- The following **WAIVERS** are REQUESTED per Final Plan Approval:
- Section 1230.19a: Relief to submit a preliminary/initial land development plan application as opposed to the need for a two-step process.
 - Section 1230.37(c)(4) & 1230.41: Requiring curbing and the construction and dedication of additional right-of-way beyond the existing legal right-of-way for major roadways. Requiring street trees along Summeytown Pike and Evans Road.
 - Section 1230.41(a): Requiring parking areas with greater than 10 vehicles, shall have a landscape strip of at least 10 feet in width & a minimum of 10% of any parking area in excess of 2,000 sq. ft. shall be devoted to landscaping.
 - Section 1230.41(g): Requiring sidewalks along all existing and new streets and pedestrian trails to be a min. width of 8-ft, except in such locations as may be determined by the Board of Supervisors.
 - Section 1230.45: Applies to frontage along; Summeytown Pike, and Evans Road.
 - Section 1230.59: Partial relief requiring to install monuments along all property corners.
 - Section 1241.401(i): Relief from the requirement of all storm piping to be a min. of 18" diameter and reinforced concrete material.

GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- The metes and bounds illustrated on this plan was prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - Topographic and existing features illustrated on this plan was prepared from documents of record and field verified within the limits of the Proposed Project construction area only. Site elevation datum is referenced per note 3 below.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 03, 2022 and July 04, 2022.
 - Plan prepared by Alan Engineering titled "Subdivision Plan" prepared for Gwynedd Mercy College dated 05/30/1995, last revised 10/20/1997.
 - Plan prepared by Woodrow & Associates, Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.
 - Plan prepared by Woodrow & Assoc., Inc. titled "Minor Subdivision - Record Plan" prepared for Sisters of Mercy dated 05/08/2020 last revised 10/12/2020.
 - Plan prepared by Control Point Assoc., Inc. titled "ALTA/NSPS Land Title Survey" prepared for Gwynedd Mercy University, dated 01/21/2021 (No revision).
 - Wetland limits shown taken from reference plan #24, above. No field verification of illustrated mapping has been performed with the preparation of this plan.
 - FEMA Flood Zone (graphic plotting only): This site is located primarily within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and Flood Plain Zone "A" (1% annual chance flood, with average depths of less than 1-ft, or with drainage areas of less than 1 Sq Mile, and areas protected by levees from 1% annual chance flood) as illustrated on Community Panel Number 42091-C-0278-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.pennstate.gov.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned A - Residential District as noted on the official Zoning Map.
 - Right(s)-of-way widths for Summeytown Pike and Evans Road taken from recorded plans (see note 3.e & 3.f above). No additional right-of-way is offered for dedication at the time of this application.
 - Yard Setbacks: Setbacks illustrated are reflective of a recorded plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.
- BASE DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Contractor to ensure compliance with ADA regulations.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - All proposed utilities (including but not limited to: electric, gas, telephone, cable tv, etc.) shall be installed underground in strict accordance with the operating authority's specifications.
 - Sanitary sewer is conveyed on-site by private system to public conveyance and treatment offsite by Upper Gwynedd Township Municipal Authority. Public water supply provided by the North Wales Water Authority (NWWA).
 - The stormwater Best Management Practices (BMPs) shown on these plans are a basic and perpetual part of the storm water management system of the proposed site located within the Municipality and, as such, are to be protected and preserved in accordance with the approved Final Plans by the owners, their successors, and assigns of these lands. The Municipality and/or its agents reserve the right and privilege to enter upon these lands from time to time for the inspection of said facilities in order to determine that the structural and design integrity is being maintained by the owner and the proper operation and maintenance are being conducted.
 - The proposed Ultimate Right-of-Way width for Summeytown Pike and Evans Road are hereby offered to the agency having jurisdiction at the time of dedication.
 - Any damage incurred within the public Right-of-Way as a result of construction is to be repaired at the owner's sole expense.
 - A detailed retaining wall design and supporting structural calculations shall be submitted to the Township Engineers office for review and approval prior to installation. Design by others.
 - The applicant shall enter into a Stormwater Ownership and Maintenance Agreement with Lower Gwynedd Township for the proposed stormwater facilities on site and must be executed prior to plan recording.
 - All proposed buildings and additions shall be equipped with sprinkler systems per Township Code.
 - For the driveway connection to Evans Road (with a 35 MPH posted speed limit), PennDOT minimum safe sight distances of 440 feet to the left and 350 feet to the right shall be maintained at all times.

RECORDED OF DEEDS:

Recorded this _____ day of _____, 2023 in the Office for the recording of deeds, in and for the County of Montgomery, Pennsylvania in Plan Book _____ Page _____

Recorder of deeds: _____

MCPC No.:

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

For the Director
Montgomery County Planning Commission

For: GYWNEDD MERCY ACADEMY HIGH SCHOOL

OWNER CERTIFICATION

Approved by _____, Chief Executive Officer of GYWNEDD MERCY ACADEMY HIGH SCHOOL, Owner, hereby acknowledges this Plan to be the official plan of the Highways and properties shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desire that this Plan be recorded according to law.

Witness: _____ By: _____

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On this _____ day of _____, 2023, before the undersigned officer, personally appeared _____, representative to do so, executed the within instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation by him/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public:
My Commission Expires: _____

BOARD OF SUPERVISORS CERTIFICATE

Approved by the Township Board of Supervisors of the Township of Lower Gwynedd on this _____ day of _____, 2023.

Manager: _____ Chair: _____

PLANNING COMMISSION CERTIFICATE

Recommended for approval by the Planning Commission of the Township of Lower Gwynedd on this _____ day of _____, 2023.

Chair: _____

TOWNSHIP ENGINEER CERTIFICATE

Reviewed by the Township Engineer of the Township of Lower Gwynedd certifying that this plan conforms to the Township Subdivision & Land Development Regulations on this _____ day of _____, 2023.

Township Engineer: _____

ENGINEER'S CERTIFICATION

I, TIMOTHY P. WOODROW, P.E., do hereby certify that I am a Registered Professional Engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan was prepared by myself or under my supervision and that said plan complies with all ordinances and regulations of the Township.

Signature: _____ Lic. no: 038735-E

SURVEYOR'S CERTIFICATION

I, _____ do hereby certify that I am a Registered Professional Land Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

Signature: _____ Lic. no: _____

LOT AREA SCHEDULE:

Block 8 Unit 55:	Gross Lot Area:	Legal Right-of-Way (Evans):	Legal Right-of-Way (Summeytown):	Ultimate Right-of-Way (Evans):	Ultimate Right-of-Way (Summeytown):	NET Lot Area:
	1,929,933.00 Sq. Ft. (44.3052 Acres)	-42,265.29 Sq. Ft. (0.9703 Acres)	-12,540.04 Sq. Ft. (0.2879 Acres)	-34,454.32 Sq. Ft. (0.7910 Acres)	-7,499.18 Sq. Ft. (0.1722 Acres)	1,833,174.18 Sq. Ft. (42.0839 Acres)

RECORDING NOTE:

Plan sheets 1, 2 and 15 to be recorded with the Montgomery County Recorder of Deeds.

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. WOODROW
No. 03873-E

PROJECT SERIAL NUMBER FOR DESIGN: 39-00-03957-00-9 Block 8 Unit 55 D.B.: 6225 Pg: 1394

Parcel Information:
GYWNEDD MERCY ACADEMY HIGH SCHOOL
39-00-03957-00-9 Block 8 Unit 55
D.B.: 6225 Pg: 1394

Gross Area: 44.3052 Acres
Legal RW: 1.2582 Acres
UL RW: 0.9632 Acres
NET Area: 42.0839 Acres

Applcmt:
GYWNEDD MERCY ACADEMY HIGH SCHOOL
1345 Summeytown Pike
Gwynedd Valley, PA 19437

Scale in Feet (1" = 100')

PRELIMINARY / FINAL PLAN

RECORD PLAN - LAND DEVELOPMENT
GYWNEDD MERCY ACADEMY HIGH SCHOOL
LOWER GYWNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

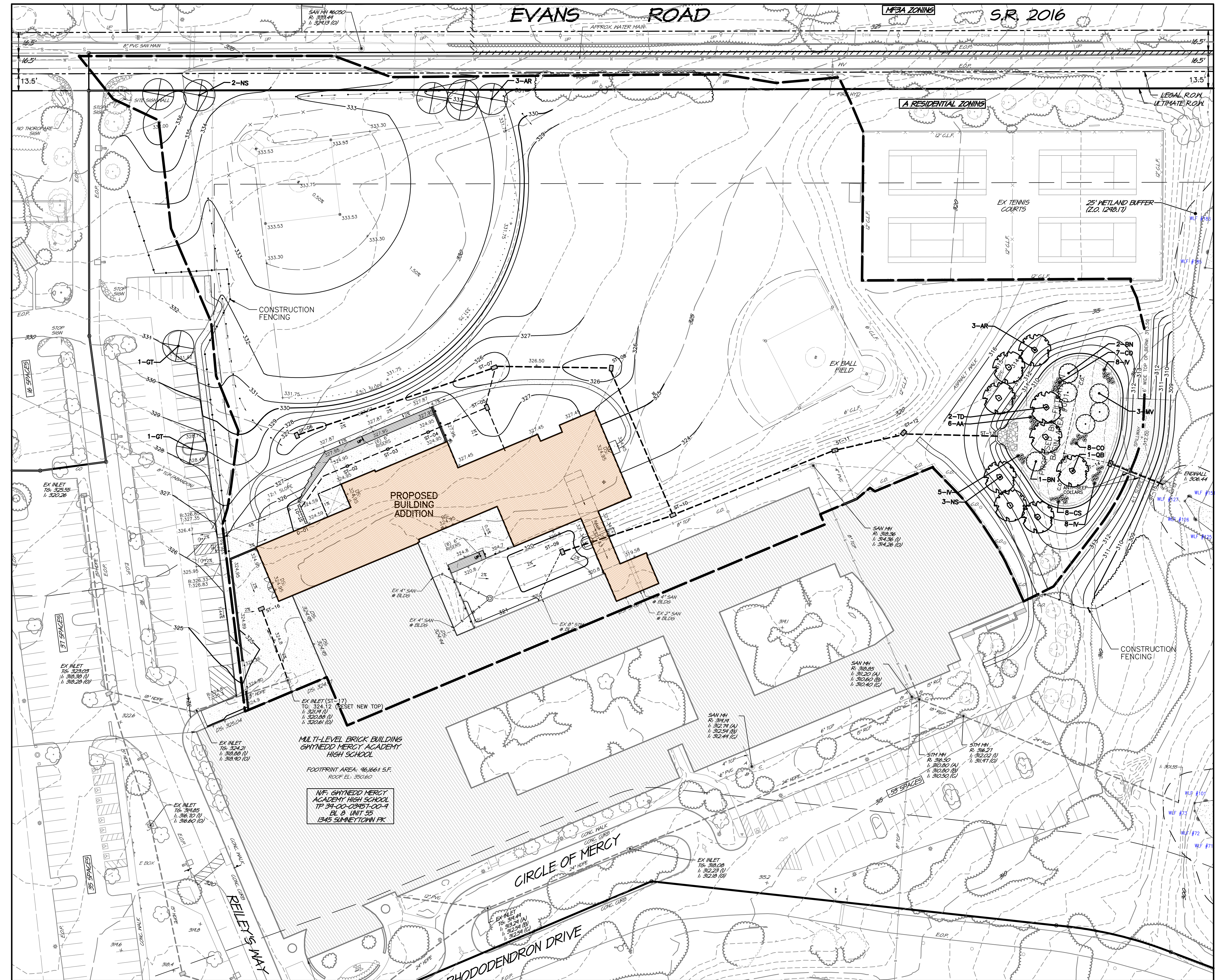
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (610) 542-2949 Web: www.woodrowinc.com

Layer List: Sh02_Record

Job No: 20-0209 D1

Plan Date: NOVEMBER 21, 2022

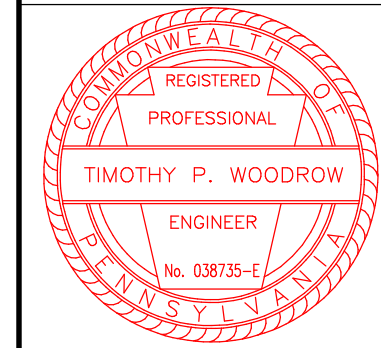
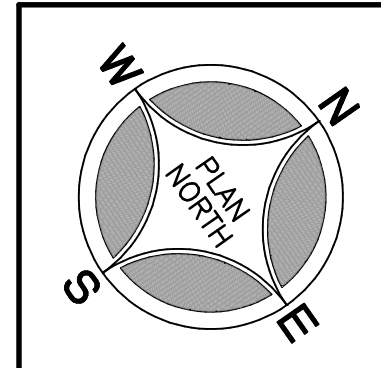
Sheet No: 2 of 16



GENERAL PLAN NOTES

- Refer to the Record Plan (Sheet 1) for 'BASE EXISTING FEATURES AND SURVEY NOTES' and 'BASE DEVELOPMENT NOTES'
- BASE CONSTRUCTION DESIGN NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Contractor to ensure compliance with ADA regulations.
 - This project shall be served by public sanitary sewer by (-list authority here-) and water services by (-list authority here-).
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
 - A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
 - Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per ASTM Test D-1557. Moisture content at time of placement shall be no more than 2% above nor 3% below optimum, contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
 - Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
 - The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
 - Erosion control matting shall be provided on all earth slopes at 3:1 or greater.
 - Construction Fencing (as shown on the plans) shall be installed to prevent any pedestrian traffic from entering the proposed area of work.

REVISIONS



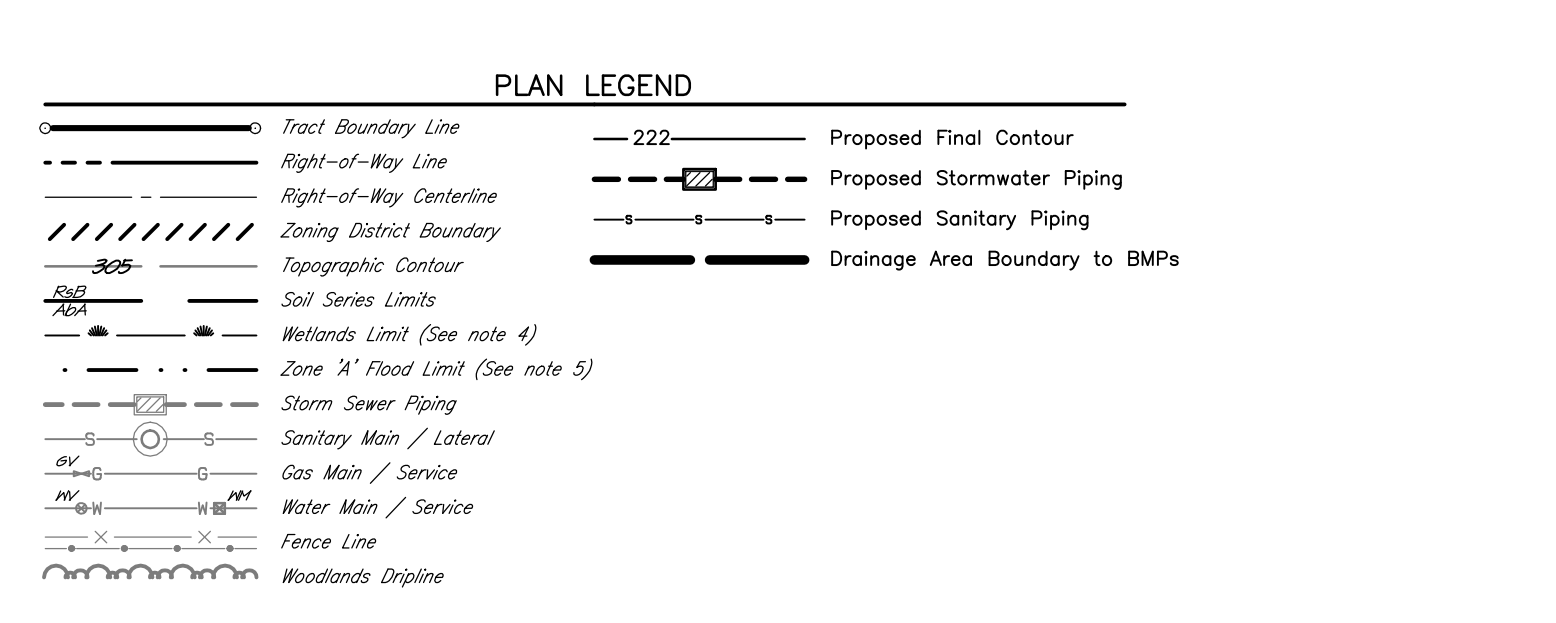
LANDSCAPING REQUIREMENTS

ITEM	REQUIREMENT	PROVIDED
SALDO Sect. 1230-42(a)(1) Street Trees	Two shade trees per 40' of street length (assuming 2-sided street) Summerville Pike: 503' / 503/40 = 13 trees Evans Road: 1225' / 1225/40 = 31 trees	13 existing trees 31 existing trees 5 Shade trees
SALDO Sect. 1230-42(a)(2) Detention Basin Landscaping	One shade tree per 30' of basin perimeter May substitute up to 50% of shade trees with flowering trees at a rate of 2:1 Detention Basin: 507' / 507/30 = 17 Shade trees	9 Shade Trees* 6 Flowering Trees 50 Shrubs
SALDO Sect. 1230-42(i) Trees	Each tree 6" caliper or greater removed shall be replaced with a shade tree(s) from list of recommended plants which have a total caliper equal to or greater than the tree removed. 3 trees totaling 30 inches are proposed to be removed. These trees are dead / classified / dying, therefore replacement trees are not required.	2 Shade Trees
SALDO Sect. 1230-41(g) Parking Lot Landscape	Parking areas with greater than 10 vehicles, shall have a landscape strip of at least 10 feet in width. The modified parking row proposes 18 spaces prior to the proposed island. A minimum of 10% of any parking area in excess of 2,000 sf shall be devoted to landscaping. The applicant is modifying existing parking and not adding more than 2,000 sf of parking.	waiver requested waiver requested
TOTAL PLANTINGS PROVIDED:		16 Shade Trees 6 Flowering Trees 50 Shrubs

* Evergreen and flowering trees proposed at a rate of 2:1 and shrubs proposed at a rate of 10:1 to promote greater diversity.
~ Shade trees proposed to provide parking lot shade where dead existing trees are to be removed.

PLANTING SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Minimum Planting Caliper	Planting Spread	Minimum Planting Height	Remarks
AR	6	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5"	5'-6"	14'-16'	B&B
GT	2	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5"	5'-6"	14'-16'	B&B
NS	5	Nyssa sylvatica	Blackgum	2.5"	5'-6"	14'-16'	B&B
OB	1	Quercus bicolor	Swamp White Oak	2.5"	5'-6"	14'-16'	B&B
TD	2	Taxodium distichum	Bald Cypress	2.5"	5'-6"	14'-16'	B&B
11 TOTAL SHADE TREES							
BN	3	Betula nigra	River Birch	-	-	8'	B&B
MV	3	Magnolia virginiana	Sweetbay Magnolia	-	-	8'	B&B
6 TOTAL ORNAMENTAL TREES							
AA	6	Aronia arbutifolia	Red Chokeberry	-	-	36"	CONT
CO	15	Cephalanthus occidentalis	Buttonbush	-	-	36"	CONT
CS	8	Cornus sericea	Red Twig Dogwood	-	-	36"	CONT
IV	21	Ilex verticillata	Winterberry	-	-	36"	CONT
50 TOTAL SHRUBS TREES							

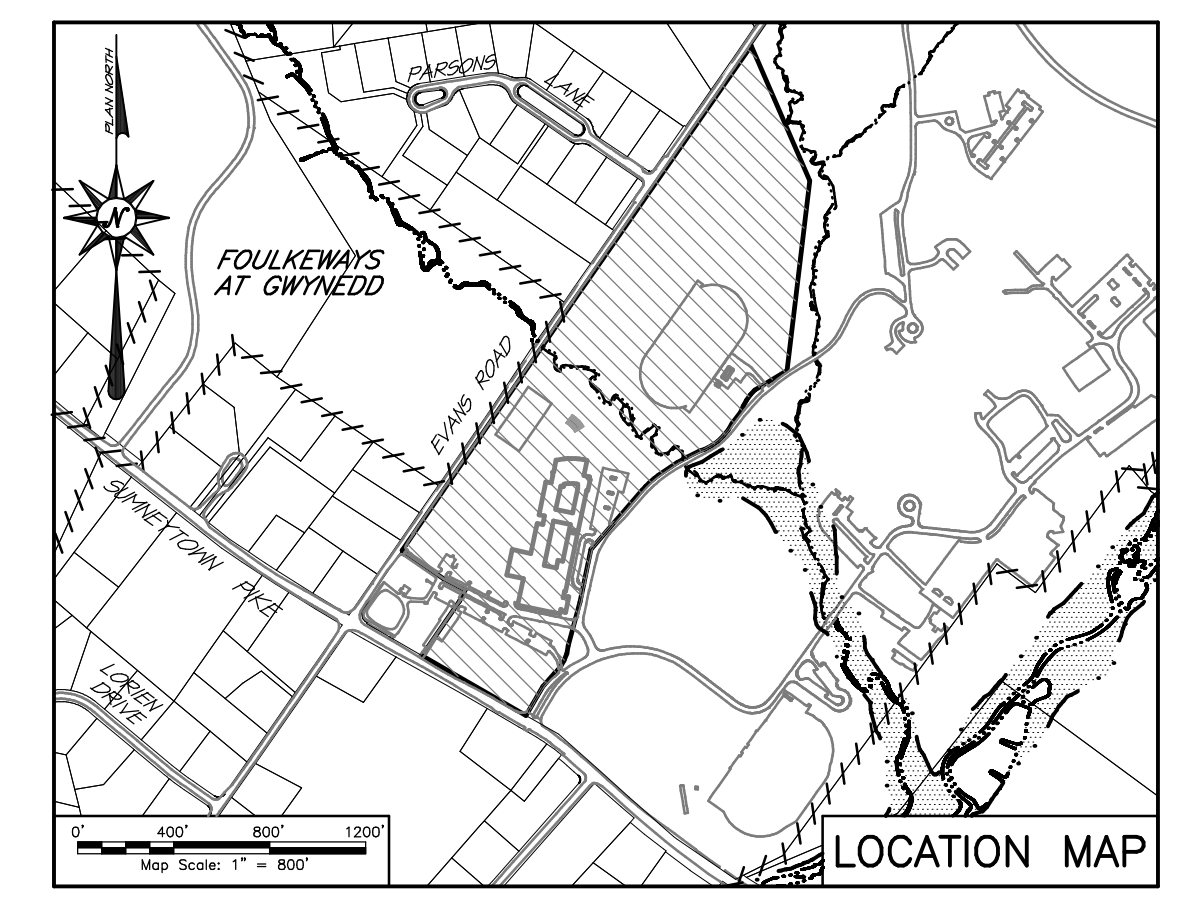


STORMWATER STRUCTURE SCHEDULE

Structure No: ST-01 Type: Trench Drain Loc: Court Yard Entrance Gr.: 324.59 Inv.: 322.84 (8" O)	Structure No: ST-05 Type: Yard Drain Loc: 2' Box w/ M' top Loc: Lawn Area Gr.: 326.50 Inv.: 321.37 (8" I) Inv.: 321.04 (12" O)	Structure No: ST-08 Type: Std Inlet Box w/ M' Top Loc: Lawn Area Gr.: 317.40 Inv.: 319.11 (18" I) Inv.: 318.94 (18" O)	Structure No: ST-11 Type: Std Inlet Box w/ M' Top Loc: Rear Swale Gr.: 317.40 Inv.: 312.57 (24" I) Inv.: 312.40 (24" O)
Structure No: ST-02 Type: Area Drain Loc: Court Yard Gr.: 324.79 Inv.: 322.58 (8" C)	Structure No: ST-06 Type: Std Inlet Box w/ M' Top Loc: Lawn Area Gr.: 326.50 Inv.: 323.85 (18" O)	Structure No: ST-09 Type: Std Inlet Box w/ M' Top Loc: Court Yard Lawn Gr.: 319.15 Inv.: 314.50 (18" O)	Structure No: ST-12 Type: Std Inlet w/ M' Top Loc: Rear Swale Gr.: 315.70 Inv.: 311.10 (30" O)
Structure No: ST-03 Type: Area Drain Loc: Court Yard Gr.: 324.79 Inv.: 322.23 (8" C)	Structure No: ST-07 Type: Std Inlet Box w/ M' Top Loc: Lawn Area Gr.: 325.50 Inv.: 320.72 (12" I) Inv.: 320.05 (18" O)	Structure No: ST-10 Type: Std Inlet Box w/ M' Top Loc: Rear Swale Gr.: 318.60 Inv.: 314.14 (18" I) Inv.: 313.54 (24" O)	Structure No: ST-15 Type: DW-Endwall 2' x 2' Box Loc: Loading Area Gr.: 324.70 Inv.: 321.75 (12" I)
Structure No: ST-04 Type: Area Drain Loc: Court Yard Gr.: 324.79 Inv.: 321.88 (8" C)		Structure No: ST-13 Type: DW-Endwall Loc: Basin Area T.W.: 313.37 Inv.: 309.87 (30" O)	Structure No: ST-16 Type: Std Inlet Box 2' x 2' Box Loc: Loading Area Gr.: 324.70 Inv.: 321.75 (12" I)

STORMWATER PIPING SCHEDULE

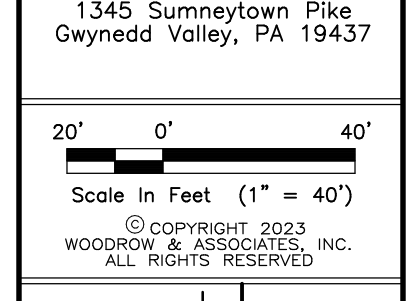
From:	To:	Length (L.F.)	Pipe Dia. (in.)	Pipe Material	Slope (Ft. / Ft.)
ST-01	ST-02	51	8	HDPE	0.0050
ST-02	ST-03	35	8	HDPE	0.0100
ST-03	ST-04	35	8	HDPE	0.0100
ST-04	ST-05	51	8	HDPE	0.0100
ST-05	ST-07	32	12	HDPE	0.0100
ST-06	ST-07	165	18	HDPE	0.0220
ST-07	ST-08	94	18	HDPE	0.0100
ST-08	ST-10	128	18	HDPE	0.0375
ST-09	ST-10	92	18	HDPE	0.0050
ST-10	ST-11	140	24	HDPE	0.0069
ST-11	ST-12	57	24	HDPE	0.0140
ST-12	ST-13	75	30	RCP	0.0164
ST-14	ST-15	45	18	O-RING RCP	0.0180
ST-16	ST-17	56	18	RCP	0.0170



PROJECT SERIAL NUMBER FOR DESIGN:

 Parcel Information:
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9 Block 8 Unit 55
 D.B.: 6225 Pg: 1394
 Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Util. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

Applicant:
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 1345 Summerville Pike
 Gwynedd Valley, PA 19437



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PRELIMINARY / FINAL PLAN
PROJECT AREA
DEVELOPMENT & LANDSCAPING PLAN
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 542-5040 Web: www.woodrowinc.com

Layer List:
 Sh06_Grading
 Job No:
 20-0209 D1
 Plan Date:
NOVEMBER 21, 2022
 Sheet No:
6 of 16



MEMORANDUM

Date: March 30, 2023
To: Jim Hersh
From: Judith Stern Goldstein and Stacy Yoder
Reference: Lower Gwynedd Township Cluster Development Analysis

The intent of cluster subdivision development (also known as “open space development”, “conservation design”, etc.) is the preservation of open space, usually in perpetuity for the benefit of residents, the general public or as protected natural areas. Typically, cluster development directs development away from natural, scenic, historic, and agricultural areas by limiting construction to small areas.

The benefits traditionally associated with cluster development include:

- Open space preservation.
- Protection of environmental resources by excluding resources from lot area of individual lots and reducing disturbance to natural resource areas such as woodlands and steep slopes, minimizing stormwater runoff off into wetlands and streams, and limiting impervious surfaces.
- Opportunities for passive and active recreational areas.
- Neighborhood development and a greater sense of community due to the closer proximity of homes and the requisite pedestrian facilities.
- Reduced energy consumption associated with less land disturbance and infrastructure.
- Lower infrastructure construction and maintenance costs due to shorter roads, sidewalks, and water and sewer lines.

Cluster developments differ from traditional developments in several ways. Cluster developments usually site homes on smaller lots and there is less emphasis on minimum lot size. However, the total number of homes, or density, on a given acreage does not necessarily increase over that allowed in the traditional subdivision designs. The same number of homes is clustered on a smaller portion of the total available land. The remaining land, which would have been allocated to individual home sites, is now converted into protected open space and shared by the residents of the subdivision and possibly the entire community. Road frontages, lot size, setbacks, and other traditional regulations must be redefined to permit the preservation of environmentally sensitive areas, rural architecture, historical sites, and other unique characteristics of the parcel of land being developed.

The Lower Gwynedd Township Zoning Ordinance includes provisions for cluster development. The ordinance has provisions for cluster development use and cluster development zoning district.

	Cluster Development Use	Cluster Development Zoning District
Use	Permitted by conditional use in the A, Residential District, A-1 Residential District, AA-1 Residential District	Single-family detached dwelling permitted by right

Minimum tract size	5 to 10 acres depending on the underlying district	45 to 50 acres
Density	The number of dwelling units shall not exceed 0.50 to 1.00 per developable acre over the developable area of the entire tract, including that portion of the tract to be permanently reserved as common open space.	The overall density of development within this district shall not exceed one single-family detached dwelling unit per 30,000 to 40,000 square feet of developable acreage area, provided that the total number of lots that may be approved within such district shall be computed by subtracting from the developable acreage area in the cluster development tract, 20% thereof for street right-of-way purposes.
Lot area	Not less than 23,000 square feet (A-1 District) not less than 50,000 square feet (AA-1 District)	14,000 to 20,000 square feet
Open space	Not less than 10% of the total developable area of the tract and all nondevelopable area shall be preserved as common open space	No minimum required
Building coverage	Maximum 25%	Maximum 20%
Impervious coverage	Maximum 35%	Maximum 55%

We offer the following comments for consideration:

1. Cluster Development Districts (CD and CD-1)
 - a. There appears to be three areas zoned as cluster development districts. These areas are already built out and do not include any land available for new development.
 - b. It should be noted that the cluster development districts do not have any provisions for a minimum open space requirement. Typically, the intent of cluster design is to preserve/protect areas of open space and natural resources.
 - c. The maximum impervious coverage permitted in the cluster development districts is 55 percent. This seems particularly high for a cluster development district.
 - d. The method for calculating density is unclear.
2. Cluster Development Use
 - a. Comparison of cluster use versus traditional single-family use.

Zoning District	Minimum Lot Area		Minimum Yards	
	Traditional	Cluster	Traditional	Cluster
A Residential	80,000 sf (no public utilities) 60,000 sf (either public water or sewer) 40,000 sf	23,000 sf (density 1 d.u. per developable acre)	Front 75 ft Side 50 ft Rear 75 ft	Front 50 ft Side 35 ft Rear 60 ft

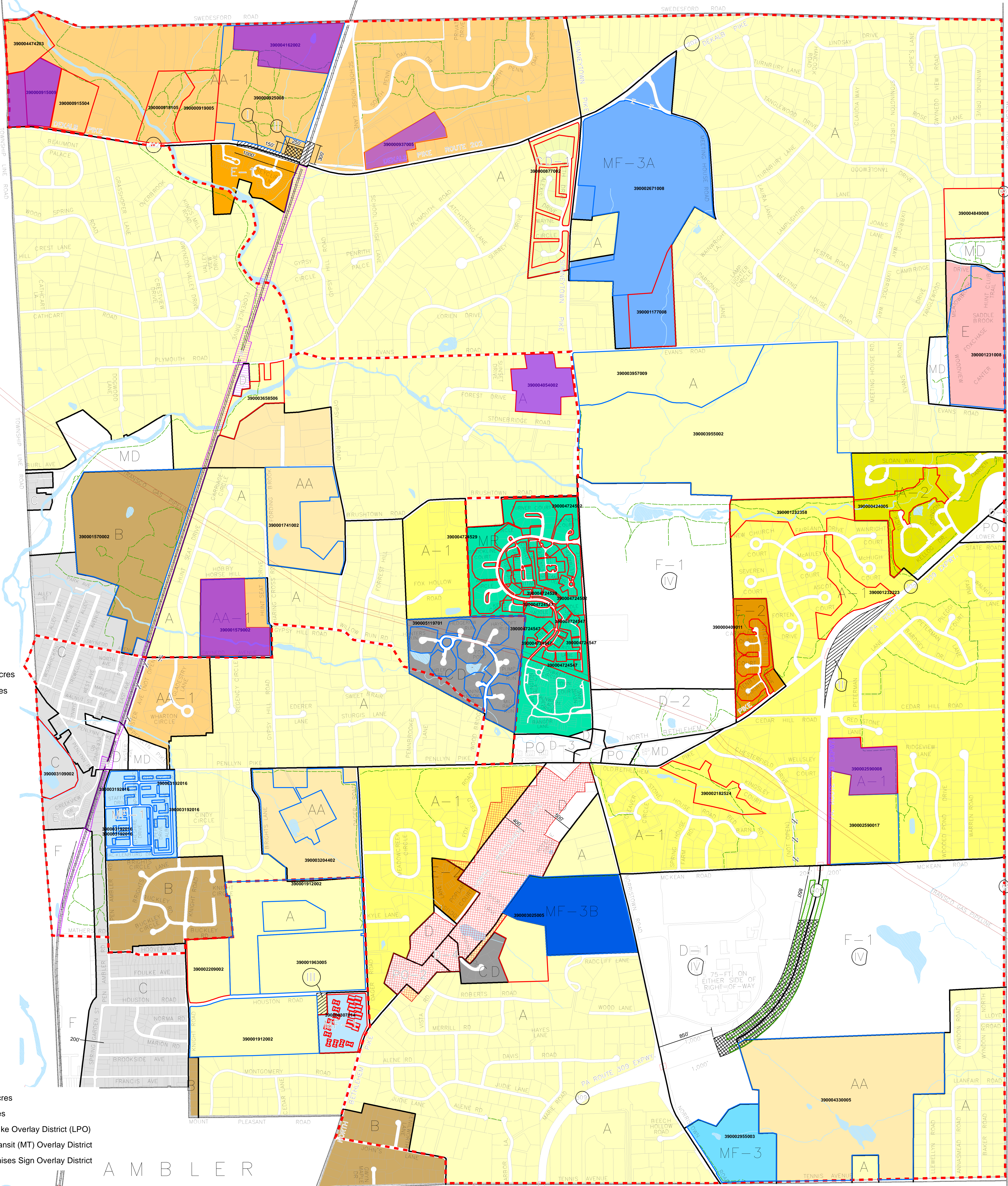
	(both public water and sewer)			
AA-1 Residential	70,000 sf (density 0.45 d.u. per developable acre)	50,000 sf (density 0.50 d.u. per developable acre)	Front 80 ft Side 55 ft Rear 75 ft	Front 75 ft Side 45 ft Rear 75 ft
A-1 Residential	80,000 sf (no public utilities) 60,000 sf (either public water or sewer) 35,000 sf (both public water and sewer) (density 0.90 d.u. per developable acre)	23,000 sf (density 1 d.u. per developable acre)	Front 65 ft Side 45 ft Rear 65 ft	Front 50 ft Side 35 ft Rear 60 ft

- b. Based on the minimum lot area/density requirements the number of dwelling units permitted as part of the cluster development use does not yield more dwelling units than the traditional single-family detached use (excluding density bonuses for additional open space or historic resource preservation).
- c. The required minimum open space provision (10%) is less than typically required, especially if the intent of cluster development is the preservation of environmentally sensitive areas or open space. We would recommend increasing the minimum open space requirement to at least 25%, with a recommendation of 40%. It should be noted that many cluster ordinances require .50% open space.
- d. The current ordinance contains both zoning districts (CD and CD-1) and separate use regulations for cluster development in other districts (A, A-1 and AA-1). It may be more appropriate to create a well-defined and developed cluster use option that would be permitted either by-right or by conditional use in specific zoning districts.
- e. The intent/purpose of the cluster development use should be clearly defined i.e. conservation of open space, preservation of natural resources, design flexibility, etc.
- f. The use should specify limitations such as the number of lots permitted as part of a cluster development cannot exceed the number of lots which would be permissible under traditional development procedures (require by right yield plan).
- g. The cluster regulations should include performance standards for the design and configuration of the open space areas.
- h. The cluster regulations should include requirements regarding maintenance and ownership of open space areas.
- i. In general, cluster development options will not be utilized unless there is some clear benefit to developers to do so. Benefits to be considered include the following:
 - i. Increased density (which does not appear to be desired by the Township).
 - ii. Reduced lot sizes and setbacks, which would then reduce the cost of infrastructure improvements.
 - iii. Requirements to cluster all of the development in one area of the site (rather than the maximum number of units per cluster, per the current ordinance) which would then reduce infrastructure costs.
 - iv. Less impervious surface overall on the site would result in less need for stormwater management facilities.
 - v. Potential option to expedite and/or streamline the review process.



UPPER GWYNEDD

PARCELS WITH CLUSTER DEVELOPMENT POTENTIAL BASED ON 10 ACRE MINIMUM



- Zoning Districts**
- 10-20 Acres
 - >20 Acres
 - A
 - A-1
 - A-2
 - AA
 - AA-1
 - B
 - C
 - CD
 - CD-1
 - D
 - D-1
 - D-2
 - D-3
 - D-4
 - E
 - E-1
 - E-2
 - F
 - F-1
 - MD
 - MF-1
 - MF-3
 - MF-3A
 - MF-3B
 - 10-20 Acres
 - >20 Acres
 - Lower Pike Overlay District (LPO)
 - Mass Transit (MT) Overlay District
 - Off Premises Sign Overlay District

AMBLERS BOROUGH

SINGLE FAMILY RESIDENTIAL DISTRICTS A, A-1, A-2, B, C, CD, CD-1
 MULTI-FAMILY RESIDENTIAL DISTRICTS E-1, E-2, MF-1, MF-3, MF-3A
 NONRESIDENTIAL DISTRICTS D, D-1, D-2, D-3, D-4, F, F-1, MD, PO, PO-2

COMMUNICATION FACILITIES OVERLAY DISTRICTS

- STRUCTURE ZONE
 - 1 150' W SIDE OF E OF RT. 309
 - 2 150' W SIDE OF RT. 302 & 306
- ATTACHMENT ZONE
 - 1 RAILROAD PARCELS - RT. 302 & 306 S.W. SOUTH OF R.R.
 - 2 INSIDE ON AND OFF RAMP TO RT. 309
 - 3 WATER TOWER PARCELS
 - 4 EXTERIOR F-1 AND D-1 DISTRICTS, USE ATTACHMENT ZONE OVERLAY DISTRICTS

ULTIMATE RIGHT OF WAY WIDTHS (IN FEET)

100	80	60	50
ROUTE 309 NORRISTOWN ROAD BETHLEHEM PIKE SUMMEYTOWN PIKE DEKALB PIKE	EVANS ROAD PEN AMBLER ROAD PENLLYN PIKE PLYMOUTH ROAD WELSH ROAD	BRUSH TOWN ROAD DAGER ROAD GRASSHOPPER ROAD GYPSY HILL ROAD HOUSTON ROAD KNIGHT ROAD MCKEAN ROAD MEETING HOUSE ROAD SWEDES FORD ROAD TENNIS AVENUE TOWNSHIP LINE ROAD	ALL OTHER STREETS

ZONING MAP

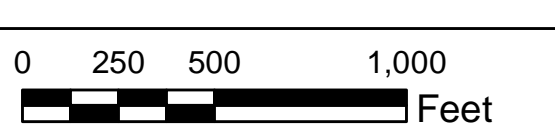
Lower Gwynedd Township, Montgomery County, PA



GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 - (215) 345-4330
 www.gilmore-assoc.com

JOB NO: N/A

DATE: January 10, 2022



MEMORANDUM

TO: Mimi Gleason, Interim Manager
Lower Gwynedd Township

FROM: Chad Dixson, AICP, PP

DATE: April 20, 2023

SUBJECT: Transportation Impact Fee Adjustment

Based upon the current state law, which governs the enactment and administration of transportation impact fees, the Township may request its Transportation Impact Fee Advisory Committee (TIFAC) to review the impact fee charges within the Township. The proposed transportation improvement costs may be recalculated based upon the construction cost index as published in the *American City/County Magazine* or the *Engineering News Record* magazine. In addition, the impact fee may be adjusted to reflect improvements that have been completed from the *2004 Future Development Transportation Capital Improvements Plan (CIP)*.

The current impact fee for Lower Gwynedd Township is \$2,285 per “new” weekday afternoon peak hour trip. Below is a chart indicating the prior and most recent Construction Cost Index (CCI) values as published by the *Engineering News Record* magazine.

	December 2004	April 2023
Construction Cost Index (CCI)	8728.02	15506.19

A comparison of the CCI’s identified above indicates that an increase in the index of 77.66% has occurred since December 2004. Applying this percent change to the existing impact fee established in 2004 and removing the completed project at the intersection of Welsh Road (S.R. 0063) and McKean Road results in an increase of **\$1,580**, updating the Township’s transportation impact fee to **\$3,865 per “new” afternoon peak hour trip**.

McMahon and Township staff held two meetings with the Township’s TIFAC on February 15 and April 19, 2023. At the April 19 meeting, the TIFAC unanimously recommended that the Township consider approving the updated transportation impact fee, based upon the construction cost indices of today.

In addition, The *Future Development Transportation CIP* has been revised (attached to this memorandum) to reflect the increase in the CCI, and the estimated construction completion date has been revised to 2028. As requested for informational purposes, we have also provided a list of some municipalities in Montgomery County that have adopted transportation impact fees including the amount of the per trip impact fee and date of adoption.

If you have any questions, please do not hesitate to contact us.

BMJ/CED

Table 18. Future Development Transportation Capital Improvement Program - Revised April 2023

Int. No.	Intersection or Corridor	Improvements Required	Total Project Cost	Allocated Funding			Construction Completion
				PennDOT Costs	Others Costs	Developer Costs	
4	Welsh Road and Bethlehem Pike (S.R. 0309)	Welsh Road WB RT Lane, Traffic Signal Modifications	\$499,225	\$249,613	\$0	\$249,612	2028
6	Welsh Road and McKean Road	McKean NB and SB Road LT Lanes, Traffic Signal Modifications	\$0	\$0	\$0	\$0	COMPLETED
7	Welsh Road and Tennis Avenue	Welsh Road EB RT Lane, Tennis Avenue NB RT Lane, Traffic Signal Modifications	\$655,565	\$245,837	\$0	\$409,728	2028
10	Moore Drive and Bethlehem Pike	Traffic Signal Modifications	\$12,436	\$3,109	\$0	\$9,327	2028
11	Sumneytown Pike and Dekalb Pike	Widen Sumneytown Pike to a 4-lane cross section for Dekalb Pike to Sumneytown Pike	\$14,960,749	\$0	\$7,480,375	\$7,480,374	2028
12	Sumneytown Pike and Evans Road	Sumneytown Pike EB and WB additional Thru Lanes, Traffic Signal Modifications (Included in Intersection 11)	\$0	\$0	\$0	\$0	2028
13	Sumneytown Pike and Wellington Way	Sumneytown Pike Additional WB Thru Lane (Included in Intersection 11)	\$0	\$0	\$0	\$0	2028
14	Sumneytown Pike/Norristown Road and Bethlehem Pike	Bethlehem Pike additional NB Left Turn Lane, two-way connector roadway between Bethlehem Pike and Norristown Road, Traffic Signal Modifications	\$6,083,078	\$1,824,924	\$1,216,616	\$3,041,538	2028
15	Norristown Road and McKean Road	Norristown Road EB LT Lane, Traffic Signal Modifications	\$454,810	\$151,604	\$0	\$303,206	2028
18	Dager Road and Penllyn Pike	Dager Road WB LT Lane, Traffic Signal Modifications	\$469,022	\$0	\$156,341	\$312,681	2028
19	Gypsy Hill Road and Penllyn Pike	Penllyn Pike NB LT Lane, Traffic Signal	\$421,054	\$70,176	\$140,351	\$210,527	2028
20	Dager Road and Bethlehem Pike	Traffic Signal Modifications	\$24,872	\$8,291	\$0	\$16,581	2028
Totals			\$23,580,811	\$2,553,554	\$8,993,683	\$12,033,574	

MONTGOMERY COUNTY MUNICIPALITIES WITH TRANSPORTATION IMPACT FEES

MUNICIPALITY	DATE	PER TRIP IMPACT FEE
New Hanover – TSA 2	2018	\$4,152
Worcester – TSA 2	2015	\$3,977
Upper Merion	2014	\$3,623
Worcester – TSA 1	2015	\$3,125
Whitpain	2006	\$3,089
Lower Salford	2018	\$2,948
Whitemarsh – TSA North	2006	\$2,825
Upper Providence – TSA 2	2019	\$2,766
Douglass	2020	\$2,760
Whitemarsh – TSA South	2006	\$2,529
New Hanover – TSA 1	2018	\$2,406
Horsham – TSA East	2013	\$2,366
Limerick – TSA 2	2021	\$2,291
Lower Gwynedd	2004	\$2,285
Hatfield	2012	\$2,281
Upper Moreland	2022	\$2,238
Horsham – TSA West	2013	\$2,235
Towamencin	1996	\$2,197
Upper Providence – TSA 1	2019	\$1,955
Lower Providence – TSA 1	2009	\$1,822
Limerick – TSA 1	2021	\$1,792
Plymouth – TSA 2	2012	\$1,668
Plymouth – TSA 1	2012	\$1,638
Lower Providence – TSA 2	2009	\$413

TSA = Transportation Service Area



MEMORANDUM

ATTN: BOARD OF SUPERVISORS

DATE: Friday, April 21, 2023

FROM: Jamie P. Worman, Assistant Township Manager/Director Building & Zoning

SUBJ: Proposed Zoning Ordinance Amendment-Removing Permit Requirements for Campaign Signs

The proposed ordinance is to remove the permit requirement for campaign signs and delete the definition by amending Chapter 1292 as described in the attached ordinance. As required by the provisions of the Municipalities Planning Code (MPC) the proposed zoning ordinance amendment was sent to the Montgomery County Planning Commission (MCPC) and the Lower Gwynedd Township Planning Commission (LGPC) for their review on March 23, 2023. The MCPC issued a review letter dated April 13, 2023 (attached). The LGPC discussed the ordinance at their meeting held April 19, 2023 and recommended the ordinance for approval by the BOS, the minutes from this meeting are also attached. The ordinance has been available for public review since March 23, 2023 and was duly advertised. The ordinance is ready for consideration by the BOS.

A red-lined version of the section of the zoning ordinance that would be changed by this Ordinance is included in the packet.

LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS

ORDINANCE NO. _____

AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE CODE OF LOWER GWYNEDD TOWNSHIP; SPECIFICALLY APPROVING CERTAIN AMENDMENTS TO THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE; AMENDING CHAPTER 1292, TO DELETE THE DEFINITION OF "CAMPAIGN SIGN" IN SECTION 1250.04(a)(60)E, AND TO DELETE SECTION 1292.06(c), ENTITLED "CAMPAIGN SIGNS"; REPEALING ANY OTHER INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lower Gwynedd Township previously adopted certain zoning regulations as set forth in the Lower Gwynedd Township Zoning Ordinance (the "**Zoning Ordinance**"), codified as Title Six of the Code of Lower Gwynedd Township; and

WHEREAS, the Township has determined that certain amendments are necessary to revise and update certain provisions of the Zoning Ordinance; and

WHEREAS, the Board of Supervisors (the "**Board**") is invested with the authority from time to time to approve certain amendments and updates to the Zoning Ordinance under the Municipalities Planning Code ("**MPC**"), 53 P.S. 10609; and

WHEREAS, the Board desires to enact certain amendments to the Zoning Ordinance; and

NOW THEREFORE, it is hereby **ORDAINED** and **ENACTED** by the Board of Supervisors of Lower Gwynedd Township as follows:

SECTION ONE. Title Six (Zoning) of the Lower Gwynedd Township Code, is hereby amended as follows:

(a) Chapter 1250, entitled "Definitions," specifically **§1250.04(a)(60)E**, entitled "Campaign Sign," is hereby deleted in its entirety; and

(b) Chapter 1292 of the Lower Gwynedd Township Code, entitled "Signs," specifically §1292.06(c), entitled "Campaign Signs," is hereby deleted in its entirety.

SECTION TWO. Nothing in this Ordinance or in the Lower Gwynedd Township Code, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause of causes of action existing under the Lower Gwynedd Township Code prior to the adoption of this Ordinance.

SECTION THREE. The provisions of this ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board of Supervisors that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION FOUR. This Ordinance shall take effect and be in force from and after its approval as required by law.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this _____ day of _____, 2023.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, INTERIM SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

§ 1250.04 Definitions.

- (a) As used in this Zoning Code the following words and terms shall have the following definitions. Any word or term not defined herein shall have the meaning found in the Subdivision Regulations or in the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) or shall have the meaning of common or standard usage.
- (60) Sign. "Sign" means a structure, other outdoor surface or any device used for visual communication, which is used to bring the subject thereof to the attention of the public or to display, identify and publicize the name and product or service of an individual, business organization or institution. "Sign" includes any object, device, display or structure or part thereof situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. Specifically:
- ~~E. "Campaign sign" means a temporary sign advertising the name of a candidate for election, including party affiliation, if any.~~
- F. " Temporary sign" means a sign intended to be erected for a relative short period of time, which time shall be terminated by the occurrence of the work or event or the sale of the premises or product to which such sign refers. A temporary sign shall comply with the provisions of this Zoning Code for permanent signs regarding location, construction and public safety.

§ 1292.05. General regulations.

The following regulations shall apply to signs in all districts:

- (a) No sign shall be erected or maintained at the intersection of streets or at a driveway entrance or exit so as to obstruct free and clear vision. If located near or within a direct line of vision of any traffic control sign or signal, such sign shall have no red, green or amber illumination.
- (b) No sign, other than an official street sign, shall be erected or maintained within the ultimate right of way of any street.
- (c) Signs may be painted on or affixed flat against the walls of buildings, or may project therefrom not more than 30-six inches. The latter shall be deemed to be projecting signs. The lowest part of any projecting sign shall be not less than 10 feet above the ground.
- (d) Directional signs of a public or semipublic nature, not exceeding eight square feet in area, may be erected in any district, provided that no advertising matter shall be contained thereon. Such signs may be used for the following purposes:
- (1) The name or location of a municipality, village, community center, school, place of worship or service club, and the name and place of a meeting; and

- (2) For an event of general public interest or a temporary sign for a fair, exhibition, general election or similar event. Such signs may be erected for not more than 30 days, upon approval of the Township Code Official.
- (e) Temporary directional signs, not exceeding two square feet, referring to sample homes, openings and the like, shall be permitted in any district, provided that such signs refer to such events in the Township only, and provided, further, that the spacing of such signs along a straight line shall be not closer together than 1,000 feet, except that one sign may be placed at each change in direction or at street intersections.
- (f) Whenever a sign becomes dilapidated or structurally unsafe, or endangers the safety of the public, a building or premises, the Township shall give written notice to the owner of the premises upon which such sign is located, and such sign shall be made safe, repaired or removed, as applicable, within 10 days from receipt of such written notice.
- (g) Any nonconforming sign may continue to be maintained if such sign existed on the effective date of this section, but after such date no such sign shall be increased in number or in total area.
- (h) No flashing or intermittent lighting of any kind on any sign shall be permitted in any district. The source of the light on or from any sign shall not be directly visible. All illumination on any sign shall be extinguished between 10:00 p.m. and 7:00 a.m. of the following day, prevailing time.
- (i) Except as otherwise provided in this section, any permitted sign, building or structure in any district may be illuminated, subject to the following regulations:
- (1) There shall be no lighting or floodlighting of a flashing, intermittent or moving type, and no lighting or floodlighting shall change color or intensity.
 - (2) Illumination shall be shielded so that the source of light shall not be visible from any point off the premises on which the sign, building or structure is located.
- (j) Signs such as "no parking," "entrance," "exit," "keep off," "beware of dog," "parking" and similar devices for the convenience or protection of the public shall not be considered in computing total sign area on the premises. Such signs shall be less than 1 1/2 square feet in area.
- (k) No sign shall exceed the height limitation set forth for buildings or other structures in the district in which such sign is located, and no attached sign shall project above the building to which it is attached.
- (l) Any sign no longer in use shall be promptly removed.

§ 1292.06. Special regulations.

The following special regulations shall apply to all signs erected or maintained in the specific instances listed below:

- (a) Service Stations. In addition to the signs permitted in a "D" Business District, gasoline service stations may erect or maintain one additional business sign of 20 square feet per street frontage and such other signs as are legally required to identify the service, product and cost of the same to their customers. Temporary signs of any kind, attached or freestanding, are prohibited.
- (b) Temporary Signs. Temporary signs, including mobile and portable signs, advertising a public or community event of general public interest may be erected upon approval of the Building/Zoning Officer subject to the following:
 - (1) Such signs shall not exceed 12 square feet in area.
 - (2) Such signs are permitted on-site only and are limited to one for each street on which the site fronts.
 - (3) Such signs shall not be displayed for a period exceeding 14 days except upon good cause shown and written permission for longer display received from the Board of Supervisors.
- (c) ~~Campaign Signs. Campaign signs may be erected only after registration with the Township, by a Township resident, and upon payment of a fee of \$25. Such signs shall be removed within 10 days after the election to which they pertain.~~

**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.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 13, 2023

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

Re: MCPC # 23-0055-001
Plan Name: Removal of Campaign Signs
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 23, 2023. We forward this letter as a report of our review.

BACKGROUND

Lower Gwynedd Township is proposing a zoning ordinance amendment that would delete the definition for Campaign Sign, from Chapter 1250 Definitions, Section 1250.04(a)(60)E. In addition, the proposal would delete the special regulations for Campaign Signs in Chapter 1292 Signs, Section 1292.06(c).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposal to remove specific regulations for campaign signs; however, in the course of our review we have identified the following issues that the township may wish to consider prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

CAMPAIGN SIGNS

We commend the township for the proposed zoning amendment removing the category and regulations of campaign signs, which we believe will move the township towards more content-neutral sign regulations. Our



comments are informed by the MCPC [Model Sign Ordinance](#), which provides the legal framework for sign regulations and model ordinance language. We recommend that the township reference the [Model Sign Ordinance](#) for further guidance on content-neutral sign regulations.

PERSONAL EXPRESSION SIGNS

Campaign signs are currently defined by the township as a type of temporary sign (§ 1250.04(a)(60)E). It is our interpretation that campaign signs should be considered a type of personal expression sign. Personal expression signs are defined in the MCPC [Model Sign Ordinance](#) as “an on-premises sign that expresses an opinion, interest, position, or other non-commercial message.” We recommend the township consider adding a category for Personal Expressions signs, which would be exempt from permit requirements, as an avenue of free speech.

- A. [Content Neutrality](#). Regulations of personal expression signs should be content-neutral, meaning that the content of the sign message cannot be regulated by regulated due to free speech rights. The [Model Sign Ordinance](#) restricts the size of personal expression signs, but allows an unlimited number of personal expression signs on a property and places no restrictions on the length of time such signs can be displayed. If the township wishes to impose further limits on the number of personal expression signs permitted per property, we defer to the township solicitor on this issue.

TEMPORARY SIGNS

We feel that the proposed amendment to remove the campaign sign regulations is a good move toward content-neutral sign regulations. However, we recommend that the township also consider revising the temporary sign regulations, which are currently very restrictive. The Temporary Sign regulations in § 1292.06(b) restrict the number of signs permitted to “one for each street on which the site fronts” and the length of time limited to 14 days, except when permission is received from the Board of Supervisors. In addition, the definition of temporary sign in § 1250.04(a)(60)F conflicts with the special regulations for temporary signs in § 1292.06(b). The township may want to consider how the temporary sign definition and specific regulations can be regulated without being overly restrictive.

- A. [Non-permanent Signs](#). In the absence of regulations for campaign signs, currently defined as a type of temporary sign, the township may want to amend the temporary sign definition and regulations to include a broader category of “non-permanent” signs. In order to strive for content-neutral regulations, the model sign ordinance defines non-permanent signs according to their non-permanent status, rather than to the message of the sign, and are regulated based on size, height, and type. The [Model Sign Ordinance](#) regulates two types of non-permanent signs: Limited Duration Signs and Temporary Signs.
1. Limited Duration Signs are a type of non-permanent sign that can be displayed on private property for greater than 30 days, but are not intended to be displayed for an indefinite period. Limited duration signs require a sign permit, which is valid for up to one year, and can be renewed annually.
 2. Temporary Signs are a type of non-permanent sign that can be displayed on private property for no more than 30 consecutive days, up to twice per calendar year. Temporary signs do not require a permit.

Regulating two types of non-permanent signs is meant to ensure that the regulations remain content-neutral. The distinction between limited duration and temporary signs allows municipalities to regulate non-

permanent signs that may require longer display times without having to regulate non-permanent signs according to the message.

We defer to the township to determine the most appropriate way for regulating signs in their community; however, we hope that the model ordinance may provide guidance on how to address future sign regulation amendments.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our suggested revisions will better achieve the Lower Gwynedd's planning objectives for sign regulations. Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Claire Warner, Senior Community Planner
claire.warner@montgomerycountypa.gov – 610-278-3755

c: Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission
Mimi Gleason, Interim Township Manager

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of April 19, 2023**

Present: Rich Valiga, Vice-Chair
Danielle Porreca
Maureen Nunn
Stephen Paccione
Rusty Beardsley

Patty Furber, B&Z Administrator
Steve Ware, Interim Zoning Officer
Chad Dixson, McMahon & Assoc.

Absent: Craig Melograno, Chairman, 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: February 15, 2023

A motion was made by Mr. Paccione and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of February 15, 2023. The motion carried unanimously.

Lower Gwynedd Township:

1. Proposed Zoning Ordinance Amendment - Campaign Signs:

Ms. Jamie Worman, Assistant Township Manager and Director of Building & Zoning was in attendance. Mr. Valiga thanked Ms. Worman for emailing a further detailed summary of the proposed ordinance to the PC. Mr. Valiga stated that the proposed zoning ordinance does not state where you can erect signs within the township. Ms. Worman stated that under the current ordinance, there is no provision that permits signs on Township property. The sign requirements pertain to signs on private property. Mr. Valiga questioned whether language regarding signs on Township property would be added to the code. Ms. Worman explained that such language is not proposed through the ordinance before the PC and should the BOS determine that signs are permitted on Township property, they would do so by board policy, not through an ordinance. Ms. Worman explained further to the PC that any property owner can permit or not permit signs on their property. Ms. Porreca wanted to know if there was a map that shows township properties. She stated that it would be helpful to the

political parties so they are aware of the placement of their signs. Ms. Worman stated there is no map that lists township-owned parcels, just a current zoning map. Mr. Valiga stated that a map that shows township properties may be helpful. Mr. Valiga wanted to know if anyone had any comments regarding the Montgomery County Planning Commission's review letter dated April 13, 2023. Mr. Valiga wanted to know if the township should take their recommendations into consideration for this ordinance. Mr. Paccione stated that those are just considerations and the township does not have to adopt them. Ms. Porreca wanted to know how long signs can stay up. Ms. Worman stated the ordinance lists a 14-day display period for temporary signs. Ms. Porreca stated that a lot of people put up campaign signs months earlier, does the township have any enforcement when they are taken down? Ms. Worman stated that there really isn't any enforcement removing the signs, if someone calls or someone sees the signs then it is addressed. She added that typically it there are not many issues. Mr. Paccione stated that Public Works does a sweep to remove campaign signs after the election.

A motion was made by Mr. Valiga and seconded by Mr. Beardsley to recommend the Proposed Zoning Ordinance Amendment - Campaign Signs as written.

The motion passed with 5-0 vote.

2. Traffic Impact Fee Update:

Chad Dixon from McMahon & Associates gave a brief update to the PC members regarding updating the traffic impact fee. Mr. Dixon showed the PC an Excel spreadsheet that lists the current TIF's in other townships. He explained that some of the fees have not been updated for over 25 yrs. while some are more current. Lower Gwynedd Township is in the middle fee-wise at \$2,258.00 and hasn't been updated since 2004. Mr. Dixon stated that for the last couple of months, he has been working with an advisory committee to update the township's traffic impact fee. Mr. Dixon stated that he just had his final meeting with the advisory committee in order to move this forward to the BOS. Mr. Dixon stated that they used a construction cost index to come up with the revision and that construction costs have increased significantly since 2004. Mr. Dixon stated that the new traffic impact fee will be \$3,865.00 per trip. Mr. Dixon stated that this would be a stand-alone ordinance. Mr. Dixon stated that any revision to the SALDO has to be reviewed by the Montgomery County Planning Commission, Lower Gwynedd's Planning Commission, and the Board of Supervisors. Mr. Dixon stated that the advisory committee recommended the ordinance to move forward for BOS approval with the new fee of \$3,865.00. Mr. Dixon stated that the ordinance could be fully adopted by the BOS at their meeting in June. Mr. Valiga wanted to know if this could be done annually instead of every 10 years.

Mr. Dixon stated it could, it just becomes cumbersome. Mr. Dixon stated that some municipalities update more than others, usually a number of years between updates. Mr. Valiga brought up the comprehensive plan and wanted to know if this would be considered in this update? Mr. Dixon stated that there are two types of updates, one would be an increase in construction costs and the other would be after the comprehensive plan has been updated. Mr. Dixon stated that the intent of the township is to come back in 2-3 years after this update for a future land use plan. Mr. Dixon stated that he would likely be back in May if the board moves forward with the adoption of the ordinance.



ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 P.M.
Respectfully submitted,
Patty Furber, Secretary

DRAFT

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

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on **Tuesday, April 25, 2023 at 7:00 PM**, will consider the adoption of the following proposed Ordinance summarized below:

AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE CODE OF LOWER GWYNEDD TOWNSHIP; SPECIFICALLY APPROVING CERTAIN AMENDMENTS TO THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE; AMENDING CHAPTER 1292, TO DELETE THE DEFINITION OF "CAMPAIGN SIGN" IN SECTION 1250.04(a)(60)E, AND TO DELETE SECTION 1292.06(c), ENTITLED "CAMPAIGN SIGNS"; REPEALING ANY OTHER INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, 19477, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

https://_____

Meeting ID:_____

Passcode:_____

Call In #:_____

Copies of the complete text of the proposed ordinance are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302 and may be examined by appointment only from Monday through Friday between the hours of 8:00 AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Mimi Gleason, Interim Township Manager

Publish:

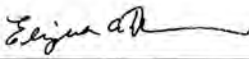
Proof of Publication Required

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: Michelle Farzetta

STATE OF PENNSYLVANIA,

The undersigned , 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:

PUBLIC NOTICE
NOTICE OF INTENT TO ADOPT
ORDINANCE
LOWER GWYNEDD TOWNSHIP

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on **Tuesday, April 25, 2023 at 7:00 PM**, will consider the adoption of the following proposed Ordinance summarized below:

AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CERTAIN PROVISIONS OF THE CODE OF LOWER GWYNEDD TOWNSHIP; SPECIFICALLY APPROVING CERTAIN AMENDMENTS TO THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE; AMENDING CHAPTER 1292, TO DELETE THE DEFINITION OF "CAMPAIGN SIGN" IN SECTION 1250.04(a)(60) E, AND TO DELETE SECTION 1292.06(c), ENTITLED "CAMPAIGN SIGNS"; REPEALING ANY OTHER INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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Link: <https://us02web.zoom.us/j/8592313885?pwd=bm4rSXFYzRLZlswaWU1bG8wYkhlQT09>

Meeting ID: 859 2313 3885
Passcode: 013232
Call In #: 1 646 876 9923

Copies of the complete text of the proposed ordinance are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477. Telephone: (215) 646-5302 and may be examined by appointment only from Monday through Friday between the hours of 8:00 AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed ordinance.

Mimi Gleason,
Interim Township Manager
LAN: Apr. 11, 18. a-1

LOWER GWYNEDD TOWNSHIP

Published in the following edition(s):

The Reporter, The Reporter Digital
04/11/23, 04/18/23

Commonwealth of Pennsylvania - Notary Seal
Mary D. Allison, Notary Public
Delaware County
My commission expires October 7, 2025
Commission number 1406447
Member, Pennsylvania Association of Notaries

Sworn to the subscribed before me this 4/20/2023


Notary Public, State of Pennsylvania
Acting in County of Delaware

Advertisement Information

Client Id: 881248 **Ad Id:** 2459080 **PO:** M. Farzetta **Sales Person:** 063308



MEMORANDUM

ATTN: Board of Supervisors
DATE: Thursday, April 20, 2023
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Assignment & Assumption of Agreements-1323 Gypsy Hill Road Subdivision (#18-05SUBD)

Listed on the BOS agenda for April 25, 2023 is authorization to approve an assignment and assumption agreement amending the responsibilities under the land development and stormwater management agreements for the 1323 Gypsy Hill Road Subdivision (#18-05SUBD), in which EK Construction LLC will assume the responsibilities contained within and Senate R.E. Holdings, LLC will be relieved of their obligation. The project, which was originally the Mackell Subdivision, has been sold and the obligations under the approved subdivision are being reassigned to the new owners. The appropriate financial security has been posted by EK Construction, LLC. ***Recommended action: It is recommended that the BOS approve the Assignment & Assumption Agreement of Lower Gwynedd Township Subdivision and Land Development Agreement, Stormwater Facilities Maintenance and Operation Agreement Permits and Approvals for the 1323 Gypsy Hill Road Subdivision as described in the attached document.***

**ASSIGNMENT AND ASSUMPTION OF LOWER GWYNEDD TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT AGREEMENT, STORMWATER
FACILITIES MAINTENANCE AND OPERATION AGREEMENT PERMITS AND
APPROVALS**

THIS ASSIGNMENT AND ASSUMPTION OF LOWER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AGREEMENT, STORMWATER FACILITIES MAINTENANCE AND OPERATION AGREEMENT, PERMITS AND APPROVALS (“Assignment”) is made this 24th day of March, 2023, by and between **Senate R. E. Holdings, LLC**, (“Assignor”), and **EK Construction, LLC**, a Pennsylvania limited liability company (“Assignee”).

WITNESSETH:

WHEREAS, Assignor and Assignee entered into an Agreement for the Sale of Real Estate (the “**Agreement**”), wherein Assignor agreed to sell, and Assignee agreed to purchase, certain real estate situated in Lower Gwynedd Township, Montgomery County, Pennsylvania, containing approximately 65,073 square feet, and having an address of Lot 2 on Plan prepared by Hibbeln Engineering, LLC dated May 4, 2018 as revised from time to time and recorded at Montgomery County, Pennsylvania (the “**Property**”); and

WHEREAS, pursuant to the Agreement, Assignor desires to transfer and assign to Assignee all of Assignor’s right, title and interest in and to any and all permits, licenses, plans, authorizations, approvals and certificates relating to the subdivision, development, ownership, operation or occupancy of the Property and Assignee desires to take and assume same.

NOW, THEREFORE, intending to be legally bound hereby, Assignor and Assignee agree as follows:

1. Assignor hereby transfers and assigns to Assignee all of Assignor’s right, title and interest in, to and under the **LOWER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AGREEMENT**, the **STORMWATER FACILITIES MAINTENANCE AND OPERATION AGREEMENT** and all permits, licenses, plans, authorizations, approvals, and certificates relating to the subdivision, development, and ownership, operation or occupancy of the Property, including but not limited to any approvals from Lower Gwynedd Township, Montgomery County, the Department of Environmental Protection and/or any other municipality, agency or authority (collectively, the “**Assigned Approvals**”), subject to the terms and conditions thereof and the Agreement of Sale. Assignee hereby assumes all obligations with respect to the Assigned Approvals, including all obligations under the **LOWER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AGREEMENT**, the **STORMWATER FACILITIES MAINTENANCE AND OPERATION AGREEMENT**, subject to the terms and conditions of the Agreement of Sale. Assignee specifically agrees to replace the Assignor’s existing Letter of Credit posted with Lower Gwynedd Township to the full satisfaction of the Township within thirty (10) days of Closing and to post its own deposit as may be requested by the Township to cover any future costs or expenses incurred by the Township and to refund or reimburse Assignor for any unused funds previously on deposit under Assignor’s account.

2. After Settlement, Assignor shall provide all reasonable cooperation required to implement this assignment, including to execute, acknowledge and deliver, for no additional consideration, all assignments, transfers, and other documents as Assignee may reasonably request in order to vest in Assignee and perfect Assignee's right, title and interest in and to the Property and/or the **LOWER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AGREEMENT**, the **STORMWATER FACILITIES MAINTENANCE AND OPERATION AGREEMENT** and any other of the Assigned Approvals.

4. This Assignment shall be binding upon and inure to the benefit of Assignor, and Assignee and their respective successors and assigns.

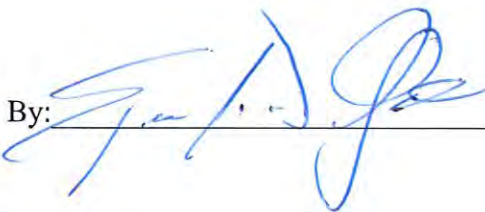
5. This Assignment, its construction, validity and effect, its interpretation, performance and enforcement, and the remedies therefor, shall be governed and construed by and in accordance with the laws of the Commonwealth of Pennsylvania, without regard to its conflicts of laws doctrine.

IN WITNESS WHEREOF, Assignor and Assignee, being authorized to do so, have executed this Assignment as of the day and year first above written, each by its duly authorized representative, under seal.


ASSIGNEE: EK CONSTRUCTION LLC

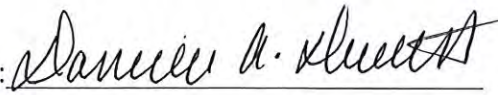


ASSIGNOR: SENATE R. E. HOLDINGS, LLC

By: 

TOWNSHIP:
LOWER GWYNEDD TOWNSHIP BOARD OF
SUPERVISORS

ATTEST:
By: 

By: 

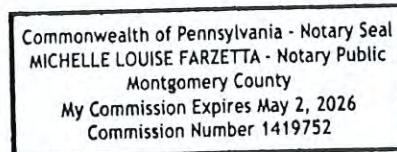
TOWNSHIP ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY : SS

On this the, 11 day of April, 2023 before me the undersigned officer, personally appeared Danielle Duckett, who acknowledged himself/herself to be the Chair of the Board of Supervisors of Lower Gwynedd Township, and that he/she as such Chair, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Michelle Louise Farzetta
Notary Public
My Commission Expires: May 2, 2026

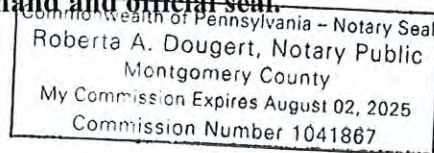


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY : SS

On this the, 27th day of March, 2023 before me the undersigned officer, personally appeared Eugene J. McNelly, III, who acknowledged himself/herself to be the Member of Senate R. E. Holdings, LLC, and that he/she as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Roberta A. Dougert
Notary Public
My Commission Expires: 08/02/2025

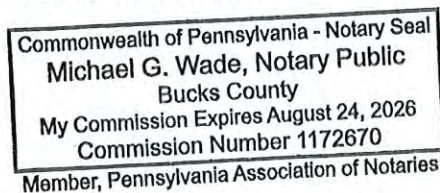


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY : SS

On this the, 24th day of March, 2023 before me the undersigned officer, personally appeared Eric Kift, who acknowledged himself/herself to be the Member of EK Construction, LLC, and that he/she as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Michael G. Wade
Notary Public
My Commission Expires:



Memo

To: Board of Supervisors
From: Mimi Gleason, Interim Township Manager
Date: April 21, 2023
Re: Wells Fargo Lease Extension

Recommended action: Approve the amendment to the lease with Wells Fargo for the 2024-2029 term and two renewal options.

Lower Gwynedd signed a lease with Wells Fargo in 2012, a continuation of a lease going back to at least 1989. The 2012 lease provided for a 5-year term from May 1, 2014 to April 30, 2019 with 3% annual rent increases and 2 additional 5-year options that Wells Fargo could elect to exercise as long as they were in good standing with the terms of the lease. They exercised the first option in 2018, resulting in the current term that continues through April 30, 2024.

With the attached proposed amendment to the lease, Wells Fargo is confirming that they wish to exercise the second option, but with amended terms for the next 5-year period, as well as the addition of two more 5-year options. Rent would increase by 2.5% each year.

AMENDMENT TO LEASE

Spring House, PA – 1140 N. Bethlehem Pike (BE #140350)

THIS AMENDMENT TO LEASE (“**Amendment**”) is entered into by **LOWER GWYNEDD TOWNSHIP** (“**Landlord**”), and **WELLS FARGO BANK, N.A.** (“**Tenant**”), as of the date this Amendment is executed by the last to sign of Landlord and Tenant as shown on the signature page(s) attached hereto, with reference to the following recitals of facts.

A. Landlord and Tenant are parties to that certain Lease dated February 21, 1989, as amended by that certain Extension and Amendment to Lease dated June 2, 2003; that certain Lease Renewal Amendment dated April 26, 2012; and that certain Wells Fargo “Living Will” Letter Agreement dated March 15, 2017 (executed by Landlord on May 1, 2017) (collectively, the “**Lease**”), with respect to certain premises located at 1140 N. Bethlehem Pike, Spring House, Pennsylvania, as more fully described in the Lease (the “**Premises**”).

B. Section 4 of the Lease Renewal Amendment grants Tenant two (2) options to extend the term for five (5) additional years each. Tenant exercised one of the options and, therefore, the term of the Lease expires April 30, 2024. Tenant hereby exercises the second of the options. Subject to the terms of this Amendment, the parties desire to confirm the exercise of the second option, to provide for the rent to be paid during the option term, and to otherwise modify the Lease as set forth below.

The parties agree as follows:

1. Capitalized Terms & Recitals. Capitalized terms used in this Amendment that are not specifically defined herein have the meanings given such terms in the Lease. The above recitals are incorporated herein as if fully set forth below.

2. Renewal Term. The current term of the Lease expires April 30, 2024. The term of the Lease is hereby renewed for an additional term beginning May 1, 2024, and expiring at midnight at the end of April 30, 2029. During the renewal term, Tenant shall pay to Landlord annual rent in equal monthly installments on or before the due date as set forth in the Lease in the amounts set forth in the table below.

Lease Period (Dates)	Annual Rent	Monthly Rent
May 1, 2024 – April 30, 2025	\$152,768.00	\$12,730.67
May 1, 2025 – April 30, 2026	\$156,587.20	\$13,048.93
May 1, 2026 – April 30, 2027	\$160,501.88	\$13,375.16
May 1, 2027 – April 30, 2028	\$164,514.43	\$13,709.54
May 1, 2028 – April 30, 2029	\$168,627.29	\$14,052.27

3. Further Renewal Options. Tenant may renew the Lease for two (2) additional terms of five (5) years each (i.e., May 1, 2029, to April 30, 2034, and May 1, 2034, to April 30, 2039) by giving written notice of renewal to Landlord at least twelve (12) months prior to expiration of the then current term of the Lease. If Tenant so renews, during the additional renewal term(s) Tenant shall pay to Landlord annual rent in equal monthly installments on or before the due date as set forth in the Lease in the amounts set forth in the table below.

Lease Period (Dates)	Annual Rent	Monthly Rent
May 1, 2029 – April 30, 2030	\$172,842.97	\$14,403.58
May 1, 2030 – April 30, 2031	\$177,164.04	\$14,763.67
May 1, 2031 – April 30, 2032	\$181,593.15	\$15,132.76

Lease Period (Dates)	Annual Rent	Monthly Rent
May 1, 2032 – April 30, 2033	\$186,132.97	\$15,511.08
May 1, 2033 – April 30, 2034	\$190,786.30	\$15,898.86
May 1, 2034 – April 30, 2035	\$195,555.96	\$16,296.33
May 1, 2035 – April 30, 2036	\$200,444.85	\$16,703.74
May 1, 2036 – April 30, 2037	\$205,455.98	\$17,121.33
May 1, 2037 – April 30, 2038	\$210,592.38	\$17,549.36
May 1, 2038 – April 30, 2039	\$215,857.18	\$17,988.10

4. Operations. Landlord covenants that it will not allow a drug-involved premises (21 U.S.C. § 856) within the development where the Premises are located.

5. Regulatory Closure Period. As a national banking association, Tenant is required to provide at least 90 days' notice to customers in case of a branch closing. Therefore, if Tenant's right to possess the Premises is terminated for any reason (other than the scheduled expiration of the term of the Lease in accordance with the Lease), whether for default, casualty, eminent domain, or otherwise, Tenant may, if it so elects, and if it continues to pay rent, have a period of 150 days after any such termination to wind up its affairs, send out required notices, and vacate the Premises.

6. Brokers. Each party represents to the other that it has had no dealings with any real estate broker, agent, or finder in connection with the negotiation of this Amendment and that it knows of no real estate broker or agent entitled to any commission or finder's fee in connection with this Amendment. Each party shall indemnify and hold harmless the other party from and against any and all claims, demands, losses, liabilities, lawsuits, judgments, costs, and expenses (including attorneys' fees and costs) with respect to any leasing commission, finder's fee, or equivalent compensation alleged to be owing on account of the indemnifying party's dealings with any real estate broker, agent, or finder.

7. Confirmation of Lease. Except as otherwise set forth in this Amendment, the Lease remains in full force and effect in accordance with its original terms and is binding on Landlord and Tenant, their respective heirs, executors, administrators, successors, and assigns. If there is a conflict between this Amendment and the Lease, this Amendment will control.

8. Authority & Consent. Each party represents to the other party that this Amendment: (i) resulted from an arm's-length negotiation; (ii) has been duly authorized, executed, and delivered by and on behalf of such party; and (iii) constitutes the valid, binding, and enforceable agreement of such party in accordance with the terms of this Amendment. In addition, Landlord represents to Tenant that no consent of any third party (e.g., any lender) is required for Landlord to execute this Amendment.

9. No Construction Against Drafting Party. Landlord and Tenant acknowledge that each of them and their respective counsel have had an opportunity to review this Amendment and that this Amendment will not be construed for or against either party merely because such party prepared or drafted this Amendment or any particular provision thereof.

10. Counterparts & Digital Signatures. The parties may execute this Amendment in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all parties need not appear on the same counterpart. This Amendment is valid, binding, and enforceable against a party only when executed by an authorized individual on behalf of a party by means of (i) an electronic signature that complies with the federal Electronic Signatures in Global and National Commerce Act, state enactments of the Uniform Electronic Transactions Act, or any other relevant and applicable electronic signatures law; (ii) an original manual signature; or (iii) a faxed, scanned, or photocopied manual signature. Each electronic signature or faxed, scanned, or photocopied

manual signature has for all purposes the same validity, legal effect, and admissibility in evidence as an original manual signature. This Amendment is effective upon delivery of one executed counterpart from each party to the other parties. In proving this Amendment, a party must produce or account only for the executed counterpart of the party to be charged.

11. Access to Premises. Due to the sensitive and regulated nature of Tenant’s business, Landlord shall not allow any person convicted of a Violent Crime (defined below) to enter the Premises on behalf of Landlord pursuant to Landlord’s access rights set forth in the Lease or to provide, directly or indirectly, any service, repair, maintenance, etc., on behalf of Landlord pursuant to the Lease. “**Violent Crime**” means an offense that has as an element the use, attempted use, or threatened use of physical force against the person or property of another (e.g., murder, non-negligent manslaughter, rape/sexual assault, robbery, aggravated assault, harassment, stalking, etc.). In addition, Landlord, its agents, employees, and contractors, are not permitted entry to any restricted area of the Premises (i.e., the vault, behind the teller counter, or other secured area).

12. Anti-Money Laundering, Sanctions, and Anti-Corruption.

12.1. “AML Laws” means all U.S. anti-money laundering laws that criminalize money laundering or any predicate crimes to money laundering. “**Anti-Corruption Laws**” means the U.S. Foreign Corrupt Practices Act and any similar applicable statute, rule, or regulation relating to bribery or corruption. “**Sanctions**” means any economic, trade, or financial sanctions, sectoral sanctions, secondary sanctions, trade embargoes, or anti-terrorism laws imposed from time to time by the United States government including but not limited to those administered or enforced by the U.S. Department of Treasury’s Office of Foreign Assets Control. Each party represents to the other party that it is not a target of Sanctions and will not directly or indirectly transfer any of its interest in the Lease to a target of Sanctions. At all times during the term of the Lease each party shall not violate applicable Sanctions, AML Laws, or Anti-Corruption Laws to the extent that such violation results in it being unlawful for the non-violating party to transact business under the Lease with the violating party. If a violation occurs that results in it being unlawful for the non-violating party to transact business under the Lease with the violating party, the non-violating party may suspend, upon written notice thereof to the violating party, any monetary obligations under the Lease until such time as the violating party is no longer in violation. In addition, if such violation is not cured promptly, the non-violating party may terminate the Lease upon prior written notice thereof to the violating party.

12.2. “Sanctions Info” means (i) full legal name, (ii) TIN/SSN for an entity or individual, as applicable, that is a party to this Amendment or the Lease, and (iii) full current business street address. “**Entity Signatory**” (collectively, “**Entity Signatories**”) means an entity that executes this Amendment or the Lease directly or indirectly for an entity party. Landlord shall, prior to execution of the Amendment, deliver to Tenant a notice setting forth Sanctions Info for all entities and individuals that are a party to the Amendment and for all Entity Signatories (e.g., if the entity executing the Amendment is John Smith LLC (the entity party) by Peter Jones LLC, its sole manager (the Entity Signatory), by Jack Miller, its sole manager, then the notice must include Sanctions Info for John Smith LLC and for Peter Jones LLC, but not for Jack Miller). Thereafter, each party shall, within five (5) business days after receipt of written notice thereof from the other party, deliver to the requesting party a notice setting forth the Sanctions Info (see example above) for all entities and individuals that are a party to the Lease and for all Entity Signatories.

13. Amendment Date. The date this Amendment is signed by the last party to sign it (as indicated by the date associated with that party’s signature) will be deemed the date of this Amendment. If a party signs but fails to date a signature the date that the other party receives the signing party’s signature will be deemed to be the date that the signing party signed this Amendment and the other party may in-

scribe that date as the date associated with the signing party's signature; provided, however, if only one party dated this Amendment, then such date is the date of this Amendment.

14. Merger/Prior Agreements. THIS AMENDMENT CONSTITUTES THE FINAL AGREEMENT BETWEEN THE PARTIES WITH RESPECT TO THE LEASE AS AMENDED BY THIS AMENDMENT. IT IS THE COMPLETE AND EXCLUSIVE EXPRESSION OF THE PARTIES' AGREEMENT ON THE MATTERS CONTAINED IN THIS AMENDMENT. ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS AND AGREEMENTS BETWEEN THE PARTIES ON THE MATTERS CONTAINED IN THIS AMENDMENT ARE EXPRESSLY MERGED INTO AND SUPERSEDED BY THIS AMENDMENT. THE PROVISIONS OF THIS AMENDMENT MAY NOT BE EXPLAINED, SUPPLEMENTED, OR QUALIFIED THROUGH EVIDENCE OF TRADE USAGE OR A PRIOR COURSE OF DEALINGS. IN ENTERING INTO THIS AMENDMENT, THE PARTIES HAVE NOT RELIED UPON ANY STATEMENT, REPRESENTATION, WARRANTY, OR AGREEMENT OF THE OTHER PARTY EXCEPT FOR THOSE EXPRESSLY CONTAINED IN THIS AMENDMENT AND IN THE LEASE. THERE IS NO CONDITION PRECEDENT TO THE EFFECTIVENESS OF THIS AMENDMENT OTHER THAN THOSE EXPRESSLY STATED IN THIS AMENDMENT.

[Remainder of Page Left Blank Intentionally –
Signatures on Following Page(s)]

The parties hereby execute this Amendment as of the dates set forth below.

Landlord:

LOWER GWYNEDD TOWNSHIP

By: _____

Print Name: _____

Title: _____

Date: _____

Tenant:

WELLS FARGO BANK, N.A.

By: _____

Print Name: _____

Title: _____

Date: _____

By: _____

Print Name: _____

Title: _____

Date: _____

EDOCS-#23357485-v1-WF_as_T_-_Amendment_2022-09-30_(Final).doc

MEMORANDUM

TO: Mimi Gleason, Lower Gwynedd Township

FROM: Chad Dixson, AICP, PP
Sean Hughes

CC: Jamie Worman, Lower Gwynedd Township
Michelle Eve, P.E., McMahon, a Bowman company

DATE: April 19, 2023

**RE: Spring House Phase 2 Roadway Improvement Project – Contractor Staging
Area Request**

Lower Gwynedd Township, Montgomery County, PA
McMahon Project No. 815182.2A

Please find attached the Contractor's Request for use of the Lower Gwynedd Township corner property on the western side of the Spring House intersection during the project construction.

If you have any questions on the request, please contact Sean Hughes at (215) 530-3670 or shughes@bowman.com.

SLB/
Attachment

I:\eng\LOWERGW1\815182.2A Springhouse Phase 2\Const_Services\11_Correspondence

From: [Chris Hook](#)
To: [Sean Hughes](#)
Subject: RE: [EXTERNAL] RE: Springhouse Roadway Ph 2 Vacant Lot for Staging
Date: Tuesday, April 18, 2023 9:18:53 AM

Sean,

James D. Morrissey Inc is requesting to use the vacant lot adjacent to the SW corner of Sumneytown Pike and N Bethlehem Pike for the duration of the job.

During our stay, we anticipate storing the following:

- Small Utility Trailer or Box
- Stone
- Precast drainage materials
- MPT signage
- Porto Jon
- 2-3 Pieces of Equipment
- Misc. Job site materials

In return we will retore the area to its original condition.

If you have any questions, please let me know

Thank you,

Chris Hook
Project Manager/Estimator
James D. Morrissey, Inc.
9119 Frankford Avenue
Philadelphia, PA. 19114
Phone: 215-333-8000
Fax: 215-624-3308
Cell: 215-651-8345



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 7, 2023

File No. 999-1022-02-A

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

Reference: 2023 Lower Gwynedd Township Milling and Paving Program
Bid Award Recommendation

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the six (6) bids submitted for the above referenced project. (A copy of the complete bid tabulation and the cost per roadway based on the low bidder's unit prices have been attached for your review.)

Upon review, we have determined that James D. Morrissey, Inc. is the low bidder for the project. All the required bid documents were properly completed, and a Bid Bond was included. James D. Morrissey, Inc. has previously worked on in other municipalities on similar projects. As such, we feel comfortable they are capable of handling this project.

After discussions with Township staff, we recommend the items under the Base Bid be awarded at this time. As such, we recommend that the contract for the 2023 Lower Gwynedd Township Milling and Paving Program be awarded to **James D. Morrissey, Inc.**, in the amount of **\$310,523.40**.

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

Sincerely,

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

EB/

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: 2023 Milling and Paving Program

PROJECT NUMBER: 999-1022-02-A

PROJECT BID OPENING: April 5, 2023

James D. Morrissey, Inc.
 9119 Frankford Avenue
 Philadelphia PA, 19114

Glasgow, Inc.
 104 Willow Grove Avenue
 Glenside PA, 19038

Innovative Construction Services
 1851 Maple Avenue
 Folcroft, PA 19032

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL	
BASE BID											
1	1.5" Full Width Roadway Mill	21447	SY	\$3.20	\$68,630.40	\$2.80	\$60,051.60	\$2.80	\$60,051.60		
2	Adjust Manhole Rim Elevations	31	EA	\$830.00	\$25,730.00	\$966.00	\$29,946.00	\$960.00	\$29,760.00		
3	Pavement Repair Type I	365	SY	\$20.00	\$7,300.00	\$55.40	\$20,221.00	\$26.75	\$9,763.75		
4	1.5" Superpave Wearing Course	21447	SY	\$9.00	\$193,023.00	\$9.00	\$193,023.00	\$9.70	\$208,035.90		
5	24" White Thermoplastic Pavement Marking	118	LF	\$10.00	\$1,180.00	\$9.70	\$1,144.60	\$10.75	\$1,268.50		
6	4" Double Yellow Thermoplastic Pavement Marking	2182	LF	\$3.00	\$6,546.00	\$2.60	\$5,673.20	\$2.10	\$4,582.20		
7	4" White Thermoplastic Pavement Marking	4264	LF	\$1.00	\$4,264.00	\$1.02	\$4,349.28	\$1.05	\$4,477.20		
8	Bike Lane Symbol	8	EA	\$400.00	\$3,200.00	\$484.50	\$3,876.00	\$425.00	\$3,400.00		
9	Crosswalk Striping	1	EA	\$650.00	\$650.00	\$479.40	\$479.40	\$690.00	\$690.00		
ALTERNATE 1 - SCHOOL HOUS ROAD - DEKALB PIKE (PA 202) TO PLYMOUTH ROAD - NOT AWARDED											
A1.1	1.5" Full Width Roadway Mill	3680	SY	\$2.70	\$9,936.00	\$2.80	\$10,304.00	\$2.80	\$10,304.00		
A1.2	Pavement Repair Type I	30	SY	\$15.00	\$450.00	\$55.40	\$1,662.00	\$26.75	\$802.50		
A1.3	1.5" Superpave Wearing Course	3680	SY	\$9.00	\$33,120.00	\$9.00	\$33,120.00	\$9.70	\$35,696.00		
A1.4	24" White Thermoplastic Pavement Marking	24	LF	\$10.00	\$240.00	\$10.66	\$255.84	\$10.75	\$258.00		
ALTERNATE 2 - GWYNEDD AVENUE - GYPSY HILL ROAD TO GATE AT RAILROAD - NOT AWARDED											
A2.1	1.5" Full Width Roadway Mill	3837	SY	\$2.70	\$10,359.90	\$2.80	\$10,743.60	\$2.80	\$10,743.60		
A2.2	Pavement Repair Type I	20	SY	\$15.00	\$300.00	\$55.40	\$1,108.00	\$26.75	\$535.00		
A2.3	1.5" Superpave Wearing Course	3837	SY	\$9.00	\$34,533.00	\$9.00	\$34,533.00	\$9.70	\$37,218.90		
A2.4	24" White Thermoplastic Pavement Marking	20	LF	\$10.00	\$200.00	\$10.20	\$204.00	\$10.75	\$215.00		
Total Base Bid					\$310,523.40		\$318,764.08		\$322,029.15		
Alternate 1					\$43,746.00		\$45,341.84		\$47,060.50		
Alternate 2					\$45,392.90		\$46,588.60		\$48,712.50		
Total: Base Bid + Alternates 1 & 2					\$399,662.30		\$410,694.52		\$417,802.15		

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2023 Milling and Paving Program

PROJECT NUMBER: 999-1022-02-A

PROJECT BID OPENING: April 5, 2023

Blooming Glen Contractors
 901 Minsi Trail
 Perkasi, PA 18944

Harris Blacktopping
 1082 Taylorsville Road
 Washington Crossing, PA 18951

N. Abbonizio Contractors, Inc.
 1250 Conshohocken Road
 Conshohocken, PA 19428

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID									
1	1.5" Full Width Roadway Mill	21447	SY	\$3.25	\$69,702.75	\$2.70	\$57,906.90	\$3.30	\$70,775.10
2	Adjust Manhole Rim Elevations	31	EA	\$1,275.00	\$39,525.00	\$1,460.00	\$45,260.00	\$1,560.00	\$48,360.00
3	Pavement Repair Type I	365	SY	\$41.00	\$14,965.00	\$42.20	\$15,403.00	\$34.00	\$12,410.00
4	1.5" Superpave Wearing Course	21447	SY	\$9.30	\$199,457.10	\$9.65	\$206,963.55	\$10.00	\$214,470.00
5	24" White Thermoplastic Pavement Marking	118	LF	\$10.25	\$1,209.50	\$10.75	\$1,268.50	\$12.00	\$1,416.00
6	4" Double Yellow Thermoplastic Pavement Marking	2182	LF	\$2.00	\$4,364.00	\$2.10	\$4,582.20	\$2.40	\$5,236.80
7	4" White Thermoplastic Pavement Marking	4264	LF	\$1.00	\$4,264.00	\$1.05	\$4,477.20	\$1.20	\$5,116.80
8	Bike Lane Symbol	8	EA	\$400.00	\$3,200.00	\$424.00	\$3,392.00	\$500.00	\$4,000.00
9	Crosswalk Striping	1	EA	\$650.00	\$650.00	\$688.00	\$688.00	\$800.00	\$800.00
ALTERNATE 1 - SCHOOL HOUS ROAD - DEKALB PIKE (PA 202) TO PLYMOUTH ROAD - NOT AWARDED									
A1.1	1.5" Full Width Roadway Mill	3680	SY	\$4.00	\$14,720.00	\$2.70	\$9,936.00	\$3.30	\$12,144.00
A1.2	Pavement Repair Type I	30	SY	\$52.00	\$1,560.00	\$42.20	\$1,266.00	\$34.00	\$1,020.00
A1.3	1.5" Superpave Wearing Course	3680	SY	\$9.50	\$34,960.00	\$9.65	\$35,512.00	\$10.00	\$36,800.00
A1.4	24" White Thermoplastic Pavement Marking	24	LF	\$9.50	\$228.00	\$10.75	\$258.00	\$12.00	\$288.00
ALTERNATE 2 - GWYNEDD AVENUE - GYPSY HILL ROAD TO GATE AT RAILROAD - NOT AWARDED									
A2.1	1.5" Full Width Roadway Mill	3837	SY	\$4.00	\$15,348.00	\$2.70	\$10,359.90	\$3.30	\$12,662.10
A2.2	Pavement Repair Type I	20	SY	\$75.00	\$1,500.00	\$42.20	\$844.00	\$34.00	\$680.00
A2.3	1.5" Superpave Wearing Course	3837	SY	\$9.50	\$36,451.50	\$9.65	\$37,027.05	\$10.00	\$38,370.00
A2.4	24" White Thermoplastic Pavement Marking	20	LF	\$10.00	\$200.00	\$10.75	\$215.00	\$12.00	\$240.00

Total Base Bid	\$337,337.35	\$339,941.35	\$362,584.70
Alternate 1	\$51,468.00	\$46,714.00	\$49,964.00
Alternate 2	\$53,499.50	\$48,445.95	\$51,952.10
Total: Base Bid + Alternates 1 & 2	\$442,304.85	\$435,359.30	\$464,788.80



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 7, 2023

File No. 999-1022-02-B

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

Reference: 2023 Lower Gwynedd Township: Ultra-Thin Bonded Wearing Course
Bid Award Recommendation

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the one (1) bid submitted for the above referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon examination, we have determined that Asphalt Maintenance Solutions, Inc. is the low bidder for the project. All the required bid documents were properly completed and a Bid Bond was included. Asphalt Maintenance Solutions, Inc. has performed similar work in Lower Gwynedd Township in recent years. As such, we feel comfortable they are capable of handling this project.

After discussions with Township Staff, we recommend the items under the Base Bid be awarded at this time. As such, we recommend that the contract for the 2023 Lower Gwynedd Township Ultra-Thin Bonded Wearing Course project be awarded to **Asphalt Maintenance Solutions, Inc.**, in the amount of **\$207,429.41**.

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

Sincerely,

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

EB/

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.

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2023 Ultra-Thin Bonded Wearing Course

PROJECT NUMBER: 999-1022-02-B

PROJECT BID DATE: April 5, 2023

Asphalt Maintenance Solutions, Inc.
P.O. Box 387
Center Valley, PA 18034

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL
BASE BID					
1	1" Mill at Driveway Aprons	418	SY	\$45.39	\$18,973.02
2	Crack Sealant	130	GAL	\$46.50	\$6,045.00
3	Ultra-Thin Bonded Wearing Course	19021	SY	\$9.59	\$182,411.39
ALTERNATE 1 - PENNBROOKE LANE - NOT AWARDED					
4	1" Mill at Driveway Aprons	50	SY	\$45.39	\$2,269.50
5	Crack Sealant	20	GAL	\$46.50	\$930.00
6	Ultra-Thin Bonded Wearing Course	2730	SY	\$10.34	\$28,228.20
ALTERNATE 2 - PARSONS LANE - NOT AWARDED					
4	1" Mill at Driveway Aprons	115	SY	\$45.39	\$5,219.85
5	Crack Sealant	25	GAL	\$46.50	\$1,162.50
6	Ultra-Thin Bonded Wearing Course	4950	SY	\$10.34	\$51,183.00

Total: Base Bid	\$207,429.41
Alternate 1	\$31,427.70
Alternmate 2	\$57,565.35
Total: Base Bid +Alternates 1 & 2	\$296,422.46

Memo

To: Board of Supervisors
From: Mimi Gleason
Date: April 21, 2023
Re: Settlement of Property Assessment

Recommended action: Authorize the Solicitor to sign the stipulation to settle the property assessment appeal for 1252 Meetinghouse Road.

The owner of the residential property at 1232 Meeting House Road appealed their property assessment, which is the tax base to which school, county and township real estate tax rates are applied. The Board of Assessment had initially reduced the assessment from \$1,680,160 to \$1,219,400, effective January 1, 2021.

The Taxpayers then appealed to the Court of Common Pleas. Montgomery County and Lower Gwynedd Township, but not the Wissahickon School District, are parties to the appeal.

The Board of Assessment and Taxpayer have agreed to a settlement wherein the Property's assessment would be decreased from \$1,219,400 to \$1,031,800. The Property's assessment shall remain at \$1,031,800 for each subsequent tax year until there is another subsequent successful assessment appeal, a change in the Property or a change in the Property's assessment as permitted by applicable law.

The property recently appraised for \$2.6 million. Given the current common level ratio (i.e. assessed value to market value) of 40% for Montgomery County, the assessment in the settlement is generally consistent with the appraised market value of the property.

IN RE: APPEAL OF R. BRUCE AND
AUDREY M. CARNEVALE FROM THE
DECISION OF THE MONTGOMERY
COUNTY BOARD OF ASSESSMENT
APPEALS, LOWER GWYNEDD TOWNSHIP,
MONTGOMERY COUNTY, PA FOR THE TAX
YEAR 2021

: IN THE COURT OF COMMON PLEAS
: MONTGOMERY COUNTY, PENNSYLVANIA
: CIVIL ACTION – LAW
: TAX ASSESSMENT APPEAL

TAX PARCEL NO. 39-00-02711-00-4

: No. 2020-15821

ORDER

AND NOW, this _____ day of _____, 2022, it is hereby ORDERED and
DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as
terms and conditions of a binding Order.

IT IS FURTHER ORDERED and DECREED that the Montgomery County Board of
Assessment Appeals shall make the appropriate change in assessment as agreed to in the attached
Stipulation to Settle and that the Prothonotary shall marked the above-captioned action “settled,
discontinued and ended.”

BY THE COURT:

J.

UNRUH, TURNER, BURKE & FREES, P.C.
BY: JOHN K. FIORILLO, ESQUIRE
ATTORNEY I.D. No. 55658
P.O. BOX 515
WEST CHESTER, PA 19381-0515
610-692-1371

: ATTORNEYS FOR APPELLANT

IN RE: APPEAL OF R. BRUCE AND
AUDREY M. CARNEVALE FROM THE
DECISION OF THE MONTGOMERY
COUNTY BOARD OF ASSESSMENT
APPEALS, LOWER GWYNEDD TOWNSHIP,
MONTGOMERY COUNTY, PA FOR THE TAX
YEAR 2021

: IN THE COURT OF COMMON PLEAS
: MONTGOMERY COUNTY, PENNSYLVANIA
: CIVIL ACTION – LAW
: TAX ASSESSMENT APPEAL

TAX PARCEL NO. 39-00-02711-00-4

: No. 2020-15821

STIPULATION TO SETTLE

WHEREAS, this matter involves a property located at 1252 Meetinghouse Road, Gwynedd, PA in of Lower Gwynedd Township (“Township”), Montgomery County (“County”), PA, and further identified as Tax Parcel No. 39-00-02711-00-4 (“Property”); and

WHEREAS, the Property is located within the Wissahickon School District (“School District”); and

WHEREAS, Appellants, R. Bruce and Audrey M. Carnevale, the owners of the Property, prior to the deadline for filing 2021 annual assessment appeals, filed an appeal to the Montgomery County Board of Assessment Appeals (“Board of Assessment”) challenging the Property’s assessment of \$1,680,160.; and

WHEREAS, the Board of Assessment rendered a decision that the assessment of the Property reducing the assessment from \$1,680,160 to \$1,219,400, effective January 1, 2021 for County and Township real estate taxes and July 1, 2021 for School District real estate taxes; and

WHEREAS, the Appellants appealed to the Montgomery County Court of Common Pleas (“Court”) the Board of Assessment’s decision that set the Property’s assessment at \$1,219,400 as above noted; and

WHEREAS, based upon the risk and hazards of litigation, the parties – the Appellant, the Board of Assessment, the Township and the County – decided it is in their best interests to settle the above-captioned matter based upon the terms and conditions outlined in this Stipulation to Settle.

NOW THEREFORE, the undersigned, intending to be legally bound and to bind their respective clients, agree to the following settlement:

1. Effective January 1, 2021 for the County’s and the Township’s 2021 tax years and July 1, 2021 for the School District’s 2021-2022 tax year, the Property’s assessment shall be decreased from \$1,219,400 to **\$1,031,800**.

2. Effective January 1, 2022 for the County’s and Township’s 2022 tax years and July 1, 2022 for the School District’s 2022-2023 tax year, the Property’s assessment shall be remain at **\$1,031,800**.

3. Effective January 1, 2023 for the County’s and Township’s 2022 tax years and July 1, 2023 for the School District’s 2023-2024 tax year, the Property’s assessment shall remain at **\$1,031,800**.

4. The Property’s assessment shall remain at **\$1,031,800** for each subsequent tax year until there is another subsequent successful assessment appeal, a change in the Property or a change in the Property’s assessment as permitted by the Board of Assessment by applicable law.

5. The County (including Montgomery County Community College), the Township, and the School District are collectively known as the “Taxing Authorities.”

6. As a result of the decrease in assessment, there may have been an overpayment in real estate taxes for the Property to the County (including the Montgomery County Community College) and the Township for tax years 2021 and 2022 and to the School District for tax year 2021-2022 and possibly 2022-2023. Upon approval of the Stipulation to Settle by this Honorable Court, the tax collectors and/or business managers for the Tax Authorities, shall refund to the Appellants, if applicable, the above referenced overpayments, without interest.

7. If the Appellants paid their taxes during the discount period, then two percent shall be deducted from the amount of the overpayment of taxes as calculated based on the payment of taxes at the face amount to adjust for the payment of taxes during the discount period.

8. This Stipulation to Settle shall be binding upon the undersigned, the undersigns’ clients, their clients’ successors, grantees and assigns.

9. The parties hereto request that this Honorable Court enter the foregoing Court Order attached hereto approving and confirming this Stipulation to Settle.


10. All refunds from the Taxing Authorities, if any, and assuming the tax collectors cooperate with the Taxing Authorities in determining the amount of refunds, if any, shall be issued within 60 days of the date of the Honorable Court’s Order approving this Stipulation to Settle.

11. If there are any outstanding tax liens or taxes due and owing on the Property, or any outstanding interest or penalties, then the refunds shall be applied toward those outstanding taxes, tax liens, interest or penalties before issuance of any refund to Appellants.

12. The undersigned represent and warrant that they have received the appropriate authorization from their clients to execute this Stipulation to Settle.

13. This Stipulation to Settle may be executed in counterparts.

14. The parties further agree that any facsimile or electronic signature shall be deemed to have been fully delivered and shall be as effective as an original signature and shall be equally binding as though delivered directly by hand to each other.



John K. Fiorillo, Esquire,
Attorney for R. Bruce and Audrey M.
Carnevale

Samantha Magee, Esquire,
Attorney for Montgomery County Board of
Assessment Appeals

Brian O. Phillips, Esquire
Attorney for Montgomery County

Neil Andrew Stein, Esquire,
Attorney for Lower Gwynedd Township

APPRAISAL OF REAL PROPERTY



LOCATED AT

*1252 Meetinghouse Rd
Gwynedd, PA 19454
LOT#054, TAX MAP#005; MSA#33874*

FOR

*UNRUH TURNER BURKE & FREES
P.O. BOX 515
WEST CHESTER, PA 19381*

OPINION OF VALUE

2,100,000

AS OF

06/17/2020

BY

*MATTHEW MCCABE
BENCHMARK APPRAISAL GROUP, LTD
200 S CLINTON ST SUITE 100
DOYLESTOWN, PA 18901
(215) 938-1300
matthew@benchmarkapr.com*

RESIDENTIAL APPRAISAL REPORT

File No.: 20068124

Property Address: 1252 Meetinghouse Rd	City: Gwynedd	State: PA	Zip Code: 19454
County: MONTGOMERY		Legal Description: LOT#054, TAX MAP#005; MSA#33874	
Assessor's Parcel #: 39-00-02711-004			
Tax Year: 2020	R.E. Taxes: \$ 43,116	Special Assessments: \$ N/A	Borrower (if applicable): N/A
Current Owner of Record: R Bruce & Audrey M Carnevale		Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: Gwynedd Knoll		Map Reference: 33874	Census Tract: 2012.01

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)	<input type="checkbox"/> Retrospective	<input type="checkbox"/> Prospective	
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: MARKET VALUE			
Intended User(s) (by name or type): UNRUH TURNER BURKE & FREES			
Client: UNRUH TURNER BURKE & FREES		Address: P.O. BOX 515, WEST CHESTER, PA 19381	
Appraiser: MATTHEW MCCABE		Address: 200 S CLINTON ST SUITE 100, DOYLESTOWN, PA 18901	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	PRICE AGE	One-Unit 83%	<input type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	\$(000) (yrs)	2-4 Unit 1%	<input type="checkbox"/> Likely * <input checked="" type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	150 Low 0	Multi-Unit 3%	* To: RESIDENTIAL
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	2,475 High 150	Comm'l 3%	DWELLINGS
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		651 Pred 50	MISC 10%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **SEE ADDENDUM**

Dimensions: 142 X IRREGULAR	Site Area: 4.81 ac		
Zoning Classification: A	Description: RESIDENTIAL		
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Ground Rent (if applicable) \$ /	

Actual Use as of Effective Date: **SINGLE FAMILY HOME** Use as appraised in this report: **SINGLE FAMILY HOME**

Summary of Highest & Best Use: **BASED ON CURRENT ZONING AND CONSIDERATION GIVEN TO THE 4 TESTS OF HIGHEST AND BEST USE ANALYSIS SUCH AS LEGALLY PERMISSIBLE, PHYSICALLY POSSIBLE, FINANCIALLY FEASIBLE, AND MAXIMALLY PRODUCTIVE, THE SUBJECT IS BEING PUT TO ITS HIGHEST AND BEST USE AS A SINGLE FAMILY DWELLING.**

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	MOSTLY LEVEL
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	MACADAM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Above Average For Area
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	NONE	<input type="checkbox"/>	<input type="checkbox"/>	Shape	IRREGULAR
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	NONE	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	NATURAL RUNOFF
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	NONE	<input type="checkbox"/>	<input type="checkbox"/>	View	AVERAGE
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	NONE	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **42091C0278G** FEMA Map Date **03/02/2016**

Site Comments: **SUBJECT SITE IS LEVEL AT STREET GRADE, AND IMPROVED WITH A TWO STORY SINGLE FAMILY DETACHED DWELLING.**

General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 3 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) COLONIAL <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons. Actual Age (Yrs.) 8 Effective Age (Yrs.) 5	Exterior Description Foundation MASONRY Exterior Walls Stone/Siding Roof Surface ASPHALT Gutters & Dwnspts. ALUM Window Type INSULATED Storm/Screens NO/YES	Foundation Slab NONE Crawl Space NONE Basement FULL Sump Pump <input checked="" type="checkbox"/> Dampness <input type="checkbox"/> N/A Settlement UNKNOWN Infestation UNKNOWN	Basement <input type="checkbox"/> None Area Sq. Ft. 3,001 % Finished 65 Ceiling JOIST/DW Walls DW/CONCR Floor TILE/CON Outside Entry YES	Heating Type FWA Fuel GAS Cooling Central YES Other N/A
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Interior Description Floors CRPT-HARDWOOD Walls DRYWALL Trim/Finish WOOD Bath Floor CERAMIC Bath Wainscot CERAMIC Doors WOOD	Appliances Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/>	Attic <input type="checkbox"/> None <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> <input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> <input checked="" type="checkbox"/> Scuttle <input type="checkbox"/> <input checked="" type="checkbox"/> Doorway <input type="checkbox"/> <input checked="" type="checkbox"/> Floor <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Heated <input type="checkbox"/> <input type="checkbox"/> Finished <input type="checkbox"/>	Amenities Fireplace(s) # 2 Woodstove(s) # _____ Patio 2 Deck 1 Porch 2 Fence REAR YD Pool IN-GROUND	Car Storage <input type="checkbox"/> None Garage # of cars (29 Tot.) Attach. 9 Detach. _____ Blt.-In _____ Carport _____ Driveway 20 Surface MACADAM
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Finished area above grade contains: **14** Rooms **6** Bedrooms **4.2** Bath(s) **8,477** Square Feet of Gross Living Area Above Grade

Additional features: **ADDITIONAL FEATURES INCLUDE A TWO REAR PATIOS, I/G POOL, REAR DECK, FRONT AND REAR PORCHES, PARTIAL FINISHED BASEMENT, W/ BATH.**

Describe the condition of the property (including physical, functional and external obsolescence): **THE SUBJECT IS A COLONIAL STYLE HOME WHICH IS COMMON AND TYPICAL TO THE AREA. OVERALL QUALITY WAS GOOD. AT THE TIME OF INSPECTION THE SUBJECT WAS FOUND TO BE IN GOOD OVERALL CONDITION. THE SUBJECT'S SIZE AND VALUE OF IMPROVEMENTS DO CONFORM TO THE SUBJECT'S MARKET AREA.**

RESIDENTIAL APPRAISAL REPORT

File No.: 20068124

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): CoreLogic	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: PER PUBLIC RECORD, NO TRANSACTIONS WITHIN THE PAST THREE YEARS.
	Date: SOLD 04/08/2011	
	Price: S.P. \$1,260,000	
	Source(s): CoreLogic	
	2nd Prior Subject Sale/Transfer	
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1252 Meetinghouse Rd Gwynedd, PA 19454	1308 Meetinghouse Rd Gwynedd, PA 19454			212 Cathcart Rd Gwynedd, PA 19437			1343 Fording Brook Rd Ambler, PA 19002		
Proximity to Subject		2.60 blocks E			1.85 miles SW			1.48 miles S		
Sale Price	\$ N/A	\$ 2,000,000			\$ 1,872,500			\$ 2,300,000		
Sale Price/GLA	\$ /sq.ft.	\$ 194.67 /sq.ft.			\$ 250.13 /sq.ft.			\$ 236.12 /sq.ft.		
Data Source(s)	PHYS INSPECT	MLS#1002769792			MLS#PAMC635268			MLS#PAMC614960		
Verification Source(s)	PB RC/OWNER	MLS/BRKR/PUB REC/CLSD			MLS/BRKR/PUB REC/CLSD			MLS/BRKR/PUB REC/CLSD		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	NONE NOTED CONV			NONE NOTED CONV			NONE NOTED CASH		
Date of Sale/Time	N/A	11/2019			03/2020			12/2019		
Rights Appraised	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Location	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Site	4.81 ac	3.4 ac			1.18 ac			2.76 ac		
View	AVERAGE	RESIDENTIAL/AV			RESIDENTIAL/AV			RESIDENTIAL/AV		
Design (Style)	COLONIAL	COLONIAL			COLONIAL			COLONIAL		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Age	8	13			13			16		
Condition	GOOD	SIMILAR			SIMILAR			SIMILAR		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	14 6 4.2	16 4 5.2			12 5 5.2			15 6 6.2		
Gross Living Area	8,477 sq.ft.	10,274 sq.ft.			7,486 sq.ft.			9,741 sq.ft.		
Basement & Finished Rooms Below Grade	FULL FINISHED/BATH	FULL FINISHED/BATH			FULL FINISHED/BATH			FULL FINISHED/BATH		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FWA/CA	FWA/CA			FWA/CA			FWA/CA		
Energy Efficient Items	NONE	NONE			NONE			NONE		
Garage/Carport	9 CAR GAR	5 CAR GAR			4 CAR GAR			5 CAR GAR		
Porch/Patio/Deck	MULTI	SIMILAR			SIMILAR			SIMILAR		
KITCHEN/BATHS	MODERN	SIMILAR			SIMILAR			SIMILAR		
I/G POOL	I/G POOL	NONE			NONE			NONE		
elevator	NONE	ELEVATOR			ELEVATOR			NONE		
GUEST HOUSE	NONE	NONE			NONE			GUEST HOUSE		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -30,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 230,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -98,000		
Adjusted Sale Price of Comparables		Net 1.5 % Gross 15.0 % \$ 1,970,000			Net 12.3 % Gross 20.3 % \$ 2,102,500			Net 4.3 % Gross 18.6 % \$ 2,202,000		

Summary of Sales Comparison Approach **THREE COMPETITIVE SINGLE FAMILY SALES WERE SELECTED FROM WITHIN THE SUBJECT'S IMMEDIATE AND COMPARABLE NEIGHBORHOOD. THE SALES UTILIZED COMPARED FAVORABLY WITH THE SUBJECT AND ARE CONSIDERED AN ACCEPTABLE ALTERNATIVE TO THE TYPICAL BUYER. THE SALES WERE THE BEST AVAILABLE COMPARABLES AT THE TIME OF OUR APPRAISAL. (SEE ADDENDUM)**

Indicated Value by Sales Comparison Approach \$ **2,100,000**



RESIDENTIAL APPRAISAL REPORT

File No.: 20068124

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **DUE TO THE NEARLY 100% BUILT-UP NATURE OF THE SUBJECT NEIGHBORHOOD, AND THUS THE LIMITED AVAILABILITY OF VACANT LAND, THE TYPICAL PURCHASER OF PROPERTIES SUCH AS THE SUBJECT WOULD NOT PURCHASE VACANT LAND AND THEN CONSTRUCT A PROPERTY ON THE LAND. THUS, SITE VALUATION FOR THE SUBJECT WOULD NOT BE APPLICABLE WITHIN OUR ANALYSIS.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data:	DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service:		Sq.Ft. @ \$ = \$
Effective date of cost data:		Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
REMAINING ECONOMIC LIFE = 65+- YEARS.		Sq.Ft. @ \$ = \$
SEE SKETCH FOR SQUARE FOOTAGE.		Sq.Ft. @ \$ = \$
THE ACTUAL AGE OF THE PROPERTY WAS 8+- YEARS.	Garage/Carport	Sq.Ft. @ \$ = \$
THE EFFECTIVE OF THE PROPERTY IS 5+- YEARS.	Total Estimate of Cost-New	= \$
	Less Physical	
	Functional	
	External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
		= \$
		= \$
Estimated Remaining Economic Life (if required):	Years	INDICATED VALUE BY COST APPROACH = \$

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ **2,100,000** Cost Approach (if developed) \$ Income Approach (if developed) \$

Final Reconciliation **WE HAVE PLACED MOST WEIGHT ON THE VALUE INDICATION OF THE DIRECT SALES COMPARISON, SUPPORTED BY GOOD COMPARABLE DATA. COST AND INCOME APPROACHES WERE NOT APPLICABLE.**

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

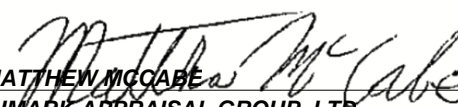
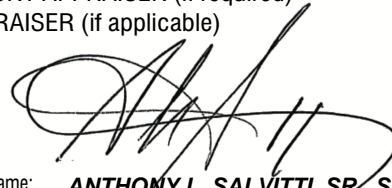
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **2,100,000**, as of: **06/17/2020**, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains **23** pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

<input type="checkbox"/> Scope of Work	<input type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input type="checkbox"/> Photograph Addenda	<input type="checkbox"/> Sketch Addendum
<input type="checkbox"/> Map Addenda	<input type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Client Contact: JOHN FIORILLO	Client Name: UNRUH TURNER BURKE & FREES
E-Mail: jfiorillo@utbf.com	Address: P.O. BOX 515, WEST CHESTER, PA 19381
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: MATTHEW MCCABE 	Supervisory or Co-Appraiser Name: ANTHONY L. SALVITTI, SR., SRA, SRPA 
Company: BENCHMARK APPRAISAL GROUP, LTD	Company: BENCHMARK APPRAISAL GROUP, LTD
Phone: (215) 938-1300 Fax:	Phone: (215) 938-1300 Fax:
E-Mail: matthew@benchmarkapr.com	E-Mail: sr@benchmarkapr.com
Date of Report (Signature): 07/09/2020	Date of Report (Signature): 07/09/2020
License or Certification #: LAT001038 State: PA	License or Certification #: GA000442L State: PA
Designation:	Designation: CERTIFIED GENERAL APPRAISER
Expiration Date of License or Certification: 06/30/2021	Expiration Date of License or Certification: 06/30/2021
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None
Date of Inspection: 06/17/2020	Date of Inspection:

Assumptions, Limiting Conditions & Scope of Work

File No.: 20068124

Property Address: 1252 Meetinghouse Rd

City: Gwynedd

State: PA

Zip Code: 19454

Client: UNRUH TURNER BURKE & FREES

Address: P.O. BOX 515, WEST CHESTER, PA 19381

Appraiser: MATTHEW MCCABE

Address: 200 S CLINTON ST SUITE 100, DOYLESTOWN, PA 18901

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 20068124

Property Address: 1252 Meetinghouse Rd	City: Gwynedd	State: PA	Zip Code: 19454
Client: UNRUH TURNER BURKE & FREES	Address: P.O. BOX 515 , WEST CHESTER, PA 19381		
Appraiser: MATTHEW MCCABE	Address: 200 S CLINTON ST SUITE 100, DOYLESTOWN, PA 18901		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

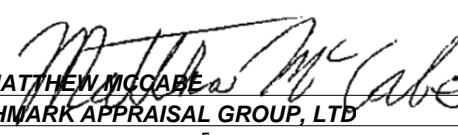
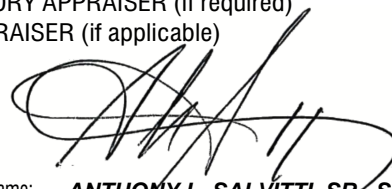
DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: JOHN FIORILLO	Client Name: UNRUH TURNER BURKE & FREES
E-Mail: jfiorillo@utbf.com	Address: P.O. BOX 515 , WEST CHESTER, PA 19381

<p>APPRAISER</p>  <p>Appraiser Name: MATTHEW MCCABE Company: BENCHMARK APPRAISAL GROUP, LTD Phone: (215) 938-1300 Fax: _____ E-Mail: matthew@benchmarkapr.com Date Report Signed: 07/09/2020 License or Certification #: LAT001038 State: PA Designation: _____ Expiration Date of License or Certification: 06/30/2021 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 06/17/2020</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p>  <p>Supervisory or Co-Appraiser Name: ANTHONY L. SALVITTI, SR., SRA, SRPA Company: BENCHMARK APPRAISAL GROUP, LTD Phone: (215) 938-1300 Fax: _____ E-Mail: sr@benchmarkapr.com Date Report Signed: 07/09/2020 License or Certification #: GA000442L State: PA Designation: CERTIFIED GENERAL APPRAISER Expiration Date of License or Certification: 06/30/2021 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES

Supplemental Addendum

File No. 20068124

Borrower	N/A			
Property Address	1252 Meetinghouse Rd			
City	Gwynedd	County	MONTGOMERY	State PA Zip Code 19454
Lender/Client	UNRUH TURNER BURKE & FREES			

*****THIS IS AN "APPRAISAL REPORT", WHICH HAS BEEN PREPARED IN COMPLIANCE WITH THE STANDARDS AND REPORTING REQUIREMENTS SPECIFIED BY THE OFFICE OF THE COMPTROLLER OF THE CURRENCY, OFFICE THRIFT SUPERVISION, AND FDIC. THE REPORT IS ALSO IN COMPLIANCE WITH THE FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT OF 1989 (FIRREA), AND CONFORMS TO THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) ADOPTED BY THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION.*****

EXTENT OF WORK PROVIDED BY ANTHONY L SALVITTI, JR., MAI, SRA, MRICS:

MATTHEW MCCABE, AS INDICATED AS THE APPRAISER ON THIS ASSIGNMENT, HAS ASSISTED ANTHONY L SALVITTI, JR., MAI, SRA, MRICS IN THE PREPARATION OF THIS APPRAISAL REPORT ALONG WITH THE COLLECTION, SELECTION AND ANALYSIS OF THE COMPARABLE SALES UTILIZED WITHIN THE DEVELOPMENT OF THE SALES COMPARISON APPROACH. MATTHEW MCCABE HAS ALSO ASSISTED ANTHONY L SALVITTI, JR., MAI, SRA, MRICS IN ARRIVING AT THE FINAL VALUE ESTIMATE CONCLUDED HEREIN.

SCOPE OF WORK:

AT THE TIME OF OUR OBSERVATION READILY AVAILABLE AREAS OF BOTH THE INTERIOR AND EXTERIOR WERE OBSERVED. FOR THE PURPOSES OF OUR ANALYSIS IT WILL BE ASSUMED THAT ALL UNSEEN AREAS OFFERED SIMILAR OVERALL CONDITION AND DID NOT CONTAIN ANY ADVERSE CONDITIONS WHICH WOULD MATERIALLY IMPACT THE ESTIMATED MARKET VALUE INDICATED HEREIN. WE WILL VIEW THE EXTERIOR OF ALL COMPARABLE SALES UTILIZED WITHIN THE SALES COMPARISON APPROACH. ADDITIONALLY, THE COMPARABLE SALES UTILIZED WERE ALL VERIFIED THROUGH A PARTY TO THE TRANSACTION, WHEN AVAILABLE, OR PUBLIC RECORD.

DEVELOPED AND APPLIED ALL APPLICABLE APPROACHES TO VALUE.

THE SCOPE OF THIS ASSIGNMENT IS SPECIFIC TO THE NEEDS OF UNRUH TURNER BURKE & FREES, THE CLIENT AND ONLY INTENDED USER. ALL OTHER PARTIES THAT CHOOSE TO RELY ON THE APPRAISAL REPORT SHOULD RECOGNIZE THAT THE ASSIGNMENT RESULTS WERE NOT DEVELOPED OR REPORTED IN A MANNER CONSISTENT WITH THE NEEDS OR USES OF PARTIES OTHER THAN THOSE IDENTIFIED BY THE INTENDED USER, UNRUH TURNER BURKE & FREES.

NEIGHBORHOOD:

THE SUBJECT IS LOCATED IN GWYNEDD KNOLL SECTION OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. THIS IS AN AREA TYPICALLY COMPRISED OF TWO AND THREE STORY DETACHED PROPERTIES BEING ADEQUATELY MAINTAINED. THE SUBJECT IS LOCATED WITHIN CLOSE PROXIMITY TO MOST RESIDENTIAL AMENITIES, INCLUDING SCHOOLS, SHOPPING, AND TRANSPORTATION.

THERE WERE NO EXTERNAL FACTORS NOTED WHICH WOULD ADVERSELY AFFECT THE CURRENT OR FUTURE MARKETABILITY OR OVERALL MARKET VALUE.

MARKET CONDITIONS:

MLS STATISTICS INDICATE A YEAR OVER YEAR AVERAGE SELLING PRICE INCREASE OF APPROXIMATELY 1.4% FOR RESIDENTIAL PROPERTIES WITHIN LOWER GWYNEDD TOWNSHIP. (DISCUSS YEAR OVER YEAR PRICES, DAYS ON MARKET AND INVENTORY CHANGES)

CURRENT MORTGAGE INTEREST RATES REMAIN AVAILABLE AT HISTORICALLY LOW LEVELS.

**STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)
STRENGTHS:**

- **APPEALS TO BOTH THE OWNER/USER AND THE INVESTOR MARKETS.**

Supplemental AddendumFile No. **20068124**

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						

WEAKNESSES:**NONE****OPPORTUNITIES:**

- **INCREASING HOUSING AND RENT PRICES IN THE AREA.**

THREATS:

- **ECONOMIC UNCERTAINTY DUE TO COVID-19 PANDEMIC.**

CONCLUSION: IN SUMMARY, THE SUBJECT ENJOYS ADEQUATE EXPOSURE AT THIS LOCATION. THE ACCESSIBILITY OF THE AREA TO A GOOD REGIONAL HIGHWAY NETWORK AND THE VARIETY OF USES IN THE IMMEDIATE AREA ALONG WITH THE NEARBY AMENITIES AND SERVICES LEAD US TO CONCLUDE THAT THIS IS AN ADEQUATE LOCATION FOR THE CURRENT USE.

Supplemental Addendum

File No. 20068124

Borrower	N/A				
Property Address	1252 Meetinghouse Rd				
City	Gwynedd	County	MONTGOMERY	State	PA Zip Code 19454
Lender/Client	UNRUH TURNER BURKE & FREES				

COVID-19 (Coronavirus) Addendum:

Please note that the research and preparation of this appraisal assignment has occurred during a period where local and national markets are being affected by the COVID-19 (Coronavirus) pandemic.

In an attempt to restrict the spread of the virus during this time, state and local governments have enacted multiple restrictions on commerce; including; the promotion of "social distancing", along with the closing of "non-life sustaining" businesses and schools in many areas. Also, many states have enacted "stay-at-home" requirements, banning large public gatherings, and limiting restaurants to "take-out" service only.

These actions have caused a significant decrease in the demand in such industries as retail, travel/hospitality, food service (sit-down restaurants) etc. As a result, many retail businesses have limited or ceased operations, resulting in a spike in unemployment claims in these markets. Furthermore, economic indicators such as Gross Domestic Product (GDP) and stock market performance have currently been negatively affected. As a result, the federal government has taken reactive measures; including, but not limited to; the reduction of the prime lending rates, quantitative easing, and multiple economic stimulus packages.

Based on the information made available over the past several weeks, the effect of this pandemic is anticipated to be temporary in nature; however, the length of the business restrictions and social distancing measures has yet to be determined.

From a real estate perspective, the immediate effects of the COVID-19 pandemic are yet to be fully realized. According to interviews with local market participants, along with information released from industry professionals, the number of new listings and property showings are anticipated to decline in the short-term due to the social distancing measures being taken; however, there has been no evidence supporting any significant sales or rental concessions with the exception of rental deferrals, being made currently as a direct result of this pandemic. Sales contracts which have occurred prior to the shut-down of the State of PA are continuing through to closing with the transaction being funded. New sales contracts are limited due to the Real Estate industry being shut down by Governor order. The exact impact of these conditions on the real estate market cannot yet be quantified.

Most recently, reports are now stating that many states; including Pennsylvania, are beginning to develop and implement plans to ease some of these restrictive measures and allow for business to ease back into normal operation. These factors would have a positive effect on the area's real estate market and provide further support that the COVID-19 pandemic may have a more temporary effect on the current market conditions.

Although the timing to lift the governmental restrictions, and the ultimate effect this situation will have on both sales prices and rental rates are unknown; many leading appraisal organizations; including the Appraisal Institute, have strongly discouraged their members by addressing this concern through the use of an Extraordinary Assumption.

As a result, as the long-term effect (if any) this pandemic poses the subject's real estate market cannot be adequately assessed at this time.; for the purpose of this assignment, it is necessary to acknowledge the existence of this fluid situation. It is suggested that the overall risk it poses to the subject property be analyzed by the Intended User(s) of this report; and all lending decisions should be made utilizing an abundance of caution; on a case-by-case basis during this unprecedented time.

CONCLUSION: BASED ON THE INFORMATION PRESENTED ABOVE IT APPEARS THE SUBJECT'S CURRENT USE IS PERMITTED BY RIGHT. THIS APPRAISAL IS MADE ASSUMING THE SUBJECT CONFORMS TO ALL ZONING AND LOCAL BUILDING CODES.

STATEMENTS REGARDING ZONING COMPLIANCE ARE INTENDED IN THE MOST GENERAL SENSE. ZONING AND BUILDING ORDINANCES VARY SIGNIFICANTLY FROM ONE MUNICIPALITY TO ANOTHER AND ARE APPLIED ON A CASE-BY-CASE BASIS. THE SCOPE OF THIS ASSIGNMENT DOES NOT INCLUDE A DETAILED ANALYSIS OF EVERY CHARACTERISTIC OF THE SUBJECT PROPERTY'S SITE AND IMPROVEMENTS RELATIVE TO CURRENT ZONING AND BUILDING ORDINANCES.

GROSS LIVABLE AREA:

GROSS LIVABLE AREA WAS CALCULATED BASED ON PHYSICAL MEASUREMENTS "TAKEN AT THE TIME OF OUR PHYSICAL OBSERVATION". IT HAS BEEN CHECKED WITH PUBLIC RECORD WHEN AVAILABLE. TO THE BEST OF OUR KNOWLEDGE, THE GROSS LIVABLE AREA HAS BEEN CORRECTLY CALCULATED, HOWEVER NO GUARANTEES OR WARRANTIES ARE MADE OR IMPLIED.

****PLEASE BE ADVISED THAT YOUR APPRAISER HAS NOT HAD FORMAL TRAINING IN IDENTIFYING LATENT DEFECTS OR DETERMINING STRUCTURAL SOUNDNESS. THEREFORE, WE DO NOT MAKE OR IMPLY ANY WARRANTIES AS TO THE STRUCTURAL INTEGRITY OF THE PROPERTY, OR SOUNDNESS OF ANY MAJOR COMPONENTS. IT IS SUGGESTED THAT IF THE CLIENT HAS CONCERNS RELATIVE TO**

Supplemental Addendum

File No. 20068124

Borrower	N/A			
Property Address	1252 Meetinghouse Rd			
City	Gwynedd	County	MONTGOMERY	State PA Zip Code 19454
Lender/Client	UNRUH TURNER BURKE & FREES			

THESE MATTERS, A PROFESSIONAL BE CONTRACTED TO INSPECT THE PROPERTY AND PROVIDE AN APPROPRIATE REPORT. ALL ITEMS OF DEFERRED MAINTENANCE, IF ANY, WERE NOTED AND CONSIDERED WITHIN THIS REPORT. OUR FINAL VALUE ESTIMATE IS PREDICATED UPON SUBJECT PROPERTY NOT BEING NEGATIVELY AFFECTED.**

APPRAISER'S CERTIFICATION OF THIS REPORT STATES THAT THE APPRAISER HAS PERFORMED A "COMPLETE VISUAL INSPECTION" OF THE PROPERTY. THIS "COMPLETE VISUAL INSPECTION" WAS PERFORMED WITHIN THE CONTEXT OF THE INTENDED USE AND FOR THE INTENDED USER, UNRUH TURNER BURKE & FREES THEREFORE, THE APPRAISER'S VIEWING OF THE PROPERTY IS FOR VALUATION PURPOSES ONLY AND IS STRICTLY FOR THE FOLLOWING INTENDED USE: ASSISTING THE CLIENT, UNRUH TURNER BURKE & FREES, IN ESTIMATING MARKET VALUE OF THE SUBJECT PROPERTY.

***INFESTATION COMMENTS:**

YOUR APPRAISER HAS MADE A VISUAL INSPECTION OF THE EXTERIOR OF BASEMENT CEILING JOISTS, DOOR JAMS, WINDOWSILLS, ETC. FROM OUR EXTERIOR INSPECTION, IT DOES NOT APPEAR THAT THE SUBJECT SUFFERS FROM TERMITE INFESTATION. HOWEVER, IT SHOULD BE NOTED THAT YOUR APPRAISER HAS HAD NO FORMAL TRAINING RELATIVE TO THE DETERMINATION OF INFESTATION. IT IS SUGGESTED THAT, IF THE CLIENT HAS CONCERNS RELATIVE TO THESE MATTERS, A PROFESSIONAL BE CONTRACTED TO INSPECT THE PROPERTY AND PROVIDE AN APPROPRIATE REPORT.

OUR PHYSICAL INSPECTION DID NOT REVEAL ANY APPARENT MOLD CONDITIONS. HOWEVER, YOUR APPRAISER HAS HAD NO FORMAL TRAINING RELATIVE TO DETERMINATION OF ADVERSE MOLD CONDITIONS. IT IS SUGGESTED THAT IF THE CLIENT HAS CONCERNS RELATIVE TO THESE MATTERS, THAT A PROFESSIONAL BE CONTRACTED TO INSPECT THE PROPERTY AND PROVIDE AN APPROPRIATE REPORT.

THE APPRAISER IS NOT AN EXPERT IN OTHER FIELDS SUCH AS BUT NOT LIMITED TO HOME INSPECTION, BUILDING CONSTRUCTION, PEST CONTROL, OR STRUCTURAL ENGINEERING. AN APPRAISAL IS NOT A SUBSTITUTE FOR A HOME INSPECTION OR AN INSPECTION BY A QUALIFIED EXPERT IN DETERMINING ISSUES SUCH AS BUT NOT LIMITED TO FOUNDATION SETTLEMENT OR STABILITY, MOISTURE PROBLEMS, WOOD DESTROYING (OR OTHER) INSECTS, RODENTS, OR PESTS. THE CLIENT IS ENCOURAGED TO EMPLOY THE SERVICES OF APPROPRIATE EXPERTS TO ADDRESS ANY AREAS OF CONCERN.

THE APPRAISER'S VIEWING OF THE PROPERTY WAS LIMITED TO WHAT WAS READILY OBSERVABLE WITHOUT MOVING FURNITURE, FLOOR COVERINGS, OR PERSONAL PROPERTY. UNLESS OTHERWISE STATED, THE APPRAISER DID NOT VIEW ATTICS, CRAWLSPACES, ROOFS, OR ANY OTHER AREA THAT WOULD INVOLVE THE USE OF LADDERS OR SPECIAL EQUIPMENT.

THE APPRAISER'S VIEWING OF THE PROPERTY WAS LIMITED TO SURFACE AREAS ONLY AND CAN OFTEN BE COMPROMISED BY LANDSCAPING, PLACEMENT OF PERSONAL PROPERTY, OR EVEN WEATHER CONDITIONS. MOST IMPORTANTLY, THE APPRAISER'S VIEWING OF THE PROPERTY IS FAR DIFFERENT FROM AND MUCH LESS INTENSIVE THAN THE TYPE OF INSPECTIONS PERFORMED TO DISCOVER PROPERTY DEFECTS.

ATTICS AND CRAWLSPACES ARE NOT PART OF THE APPRAISER'S COMPLETE VISUAL INSPECTION. CONSEQUENTLY, THE APPRAISAL DOES NOT ADDRESS QUALITY OR CONDITION ISSUES RELATED TO ATTIC OR CRAWLSPACE AREAS.

ADVERSE ENVIRONMENTAL CONDITIONS COMMENTS:

THERE WERE NO APPARENT ADVERSE ENVIRONMENTAL CONDITIONS OBSERVED AT THE TIME OF INSPECTION. HOWEVER, IT SHOULD BE NOTED THAT YOUR APPRAISER HAS HAD NO FORMAL TRAINING RELATIVE TO THE DETERMINATION OF ENVIRONMENTAL CONDITIONS, AND IT IS SUGGESTED THAT, IF THE CLIENT HAS CONCERNS RELATIVE TO THESE MATTERS, A PROFESSIONAL BE CONTRACTED TO INSPECT THE PROPERTY AND PROVIDE AN APPROPRIATE REPORT.

Supplemental Addendum

File No. 20068124

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
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Lender/Client	UNRUH TURNER BURKE & FREES						

SUMMARY OF SALES COMPARISON APPROACH (CONT'D):

ADJUSTMENTS WERE MADE TO THE SALES TO REFLECT THE DIFFERENCE IN BATH COUNT ASSOCIATED WITH EACH SALE.

THE SALES VARIED IN GROSS LIVABLE AREA WHEN COMPARED TO THE SUBJECT, WARRANTING APPROPRIATE ADJUSTMENTS. ADJUSTMENTS MADE TO THIS CATEGORY ARE BASED ON A MARKET INDICATED \$50+- PER SQUARE FOOT.

THE DEMAND FOR RESIDENTIAL HOUSING HAS MOVED CLOSER TO EQUILIBRIUM. TIME PARAMETERS WERE EXPANDED IN ORDER TO PROVIDE THE BEST COMPARABLES AS OF THE DATE OF INSPECTION. NO TIME ADJUSTMENTS WERE WARRANTED DUE TO THE STABILITY IN AREA PROPERTY VALUES. ALTHOUGH THERE WAS AN INCREASE IN PROPERTY VALUES ON A YEAR OVER YEAR BASIS IN THE SUBJECTS MARKET AREA, NO TIME ADJUSTMENT WAS WARRANTED AS IT WOULD BE A MINIMAL INCREASE ON A MONTHLY BASIS.

THE COMPARABLES WERE ADJUSTED ON A DEPRECIATED AMOUNT OF \$50,000+- PER ACRE.

THE PREDOMINANT VALUE OF THE NEIGHBORHOOD IS INDICATIVE OF A DIFFERENT STYLE HOME THAN THE SUBJECT PROPERTY. THIS CONDITION DOES NOT AFFECT THE FUTURE MARKETABILITY OF THE SUBJECT PROPERTY.

REMAINING ADJUSTMENTS WERE MADE BASED ON THE MARKET'S REACTION TO THE INDICATED DIFFERENCES IN AMENITIES.

AFTER ADJUSTMENTS, THE SALES INDICATED A VALUE RANGE FROM \$1,975,000 TO \$2,202,000 WITH EACH SALE BEING GIVEN EQUAL WEIGHT. THE ESTIMATED VALUE IS A POINT ESTIMATE WITHIN THE RANGE OF ADJUSTED VALUES, AND CONSIDERS THE LOCATIONAL FEATURES AND AMENITIES OFFERED BY THE SUBJECT.

AS NOTED ABOVE, AN ATTEMPT WAS MADE TO COMPARE THE SUBJECT PROPERTY WITH THE MOST COMPARABLE SALES AVAILABLE. AS NOTED ABOVE, THE SUBJECT IS A UNIQUE PROPERTY GIVEN IT'S WIDE RANGE OF IMPROVEMENTS AND FEATURES. THE SALES THAT WERE SELECTED REPRESENTED THE BEST AVAILABLE INFORMATION AS OF TIME OF VALUATION, THEY WERE THE MOST COMPARABLE SALES OF ALL SALES REVIEWED, AND AFTER ADJUSTMENTS, EACH WAS CONSIDERED SUPPORTIVE OF OUR FINAL VALUE ESTIMATE.

ANALYSIS OF PRIOR SALE OR TRANSFER HISTORY OF THE SUBJECT PROPERTY AND COMPARABLE SALES:

THE SUBJECT HAS NOT TRANSFERRED WITHIN THE LAST 3 YEARS. NONE OF THE COMPARABLES HAS TRANSFERRED WITHIN THE LAST YEAR.

EXPOSURE TIME :

BASED ON OUR REVIEW OF MLS/TREND STATISTICS FOR THE SUBJECT'S MARKETPLACE, A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY AT THE VALUE CONCLUDED WITHIN THIS REPORT WOULD HAVE BEEN APPROXIMATELY 1 TO 6 MONTHS. THIS ASSUMES AN ACTIVE AND PROFESSIONAL MARKETING PLAN WOULD HAVE BEEN EMPLOYED BY THE CURRENT OWNER.

DESCRIPTION OF ASSISTANCE PROVIDED BY MATTHEW MCCABE:

MATTHEW MCCABE, UNDER THE DIRECT SUPERVISION OF THE APPRAISER, ANTHONY L. SALVITTI SR., SRA, CREA, ASSISTED, BUT NOT LIMITED TO IN PREPARATION OF THIS APPRAISAL ASSIGNMENT AND REPORT, AND THIS ASSISTANCE INCLUDED THE FOLLOWING: PHYSICAL OBSERVATION OF THE INTERIOR AND EXTERIOR OF THE SUBJECT PROPERTY, INCLUDING PHOTOGRAPHS, MEASUREMENTS, AND PHYSICAL DESCRIPTIONS; RESEARCH OF PROPERTY IDENTIFICATION, INCLUDING PUBLIC RECORD INFORMATION; ANALYSIS OF HIGHEST AND BEST USE, NEIGHBORHOOD IDENTIFICATION, AND MARKET IDENTIFICATION AND CONDITIONS; SELECTION OF COMPARABLE SALES; RESEARCH OF DATA UTILIZED WITHIN THE SALES COMPARISON APPROACH.

COMMENTS AND CONDITIONS OF THE APPRAISAL:

FINAL VALUE ESTIMATE IS PREDICATED ON MARKET CONDITIONS AS OF EFFECTIVE DATE OF THE APPRAISAL, WHICH IS THE INSPECTION DATE 06/17/2020. IT SHOULD BE UNDERSTOOD THAT CURRENT MARKET AND ECONOMIC CONDITIONS, WHICH EXIST AS OF THE EFFECTIVE DATE OF THE APPRAISAL, MAY NOT PREDICT FUTURE MARKET EXPECTATIONS.

Supplemental AddendumFile No. **20068124**

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						

THIS APPRAISAL REPORT IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE CLIENT, UNRUH TURNER BURKE & FREES, TO ASSIST WITH PROPERTY VALUATION. THE APPRAISER IS NOT A HOME INSPECTOR. THIS REPORT SHOULD NOT TO BE RELIED UPON TO DISCLOSE ANY CONDITIONS PRESENT IN THE SUBJECT PROPERTY. THE APPRAISAL REPORT DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS. A PROFESSIONAL HOME INSPECTION IS RECOMMENDED.

Supplemental Addendum

File No. 20068124

Borrower	N/A			
Property Address	1252 Meetinghouse Rd			
City	Gwynedd	County	MONTGOMERY	State PA Zip Code 19454
Lender/Client	UNRUH TURNER BURKE & FREES			

ADDITIONAL CERTIFICATION OF VALUE ESTIMATE

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.
- THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS, AND CONCLUSIONS.
- I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
- I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR THE PARTIES INVOLVED WITH THIS ASSIGNMENT.
- MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
- MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
- MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.
- "I HAVE READ, UNDERSTOOD, AND SATISFIED THE COMPETENCY PROVISION OF THE USPAP".
- I, ANTHONY L. SALVITTI, SR., SRA, SRPA, HAVE NOT MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.
- I, ANTHONY L. SALVITTI, JR., MAI, SRA, MRICS, HAVE MADE A PERSONAL EXTERIOR INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.
- BENCHMARK APPRAISAL GROUP, LTD HAS NOT PERFORMED SERVICES, AS AN APPRAISER OR ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING THE ACCEPTANCE OF THIS ASSIGNMENT.
- THE MARKET VALUE OF THE SUBJECT PROPERTY, IN ACCORDANCE WITH THE PRECEDING, WAS:

\$2,100,000.



ANTHONY L. SALVITTI, JR., MAI, MRICS, SRA



ANTHONY L. SALVITTI, SR., SRA, SRPA

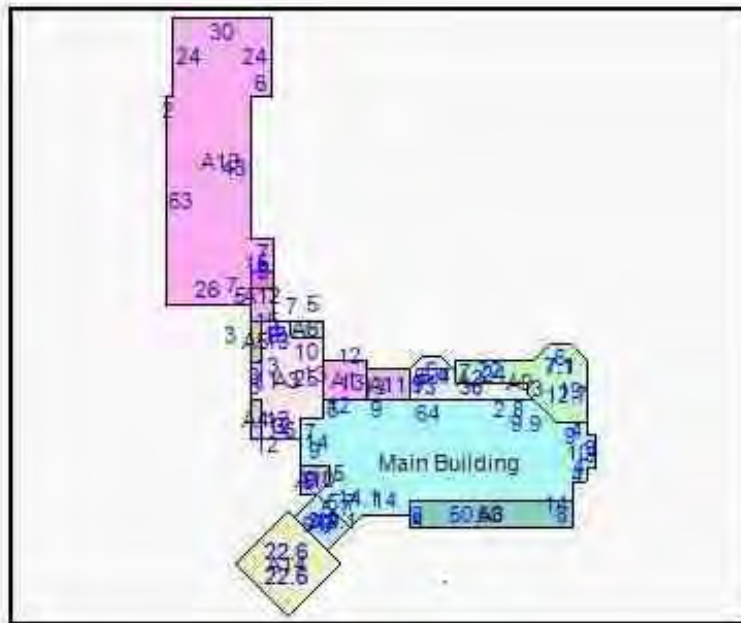
BUILDING SKETCH

Borrower	N/A				
Property Address	1252 Meetinghouse Rd				
City	Gwynedd	County	MONTGOMERY	State	PA
Lender/Client	UNRUH TURNER BURKE & FREES				
				Zip Code	19454

PARID: 390002711004

CARNEVALE R BRUCE & AUDREY M

1252 MEETINGHOUSE RD



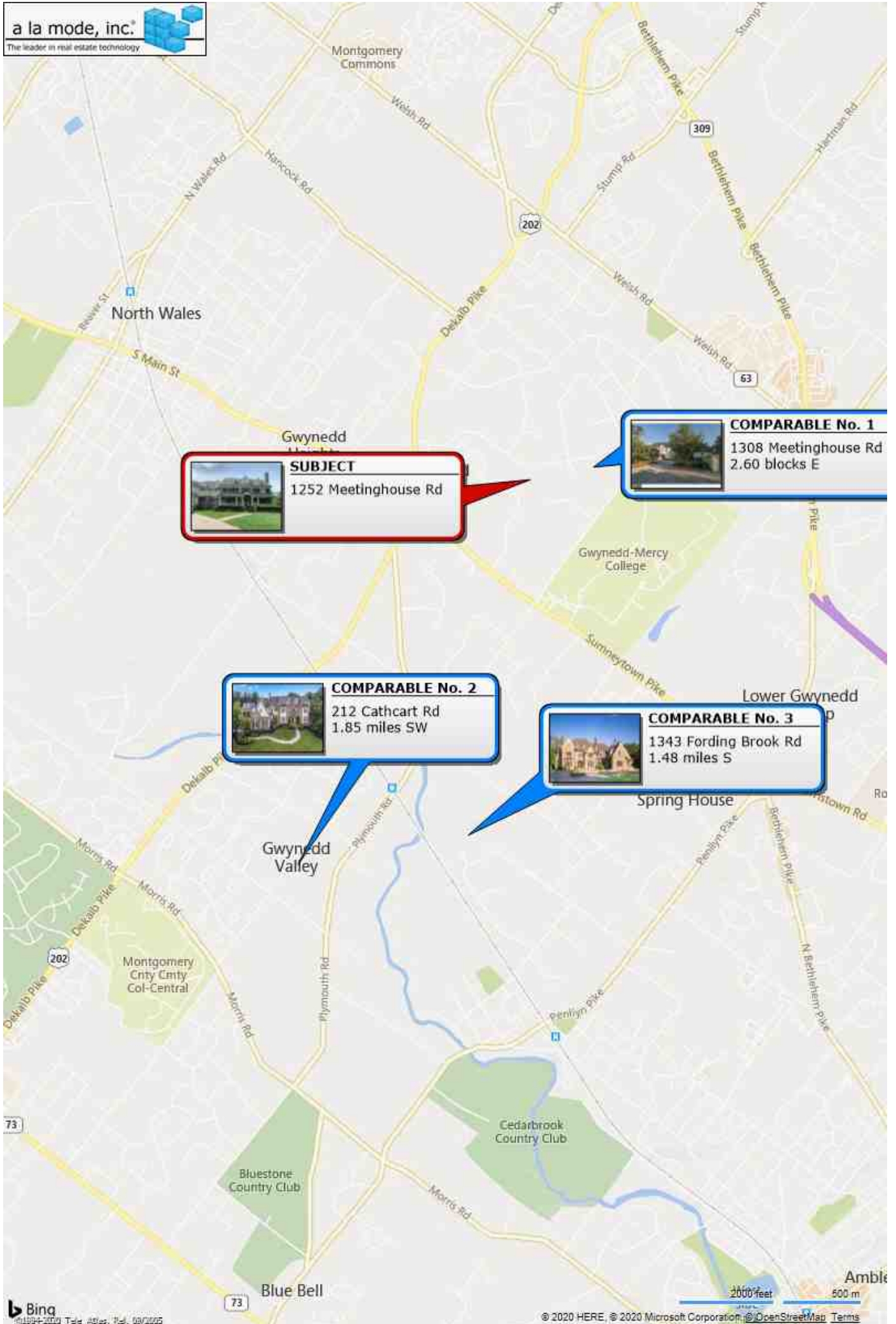
Options

Type	Line #	Item	Area
Dwelling	0	Main Building	3,001
Dwelling	1	A1 - 50/10: Bsm/Vls Fr	166
Dwelling	2	A2 - 50/10: Bsm/Vls Fr	278
Dwelling	3	A3 - 13/18: FrGar/FIN ATTIC	625
Dwelling	4	A4 - 13: FrGar	35
Dwelling	5	A5 - 13: FrGar	39
Dwelling	6	A6 - 11: OFF	50
Dwelling	7	A7 - 18: FrOvr	140
Dwelling	8	A8 - 11: OFF	400
Dwelling	9	A9 - 11/11: OFF/OFF	511

Click on an item to display it independently.

Location Map

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						



Subject Photo Page

Borrower	<i>N/A</i>						
Property Address	<i>1252 Meetinghouse Rd</i>						
City	<i>Gwynedd</i>	County	<i>MONTGOMERY</i>	State	<i>PA</i>	Zip Code	<i>19454</i>
Lender/Client	<i>UNRUH TURNER BURKE & FREES</i>						



Subject Front

1252 Meetinghouse Rd

Sales Price	<i>N/A</i>
Gross Living Area	<i>8,477</i>
Total Rooms	<i>14</i>
Total Bedrooms	<i>6</i>
Total Bathrooms	<i>4.2</i>
Location	<i>AVERAGE</i>
View	<i>AVERAGE</i>
Site	<i>4.81 ac</i>
Quality	<i>AVERAGE</i>
Age	<i>8</i>



Subject Rear



Subject Street

Interior Photos

Borrower	<i>N/A</i>				
Property Address	<i>1252 Meetinghouse Rd</i>				
City	<i>Gwynedd</i>	County	<i>MONTGOMERY</i>	State	<i>PA</i>
Lender/Client	<i>UNRUH TURNER BURKE & FREES</i>				
				Zip Code	<i>19454</i>



GARAGES



GARAGES



I/G POOL



COV PATIO



GENERATOR



CARPORT



INTERIOR



INTERIOR



INTERIOR



UNFINISHED BASEMENT



UTILITY



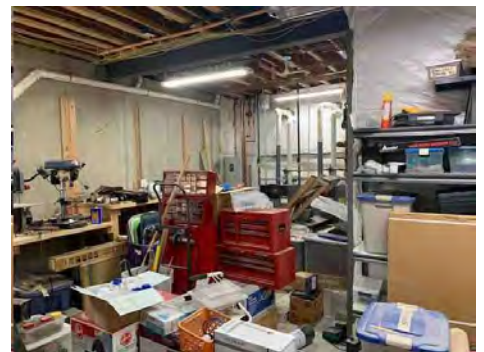
UNFINISHED BASEMENT



UNFINISHED BASEMENT



UTILITY



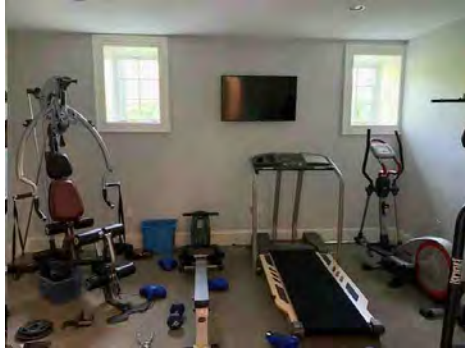
UNFINISHED BASEMENT

Interior Photos

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						



INTERIOR



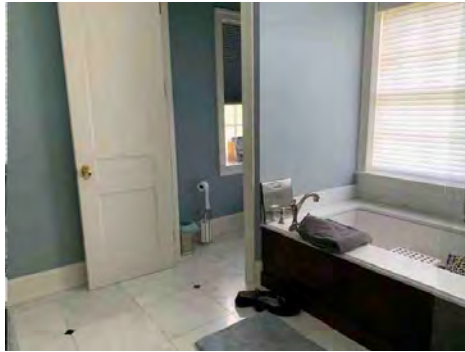
INTERIOR



COV PATIO



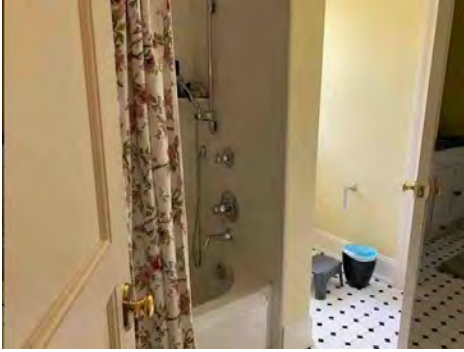
INTERIOR



INTERIOR



INTERIOR



INTERIOR



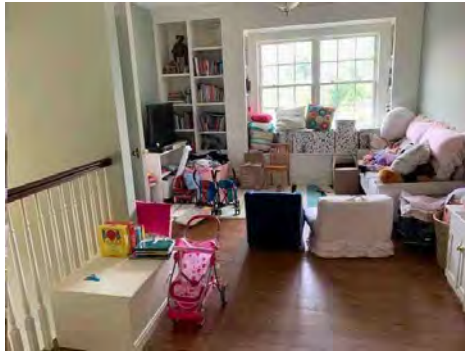
INTERIOR



INTERIOR



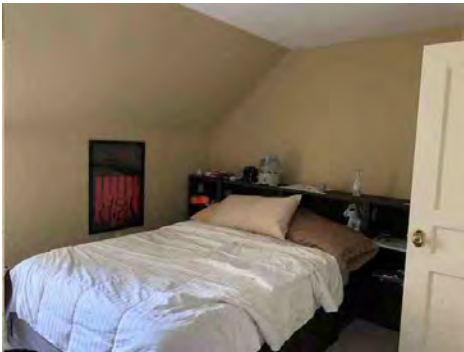
INTERIOR



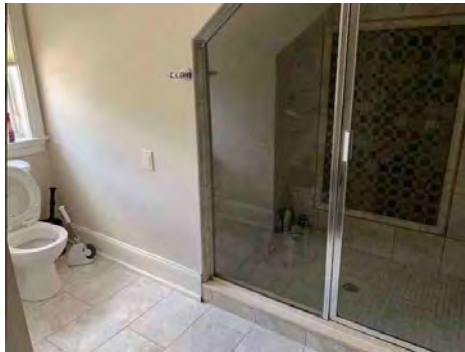
INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR

Comparable Photo Page

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						



Comparable 1

1308 Meetinghouse Rd	
Prox. to Subject	2.60 blocks E
Sale Price	2,000,000
Gross Living Area	10,274
Total Rooms	16
Total Bedrooms	4
Total Bathrooms	5.2
Location	AVERAGE
View	RESIDENTIAL/AV
Site	3.4 ac
Quality	AVERAGE
Age	13



Comparable 2

212 Cathcart Rd	
Prox. to Subject	1.85 miles SW
Sale Price	1,872,500
Gross Living Area	7,486
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	5.2
Location	AVERAGE
View	RESIDENTIAL/AV
Site	1.18 ac
Quality	AVERAGE
Age	13



Comparable 3

1343 Fording Brook Rd	
Prox. to Subject	1.48 miles S
Sale Price	2,300,000
Gross Living Area	9,741
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	6.2
Location	AVERAGE
View	RESIDENTIAL/AV
Site	2.76 ac
Quality	AVERAGE
Age	16

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

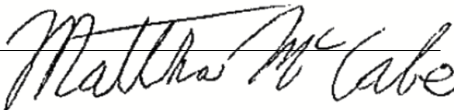
I assert that no employee, director, officer, or agent of UNRUH TURNER BURKE & FREES, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of UNRUH TURNER BURKE & FREES, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that UNRUH TURNER BURKE & FREES has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER:

SUPERVISORY or CO-APPRAISER:

Signature 

Signature 

07/09/2020
Date

07/09/2020
Date

MATTHEW MCCABE
Appraiser's Name

ANTHONY L. SALVITTI, SR., SRA, SRPA
Appraiser's Name

State Title or Designation

CERTIFIED GENERAL APPRAISER
State Title or Designation

LAT001038
State License or Certification #

GA000442L
State License or Certification #

06/30/2021 PA
Expiration Date of License or Certification State

06/30/2021 PA
Expiration Date of License or Certification State

1252 Meetinghouse Rd, Gwynedd, PA 19454
Address of Property Appraised

License

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO BOX 2649 Harrisburg PA 17105-2649

19 0742009

License Type
Certified General Appraiser

ANTHONY LOUIS SALVITTI SR
2427 HUNTINGDON PIKE
HUNTINGDON VLY, PA 19006

License Status
Active

Initial License Date
11/19/1991

License Number
GA000442L

Expiration Date
06/30/2021


Acting Commissioner of Professional and Occupational Affairs


Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S. 4911

License

Borrower	N/A						
Property Address	1252 Meetinghouse Rd						
City	Gwynedd	County	MONTGOMERY	State	PA	Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES						

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO BOX 2649 Harrisburg PA 17105-2649

19 0858654

License Type
Licensed Appraiser Trainee

MATTHEW C MCCABE
2993 LIVINGSTON STREET
PHILADELPHIA, PA 19134

License Status
Active

Initial License Date
09/13/2019

License Number
LAT001038

Expiration Date
06/30/2021


Acting Commissioner of Professional and Occupational Affairs


Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S. §. 4911

CHECK LIST

Borrower	N/A		
Property Address	1252 Meetinghouse Rd		
City	Gwynedd	County	MONTGOMERY
		State	PA
		Zip Code	19454
Lender/Client	UNRUH TURNER BURKE & FREES		

PENNSYLVANIA STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS REQUIRED CHECKLIST FOR LICENSED APPRAISER TRAINEE

THE BOARD REQUIRES THIS CHECKLIST BE USED WHEN A LICENSED APPRAISER TRAINEE IS UTILIZED IN THE PERFORMANCE OF AN APPRAISAL. THIS CHECKLIST MUST BE SIGNED BY THE CERTIFIED APPRAISER AND MADE PART OF THE APPRAISAL REPORT THAT IS SUBMITTED TO THE CLIENT AND RETAINED IN THE APPRAISAL WORKFILE.

BY COMPLETING THIS CHECKLIST AND MAKING IT PART OF THE APPRAISAL REPORT SUBMITTED TO THE CLIENT, THE TRAINEE AND SUPERVISORY APPRAISER HAVE MET APPLICABLE USPAP REQUIREMENTS FOR ACKNOWLEDGMENT AND DISCLOSURE OF SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE.

THE BOARD CANNOT GRANT EXPERIENCE HOURS FOR APPRAISAL ASSIGNMENTS IN WHICH THE LICENSED APPRAISER TRAINEE IS NOT PROPERTY ACKNOWLEDGED IN THE REPORT.

SUBJECT PROPERTY ADDRESS: 1252 Meetinghouse Rd, Gwynedd, Pa 19454

The licensed appraiser trainee to the certified real estate appraiser has contributed significant real property appraisal assistance in this appraisal assignment. Specifically, the licensed appraiser trainee:

Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in the preparation of the workfile with all forms and general information for the appraisal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in determining the scope of work of the appraisal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in gathering and entering data as follows: tax assessment information and map, flood hazard information and map, zoning information and map, location map and similar information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inspected the subject property. If yes, accompanied by supervisor? <input type="checkbox"/> no <input type="checkbox"/> (yes/no) Type of inspection (check one): <input checked="" type="checkbox"/> interior <input type="checkbox"/> exterior
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in analyzing the highest and best use of the subject property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assisted in gathering information for comparable land sales data, verified and analyzed the comparable land sales data.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assisted in gathering data for the cost approach, including estimates of cost new and accrued depreciation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assisted in data and analysis for the income approach, including estimates of market rent, vacancy/expense analysis, and development of GRM or capitalization rate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in gathering and verifying comparable sales data, and analysis of the comparable sales.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in the exterior inspection of the sales, rentals, land and/or other comparables.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in sketch drawing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in entering subject and comparable data on the form and in the comment areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in reconciliation and final opinion of value for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assisted in the final review of this report.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____

SIGNATURE OF THE APPRAISER TRAINEE _____

Matthew McCabe

PRINT/TYPE NAME: Matthew McCabe

The supervising certified real estate appraiser certifies that the named individual did assist with the items checked above, and also certifies that he/she reviewed all work done by the trainee. The supervising appraiser further certifies that the person signing this report as trainee understands the concepts and processes associated with the appraisal process.

SIGNATURE OF SUPERVISING CERTIFIED REAL ESTATE APPRAISER: _____

[Signature]



LOWER GWYNEDD TOWNSHIP POLICE DEPARTMENT

1130 N Bethlehem Pk • P.O. Box 625 • Spring House • PA • 19477-0625
Office: (215) 646-5303 **EMERGENCIES: 911** Fax: (215) 646-8096

Chief Paul Kenny



Memo

To: Township Manager Mimi Gleason

From: Chief Paul Kenny

Date: April 20, 2023

Re: 2023 Vehicle Purchase

Recommended action: Approve the purchase and upfitting of two new Chevrolet Tahoes for marked patrol.

As we have previously discussed and budgeted for, I am respectfully requesting approval to purchase two new vehicles for the police fleet. The vehicles would be additional vehicles to accommodate our larger patrol staff and repair down time for some of our current vehicles. The vehicles I am requesting are:

A. (2) Chevrolet Tahoe's to be marked patrol vehicles.

1. Vehicle - \$47,000 * 2 = \$94,000
2. Vehicle Upfitting Equipment – Purchase and Installation – \$20,000 * 2 = \$40,000
3. In Car Vehicle Camera = \$5,605 * 2 = \$11,210
4. In Car Tablet and Printer = \$6,500 * 2 = \$13,000
5. APX6500 Radio = \$5,750 * 2 = \$11,500

Total Price = **\$169,710**

The vehicles and upfitting are all purchases through Costars.

Finance Memorandum

Date: April 13, 2023

To: Mimi Gleason. Township Manager/Secretary/Treasurer

From: Finance Department

Re: Closing of two CD Accounts both held at Synovus Bank

Recommend action: To approve the Corporate Authorization Resolution authorizing the signatories for Synovus Bank

The Township currently holds two 10-year CD's which will mature this spring. As these two CD's come due, we recommend that they be redeemed and the proceeds, plus accumulated interest, be deposited in the Township's General Fund PLGIT Prime account.

To accomplish this action, a new Corporate Banking Resolution must be approved by the Board updating the authorized signers. The existing Corporate Bank Resolution on file at our CD Broker lists individuals who are no longer serving the Township. The Finance Department added the Manager (as Treasurer) and Assistant Manager (as Assistant Treasurer) and two Board members as authorized signers, as was on the original signature form for this bank.

CORPORATE AUTHORIZATION RESOLUTION

By: **Lower Gwynedd Township**
1130 N. Bethlehem Pike - PO BOX 625
Spring House. PA 19477

Referred to in this document as "Financial Institution"

Referred to in this document as "Corporation"

I, **Mimi Gleason**, certify that I am Secretary (clerk) of the above named corporation organized under the laws of **Pennsylvania**, Federal Employer I.D. Number **23-6000395**, engaged in business under the trade name of **Lower Gwynedd Township**, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on **April 25, 2023** (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

AGENTS Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
A. Mimi Gleason, Secretary/Treasurer	X _____	X _____
B. Jamie Worman, Asst. Secretary/Asst. Treasurer	X _____	X _____
C. Danielle A. Duckett, Chair	X _____	X _____
D. Michael Twersky, Vice Chair	X _____	X _____
E. _____	X _____	X _____
F. _____	X _____	X _____

POWERS GRANTED (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
_____	(1) Exercise all of the powers listed in this resolution.	_____
A,B	(2) Open any deposit or share account(s) in the name of the Corporation.	1
_____	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	_____
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____
A,B	(7) Other Close any deposit or share accounts in the name of the Corporation	1

LIMITATIONS ON POWERS The following are the Corporation's express limitations on the powers granted under this resolution.

EFFECT ON PREVIOUS RESOLUTIONS This resolution supersedes resolution dated _____. If not completed, all resolutions remain in effect.

CERTIFICATION OF AUTHORITY

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions on page 2 and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

If checked, the Corporation is a non-profit corporation. In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on **April 25, 2023** (date).

Attest by One Other Officer _____

Secretary _____

RESOLUTIONS

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Pennsylvania. The designation of an Agent does not create a power of attorney; therefore, Agents are not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code) unless the agency was created by a separate power of attorney. Any provision that assigns Financial Institution rights to act on behalf of any person or entity is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code).

FOR FINANCIAL INSTITUTION USE ONLY

Acknowledged and received on _____ (date) by _____ (initials) This resolution is superseded by resolution dated _____ .

Comments:



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 March 1, through the 31st 2023, in the amount of \$916,061.71.

NOTES OF INTEREST:

Page 16 08429.300 \$ 264,828.29 AWWTP Quarter 1 2023 Operating Allocation.

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 March, vendors 3915 through 3921 were added.

DATE: 4/18/2023
 TIME: 1:10:46PM

**LOWER GWYNEDD TOWNSHIP
 INVOICE HISTORY LIST**

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01 - GENERAL FUND						
01147 - 000	LEGAL&ENGINEER	100912	03/07/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	437.50
01147 - 000	LEGAL&ENGINEER		03/07/2023	BOWMAN CONSULTING GROUP, LTD.		1,925.00
01147 - 000	LEGAL&ENGINEER	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	27,644.85
01147 - 000	LEGAL&ENGINEER	101012	03/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	1,257.52
01147 - 000	LEGAL&ENGINEER	101011	03/22/2023	BOWMAN CONSULTING GROUP, LTD.		2,182.50
01147 - 000	LEGAL&ENGINEER	101026	03/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	5,112.52
01147 - 000	LEGAL&ENGINEER	101061	03/31/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	85.00
01147 - 000	LEGAL&ENGINEER		03/31/2023	BOWMAN CONSULTING GROUP, LTD.		255.00
01147 - 000	LEGAL&ENGINEER		03/31/2023	BOWMAN CONSULTING GROUP, LTD.		255.00
01147 - 000	LEGAL&ENGINEER		03/31/2023	BOWMAN CONSULTING GROUP, LTD.		255.00
01147 - 000	LEGAL&ENGINEER	101074	03/31/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	27,612.16
01235 - 100	DUE TO PA COMMONWEALTH - UCC	476	03/07/2023	MASTERCARD	MASTER P-CARD	1,174.50
01301 - 200	PRIOR YEAR REAL ESTATE TAXES	100929	03/07/2023	GERALD & KATHLEEN MEYN	R/E TAX REFUND	201.72
01400 - 153	DISABILITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	91.75
01400 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	91.75
01400 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	8,036.41
01400 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	8,098.68
01400 - 220	OPERATING SUPPLIES	101081	03/31/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	SHAREPOINT LICENSES	310.00
01400 - 316	PROF SERV-NEWSLTR & WEB SITE	476	03/07/2023	MASTERCARD	MASTER P-CARD	52.50
01400 - 320	COMMUNICATION	100968	03/07/2023	VERIZON	PHONE CHARGES	331.86
01400 - 320	COMMUNICATION	101051	03/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	200.05
01400 - 320	COMMUNICATION	101106	03/31/2023	VERIZON	PHONE CHARGES	332.65
01401 - 153	DISABLITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	53.72

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01401 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	509.58
01401 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	1,203.11
01401 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	1,212.44
01401 - 200	SUPPLIES-OFFICE SUPPLIES	100969	03/07/2023	W.B. MASON COMPANY, INC.	OFFICE SUPPLIES	44.71
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101065	03/31/2023	DAVID A. MORGAN	BUSINESS CARDS/FINANCE DIRECTO	55.00
01401 - 200	SUPPLIES-OFFICE SUPPLIES	101089	03/31/2023	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	8.95
01401 - 200	SUPPLIES-OFFICE SUPPLIES		03/31/2023	ODP BUSINESS SOLUTIONS, LLC		12.49
01401 - 320	COMMUNICATION	101051	03/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	66.44
01401 - 340	ADVERTISING/PRINTING	100903	03/07/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	650.66
01401 - 340	ADVERTISING/PRINTING	101000	03/22/2023	21ST CENTURY MEDIA NEWSPAPER, LLC		2,941.16
01401 - 340	ADVERTISING/PRINTING	101054	03/31/2023	21ST CENTURY MEDIA NEWSPAPER, LLC		1,314.51
01401 - 370	REPAIRS & MAINTENANCE	100937	03/07/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	1,326.60
01401 - 370	REPAIRS & MAINTENANCE	100951	03/07/2023	RICOH USA INC	COPIER SERVICES	185.40
01401 - 370	REPAIRS & MAINTENANCE	100952	03/07/2023	RICOH USA INC		406.98
01401 - 370	REPAIRS & MAINTENANCE	101027	03/22/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	HARD DRIVE	83.00
01401 - 370	REPAIRS & MAINTENANCE	101040	03/22/2023	RICOH USA INC	COPIER SERVICES	403.98
01401 - 370	REPAIRS & MAINTENANCE	101081	03/31/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	SHAREPOINT LICENSES	310.00
01401 - 370	REPAIRS & MAINTENANCE	101098	03/31/2023	RICOH USA INC	COPIER SERVICES	185.40
01401 - 420	DUES & SUBSCRIPTIONS	100924	03/07/2023	FIRSTLABORATORIES, INC.	DRUG SCREENING FEE	250.00
01401 - 420	DUES & SUBSCRIPTIONS	101103	03/31/2023	THE PHILADELPHIA INQUIRER	INQUIRER	108.74
01402 - 153	DISABILITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	128.11
01402 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	313.10
01402 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	1,917.47
01402 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	1,932.32

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01402 - 310	PROFESSIONAL SERVICES	100911	03/07/2023	BEE, BERGVALL & COMPANY P.C.	FINANCIAL SERVICES	9,660.00
01402 - 310	PROFESSIONAL SERVICES	100923	03/07/2023	FEDEX	FEDEX	40.67
01402 - 310	PROFESSIONAL SERVICES	100957	03/07/2023	STRATEGIC INVESTIGATIVE RESOURCES LLC	BACKGROUND CHECK	2,995.00
01402 - 310	PROFESSIONAL SERVICES	101009	03/22/2023	BEE, BERGVALL & COMPANY P.C.	FINANCIAL SERVICES	7,840.00
01402 - 310	PROFESSIONAL SERVICES	101043	03/22/2023	STEVEN M. WIESNER		10,745.00
01402 - 310	PROFESSIONAL SERVICES	101059	03/31/2023	BEE, BERGVALL & COMPANY P.C.		7,595.00
01402 - 311	PROFESSIONAL SERVICES-NONUNIFO	101038	03/22/2023	PFM ASSET MANAGEMENT LLC	JAN 2023 PP/NUP/OPEB FEES	1,322.47
01402 - 311	PROFESSIONAL SERVICES-NONUNIFO	101048	03/22/2023	US BANK	JAN 2023 NU PENSION FEES	157.29
01402 - 311	PROFESSIONAL SERVICES-NONUNIFO	101096	03/31/2023	PFM ASSET MANAGEMENT LLC	PP/OPEB/NUP FEES 2/23	1,128.70
01403 - 200	SUPPLIES	101030	03/22/2023	NATALIE CORMIER	TAX COLLECTOR SUPPLIES	2,500.06
01404 - 310	LEGAL SERVICES	100922	03/07/2023	ECKERT SEAMANS CHERIN & MELLOTT, LLC	LEGAL SERVICES	292.50
01404 - 310	LEGAL SERVICES	101018	03/22/2023	ECKERT SEAMANS CHERIN & MELLOTT, LLC		4,420.00
01404 - 310	LEGAL SERVICES	101026	03/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,		11,490.70
01404 - 310	LEGAL SERVICES	101082	03/31/2023	MANKO, GOLD, KATCHER & FOX, LLP		125.00
01408 - 310	PROFESSIONAL SERVICES	100912	03/07/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	7,021.02
01408 - 310	PROFESSIONAL SERVICES	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	2,706.74
01408 - 310	PROFESSIONAL SERVICES	101012	03/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	3,692.50
01408 - 310	PROFESSIONAL SERVICES	101011	03/22/2023	BOWMAN CONSULTING GROUP, LTD.		4,485.00
01408 - 310	PROFESSIONAL SERVICES	101036	03/22/2023	PENN E & R	SOIL & GROUND WATER TESTING	2,713.50
01408 - 310	PROFESSIONAL SERVICES	101061	03/31/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	3,665.00
01408 - 310	PROFESSIONAL SERVICES	101074	03/31/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	2,333.14
01409 - 153	DISABLITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	-1,553.47
01409 - 153	DISABLITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	119.50
01409 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	1,883.70

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01409 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	3,164.79
01409 - 220	SUPPLIES	100906	03/07/2023	ARAMSCO, INC.	BUILDING SUPPLIES	211.76
01409 - 220	SUPPLIES	101052	03/22/2023	W.B. MASON COMPANY, INC.	OFFICE SUPPLIES	274.73
01409 - 220	SUPPLIES	101056	03/31/2023	ARAMSCO, INC.	BUILDING SUPPLIES	346.60
01409 - 220	SUPPLIES	101058	03/31/2023	AVM SERVICES	COFFEE SERVICES	649.29
01409 - 220	SUPPLIES	101067	03/31/2023	DENNEY ELECTRIC SUPPLY	OUTLET BOX	7.14
01409 - 220	SUPPLIES	101097	03/31/2023	PITNEY BOWES GLOBAL FINANCIAL SVCS LI	POSTAGE LEASE	242.22
01409 - 320	TELEPHONE	100927	03/07/2023	FLOUNDERS COMMUNICATIONS	PHONE CHARGES	104.61
01409 - 320	TELEPHONE	101049	03/22/2023	VERIZON		532.48
01409 - 320	TELEPHONE	101050	03/22/2023	VERIZON BUSINESS NETWORK SERVICES, IN	PHONE SERVICES	620.40
01409 - 320	TELEPHONE		03/22/2023	VERIZON BUSINESS NETWORK SERVICES, IN		630.79
01409 - 320	TELEPHONE		03/22/2023	VERIZON BUSINESS NETWORK SERVICES, IN		640.06
01409 - 320	TELEPHONE		03/22/2023	VERIZON BUSINESS NETWORK SERVICES, IN		649.52
01409 - 320	TELEPHONE	101069	03/31/2023	FLOUNDERS COMMUNICATIONS	PHONE CHARGES	104.65
01409 - 360	UTILITIES	100945	03/07/2023	PECO ENERGY	PECO 917 GARAGE	50.98
01409 - 360	UTILITIES	101034	03/22/2023	PECO ENERGY	PECO BARN	51.66
01409 - 360	UTILITIES		03/22/2023	PECO ENERGY	PECO INGERSOL	430.11
01409 - 360	UTILITIES		03/22/2023	PECO ENERGY	PECO LGT	1,312.06
01409 - 360	UTILITIES		03/22/2023	PECO ENERGY	PECO LGT	2,060.76
01409 - 360	UTILITIES	101092	03/31/2023	PECO ENERGY	PECO 917 GARAGE	45.28
01409 - 370	REPAIRS & MAINTENANCE	100904	03/07/2023	ALLEN J. FEDEZKO	PEST CONTROL	1,487.50
01409 - 370	REPAIRS & MAINTENANCE	100926	03/07/2023	FLOUNDERS COMMUNICATIONS	PHONE CHARGES	69.99
01409 - 370	REPAIRS & MAINTENANCE	100933	03/07/2023	HEALTH MATS COMPANY	MAT SERVICE	71.35
01409 - 370	REPAIRS & MAINTENANCE	100934	03/07/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	40.49

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01409 - 370	REPAIRS & MAINTENANCE	100934	03/07/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	148.47
01409 - 370	REPAIRS & MAINTENANCE	100946	03/07/2023	PENN DETROIT DIESEL ALLISON. LLC	PUMP STATION MAINTENANCE	236.00
01409 - 370	REPAIRS & MAINTENANCE	100949	03/07/2023	REMCO, INC.	HVAC MAINTENANCE	180.00
01409 - 370	REPAIRS & MAINTENANCE	100960	03/07/2023	THOMAS JAMES GALLAGHER, III	BACKFLOW TESTING	985.82
01409 - 370	REPAIRS & MAINTENANCE	100962	03/07/2023	TOM TRENWITH	DOOR REPAIR	175.00
01409 - 370	REPAIRS & MAINTENANCE	100966	03/07/2023	VALLEY FORGE SECURITY CENTER	SOFTWARE TRAINING	295.00
01409 - 370	REPAIRS & MAINTENANCE	101016	03/22/2023	D.E. WALKER & SON, INC.	HEATER REPAIRS	1,045.75
01409 - 370	REPAIRS & MAINTENANCE	101020	03/22/2023	G. M. DECK & SONS	BUILDING SUPPLIES	9.89
01409 - 370	REPAIRS & MAINTENANCE	101035	03/22/2023	PENN DETROIT DIESEL ALLISON. LLC	PUMP STATION MAINTENANCE	466.00
01409 - 370	REPAIRS & MAINTENANCE	101046	03/22/2023	TUSTIN MECHANICAL SERVICES	HVAC MAINTENANCE	189.00
01409 - 370	REPAIRS & MAINTENANCE	101055	03/31/2023	3PHASE EXCEL ELEVATOR, LLC	ELEVATOR MAINTENANCE	66.55
01409 - 370	REPAIRS & MAINTENANCE	101076	03/31/2023	HEALTH MATS COMPANY	MAT SERVICE	71.35
01409 - 370	REPAIRS & MAINTENANCE	101078	03/31/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	42.10
01409 - 370	REPAIRS & MAINTENANCE		03/31/2023	HOME DEPOT CREDIT SERVICES		84.82
01409 - 370	REPAIRS & MAINTENANCE	101105	03/31/2023	TUSTIN GROUP, LLC	KEYPAD BRACKET REPLACEMENT	350.00
01409 - 370	REPAIRS & MAINTENANCE	101107	03/31/2023	W. W. GRAINGER, INC	AIR FILTERS	179.16
01409 - 371	REPAIR/MAINT-LANDSCAPING	100921	03/07/2023	DENNEY ELECTRIC SUPPLY	LAMP	16.70
01409 - 371	REPAIR/MAINT-LANDSCAPING		03/07/2023	DENNEY ELECTRIC SUPPLY	SALT BIN PARTS	22.06
01409 - 371	REPAIR/MAINT-LANDSCAPING	101020	03/22/2023	G. M. DECK & SONS	BUILDING SUPPLIES	29.77
01409 - 371	REPAIR/MAINT-LANDSCAPING	101024	03/22/2023	HLM INC.	LIGHTING	65.93
01409 - 371	REPAIR/MAINT-LANDSCAPING	101067	03/31/2023	DENNEY ELECTRIC SUPPLY	CONNECTOR	21.47
01410 - 153	DISABILITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	4,791.17
01410 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	4,791.17
01410 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	51,267.73

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01410 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	51,665.02
01410 - 200	SUPPLIES	100917	03/07/2023	DAVID A. MORGAN	OVERTIME CARDS	65.51
01410 - 200	SUPPLIES	100969	03/07/2023	W.B. MASON COMPANY, INC.	OFFICE SUPPLIES	39.04
01410 - 200	SUPPLIES	101041	03/22/2023	STAPLES		20.59
01410 - 200	SUPPLIES	101052	03/22/2023	W.B. MASON COMPANY, INC.		57.57
01410 - 200	SUPPLIES	101065	03/31/2023	DAVID A. MORGAN	9 x 12 ENVELOPES	193.97
01410 - 200	SUPPLIES	101089	03/31/2023	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	17.49
01410 - 200	SUPPLIES	101101	03/31/2023	STAPLES		26.04
01410 - 200	SUPPLIES	101108	03/31/2023	W.B. MASON COMPANY, INC.		16.73
01410 - 220	OPERATING SUPPLIES	100934	03/07/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	261.34
01410 - 220	OPERATING SUPPLIES	100941	03/07/2023	NJ E-Z PASS	EX PASS TOLLS	221.80
01410 - 220	OPERATING SUPPLIES	100959	03/07/2023	THOMAS J. MORRIS	AMMUNITION	1,786.74
01410 - 222	OPER. SUP: DETECTIVE DIV.	476	03/07/2023	MASTERCARD	MASTER P-CARD	90.00
01410 - 238	UNIFORMS	100928	03/07/2023	GALLS, LLC	BOOTS/SWENSON	274.94
01410 - 238	UNIFORMS	100939	03/07/2023	MCDONALD UNIFORM COMPANY, INC.	POLICE UNIFORM	88.83
01410 - 238	UNIFORMS	100961	03/07/2023	TIMOTHY EVARD	UNIFORM	62.29
01410 - 238	UNIFORMS	101028	03/22/2023	MCDONALD UNIFORM COMPANY, INC.	UNIFORMS	581.51
01410 - 238	UNIFORMS	101083	03/31/2023	MCDONALD UNIFORM COMPANY, INC.		145.92
01410 - 238	UNIFORMS		03/31/2023	MCDONALD UNIFORM COMPANY, INC.		220.69
01410 - 238	UNIFORMS		03/31/2023	MCDONALD UNIFORM COMPANY, INC.		254.02
01410 - 238	UNIFORMS		03/31/2023	MCDONALD UNIFORM COMPANY, INC.		377.61
01410 - 239	UNIFORM CLEANING	100953	03/07/2023	SANG CHUL LEE	UNIFORM CLEANING	67.85
01410 - 310	PHYSICAL FITNESS	100924	03/07/2023	FIRSTLABORATORIES, INC.	DRUG SCREENING	135.70
01410 - 310	PHYSICAL FITNESS		03/07/2023	FIRSTLABORATORIES, INC.		322.30

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
01410 - 310	PHYSICAL FITNESS	100948	03/07/2023	PHILADELPHIA FREEDOM VALLEY YMCA	GYM MEMBERSHIP	864.00
01410 - 311	PROF. SERVICES - PENSION, OPEB	101038	03/22/2023	PFM ASSET MANAGEMENT LLC	JAN 2023 PP/NUP/OPEB FEES	3,891.86
01410 - 311	PROF. SERVICES - PENSION, OPEB	101048	03/22/2023	US BANK	JAN 2023 OPEB PENSION FEE	104.34
01410 - 311	PROF. SERVICES - PENSION, OPEB		03/22/2023	US BANK	JAN 2023 PP FEES	395.10
01410 - 311	PROF. SERVICES - PENSION, OPEB	101096	03/31/2023	PFM ASSET MANAGEMENT LLC	PP/OPEB/NUP FEES 2/23	3,318.70
01410 - 320	COMMUNICATIONS	101051	03/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	677.10
01410 - 370	VEHICLE MAINTENANCE	100908	03/07/2023	AUTO PLUS-DOYLESTOWN	ANTI-FREEZE	35.59
01410 - 370	VEHICLE MAINTENANCE	100943	03/07/2023	ORSINI AUTO REPAIR, INC.	EMISSION TEST 45-6	41.39
01410 - 370	VEHICLE MAINTENANCE	101010	03/22/2023	BERGEY'S, INC.	AUTO PARTS/REPAIRS	1,334.21
01410 - 370	VEHICLE MAINTENANCE	101042	03/22/2023	STEPHEN DIGIOVANNI	PALM MIC	64.20
01410 - 370	VEHICLE MAINTENANCE	101057	03/31/2023	AUTO PLUS-DOYLESTOWN	CONTROL ARM	199.64
01410 - 370	VEHICLE MAINTENANCE	101073	03/31/2023	GEORGE DAVID FRITZ	TIRES	552.88
01410 - 370	VEHICLE MAINTENANCE	101079	03/31/2023	HORSHAM CAR WASH INC.	POLICE CARWASH	132.00
01410 - 374	FUEL/ GASOLINE/ DIESEL	100947	03/07/2023	PETROLEUM TRADERS CORPORATION	FUEL	824.35
01410 - 374	FUEL/ GASOLINE/ DIESEL		03/07/2023	PETROLEUM TRADERS CORPORATION		933.82
01410 - 374	FUEL/ GASOLINE/ DIESEL	101037	03/22/2023	PETROLEUM TRADERS CORPORATION		1,280.94
01410 - 374	FUEL/ GASOLINE/ DIESEL	101095	03/31/2023	PETROLEUM TRADERS CORPORATION		699.30
01410 - 374	FUEL/ GASOLINE/ DIESEL		03/31/2023	PETROLEUM TRADERS CORPORATION		1,141.04
01410 - 450	CONTRACTED SERVICES	100937	03/07/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	COMPUTER MAINTENANCE	1,326.60
01410 - 450	CONTRACTED SERVICES	100952	03/07/2023	RICOH USA INC	COPIER SERVICES	175.14
01410 - 450	CONTRACTED SERVICES	101040	03/22/2023	RICOH USA INC		178.14
01410 - 450	CONTRACTED SERVICES	101066	03/31/2023	DAVIDHEISER'S INC.	POLICE CAR TESTING	351.00
01410 - 450	CONTRACTED SERVICES	101081	03/31/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	SHAREPOINT LICENSES	62.00
01410 - 460	EDUCATN/MTGS/CONFS/TRAVL	476	03/07/2023	MASTERCARD	MASTER P-CARD	1,200.00

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01410 - 480	PUBLIC PROGRAMS	476	03/07/2023	MASTERCARD	MASTER P-CARD	1,014.50
01410 - 480	PUBLIC PROGRAMS	101022	03/22/2023	GEORGE ALLEN PORTABLE TOILETS, INC.	PORT A POTTY SERVICE	650.00
01413 - 311	PLUMBING INSPECTOR	100936	03/07/2023	KEYSTONE MUNICIPAL SERVICES, INC.	INSPECTION SERVICES	292.00
01413 - 311	PLUMBING INSPECTOR		03/07/2023	KEYSTONE MUNICIPAL SERVICES, INC.		365.00
01413 - 312	FIRE SAFETY INSPECTOR	101002	03/22/2023	ALBERT M. COMLY, JR.	FIRE MARSHAL SERVICES	600.00
01414 - 153	DISABILITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	201.64
01414 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	201.64
01414 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	1,869.21
01414 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	1,883.70
01414 - 200	OFFICE SUPPLIES	100923	03/07/2023	FEDEX	FEDEX	62.82
01414 - 200	OFFICE SUPPLIES	100956	03/07/2023	STORAGE CONCEPTS, INC.	STORAGE SERVICE MAINTENANCE	389.50
01414 - 200	OFFICE SUPPLIES	101027	03/22/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	HARD DRIVE	83.00
01414 - 310	PROF SERV- PLANNING & ZONING	100936	03/07/2023	KEYSTONE MUNICIPAL SERVICES, INC.	LAND PLANNER SERVICES	4,695.00
01414 - 311	PROF SERV- UCC INSPECTING	100935	03/07/2023	JOSEPH P. GROARKE	B & Z COMPENSATION	1,480.00
01414 - 311	PROF SERV- UCC INSPECTING	100936	03/07/2023	KEYSTONE MUNICIPAL SERVICES, INC.	INSPECTION SERVICES	6,643.00
01414 - 311	PROF SERV- UCC INSPECTING		03/07/2023	KEYSTONE MUNICIPAL SERVICES, INC.		7,847.50
01414 - 311	PROF SERV- UCC INSPECTING	101080	03/31/2023	JOSEPH P. GROARKE	B & Z SERVICES	1,739.00
01414 - 313	PROF SERV- ENGINEERING	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	5,983.55
01414 - 313	PROF SERV- ENGINEERING	101074	03/31/2023	GILMORE & ASSOCIATES		4,807.72
01414 - 314	PROF SERV- LEGAL (ZHB)	100914	03/07/2023	CAROL L. SKIPPER	LEGAL SERVICES	200.00
01414 - 314	PROF SERV- LEGAL (ZHB)	100938	03/07/2023	KUHLS LAW FIRM, PLLC		7,170.00
01414 - 316	PROF SERV - GIS/PERMIT PROGRAM	100964	03/07/2023	TRAISS, LLC	TRAISS	1,600.00
01414 - 316	PROF SERV - GIS/PERMIT PROGRAM	101104	03/31/2023	TRAISS, LLC		1,600.00
01414 - 460	MEETINGS/CONFERENCES	476	03/07/2023	MASTERCARD	MASTER P-CARD	45.00

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01414 - 460	MEETINGS/CONFERENCES	101086	03/31/2023	MONTGOMERY COUNTY PLANNING COMM	SUBDIVISION COURSE	180.00
01430 - 153	DISABLITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	921.07
01430 - 153	DISABLITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	1,113.29
01430 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	8,594.27
01430 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	14,216.09
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	100934	03/07/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	72.50
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	476	03/07/2023	MASTERCARD	MASTER P-CARD	39.98
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	100944	03/07/2023	PA TURNPIKE TOLL BY PLATE	EZ PASS TOLLS	11.30
01430 - 220	HWY MAINT-GEN SERV/SUPPLS		03/07/2023	PA TURNPIKE TOLL BY PLATE		33.00
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101003	03/22/2023	ALPHASOURCE INC.	UNIFORMS	295.00
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101020	03/22/2023	G. M. DECK & SONS	BUILDING SUPPLIES	89.94
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101041	03/22/2023	STAPLES	OFFICE SUPPLIES	30.28
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101068	03/31/2023	EMANUEL TIRE OF PENNSYLVANIA, INC.	DISPOSAL OF WASTE TIRES	68.00
01430 - 220	HWY MAINT-GEN SERV/SUPPLS		03/31/2023	EMANUEL TIRE OF PENNSYLVANIA, INC.		114.00
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101078	03/31/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	188.55
01430 - 220	HWY MAINT-GEN SERV/SUPPLS	101098	03/31/2023	RICOH USA INC	COPIER SERVICES	43.95
01430 - 238	CLOTHING & UNIFORMS	101001	03/22/2023	A & A SALES ASSOCIATES, LLC	UNIFORMS	1,510.36
01430 - 238	CLOTHING & UNIFORMS	101029	03/22/2023	MICHAEL A McCARTHY	WORK BOOTS	103.55
01430 - 238	CLOTHING & UNIFORMS	101062	03/31/2023	CLINTON SNYDER	BOOTS	176.24
01430 - 238	CLOTHING & UNIFORMS	101102	03/31/2023	STEPHEN ALEX WELSH	WORK BOOTS	225.00
01430 - 260	SMALL TOOLS/MINOR EQUIPMT	100934	03/07/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	189.00
01430 - 261	SMALL TOOLS - REPAIRS	101078	03/31/2023	HOME DEPOT CREDIT SERVICES		129.00
01430 - 320	COMMUNICATION	101051	03/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	91.59
01430 - 374	FUEL/ GASOLINE/ DIESEL	100947	03/07/2023	PETROLEUM TRADERS CORPORATION	FUEL	306.30

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01430 - 374	FUEL/ GASOLINE/ DIESEL	100947	03/07/2023	PETROLEUM TRADERS CORPORATION	FUEL	357.50
01430 - 374	FUEL/ GASOLINE/ DIESEL	101037	03/22/2023	PETROLEUM TRADERS CORPORATION		380.26
01430 - 374	FUEL/ GASOLINE/ DIESEL	101095	03/31/2023	PETROLEUM TRADERS CORPORATION		254.04
01430 - 374	FUEL/ GASOLINE/ DIESEL		03/31/2023	PETROLEUM TRADERS CORPORATION		270.68
01430 - 460	MEETINGS/CONFERENCES	101084	03/31/2023	MCPWA	MCPWA DUES	260.00
01430 - 460	MEETINGS/CONFERENCES	101090	03/31/2023	PA TURNPIKE TOLL BY PLATE	TOLLS	11.40
01433 - 000	TRAFFIC SIGNALS	101007	03/22/2023	ARMOUR & SONS ELECTRIC, INC.	TRAFFIC SIGNAL TECH	75.00
01433 - 000	TRAFFIC SIGNALS		03/22/2023	ARMOUR & SONS ELECTRIC, INC.		330.00
01433 - 000	TRAFFIC SIGNALS		03/22/2023	ARMOUR & SONS ELECTRIC, INC.		1,490.00
01433 - 000	TRAFFIC SIGNALS		03/22/2023	ARMOUR & SONS ELECTRIC, INC.		3,260.80
01433 - 000	TRAFFIC SIGNALS	101087	03/31/2023	MONTGOMERY TOWNSHIP	TRAFFIC SIGNAL COSTS	207.78
01433 - 000	TRAFFIC SIGNALS		03/31/2023	MONTGOMERY TOWNSHIP		1,995.98
01433 - 010	STREET SIGNS	100907	03/07/2023	ARMOUR & SONS ELECTRIC, INC.	TRAFFIC SIGNAL MAINTENANCE	3,385.90
01433 - 010	STREET SIGNS	100932	03/07/2023	H. A. WEIGAND, INC.	SIGNS	99.00
01433 - 010	STREET SIGNS	101023	03/22/2023	H. A. WEIGAND, INC.	STREET SIGNS	332.00
01433 - 360	TRAFFIC SIGNAL UTILITIES	101034	03/22/2023	PECO ENERGY	PECO TRAFFIC SIGNALS	361.90
01434 - 360	STREET LIGHT UTILITIES	100945	03/07/2023	PECO ENERGY	PECO RED STONE LANE	9.73
01434 - 360	STREET LIGHT UTILITIES	101034	03/22/2023	PECO ENERGY	PECO CHURCHES	27.17
01434 - 360	STREET LIGHT UTILITIES		03/22/2023	PECO ENERGY	PECO LGT	140.32
01434 - 360	STREET LIGHT UTILITIES	101092	03/31/2023	PECO ENERGY	PECO RED STONE LANE	9.68
01436 - 245	STORM SEWER & DRAIN SUPPLIES	100916	03/07/2023	COMMONWEALTH PRECAST, INC.	BIKE GRATE	5,740.00
01436 - 245	STORM SEWER & DRAIN SUPPLIES	100931	03/07/2023	GLASGOW, INC	ASPHALT	255.24
01436 - 245	STORM SEWER & DRAIN SUPPLIES	101006	03/22/2023	AMBLER COAL BUILDING SUPPLY	SAKRETE	99.04
01436 - 245	STORM SEWER & DRAIN SUPPLIES	101063	03/31/2023	COMMONWEALTH PRECAST, INC.	BIKE GRATE	1,720.00

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01436 - 245	STORM SEWER & DRAIN SUPPLIES	101077	03/31/2023	HIGHWAY MATERIALS, INC.	STONE	185.00
01437 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	1,819.37
01437 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	1,833.47
01437 - 200	MECHANIC/SHOP SUPPLIES	101025	03/22/2023	JEFFREY DEHAVEN	TEST LIGHT/WIRE	35.75
01437 - 200	MECHANIC/SHOP SUPPLIES	101071	03/31/2023	GENUINE PARTS COMPANY	TAR BOX	29.44
01437 - 200	MECHANIC/SHOP SUPPLIES	101078	03/31/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	259.00
01437 - 200	MECHANIC/SHOP SUPPLIES	101094	03/31/2023	PETROCHOICE	OIL	768.35
01437 - 200	MECHANIC/SHOP SUPPLIES	101099	03/31/2023	SAFETY-KLEEN SYSTEMS, INC.	PARTS SOLVENT	266.13
01437 - 261	REPAIR TOOLS AND MACH	100908	03/07/2023	AUTO PLUS-DOYLESTOWN	ANTI-FREEZE	35.59
01437 - 261	REPAIR TOOLS AND MACH	100918	03/07/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	TRUCK 25 INSPECTION	53.00
01437 - 261	REPAIR TOOLS AND MACH	100942	03/07/2023	NYCO CORPORATION	HYDRAULIC HOSES/PARTS	85.66
01437 - 261	REPAIR TOOLS AND MACH	100963	03/07/2023	TRACTOR TOPCO, LLC	HYRAULIC FLUID	36.54
01437 - 261	REPAIR TOOLS AND MACH	100965	03/07/2023	UNITED RENTALS (NORTH AMERICA), INC	PLATE TEMPER V-BELT	21.67
01437 - 261	REPAIR TOOLS AND MACH	100967	03/07/2023	VECCHIONE FLEET & TIRE SERVICE	SCRAP TIRE/VALVE	381.80
01437 - 261	REPAIR TOOLS AND MACH	101044	03/22/2023	TRACTOR TOPCO, LLC	BUCKET TRUCK REPAIR	305.74
01437 - 261	REPAIR TOOLS AND MACH	101047	03/22/2023	UNITED RENTALS (NORTH AMERICA), INC	CENTRIFUGAL CLUTCH	144.06
01437 - 261	REPAIR TOOLS AND MACH	101057	03/31/2023	AUTO PLUS-DOYLESTOWN	OIL FILTERS	21.12
01437 - 261	REPAIR TOOLS AND MACH		03/31/2023	AUTO PLUS-DOYLESTOWN	BATTERY	57.26
01437 - 261	REPAIR TOOLS AND MACH	101070	03/31/2023	FRANK CALLAHAN CO., INC.	PLATE TAMPER	131.72
01437 - 261	REPAIR TOOLS AND MACH	101071	03/31/2023	GENUINE PARTS COMPANY	TAR BOX	13.77
01437 - 261	REPAIR TOOLS AND MACH	101091	03/31/2023	PAUL B. MOYER & SONS	HEX NUT	1.68
01437 - 261	REPAIR TOOLS AND MACH		03/31/2023	PAUL B. MOYER & SONS	FUEL FILTER	9.97
01437 - 261	REPAIR TOOLS AND MACH		03/31/2023	PAUL B. MOYER & SONS	AIR FILTERS/SCREW	17.34
01437 - 261	REPAIR TOOLS AND MACH		03/31/2023	PAUL B. MOYER & SONS	OIL/OIL FILTER/FUEL FILTER	47.77

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01438 - 245	HIGHWAY MAINT SUPPLIES	101015	03/22/2023	CRAFCO, INC.	4" SWIVEL DISK	117.85
01438 - 245	HIGHWAY MAINT SUPPLIES		03/22/2023	CRAFCO, INC.	CRACK SEALER	3,015.00
01461 - 001	CONSERVATION EXPENSE	100909	03/07/2023	BATTERY SOLUTIONS, LLC	BATTERY RECYCLING	219.90
01461 - 001	CONSERVATION EXPENSE	476	03/07/2023	MASTERCARD	MASTER P-CARD	35.00
01461 - 001	CONSERVATION EXPENSE		03/07/2023	MASTERCARD		349.95
01486 - 354	WORKER'S COMPENSATION	100920	03/07/2023	DELAWARE VALLEY WORKERS'	1/23 WORKERS COMP	4,298.94
01487 - 157	HEALTH CONTINGENCY	100924	03/07/2023	FIRSTLABORATORIES, INC.	DRUG SCREENING	137.70
01487 - 157	HEALTH CONTINGENCY	100948	03/07/2023	PHILADELPHIA FREEDOM VALLEY YMCA	GYM MEMBERSHIP	1,296.00
TOTAL						462,324.78

02 - STREET LIGHT FUND

02434 - 371	R/M PEN AMBLER DISTRICT	101034	03/22/2023	PECO ENERGY	PECO PENN AMBLER DISTRICT	212.26
02434 - 372	R/M PENLLYN DISTRICT		03/22/2023	PECO ENERGY	PECO VILLAGE OF PENNLYN	159.37
02434 - 373	R/M TREWELLYN ESTATE DISTRICT		03/22/2023	PECO ENERGY	PECO TREWELLYN ESTATES	44.23
02434 - 374	R/M WOODED POND DISTRICT		03/22/2023	PECO ENERGY	PECO MCKEAN RD/WOODED POND	8.30
02434 - 375	R/M FOXFIELD RESERVE DISTRICT		03/22/2023	PECO ENERGY	PECO FOXFIELD RESERVE DIST	37.71
02434 - 376	R/M POLO CLUB DISTRICT		03/22/2023	PECO ENERGY	PECO HUNT SEAT DRIVE	30.55
02434 - 377	R/M BETHLEHEM DISTRICT		03/22/2023	PECO ENERGY	PECO STREET LIGHT DISTRICT	172.15
02434 - 378	R/M CEDAR HILL EST DISTRICT		03/22/2023	PECO ENERGY	PECO ESTATES OF CEDAR HILL	41.35
02434 - 379	R/M GWYNEDD RESERVE DISTRICT		03/22/2023	PECO ENERGY	PECO WARREN RD/GWYNEDD RESER	8.32
02434 - 380	R/M GWYNN CREST DISTRICT		03/22/2023	PECO ENERGY	PECO GWYN CREST	29.12
02434 - 381	R/M WALNUT FARMS DISTRICT		03/22/2023	PECO ENERGY	PECO WALNUT FARM RD	28.51
02434 - 382	R/M GWYNN OAKS DISTRICT		03/22/2023	PECO ENERGY	PECO LGT	8.23
02434 - 383	R/M WISTER WOOD DISTRICT		03/22/2023	PECO ENERGY	PECO WISTER WOODS/GWYNEDD AV	6.64
TOTAL						786.74

04 - FIRE HYDRANT FUND

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04411 - 360	RENTAL HYDRANT SERVICE	101004	03/22/2023	AMBLER BOROUGH	HYDRANT BILLING	8,448.87
04411 - 360	RENTAL HYDRANT SERVICE	101031	03/22/2023	NORTH WALES WATER AUTHORITY	HYDRANT CAPACITY FEE	10,237.25
TOTAL						18,686.12
05 - RECREATION FUND						
05437 - 370	REPAIR TOOLS & MACHINERY	101010	03/22/2023	BERGEY'S, INC.	AUTO PARTS/REPAIRS	23.59
05437 - 370	REPAIR TOOLS & MACHINERY	101014	03/22/2023	COMMPATHS, LLC	RADIOS FOR TRACTOR/BOBCAT	815.00
05437 - 370	REPAIR TOOLS & MACHINERY	101045	03/22/2023	TURF EQUIPMENT AND SUPPLY COMPANY	TRANS BELT/TORO AREATOR	173.35
05437 - 370	REPAIR TOOLS & MACHINERY	101057	03/31/2023	AUTO PLUS-DOYLESTOWN	OIL FILTERS	21.12
05451 - 153	DISABLITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	170.77
05451 - 153	DISABLITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	170.77
05451 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	3,164.79
05451 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	3,189.31
05451 - 200	OFFICE SUPPLIES	101089	03/31/2023	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	14.38
05451 - 200	OFFICE SUPPLIES	101101	03/31/2023	STAPLES		15.36
05451 - 320	COMMUNICATION	100968	03/07/2023	VERIZON	PHONE CHARGES	136.93
05451 - 320	COMMUNICATION		03/07/2023	VERIZON		141.93
05451 - 320	COMMUNICATION	101049	03/22/2023	VERIZON		44.06
05451 - 320	COMMUNICATION	101051	03/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	66.44
05451 - 340	ADVERTISING & PRINTING	476	03/07/2023	MASTERCARD	MASTER P-CARD	17.50
05453 - 141	PIKE FEST CONTRACTED SRVCS	100910	03/07/2023	BEANIE BOUNCE PARTY RENTALS	AMUSEMENT DEPOSIT FALL FEST	1,155.00
05453 - 141	PIKE FEST CONTRACTED SRVCS	100954	03/07/2023	SEAN WARREN ROSE	DEPOSIT PHOTO BOOTH	250.00
05454 - 153	DISABILITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	285.40
05454 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	399.25
05454 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	3,164.79
05454 - 156	HEALTH INSURANCE		03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	3,189.31

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
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05454 - 373	PARK BUILDING MAINTENANCE	101105	03/31/2023	TUSTIN GROUP, LLC	PENNLYN WOODS ALARM MONITORJ	45.00
05454 - 373	PARK BUILDING MAINTENANCE	101107	03/31/2023	W. W. GRAINGER, INC	AIR FILTERS	39.96
05454 - 380	RENTALS - EQUIPMENT	101072	03/31/2023	GEORGE ALLEN PORTABLE TOILETS, INC.	PORT A POTTY SERVICE	235.00
05454 - 380	RENTALS - EQUIPMENT		03/31/2023	GEORGE ALLEN PORTABLE TOILETS, INC.	PORT A POTTY SERVICES	235.00
05454 - 380	RENTALS - EQUIPMENT		03/31/2023	GEORGE ALLEN PORTABLE TOILETS, INC.		235.00
05454 - 380	RENTALS - EQUIPMENT		03/31/2023	GEORGE ALLEN PORTABLE TOILETS, INC.		235.00
05454 - 460	CONFERENCE, TRAINING	100915	03/07/2023	COMMONWEALTH OF PENNSYLVANIA	PESTICIDE EXAM FEES	200.00
05454 - 460	CONFERENCE, TRAINING	100925	03/07/2023	FISHER & SON CO. INC.	LANDSCAPE SEMINAR	350.00
05454 - 460	CONFERENCE, TRAINING	101033	03/22/2023	PA TURNPIKE TOLL BY PLATE	TOLLS	31.80
05454 - 460	CONFERENCE, TRAINING	101084	03/31/2023	MCPWA	MCPWA DUES	75.00
05454 - 720	REPAIRS & IMPROVEMENT	100905	03/07/2023	ALLIED LANDSCAPE SUPPLY	GRASS SEED/MULCH	284.00
05454 - 720	REPAIRS & IMPROVEMENT	100934	03/07/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	1,900.27
05454 - 720	REPAIRS & IMPROVEMENT	100950	03/07/2023	RICHARD H. LUTZ & SONS INC.	TOPSOIL	174.00
05454 - 720	REPAIRS & IMPROVEMENT		03/07/2023	RICHARD H. LUTZ & SONS INC.		174.00
05454 - 720	REPAIRS & IMPROVEMENT		03/07/2023	RICHARD H. LUTZ & SONS INC.		290.00
05454 - 720	REPAIRS & IMPROVEMENT	101020	03/22/2023	G. M. DECK & SONS	BUILDING SUPPLIES	9.99
05454 - 720	REPAIRS & IMPROVEMENT	101078	03/31/2023	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES/TOOLS	41.38
05486 - 354	WORKER'S COMPENSATION	100920	03/07/2023	DELAWARE VALLEY WORKERS'	1/23 WORKERS COMP	1,984.13
05487 - 157	HEALTH CONTINGENCY	100924	03/07/2023	FIRSTLABORATORIES, INC.	DRUG SCREENING	155.70
					TOTAL	32,586.07
08 - SEWER FUND						
08404 - 310	LEGAL SERVICE	101008	03/22/2023	ATC GROUP SERVICES, LLC	ENGINEERING SERVICES	2,720.00
08429 - 220	OPERATING SUPPLIES	100937	03/07/2023	KONICA MINOLTA BUSINESS SOLUTIONS US,	COMPUTER MAINTENANCE	663.30
08429 - 220	OPERATING SUPPLIES	101005	03/22/2023	AMBLER BOROUGH	TENNIS AVE SEWER FLOW	6,789.25
08429 - 220	OPERATING SUPPLIES	101020	03/22/2023	G. M. DECK & SONS	BUILDING SUPPLIES	35.96

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
08429 - 220	OPERATING SUPPLIES	101027	03/22/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	HARD DRIVE	83.00
08429 - 220	OPERATING SUPPLIES	101032	03/22/2023	NORTH WALES WATER AUTHORITY	PA ONE CALL	1,344.00
08429 - 220	OPERATING SUPPLIES	101081	03/31/2023	KONICA MINOLTA BUSINESS SOLUTIONS US.	SHAREPOINT LICENSES	62.00
08429 - 220	OPERATING SUPPLIES	101098	03/31/2023	RICOH USA INC	COPIER SERVICES	43.95
08429 - 238	UNIFORMS	101001	03/22/2023	A & A SALES ASSOCIATES, LLC	UNIFORMS	647.29
08429 - 238	UNIFORMS	101029	03/22/2023	MICHAEL A McCARTHY	WORK BOOTS	34.52
08429 - 238	UNIFORMS	101062	03/31/2023	CLINTON SNYDER	BOOTS	58.75
08429 - 238	UNIFORMS	101102	03/31/2023	STEPHEN ALEX WELSH	WORK BOOTS	75.00
08429 - 300	AMBLER WASTEWATER TREATMT	101060	03/31/2023	BOROUGH OF AMBLER	Q1 2023 OPERATING ALLOCATION	264,828.29
08429 - 320	COMMUNICATIONS	100968	03/07/2023	VERIZON	PHONE CHARGES	31.88
08429 - 320	COMMUNICATIONS		03/07/2023	VERIZON		32.26
08429 - 320	COMMUNICATIONS		03/07/2023	VERIZON		34.47
08429 - 320	COMMUNICATIONS		03/07/2023	VERIZON		37.26
08429 - 320	COMMUNICATIONS	101049	03/22/2023	VERIZON		32.26
08429 - 320	COMMUNICATIONS		03/22/2023	VERIZON		36.65
08429 - 320	COMMUNICATIONS		03/22/2023	VERIZON		36.65
08429 - 320	COMMUNICATIONS	101051	03/22/2023	VERIZON WIRELESS	CELL PHONE SERVICE	291.63
08429 - 320	COMMUNICATIONS	101106	03/31/2023	VERIZON	PHONE CHARGES	32.26
08429 - 320	COMMUNICATIONS		03/31/2023	VERIZON		34.77
08429 - 360	PUBLIC UTILITY SERVICES	100945	03/07/2023	PECO ENERGY	PECO RAILROAD AVE	32.36
08429 - 360	PUBLIC UTILITY SERVICES		03/07/2023	PECO ENERGY	PECO NORRISTOWN RD/TENNIS AVE	506.56
08429 - 360	PUBLIC UTILITY SERVICES	101034	03/22/2023	PECO ENERGY	PECO SUMNEYTOWN PIKE	39.80
08429 - 360	PUBLIC UTILITY SERVICES		03/22/2023	PECO ENERGY	PECO WELSH RD PUMP STATION	965.30
08429 - 360	PUBLIC UTILITY SERVICES	101088	03/31/2023	NORTH WALES WATER AUTHORITY	WATER SERVICES	13.08

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
08429 - 360	PUBLIC UTILITY SERVICES	101088	03/31/2023	NORTH WALES WATER AUTHORITY	WATER SERVICES	13.08
08429 - 360	PUBLIC UTILITY SERVICES		03/31/2023	NORTH WALES WATER AUTHORITY		13.08
08429 - 360	PUBLIC UTILITY SERVICES	101092	03/31/2023	PECO ENERGY	PECO RAILROAD AVE/MATHERS RD	31.33
08429 - 360	PUBLIC UTILITY SERVICES		03/31/2023	PECO ENERGY	PECO NORRISTOWN RD/TENNIS AVE	363.70
08429 - 371	REPAIR/MAINT PUMPING STATIONS	101035	03/22/2023	PENN DETROIT DIESEL ALLISON. LLC	PUMP STATION MAINTENANCE	371.00
08429 - 371	REPAIR/MAINT PUMPING STATIONS		03/22/2023	PENN DETROIT DIESEL ALLISON. LLC		371.00
08429 - 371	REPAIR/MAINT PUMPING STATIONS	101093	03/31/2023	PENN DETROIT DIESEL ALLISON. LLC	WELSH RD PUMP STATION MAINTEN.	443.00
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	100908	03/07/2023	AUTO PLUS-DOYLESTOWN	ANTI-FREEZE	35.59
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	100918	03/07/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	TRUCK 25 INSPECTION	53.00
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	100942	03/07/2023	NYCO CORPORATION	HYDRAULIC HOSES/PARTS	85.66
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	100963	03/07/2023	TRACTOR TOPCO, LLC	HYRAULIC FLUID	36.55
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	100967	03/07/2023	VECCHIONE FLEET & TIRE SERVICE	SCRAP TIRE/VALVE	381.81
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101014	03/22/2023	COMMPATHS, LLC	RADIOS FOR TRACTOR/BOBCAT	815.00
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101017	03/22/2023	DEL-VAL INTERNATIONAL TRUCKS, INC.	BRAKE REPAIR	638.16
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101020	03/22/2023	G. M. DECK & SONS	BUILDING SUPPLIES	8.49
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101044	03/22/2023	TRACTOR TOPCO, LLC	BUCKET TRUCK REPAIR	305.73
08429 - 373	REP/MNT VEHICLES, EQUIPMENT	101075	03/31/2023	GRANTURK EQUIPMENT CO.	JOYSTICK/THROTTLE SWITCH	5,477.74
08429 - 450	CONTRACTED SERVICES	100904	03/07/2023	ALLEN J. FEDEZKO	PEST CONTROL	262.50
08429 - 450	CONTRACTED SERVICES	100913	03/07/2023	BUCKS COUNTY WATER & SEWER AUTHORITY	FEB 2023 BCWSA SERVICES	4,300.00
08429 - 450	CONTRACTED SERVICES	101013	03/22/2023	BUCKS COUNTY WATER & SEWER AUTHORITY	BCWSA SERVICES	4,300.00
08486 - 354	WORKER'S COMPENSATN CNTRB	100920	03/07/2023	DELAWARE VALLEY WORKERS'	1/23 WORKERS COMP	330.68
08487 - 153	DISABILITY & LIFE INS.	100955	03/07/2023	STANDARD INSURANCE COMPANY	2/23 LIFE DIS INS	-86.88
08487 - 153	DISABILITY & LIFE INS.	101100	03/31/2023	STANDARD INSURANCE COMPANY	APRIL 23 LIFE/AD&D INS	710.47
08487 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	MARCH 2023 HEALTH INS	5,368.19

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
08487 - 156	HEALTH INSURANCE	100919	03/07/2023	DELAWARE VALLEY HEALTH TRUST	FEB 2023 HEALTH INS	7,889.46
08487 - 157	HEALTH CONTINGENCY FUND	100924	03/07/2023	FIRSTLABORATORIES, INC.	DRUG SCREENING	51.90
TOTAL						312,112.74
09 - SEWER CAPITAL RESERVE						
09439 - 000	INFRASTRUCTURE REBUILDING	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	2,480.00
09439 - 000	INFRASTRUCTURE REBUILDING	101074	03/31/2023	GILMORE & ASSOCIATES		2,890.00
TOTAL						5,370.00
30 - CAPITAL RESERVE FUND						
30409 - 721	IMPROVEMENT TO TWP. PROPERTIES	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	67.50
30409 - 721	IMPROVEMENT TO TWP. PROPERTIES	101074	03/31/2023	GILMORE & ASSOCIATES		202.50
30439 - 300	PROFESSIONAL SERVICES	100930	03/07/2023	GILMORE & ASSOCIATES		2,332.50
30439 - 300	PROFESSIONAL SERVICES	101054	03/31/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	2,080.04
30439 - 300	PROFESSIONAL SERVICES	101074	03/31/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	2,730.00
30439 - 721	OLD BETHLEHEM PIKE CULVERT	100930	03/07/2023	GILMORE & ASSOCIATES		848.29
30439 - 722	PEDESTRIAN BRIDGES	101074	03/31/2023	GILMORE & ASSOCIATES		450.00
30454 - 600	PARK IMPROVEMENTS	100912	03/07/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	11.95
30454 - 600	PARK IMPROVEMENTS	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	3,720.00
30454 - 600	PARK IMPROVEMENTS	101012	03/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	495.00
30454 - 600	PARK IMPROVEMENTS	101011	03/22/2023	BOWMAN CONSULTING GROUP, LTD.		620.00
30454 - 600	PARK IMPROVEMENTS	101061	03/31/2023	BOWMAN CONSULTING GROUP, LTD.		155.00
30454 - 600	PARK IMPROVEMENTS	101074	03/31/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	10,472.91
TOTAL						24,185.69
31 - STORMWATER MANAGEMENT						
31446 - 001	COMPLIANCE REQUIREMENTS	100930	03/07/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	2,453.72
31446 - 001	COMPLIANCE REQUIREMENTS	101074	03/31/2023	GILMORE & ASSOCIATES		805.58

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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023						
31446 - 101	SWM PROJECTS	101074	03/31/2023	GILMORE & ASSOCIATES	ENGINEERING SERVICES	1,267.50
TOTAL						4,526.80
33 - TRAFFIC IMPACT FUND						
33402 - 400	TRAFFIC ACT 209 STUDY	100912	03/07/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	959.66
33402 - 400	TRAFFIC ACT 209 STUDY		03/07/2023	BOWMAN CONSULTING GROUP, LTD.		962.50
33402 - 400	TRAFFIC ACT 209 STUDY	101012	03/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	3,345.31
33402 - 400	TRAFFIC ACT 209 STUDY		03/22/2023	BOWMAN CONSULTING GROUP, LTD.		3,482.50
33402 - 400	TRAFFIC ACT 209 STUDY	101061	03/31/2023	BOWMAN CONSULTING GROUP, LTD.		425.00
33402 - 400	TRAFFIC ACT 209 STUDY		03/31/2023	BOWMAN CONSULTING GROUP, LTD.		1,708.14
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	100912	03/07/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	12,305.00
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101000	03/22/2023	21ST CENTURY MEDIA NEWSPAPER, LLC	ADVERTISING	827.02
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101011	03/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	725.00
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101012	03/22/2023	BOWMAN CONSULTING GROUP, LTD.		6,935.00
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101026	03/22/2023	KAPLIN STEWART MELOFF REITER & STEIN,	LEGAL SERVICES	2,128.50
33433 - 200	MULTIMODAL PHASE 2 EXPENSE	101061	03/31/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	15,472.50
33439 - 000	INFRASTRUCTURE REBUILDING	100912	03/07/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING	1,955.00
33439 - 000	INFRASTRUCTURE REBUILDING	101011	03/22/2023	BOWMAN CONSULTING GROUP, LTD.	TRAFFIC ENGINEERING SERVICES	403.38
33439 - 000	INFRASTRUCTURE REBUILDING	101012	03/22/2023	BOWMAN CONSULTING GROUP, LTD.		1,715.00
33439 - 000	INFRASTRUCTURE REBUILDING	101061	03/31/2023	BOWMAN CONSULTING GROUP, LTD.		1,280.00
TOTAL						54,629.51
61 - OPEB FUND						
61487 - 100	OPEB PENSION BENEFIT	101021	03/22/2023	GARY O'CONNOR	POST RETIREMENT MEDICAL BENEFIT	200.00
61487 - 100	OPEB PENSION BENEFIT	101039	03/22/2023	REX WILKINSON		453.26
61487 - 100	OPEB PENSION BENEFIT	101053	03/22/2023	WALTER WEST		200.00
TOTAL						853.26

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**LOWER GWYNEDD TOWNSHIP
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FD. ACCOUNT #	ACCOUNT DESCRIPTION	CHK #	DATE	VENDOR	ITEM DESCRIPTION	ITEM AMOUNT
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FOR CHECKS DATED FROM 3/1/2023 TO 3/31/2023

GRAND TOTAL:	916,061.71
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3/7/23

march

Statement

Account Name:	BILLING ACCOUNT 030522	Card Number:	xxxx-xxxx-xxxx-0522
Company Name:	LOWER GWYNEDD TOWNSHIP	Account Limit:	\$ 20,000.00
Employee ID:	772190000032397	Available Credit:	\$ 15,946.07
Statement Date (MM/DD/YYYY):	02/27/2023	Currency:	U.S. DOLLAR
Payment Due Date (MM/DD/YYYY):	03/26/2023		

Statement Summary:

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

Previous Balance:	\$ 5,350.50
Payments:	\$ -5,350.50
Adjustments:	\$ 0.00
Net Purchases:	\$ 4,053.93
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	\$ 4,053.93

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522					
02/06	02/06 458623047	AUTOMATIC PYMT RECEIVED	\$ -5,350.50	\$ 0.00	\$ -5,350.50

TOTAL CREDITS	xxxx-xxxx-xxxx-0522	\$ -5,350.50
TOTAL DEBITS	xxxx-xxxx-xxxx-0522	\$ 0.00

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

02/01	02/02 458345919	PAYPAL WECONSERVE 4029357733 PA	01461.001 \$ 35.00 027985	\$ 0.00	\$ 35.00 ✓
02/01	02/02 458345843	PAYPAL WECONSERVE 4029357733 PA	01461.001 \$ 35.00 062498	\$ 0.00	\$ 35.00 ✓
02/02	02/03 458450021	GREENDISK INC 425-3928700 WA	01461.001 \$ 330.14 064354	\$ 19.81 (e)	\$ 349.95 ✓

TOTAL CREDITS	xxxx-xxxx-xxxx-6350	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-6350	\$ 419.95

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

02/07	02/08 459131399	SQ PA DUI ASSOCIATION 877-417-4551 PA	01410.222 \$ 90.00 026091	\$ 0.00	\$ 90.00 ✓
02/08	02/09 459314616	WPY GRACIE UNIVERSITY 855-999-3729 CA	01410.460 \$ 1,200.00 055077	\$ 0.00	\$ 1,200.00 ✓
02/22	02/24 461540022	FASTSIGNS WILLOW GROVE PA	01410.480 \$ 957.08 011472	\$ 57.42 (e)	\$ 1,014.50 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-2252
 TOTAL DEBITS xxxx-xxxx-xxxx-2252

\$ 0.00
 \$ 2,304.50

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

01/31	02/01 458153854	UNIFORM CONSTRUCTION U 8882236837 PA	01235.100	\$ 1,108.02 065344	\$ 66.48 (e)	\$ 1,174.50 ✓
02/07	02/08 459131400	PML 7172369469 PA	01414.460	\$ 45.00 056351	\$ 0.00	\$ 45.00 ✓
02/21	02/22 461258516	EIG CONSTANTCONTACT.CO 855-2295506 MA	01400.316 05451.340#	\$ 70.00 028038	\$ 0.00	\$ 70.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-4975
 TOTAL DEBITS xxxx-xxxx-xxxx-4975

\$ 0.00
 \$ 1,289.50

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

02/23	02/24 461540023	LOWES #01669 LANSDALE PA	01430.220	\$ 39.98 065254	\$ 0.00	\$ 39.98 ✓
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TOTAL CREDITS xxxx-xxxx-xxxx-3833
 TOTAL DEBITS xxxx-xxxx-xxxx-3833

\$ 0.00
 \$ 39.98

VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
3915	MONTGOMERY COUNTY PLANNING COMMISSION	P.O. BOX 311	NORRISTOWN	PA	19404-0311
3916	THE PHILADELPHIA INQUIRER	PO BOX 13942	PHILADELPHIA	PA	19101-3942
3917	PROSPECT ACQUISITIONS LP	404 N. SUMNEYTOWN PIKE	NORTH WALES	PA	19454
3918	SALVATORE S. PAONE	P.O. BOX 280	SPRING HOUSE	PA	19477
3919	MONTGOMERY COUNTY TREASURER				
3920	RICHTER DRAFTING AND OFFICE SUPPLY CO., INC.	757 ROUTE 113	SOUDERTON	PA	18964
3921	EACR INC.	P.O. BOX 398	LAKWOOD	NJ	08701



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Finance Memorandum

Date: April 20, 2023

To: Mimi Gleason, Township Manager

From: Finance Department

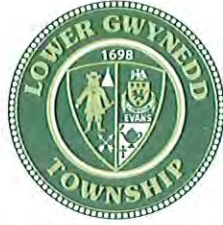
Re: March 2023 Financial Statements

Attached are the Township's March 2023 YTD Budget Report and Balance Sheet.

The following are some highlights we wish to bring to your attention:

- Bank Accounts have been updated on the attached Balance Sheet to match the new banks for Truist and WSFS which acquired BB&T and Beneficial.
- The 2023 budget includes a transfer of \$600,000 from the General Fund Acct. 01-492-300 to the Capital Reserve Fund Acct. 30-392-010. This transfer was made in the month of March with available funds through the Due To / Due From accounts.
- On March 1, 2023, this year's liquid fuels state allocation of \$368,867.51 was received from the Commonwealth which was higher than the budgeted amount of \$363,634 by \$5,233.
- An audit of the Liquid Fuels Tax Fund was conducted by the Commonwealth of Pennsylvania, Department of the Auditor General, in November of 2022. We were notified, in March 2023, of an audit finding pertaining to the 2021 Milling and Paving Project, which resulted in \$20,375.00 of disallowed liquid fuels expenditures. The best practice would be to submit the project completion report timely to avoid this type of error, which we will be implementing moving forward. The disallowed expenditures were for the installation of ADA curb ramps and adjustment of manhole rim elevations. The Commonwealth directed us to transfer \$20,375.00 from the General Fund to the Liquid Fuels Tax Fund. This was completed on March 23, 2023. Proof of the reimbursement was submitted to the Commonwealth.
- The annual payment to Central Montgomery County SWAT was higher than the budget by \$500. (\$3,500 budget vs. \$4,000 actual) We anticipate the payment being lower next year.
- The annual budget did not include Social Security and Medicare payroll taxes for the Snow/Ice Removal Wages and underestimated them for the Wastewater Wages in the sewer fund. We will review all Social Security and Medicare payroll taxes for possible budget amendments later this year.





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- The Finance Department has been working diligently preparing documents for the Township Auditors. We are happy to report that we are well ahead compared to last year. To date we have responded to all audit requests. The Auditors have stated they are still on schedule for the May 9th meeting for the Financial Statement presentation.
- The MUNIS "TEST" upgrade/conversion to the cloud was completed on March 20th and 21st. Most of the process went smoothly, however some glitches resulted which Tyler systems is still working on. We are still anticipating to go live on June 9th as previously planned.
- Sewer AR Balance Update - First Reported in Dec 2022 - In preparation for this year's audit (2022), it came to our attention that our Sewer AR balance does not reconcile with the balance held by Bucks County Water and Sewer. We have made progress on this reconciliation, but much more work is needed. The work is very tedious but we have been able to identify where the reports do not match and have provided this information to BCWSA, who is working on their side to determine if their reports need adjusting or if we need to post additional Journal entries. We will continue working with BCWSA over the next several months to move the project forward. We have updated our reconciliation to include February of 2023, and reported the accounts which do not reconcile to BCWSA. We will continue to report on our progress in the next and future Finance Reports. We are optimistic and hopeful that this will get resolved and a new procedure deployed to better ensure that the balances reconcile going forward on a regular basis.
- All cash account reconciliations are current.
- 01-310-100 Real Estate Transfer Taxes collected through March totaled \$299,534 compared to \$188,790 last March. This revenue source is unpredictable from month to month and at this time we believe the full budgeted amount of \$650,000 will be collected.
- 01-310-210 Earned Income Taxes collected through March totaled \$1,275,580 compared to \$733,489 last year the same period.
- Subdivision and Land Development activity was minimal in March.
- All other Revenues and Expenditures for March are consistent with previous years.



Balance Sheet

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Lower Gwynedd Township
BALANCE SHEET FOR 2023 3

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FUND: 01	GENERAL FUND		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
01100	100	PLGIT 1318265 (OLD 131805)	-599,827.45	2,983,098.17
01100	300	TRUIST 5315 (OLD BB&T 5315)	289,579.04	521,827.20
01100	400	WSFS ESCROW 2703 (OLD BNFCL)	-82.50	816,321.82
01105	030	TRUIST PAYROLL (OLD BB&T 6363)	-53,050.70	108,461.38
01106	021	19-03 HUNT SEAT DR SUBDIVISION	.31	3,546.06
01106	025	STURGIS HOMES, LLC PI	.21	5,008.42
01106	026	ACTS RETIREMENT LIFE COMM.	.03	583.32
01106	028	SPARANGO CONSTRUCTION CO.	.01	8.27
01106	031	20-01 JANSSEN RESEARCH	16.72	196,890.04
01106	032	GWYN AYRE RESIDENTS ASSOC. PSA	.00	22.24
01106	033	300 BROOKSIDE COMMERCIAL/PSA	.11	2,482.28
01106	034	20-03 SISTERS OF MERCY	.18	4,259.19
01106	036	20-04 ACTS SKILLED NURSING	.41	9,844.25
01106	037	DIONEISHA D. JOELL 10-10 P/I	.22	5,366.77
01106	039	60-39 GWYNEDD WALK/FAIRLANDS	.16	3,840.00
01106	040	UNIFIED 1050, LLC 60-40	.01	261.96
01106	044	1309 CEDAR HILL ROAD SITE WORK	.21	5,005.34
01106	047	513 PENLLYN PIKE LOT #2	.03	863.48
01106	049	FOULKEWAYS "S" UNITS - P/I	32.41	381,692.62
01106	050	ROMAN MURAT/PRECISION WATCHES	.08	1,821.37
01106	054	GODDARD SCHOOL	83.30	18,803.05
01106	055	776 JOHNS LN SUBDIVISION	.00	9.31
01106	057	GILBERT STEVEN REX/PUNCH LIST	.21	5,004.24
01106	059	509 PENLLYN PK O'BRIEN LOT	.02	454.97
01106	060	PRECISION WATCHES, INC.	.66	15,501.10
01106	061	505 PENLLYN PIKE/PUNCHLIST	.32	7,505.85
01106	062	ST. CHARLES BORROMEO SEMINARY	22.64	266,586.34
01106	063	TYLER MEVES	.07	1,500.97
01106	064	AGS BUILDERS & CONTRACTORS	.08	2,025.94
01106	066	5 GYPSIAN WAY/PUNCHLIST ONLY	.22	5,002.95
01106	069	HARTH BLDRS 812 N. BETHLEHEM	.00	51.94
01106	070	22-02 1501 CEDAR HILL SUB	.01	33.03
01106	071	1058 TREWELLYN AVE PUNCHLIST	.22	5,002.62
01106	072	7 GYPSIAN WAY	.22	5,002.47
01106	073	GODDARD SCHOOL P/I ONLY	49.65	584,695.11
01106	075	WISSAHICKON MIDDLE SCHOOL	.07	1,545.61
01106	076	ROTELLE DEV/745 TENNIS AVE	.01	100.17
01106	077	DESANTIS/6 GYPSIAN WAY	.21	5,001.79
01106	078	1325 GYSPY HILL RD/2 GYPSIAN	.21	5,001.79
01106	079	WISSAHICKON HS TURF FIELDS	.19	4,389.42
01106	080	1013 EVANS ROAD/PSA	.02	475.22
01106	081	1417 SUMNEYTOWN PIKE/PSA	.06	1,500.49
01106	082	509 PENLLYN PIKE/AS BUILT	.12	3,000.79
01106	083	1717 SCHOOL HOUSE LANE	.07	1,500.40
01106	084	22-06 WSD TURF FIELD CU	.11	2,500.61
01106	085	22-05 1500 CEDAR HILL RD 7-LOT	.04	923.15
01106	086	801 NORRISTOWN ROAD	.06	1,500.13
01106	087	1216 HUNT SEAT DRIVE TCO	.21	5,000.44
01106	088	1501 LATCHSTRING LANE	.12	3,000.26
01106	089	GWYNEDD MERCY HS BLD EXPANSION	.37	8,500.75
01106	090	1412 EVANS ROAD PSA	.06	1,500.13

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Lower Gwynedd Township
BALANCE SHEET FOR 2023 3

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FUND: 01	GENERAL FUND		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
01106	091	1110 WISSAHICKON AVENUE	.06	1,500.12
01106	186	02-09 ORTHO MCNEIL LAND DEVELO	.01	11.26
01106	203	04-04 THE CUTLER GROUP INC.	.05	652.67
01106	215	04-10 GWYNEDD BUILDERS INC.	.00	5.03
01106	267	07-06 GWYNEDD MERCY COLLEGE	.29	3,432.83
01106	273	07-14 Y.M.C.A. OF PHILA. & VIC	10.72	126,170.21
01106	275	08-02 AMERICAN EQUITY DEVELOPM	.09	1,024.57
01106	325	10-10 JOELL RESIDENCE	.15	1,833.50
01106	333	12-01 CUNIDUS, LP	.22	2,530.47
01106	334	12-02 NIDUS, LP	.01	97.58
01106	337	12-05 1730 SUMNEYTOWN PIKE	.00	5.07
01106	354	13-03 1357 GYPSY HILL ROAD	.00	5.65
01106	363	14-03 1100 W. WELSH ROAD	.06	713.52
01106	373	15-04 ORTHO-MCNEIL	2.54	29,968.14
01106	420	12-12 COUZZIN'S 4, LLC	1.40	16,431.60
01106	480	GEORGE T. POPPER	.94	11,136.19
01106	560	14-12 PUBLIC IMPROVEMENTS	10.05	118,332.75
01106	570	2016PSA MRA REALTY INC.	.00	17.80
01106	614	ACTS RETIREMENT LIFE PSA	.00	52.17
01106	619	FOULKEWAYS PSA	.20	2,272.15
01106	630	LARE DIAZ, LLC - PSA	.39	4,528.59
01106	633	WISSAHICKON SCHOOL DISTRICT	.83	9,710.45
01106	634	PROSPECT ACQUISITIONS- PSA	.44	5,145.04
01106	637	DESANTIS HOMES, LLC	.33	3,935.86
01106	638	GWYNEDD MERCY UNIVERSITY	7.35	86,592.20
01106	642	1325 GYPSY HILL RD SUBDIVISION	.19	2,241.66
01106	645	18-02LD PROSPECT ACQUISITIONS	.01	52.40
01106	651	SENATE R.E. HOLDINGS, LLC	.29	3,421.46
01106	657	FOULKEWAYS MASTER/PETERS TRACT	.00	8.90
01106	659	GWYNEDD MERCY UNIVERSITY P/I	8.12	95,639.76
01106	662	GEORGE T POPPER	.40	4,711.54
01106	680	GWYNEDD MERCY HS - PSA	.24	2,915.58
01106	750	19-06 FOULKEWAYS "S" UNITS	1.32	31,110.49
01106	770	19-08 HUNT SEAT ASSOC., LLC	.00	54.07
01109	041	WORLD'S FOREMOST BANK	.00	100,000.00
01109	044	WORLD'S FOREMOST BANK	.00	150,000.00
01109	999	PLGIT PRIME	5,760.01	1,421,328.75
01110	000	PETTY CASH	.00	400.00
01130	020	DUE FROM ELECTRIC LIGHT	786.74	786.74
01130	030	DUE FROM FIRE PROTECTION	.00	140,771.60
01130	040	DUE FROM FIRE HYDRANT FD	18,686.12	20,115.75
01130	050	DUE FROM RECREATION FUND	69,454.60	349,472.46
01130	080	DUE FROM SEWER FUND	44,266.26	153,342.25
01130	090	DUE FROM SEWER CAP RES FD	5,370.00	263,849.64
01130	160	DUE FROM OPEN SPACE FUND	.00	15,889.76
01130	300	DUE FROM CAP. RESERVE FD.	-575,814.31	436,921.03
01130	310	DUE FROM STORMWATER FUND	4,526.80	4,526.80
01130	330	DUE FROM TRAFFIC IMPACT	54,629.51	54,629.51
01130	350	DUE FROM HIGHWAY AID	20,375.00	26,902.77
01130	610	DUE FROM OPEB FUND	853.26	24,158.68
01140	010	REAL ESTATE TAXES RECEIVABLE	.00	8,648.61

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Lower Gwynedd Township
BALANCE SHEET FOR 2023 3

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FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
01140	050	RE TRANSFER TAX RECEIVABLE	.00	46,057.55
01140	060	EARNED INCOME TAXES RECEIVABLE	.00	358,839.20
01140	070	MERCANTILE TAXES RECEIVABLE	.00	30,516.35
01140	090	LOCAL SERVICES TAX RECEIVABLE	.00	49,962.80
01140	120	BUSINESS PRIVILEGE TAXES RECV	.00	16,551.32
01147	000	LEGAL&ENGINEER	68,107.50	195,930.06
TOTAL ASSETS			-646,122.77	10,449,688.13
LIABILITIES				
01200	200	ACCOUNTS PAYABLE	7,170.00	.00
01201	000	ACCRUED WAGES PAYABLE	69,908.00	.00
01230	020	DUE TO ELECTRIC LIGHT	-2,935.08	-4,068.57
01230	030	DUE TO FIRE PROTECTION	-18,540.77	-18,540.77
01230	040	DUE TO FIRE HYDRANT FUND	-2,162.26	-2,162.26
01230	050	DUE TO RECREATION FUND	-40,826.23	-40,826.23
01230	080	DUE TO SEWER	-66,350.85	-66,350.85
01230	200	DUE TO SINKING	.00	-332.07
01230	300	DUE TO CAPITAL RESERVE	-1,066.61	-1,066.61
01230	310	DUE TO STORMWATER FUND	.00	-247,740.31
01230	330	DUE TO TRAFFIC IMPACT FD	.00	-127,006.64
01235	000	DUE TO FIRE COMPANIES	.00	778.50
01235	100	DUE TO PA COMMONWEALTH - UCC	742.50	-1,812.90
01250	000	TOTAL DEVELOPERS' ESCROW 01106	-257.35	-2,150,377.93
01252	100	DEFERRED INFLOW ON RE TAXES	.00	-20,298.50
TOTAL LIABILITIES			-54,318.65	-2,679,805.14
FUND BALANCE				
01185	000	REVENUE CONTROL	-553,148.75	-2,212,593.73
01279	000	FUND BALANCE	.00	-7,676,497.95
01294	000	EXPENDITURE CONTROL	1,253,590.17	2,119,208.69
TOTAL FUND BALANCE			700,441.42	-7,769,882.99
TOTAL LIABILITIES + FUND BALANCE			646,122.77	-10,449,688.13

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Lower Gwynedd Township
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FUND: 02 STREET LIGHT FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
02100	000	PLGIT 131803-4	45.07	11,867.08
02109	999	PLGIT PRIME	51.99	12,829.94
02130	010	DUE FROM GENERAL FUND	2,935.08	4,068.57
02140	010	REAL ESTATE TAXES RECEIVABLE	.00	247.15
TOTAL ASSETS			<u>3,032.14</u>	<u>29,012.74</u>
LIABILITIES				
02230	010	DUE TO GENERAL FUND	-786.74	-786.74
TOTAL LIABILITIES			<u>-786.74</u>	<u>-786.74</u>
FUND BALANCE				
02185	000	REVENUE CONTROL	-3,032.14	-3,455.21
02279	000	FUND BALANCE	.00	-26,415.45
02294	000	EXPENDITURE CONTROL	786.74	1,644.66
TOTAL FUND BALANCE			<u>-2,245.40</u>	<u>-28,226.00</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-3,032.14</u></u>	<u><u>-29,012.74</u></u>

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FUND: 03 FIRE PROTECTION FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
03100	100	PLGIT 131817-3	648.72	170,816.71
03109	999	PLGIT PRIME	22.48	5,547.39
03130	010	DUE FROM THE GEN'L FD	18,540.77	18,540.77
03140	010	REAL ESTATE TAXES RECEIVABLE	.00	1,657.07
TOTAL ASSETS			<u>19,211.97</u>	<u>196,561.94</u>
LIABILITIES				
03230	010	DUE TO GENERAL FUND	.00	-140,771.60
03252	100	DEFERRED INFLOW ON RE TAXES	.00	-3,889.26
TOTAL LIABILITIES			<u>.00</u>	<u>-144,660.86</u>
FUND BALANCE				
03185	000	REVENUE CONTROL	-19,211.97	-22,072.63
03279	000	FUND BALANCE	.00	-29,828.45
TOTAL FUND BALANCE			<u>-19,211.97</u>	<u>-51,901.08</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-19,211.97</u></u>	<u><u>-196,561.94</u></u>

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FUND: 04 FIRE HYDRANT FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
04100	000	PLGIT 131802-1	98.56	25,952.39
04109	999	PLGIT PRIME	173.31	42,765.00
04130	010	DUE FROM THE GEN'L FD.	2,162.26	2,162.26
04140	010	REAL ESTATE TAXES RECEIVABLE	.00	340.60
TOTAL ASSETS			<u>2,434.13</u>	<u>71,220.25</u>
LIABILITIES				
04230	010	DUE TO GENERAL FUND	-18,686.12	-20,115.75
04252	100	DEFERRED INFLOW ON RE TAXES	.00	-799.18
TOTAL LIABILITIES			<u>-18,686.12</u>	<u>-20,914.93</u>
FUND BALANCE				
04185	000	REVENUE CONTROL	-2,434.13	-3,268.52
04279	000	FUND BALANCE	.00	-65,722.92
04294	000	EXPENDITURE CONTROL	18,686.12	18,686.12
TOTAL FUND BALANCE			<u>16,251.99</u>	<u>-50,305.32</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-2,434.13</u></u>	<u><u>-71,220.25</u></u>

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Lower Gwynedd Township
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FUND: 05 RECREATION FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
05100	000	PLGIT 131809-2	558.91	147,170.15
05109	999	PLGIT PRIME	317.70	78,395.94
05130	010	DUE FROM THE GEN'L FD.	40,826.23	40,826.23
05140	010	REAL ESTATE TAXES RECEIVABLE	.00	3,234.76
TOTAL ASSETS			41,702.84	269,627.08
LIABILITIES				
05200	200	ACCOUNTS PAYABLE	136.93	.00
05201	000	ACCRUED WAGES PAYABLE	8,886.47	.00
05230	010	DUE TO GENERAL FUND	-69,454.60	-349,472.46
05235	000	DUE TO PA REC & PARK SOC	.00	37.05
05252	100	DEFERRED INFLOW ON RE TAXES	.00	-7,591.91
TOTAL LIABILITIES			-60,431.20	-357,027.32
FUND BALANCE				
05185	000	REVENUE CONTROL	-42,182.58	-52,597.31
05279	000	FUND BALANCE	.00	3,725.14
05294	000	EXPENDITURE CONTROL	60,910.94	136,272.41
TOTAL FUND BALANCE			18,728.36	87,400.24
TOTAL LIABILITIES + FUND BALANCE			-41,702.84	-269,627.08

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Lower Gwynedd Township
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FUND: 08		SEWER FUND		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS					
08100	100	PLGIT 131806-3		4,794.38	1,262,430.39
08100	400	WSFS 7293 (OLD BNFL 7293)		.00	108,486.03
08106	001	SPAIN, 917 BRUSHTOWN ROAD		.23	2,722.42
08106	008	916 PENN OAK ROAD NORTH, COSTE		.04	444.01
08106	009	CARRIAGES AT GWYNEDD 917 PENLL		5.01	59,004.43
08106	010	COUZZINS/CARRIAGES PI		1.99	23,409.20
08106	012	MONTGOMERYVILLE REAL ESTATE		.28	3,228.26
08106	013	AMBLER YARDS SEWER ESCROW		.36	4,158.24
08106	014	FOULKEWAYS SEWER CONSTUCTION		.91	10,725.12
08106	015	VERSA ACQUISITIONS/SEWER		.56	6,620.86
08106	017	PAONE SEWER PLANNING MODULE		.33	3,920.46
08106	018	1210 N. BETHLEHEM PIKE SEWER		.03	291.55
08106	019	DESANTIS HOMES, LLC		.31	3,573.61
08106	042	GILBERT STEVEN REX/411 N AVE		.22	5,005.59
08106	046	HUNT SEAT DRIVE/SEWER ONLY		.23	5,400.04
08106	067	SISTERS OF MERCY/SEWER LINE		.23	5,320.41
08106	300	TRUIST 5323 (OLD BB&T 5323)		223,469.97	1,566,276.14
08109	999	PLGIT PRIME		1,088.82	268,675.38
08130	010	DUE FROM THE GENERAL FUND		66,350.85	66,350.85
08145	000	ACCOUNTS RECEIVABLE		-587,307.21	421,272.58
08145	100	OTHER ACCOUNTS RECEIVABLE		.00	8,072.44
08162	000	SEWER LINES		.00	19,695,064.91
08164	000	MACHINERY & EQUIPMENT		.00	2,229,229.45
08164	500	ACCUMULATED DEPRECIATION		.00	-19,094,832.50
TOTAL ASSETS				-291,592.46	6,664,849.87
LIABILITIES					
08200	200	ACCOUNTS PAYABLE		32.26	.00
08200	300	ACCOUNTS PAYABLE MISC		.00	-32,920.80
08201	000	ACCRUED WAGES PAYABLE		11,027.25	.00
08230	010	DUE TO GENERAL FUND		-44,266.26	-153,342.25
08230	090	DUE TO SEWER CAP. RESERVE		.00	-99,630.50
08250	000	TOTAL DEVELOPERS' ESCROW 08106		-10.73	-133,824.20
08250	001	GWYNEDD GATE O&M ESCROW		.00	-19,401.79
TOTAL LIABILITIES				-33,217.48	-439,119.54
FUND BALANCE					
08185	000	REVENUE CONTROL		-8,298.29	-794,632.32
08279	000	FUND BALANCE		.00	-5,921,551.63
08294	000	EXPENDITURE CONTROL		333,108.23	490,453.62
TOTAL FUND BALANCE				324,809.94	-6,225,730.33
TOTAL LIABILITIES + FUND BALANCE				291,592.46	-6,664,849.87

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Lower Gwynedd Township
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FUND: 09 SEWER CAPITAL RESERVE			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
09100	000	PLGIT 131819-9	102.04	26,869.67
09109	999	PLGIT PRIME	15,577.42	3,843,854.28
09130	080	DUE FROM SEWER FUND	.00	99,630.50
09130	300	DUE FROM CAPITAL RESERVE	.00	22,500.00
TOTAL ASSETS			15,679.46	3,992,854.45
LIABILITIES				
09230	010	DUE TO THE GENERAL FUND	-5,370.00	-263,849.64
TOTAL LIABILITIES			-5,370.00	-263,849.64
FUND BALANCE				
09185	000	REVENUE CONTROL	-15,679.46	-44,371.25
09279	000	FUND BALANCE	.00	-3,690,003.56
09294	000	EXPENDITURE CONTROL	5,370.00	5,370.00
TOTAL FUND BALANCE			-10,309.46	-3,729,004.81
TOTAL LIABILITIES + FUND BALANCE			<u>-15,679.46</u>	<u>-3,992,854.45</u>

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Lower Gwynedd Township
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FUND: 16 ACQUISITION OF OPEN SPACE			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
16100	000	PLGIT 131814-4	179.48	47,359.62
16109	999	PLGIT PRIME	8,652.44	2,135,060.20
TOTAL ASSETS			<u>8,831.92</u>	<u>2,182,419.82</u>
LIABILITIES				
16230	010	DUE TO GENERAL FUND	.00	-15,889.76
TOTAL LIABILITIES			<u>.00</u>	<u>-15,889.76</u>
FUND BALANCE				
16185	000	REVENUE CONTROL	-8,831.92	-24,988.76
16279	000	FUND BALANCE	.00	-2,141,541.30
TOTAL FUND BALANCE			<u>-8,831.92</u>	<u>-2,166,530.06</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-8,831.92</u></u>	<u><u>-2,182,419.82</u></u>

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FUND: 20 SINKING FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
20130	010	DUE FROM THE GEN'L FUND	.00	332.07
		TOTAL ASSETS	<u>.00</u>	<u>332.07</u>
FUND BALANCE	20279	000 FUND BALANCE	.00	-332.07
		TOTAL FUND BALANCE	<u>.00</u>	<u>-332.07</u>
		TOTAL LIABILITIES + FUND BALANCE	<u>.00</u>	<u>-332.07</u>

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Lower Gwynedd Township
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FUND: 30 CAPITAL RESERVE FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
30100	000	PLGIT 131807-6	308.30	81,179.91
30100	010	PLGIT 131825-9	4,690.44	1,235,059.79
30109	097	SAUK VALLEY BANK & TRUST	.00	249,000.00
30109	999	PLGIT PRIME	18,015.35	4,445,432.52
30130	010	DUE FROM THE GEN'L FUND	1,066.61	1,066.61
30145	000	ACCOUNT RECEIVABLE	.00	-542.34
TOTAL ASSETS			24,080.70	6,011,196.49
LIABILITIES				
30230	010	DUE TO GENERAL FUND	575,814.31	-436,921.03
30230	090	DUE TO SEWER CAP	.00	-22,500.00
30252	500	DEFERRED REVENUE - ARPA FUNDS	-4,690.44	-1,235,059.79
TOTAL LIABILITIES			571,123.87	-1,694,480.82
FUND BALANCE				
30185	000	REVENUE CONTROL	-619,390.26	-654,016.17
30279	000	FUND BALANCE	.00	-3,686,885.19
30294	000	EXPENDITURE CONTROL	24,185.69	24,185.69
TOTAL FUND BALANCE			-595,204.57	-4,316,715.67
TOTAL LIABILITIES + FUND BALANCE			-24,080.70	-6,011,196.49

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Lower Gwynedd Township
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FUND: 31 STORMWATER MANAGEMENT			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
31100	000	PLGIT 131824-9	80.07	21,082.71
31109	999	PLGIT PRIME	1,245.28	307,281.75
31130	010	DUE FROM GENERAL FUND	.00	247,740.31
TOTAL ASSETS			<u>1,325.35</u>	<u>576,104.77</u>
LIABILITIES				
31230	010	DUE TO GENERAL FUND	-4,526.80	-4,526.80
TOTAL LIABILITIES			<u>-4,526.80</u>	<u>-4,526.80</u>
FUND BALANCE				
31185	000	REVENUE CONTROL	-1,325.35	-3,747.85
31279	000	FUND BALANCE	.00	-574,856.92
31294	000	EXPENDITURE CONTROL	4,526.80	7,026.80
TOTAL FUND BALANCE			<u>3,201.45</u>	<u>-571,577.97</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-1,325.35</u></u>	<u><u>-576,104.77</u></u>

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FUND: 33 TRAFFIC IMPACT FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
33100	000	PLGIT 131818-6	952.31	250,756.35
33109	999	PLGIT PRIME	5,395.70	1,331,433.06
33130	010	DUE FROM GENERAL FUND	.00	127,006.64
TOTAL ASSETS			<u>6,348.01</u>	<u>1,709,196.05</u>
LIABILITIES				
33230	010	DUE TO THE GENERAL FUND	-54,629.51	-54,629.51
TOTAL LIABILITIES			<u>-54,629.51</u>	<u>-54,629.51</u>
FUND BALANCE				
33185	000	REVENUE CONTROL	-6,348.01	-17,929.39
33279	000	FUND BALANCE	.00	-1,691,266.66
33294	000	EXPENDITURE CONTROL	54,629.51	54,629.51
TOTAL FUND BALANCE			<u>48,281.50</u>	<u>-1,654,566.54</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-6,348.01</u></u>	<u><u>-1,709,196.05</u></u>

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FUND: 35 HIGHWAY AID FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
35100	000	PLGIT 131801-8	390,705.23	399,430.70
35109	999	PLGIT PRIME	1,075.97	265,504.42
TOTAL ASSETS			<u>391,781.20</u>	<u>664,935.12</u>
LIABILITIES				
35230	010	DUE TO GENERAL FUND	-20,375.00	-26,902.77
TOTAL LIABILITIES			<u>-20,375.00</u>	<u>-26,902.77</u>
FUND BALANCE				
35185	000	REVENUE CONTROL	-371,406.20	-373,434.78
35279	000	FUND BALANCE	.00	-271,125.34
35294	000	EXPENDITURE CONTROL	.00	6,527.77
TOTAL FUND BALANCE			<u>-371,406.20</u>	<u>-638,032.35</u>
TOTAL LIABILITIES + FUND BALANCE			<u><u>-391,781.20</u></u>	<u><u>-664,935.12</u></u>

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FUND: 60 POLICE PENSION FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
60120	161	US BK, CASH	.00	429,937.54
60120	162	US BK, MU. FD. EQUITY	.00	12,049,214.29
60120	163	US BK, MU. FD. FIXED	.00	5,294,865.34
60120	167	US BK, JOINT VENTURES	.00	318,605.00
60145	000	ACCOUNTS RECEIVABLE	.00	3,210.59
60149	001	ACCRUED REVENUE	.00	10.00
TOTAL ASSETS			.00	18,095,842.76
FUND BALANCE				
60279	000	FUND BALANCE	.00	-18,095,842.76
TOTAL FUND BALANCE			.00	-18,095,842.76
TOTAL LIABILITIES + FUND BALANCE			.00	-18,095,842.76

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FUND: 61 OPEB FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
61120	161	US BK, CASH	.00	-460.11
61120	162	US BK, MU. FD. EQUITY	.00	663,521.64
61120	163	US BK, MU. FD. FIXED	.00	298,120.19
61149	001	ACCRUED REVENUE	.00	.15
TOTAL ASSETS			.00	961,181.87
LIABILITIES				
61230	010	DUE TO GENERAL FUND	-853.26	-24,158.68
TOTAL LIABILITIES			-853.26	-24,158.68
FUND BALANCE				
61279	000	FUND BALANCE	.00	-939,582.97
61294	000	EXPENDITURE CONTROL	853.26	2,559.78
TOTAL FUND BALANCE			853.26	-937,023.19
TOTAL LIABILITIES + FUND BALANCE			.00	-961,181.87

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FUND: 65 MUNICIPAL PENSION FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
65120	161	US BK, CASH	.00	153,345.21
65120	162	US BK, MU. FD. EQUITY	.00	4,491,909.43
65120	163	US BK, MU. FD. FIXED	.00	1,948,029.16
65120	167	US BK, JOINT VENTURES	.00	148,189.00
65149	001	ACCRUED REVENUE	.00	3.12
TOTAL ASSETS			.00	6,741,475.92
FUND BALANCE				
65279	000	FUND BALANCE	.00	-6,741,475.92
TOTAL FUND BALANCE			.00	-6,741,475.92
TOTAL LIABILITIES + FUND BALANCE			.00	-6,741,475.92

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FUND: 67 ICMA DEFINED CONTRIBUTION PLAN			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
67120	112	ICMA BOND MUTUAL FUNDS	.00	7,047.86
67120	114	ICMA BALANCED MUTUAL FUNDS	.00	65,574.33
67120	116	ICMA US EQUITY MUTUAL FUNDS	.00	90,976.11
67120	118	ICMA INTERNAT EQ MUTUAL FUND	.00	4,369.39
67120	119	ICMA REAL ESTATE FUNDS	.00	6,671.88
67145	000	ACCOUNTS RECEIVABLE	.00	1,340.83
TOTAL ASSETS			.00	175,980.40
FUND BALANCE				
67279	000	FUND BALANCE	.00	-175,980.40
TOTAL FUND BALANCE			.00	-175,980.40
TOTAL LIABILITIES + FUND BALANCE			.00	-175,980.40

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

Year to Date Budget Report

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ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01301 REAL ESTATE TAXES								
01301 100	CURRENT REAL ESTATE TAXE	-1,040,000	-1,040,000	-104,601.03	-96,768.34	.00	-935,398.97	10.1%
01301 200	PRIOR YEAR REAL ESTATE T	0	0	201.72	201.72	.00	-201.72	100.0%
01301 400	DELINQUENT REAL ESTATE T	-19,000	-19,000	-2,070.74	-650.44	.00	-16,929.26	10.9%
01301 600	INTERIM REAL ESTATE TAXE	-10,000	-10,000	-815.92	.00	.00	-9,184.08	8.2%
TOTAL REAL ESTATE TAXES		-1,069,000	-1,069,000	-107,285.97	-97,217.06	.00	-961,714.03	10.0%
01310 LOCAL TAX ACT 511								
01310 100	REAL ESTATE TRANSFER TAX	-650,000	-650,000	-229,534.38	-17,346.00	.00	-420,465.62	35.3%
01310 210	EARNED INCOME TAX - CURR	-5,500,000	-5,500,000	-1,275,579.99	-264,773.71	.00	-4,224,420.01	23.2%
01310 310	MERCANTILE TAX CURRENT Y	-290,000	-290,000	-43,110.70	-5,492.35	.00	-246,889.30	14.9%
01310 510	LOCAL SERVICES TAX	-400,000	-400,000	-110,691.85	-1,231.91	.00	-289,308.15	27.7%
01310 810	BUS PRIVILEGE TAX CURREN	-320,000	-320,000	-66,497.31	-25,232.37	.00	-253,502.69	20.8%
TOTAL LOCAL TAX ACT 511		-7,160,000	-7,160,000	-1,725,414.23	-314,076.34	.00	-5,434,585.77	24.1%
01321 BUSINESS LICENSES & PRMTS								
01321 600	PLUMBERS LICENSE/REGSTRT	-11,500	-11,500	-4,475.00	-600.00	.00	-7,025.00	38.9%
01321 610	TRANSIENT RETAILERS	-150	-150	.00	.00	.00	-150.00	.0%
01321 620	ELECTRICAL LICENSE	-7,500	-7,500	-3,403.00	-765.00	.00	-4,097.00	45.4%
01321 640	GEN CONTRACTOR LICENSE	-11,500	-11,500	-2,375.00	-500.00	.00	-9,125.00	20.7%
01321 800	CABLE TV FRANCHISE	-265,000	-265,000	-67,461.34	-32,112.30	.00	-197,538.66	25.5%
TOTAL BUSINESS LICENSES & PRMTS		-295,650	-295,650	-77,714.34	-33,977.30	.00	-217,935.66	26.3%
01322 NON-BUSINESS LICENSE/PRMT								
01322 820	R.O.P. - ST. ENCROACHMEN	-12,000	-12,000	-4,145.00	-2,080.00	.00	-7,855.00	34.5%
TOTAL NON-BUSINESS LICENSE/PRMT		-12,000	-12,000	-4,145.00	-2,080.00	.00	-7,855.00	34.5%
01331 FINES								
01331 100	STATE VEHICLE VIOLATIONS	-4,000	-4,000	.00	.00	.00	-4,000.00	.0%

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Lower Gwynedd Township
YEAR-TO-DATE BUDGET REPORT

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FOR 2023 03

ACCOUNTS FOR: 01 GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01331 120 CTY VILATNS ORDNCS, STAT	-8,000	-8,000	-1,212.19	-465.16	.00	-6,787.81	15.2%
TOTAL FINES	-12,000	-12,000	-1,212.19	-465.16	.00	-10,787.81	10.1%
01341 INTEREST EARNINGS							
01341 000 INTEREST EARNINGS	-84,000	-84,000	-52,255.77	-19,669.33	.00	-31,744.23	62.2%
TOTAL INTEREST EARNINGS	-84,000	-84,000	-52,255.77	-19,669.33	.00	-31,744.23	62.2%
01342 RENTS & ROYALTIES							
01342 210 SEWER REV. LEASE	-127,200	-127,200	-63,600.00	.00	.00	-63,600.00	50.0%
01342 220 BANK LEASE	-147,963	-147,963	-36,176.70	-12,058.90	.00	-111,786.30	24.4%
TOTAL RENTS & ROYALTIES	-275,163	-275,163	-99,776.70	-12,058.90	.00	-175,386.30	36.3%
01354 STATE GRANTS							
01354 033 PA GRANTS FOR POLICE	-2,500	-2,500	.00	.00	.00	-2,500.00	.0%
TOTAL STATE GRANTS	-2,500	-2,500	.00	.00	.00	-2,500.00	.0%
01355 STATE SHARED REV & ENTLMT							
01355 010 PROPERTY TAXES, P.U.R.T.	-7,500	-7,500	.00	.00	.00	-7,500.00	.0%
01355 012 MUNI. PENSION SYS. STATE	-297,432	-297,432	.00	.00	.00	-297,432.00	.0%
01355 070 VOLUNTEER FIRE RELIEF AI	-137,473	-137,473	.00	.00	.00	-137,473.00	.0%
01355 080 ALCOHOLIC BEV(LIQUOR LIC	-1,400	-1,400	-200.00	-200.00	.00	-1,200.00	14.3%
TOTAL STATE SHARED REV & ENTLMT	-443,805	-443,805	-200.00	-200.00	.00	-443,605.00	.0%
01358 LOCAL GOVT ENTITLEMENTS							
01358 040 NMONTCO RECYCLING COMMIS	-24,300	-24,300	.00	.00	.00	-24,300.00	.0%

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ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL LOCAL GOVT ENTITLEMENTS		-24,300	-24,300	.00	.00	.00	-24,300.00	.0%
01361 DEPT EARNINGS-GEN GOVT								
01361	300	SUBDIVISION/DEVELOPMNT FE	-10,000	-10,000	.00	.00	-10,000.00	.0%
01361	330	ZONING HEARING BD FEES	-18,000	-18,000	-6,100.00	-1,200.00	-11,900.00	33.9%
01361	340	CONDITIONAL USE, REZONIN	-1,500	-1,500	.00	.00	-1,500.00	.0%
01361	370	ADMIN FEE FOR ENGINEERIN	-6,500	-6,500	-1,902.00	-1,002.95	-4,598.00	29.3%
TOTAL DEPT EARNINGS-GEN GOVT		-36,000	-36,000	-8,002.00	-2,202.95	.00	-27,998.00	22.2%
01362 DEPT EARNGS-PUBLIC SAFETY								
01362	100	SPECIAL POLICE SERVICES	-5,000	-5,000	-2,847.50	.00	-2,152.50	57.0%
01362	110	SALE COPIES OF POLICE RE	-2,500	-2,500	-1,225.00	-315.00	-1,275.00	49.0%
01362	120	SCHOOL RESOURCE OFFICER	-145,637	-145,637	.00	.00	-145,637.00	.0%
01362	121	CROSSING GUARD	-8,233	-8,233	-3,574.83	.00	-4,658.17	43.4%
01362	130	SECURITY ALARM MONITORIN	-2,500	-2,500	-652.72	-205.00	-1,847.28	26.1%
01362	400	SEWER LATERAL INSPECTION	-3,000	-3,000	-450.00	-90.00	-2,550.00	15.0%
01362	410	BUILDING PERMITS	-300,000	-300,000	-90,250.52	-54,777.75	-209,749.48	30.1%
01362	420	ELECTRICAL PERMITS	-30,000	-30,000	-10,450.00	-5,350.00	-19,550.00	34.8%
01362	430	PLUMBING PERMITS	-67,000	-67,000	-16,335.00	-7,340.00	-50,665.00	24.4%
01362	460	FIRE SAFETY INSPECTION	-20,000	-20,000	-5,600.00	-2,500.00	-14,400.00	28.0%
01362	620	BASIN MAINTENANCE FEE	0	0	-85.00	.00	85.00	100.0%
TOTAL DEPT EARNGS-PUBLIC SAFETY		-583,870	-583,870	-131,470.57	-70,577.75	.00	-452,399.43	22.5%
01363 DEPT EARNGS-HGHWYS & STS								
01363	433	BRANDYWINE SIGNAL FEE	-3,900	-3,900	-3,990.00	.00	90.00	102.3%
TOTAL DEPT EARNGS-HGHWYS & STS		-3,900	-3,900	-3,990.00	.00	.00	90.00	102.3%
01380 MISCELLANEOUS REVENUE								
01380	000	MISCELLANEOUS REVENUE	-2,500	-2,500	-1,126.96	-623.96	-1,373.04	45.1%

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ACCOUNTS FOR: 01 GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL MISCELLANEOUS REVENUE	-2,500	-2,500	-1,126.96	-623.96	.00	-1,373.04	45.1%
<hr/>							
01387 DONATION/CONTRIB/DVIT DIVIDEND							
<hr/>							
01387 010 DVIT DIVIDENDS	-38,250	-38,250	.00	.00	.00	-38,250.00	.0%
TOTAL DONATION/CONTRIB/DVIT DIVID	-38,250	-38,250	.00	.00	.00	-38,250.00	.0%
<hr/>							
01392 INTERFUND OPERTING TRANS							
<hr/>							
01392 080 TRANSFER FROM SEWER FUND	-7,877	-7,877	.00	.00	.00	-7,877.00	.0%
TOTAL INTERFUND OPERTING TRANS	-7,877	-7,877	.00	.00	.00	-7,877.00	.0%
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01400 GEN GOVT-LEGISLATIVE BODY							
<hr/>							
01400 110 SALARY- ELECTED OFFICIAL	16,250	16,250	4,062.50	4,062.50	.00	12,187.50	25.0%
01400 153 DISABILITY & LIFE INS.	1,050	1,050	275.25	183.50	.00	774.75	26.2%
01400 156 HEALTH INSURANCE	79,523	79,523	24,262.23	16,135.09	.00	55,260.77	30.5%
01400 161 OASDI	1,008	1,008	251.90	251.90	.00	756.10	25.0%
01400 163 MEDICARE	236	236	58.90	58.90	.00	177.10	25.0%
01400 220 OPERATING SUPPLIES	15,000	15,000	413.82	310.00	.00	14,586.18	2.8%
01400 316 PROF SERV-NEWSLTR & WEB	50,000	50,000	3,734.02	52.50	.00	46,265.98	7.5%
01400 320 COMMUNICATION	8,000	8,000	1,596.98	864.56	.00	6,403.02	20.0%
01400 420 DUES & SUBSCRIPTIONS	400	400	195.00	.00	.00	205.00	48.8%
01400 460 MEETINGS/CONFERENCES	2,000	2,000	245.00	.00	.00	1,755.00	12.3%
TOTAL GEN GOVT-LEGISLATIVE BODY	173,467	173,467	35,095.60	21,918.95	.00	138,371.40	20.2%
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01401 GEN GOVT-EXECUTIVE							
<hr/>							
01401 140 SALARY ADMIN STAFF	260,700	260,700	48,176.12	15,386.32	.00	212,523.88	18.5%
01401 153 DISABILITY & LIFE INS.	5,845	5,845	1,072.88	563.30	.00	4,772.12	18.4%
01401 156 HEALTH INSURANCE	8,851	8,851	6,682.09	3,057.91	.00	2,168.91	75.5%
01401 161 OASDI	16,163	16,163	2,986.57	947.60	.00	13,176.43	18.5%

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 Lower Gwynedd Township
 YEAR-TO-DATE BUDGET REPORT

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FOR 2023 03

ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01401 163	MEDICARE	3,780	3,780	698.41	221.58	.00	3,081.59	18.5%
01401 164	I.C.M.A.DEFERRED COMP.	3,000	3,000	.00	.00	.00	3,000.00	.0%
01401 187	INCENTIVE BONUS ACCOUNT	7,500	7,500	.00	.00	.00	7,500.00	.0%
01401 200	SUPPLIES-OFFICE SUPPLIES	7,500	7,500	537.15	121.15	.00	6,962.85	7.2%
01401 320	COMMUNICATION	1,600	1,600	199.32	66.44	.00	1,400.68	12.5%
01401 340	ADVERTISING/PRINTING	10,000	10,000	6,521.05	4,906.33	.00	3,478.95	65.2%
01401 370	REPAIRS & MAINTENANCE	22,000	22,000	8,340.41	2,901.36	.00	13,659.59	37.9%
01401 420	DUES & SUBSCRIPTIONS	8,000	8,000	3,243.74	358.74	.00	4,756.26	40.5%
01401 460	MEETINGS/CONFERENCES	6,500	6,500	.00	.00	.00	6,500.00	.0%
TOTAL GEN GOVT-EXECUTIVE		361,439	361,439	78,457.74	28,530.73	.00	282,981.26	21.7%
01402 GEN GOVT-FINANCIAL ADMIN								
01402 140	PERS SERV- SALARY	153,750	153,750	12,444.14	3,213.38	.00	141,305.86	8.1%
01402 141	SALARY/ELECTED AUDITORS	750	750	.00	.00	.00	750.00	.0%
01402 153	DISABILITY & LIFE INS.	3,760	3,760	569.32	441.21	.00	3,190.68	15.1%
01402 156	HEALTH INSURANCE	42,408	42,408	7,999.75	6,849.79	.00	34,408.25	18.9%
01402 161	OASDI	9,533	9,533	681.12	107.29	.00	8,851.88	7.1%
01402 163	MEDICARE	2,229	2,229	176.60	42.41	.00	2,052.40	7.9%
01402 310	PROFESSIONAL SERVICES	85,000	85,000	68,767.88	39,769.10	.00	16,232.12	80.9%
01402 311	PROFESSIONAL SERVICES-NO	26,000	26,000	2,608.46	2,608.46	.00	23,391.54	10.0%
01402 350	INSURANCE, BONDING	5,000	5,000	.00	.00	.00	5,000.00	.0%
01402 370	MUNIS LICENSING & MAINTENANCE	9,200	9,200	9,433.48	.00	.00	-233.48	102.5%
01402 420	DUES & SUBSCRIPTIONS	600	600	.00	.00	.00	600.00	.0%
01402 460	MEETINGS/CONFERENCES	2,500	2,500	.00	.00	.00	2,500.00	.0%
TOTAL GEN GOVT-FINANCIAL ADMIN		340,730	340,730	102,680.75	53,031.64	.00	238,049.25	30.1%
01403 GEN GOVT-TAX COLLECTION								
01403 110	SALARY-ELECTED TAX OFFIC	17,474	17,474	4,580.91	1,892.59	.00	12,893.09	26.2%
01403 121	COMMIS-APPT'D-BP/MERC CO	15,000	15,000	2,466.19	691.31	.00	12,533.81	16.4%
01403 122	COMMIS- EIT COLLECTION	61,300	61,300	13,449.94	2,742.66	.00	47,850.06	21.9%
01403 123	COMMIS-LST COLLECTION	7,000	7,000	1,901.84	162.81	.00	5,098.16	27.2%
01403 161	OASDI	1,083	1,083	284.02	117.34	.00	798.98	26.2%
01403 163	MEDICARE	253	253	66.45	27.45	.00	186.55	26.3%
01403 200	SUPPLIES	3,000	3,000	2,500.06	2,500.06	.00	499.94	83.3%
TOTAL GEN GOVT-TAX COLLECTION		105,110	105,110	25,249.41	8,134.22	.00	79,860.59	24.0%
01404 GEN GOVT-LAW								

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ACCOUNTS FOR: 01 GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01404 310 LEGAL SERVICES	120,000	120,000	22,380.72	16,328.20	.00	97,619.28	18.7%
01404 420 DUES & SUBSCRIPTIONS	175	175	175.00	.00	.00	.00	100.0%
TOTAL GEN GOVT-LAW	120,175	120,175	22,555.72	16,328.20	.00	97,619.28	18.8%
01408 GEN GOVT-ENGINEER							
01408 310 PROFESSIONAL SERVICES	135,000	135,000	26,616.90	26,616.90	.00	108,383.10	19.7%
TOTAL GEN GOVT-ENGINEER	135,000	135,000	26,616.90	26,616.90	.00	108,383.10	19.7%
01409 GEN GOVT-BUILDNGS & PLANT							
01409 140 WAGES- INTERIOR MAINTENA	43,532	43,532	10,263.40	3,170.34	.00	33,268.60	23.6%
01409 153 DISABILITY & LIFE INS.	1,435	1,435	-1,314.47	-1,433.97	.00	2,749.47	-91.6%
01409 156 HEALTH INSURANCE	24,359	24,359	10,938.81	9,048.49	.00	13,420.19	44.9%
01409 161 OASDI	2,699	2,699	680.70	172.68	.00	2,018.30	25.2%
01409 163 MEDICARE	631	631	153.04	37.31	.00	477.96	24.3%
01409 220 SUPPLIES	14,000	14,000	2,887.42	1,493.77	.00	11,112.58	20.6%
01409 320 TELEPHONE	12,500	12,500	3,749.19	3,282.51	.00	8,750.81	30.0%
01409 360 UTILITIES	44,000	44,000	7,693.61	3,950.85	.00	36,306.39	17.5%
01409 370 REPAIRS & MAINTENANCE	135,000	135,000	10,113.08	6,194.24	.00	124,886.92	7.5%
01409 371 REPAIR/MAINT-LANDSCAPING	0	0	155.93	155.93	.00	-155.93	100.0%
TOTAL GEN GOVT-BUILDNGS & PLANT	278,156	278,156	45,320.71	26,072.15	.00	232,835.29	16.3%
01410 GEN GOVT-POLICE							
01410 110 SALARY OF CHIEF & LIEUTE	332,485	332,485	71,348.52	19,022.32	.00	261,136.48	21.5%
01410 120 SALARY OF SERGEANT & COR	712,081	712,081	141,931.18	41,032.18	.00	570,149.82	19.9%
01410 130 SALARY OF PATROLMAN	1,843,434	1,843,434	354,538.62	98,139.58	.00	1,488,895.38	19.2%
01410 142 CROSSING GUARD SALARY	15,880	15,880	4,530.89	1,687.98	.00	11,349.11	28.5%
01410 150 DISPATCH & CLERK SALARY	91,450	91,450	20,710.25	6,594.26	.00	70,739.75	22.6%
01410 151 MECHANIC SALARY	33,075	33,075	8,229.40	2,507.59	.00	24,845.60	24.9%
01410 153 DISABILITY & LIFE INS.	52,800	52,800	14,373.51	9,582.34	.00	38,426.49	27.2%
01410 156 HEALTH INSURANCE	504,000	504,000	154,948.54	104,212.24	.00	349,051.46	30.7%
01410 158 POST-RETIREMENT HEALTH B	15,000	15,000	.00	.00	.00	15,000.00	.0%

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ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01410 161	OASDI	8,706	8,706	1,981.84	585.67	.00	6,724.16	22.8%
01410 163	MEDICARE	46,460	46,460	9,184.99	2,334.46	.00	37,275.01	19.8%
01410 174	EDUC. TUITION REIMBURSEM	15,000	15,000	.00	.00	.00	15,000.00	.0%
01410 181	OVERTIME SGT. & CPL.	25,000	25,000	5,824.83	2,698.41	.00	19,175.17	23.3%
01410 182	OVERTIME PATROLMEN	70,000	70,000	23,773.64	5,181.21	.00	46,226.36	34.0%
01410 183	OVERTIME: SPECIAL EVENTS	11,500	11,500	.00	.00	.00	11,500.00	.0%
01410 184	SPECIAL DETAIL	17,500	17,500	4,023.50	888.49	.00	13,476.50	23.0%
01410 187	UNUSED SICK LEAVE BONUS	10,000	10,000	.00	-7,100.00	.00	10,000.00	.0%
01410 188	FESTIVE HOLIDAY PAY	46,224	46,224	10,324.71	.00	.00	35,899.29	22.3%
01410 200	SUPPLIES	5,000	5,000	449.73	436.94	.00	4,550.27	9.0%
01410 201	CENTRAL MTG. CTY. S.W.A.	3,500	3,500	4,000.00	.00	.00	-500.00	114.3%
01410 220	OPERATING SUPPLIES	25,000	25,000	2,979.01	2,269.88	.00	22,020.99	11.9%
01410 222	OPER. SUP: DETECTIVE DIV	10,000	10,000	1,359.43	90.00	.00	8,640.57	13.6%
01410 238	UNIFORMS	40,000	40,000	4,080.76	2,005.81	.00	35,919.24	10.2%
01410 239	UNIFORM CLEANING	3,000	3,000	217.30	67.85	.00	2,782.70	7.2%
01410 310	PHYSICAL FITNESS	4,000	4,000	1,322.00	1,322.00	.00	2,678.00	33.1%
01410 311	PROF. SERVICES - PENSION	80,000	80,000	7,710.00	7,710.00	.00	72,290.00	9.6%
01410 320	COMMUNICATIONS	10,500	10,500	2,155.96	677.10	.00	8,344.04	20.5%
01410 370	VEHICLE MAINTENANCE	20,000	20,000	6,020.12	2,359.91	.00	13,979.88	30.1%
01410 374	FUEL/ GASOLINE/ DIESEL	55,000	55,000	8,866.14	3,111.65	.00	46,133.86	16.1%
01410 420	DUES & SUBSCRIPTIONS	4,000	4,000	1,500.00	.00	.00	2,500.00	37.5%
01410 450	CONTRACTED SERVICES	53,000	53,000	6,166.58	2,092.88	.00	46,833.42	11.6%
01410 460	EDUCATN/MTGS/CONFS/TRAVL	25,000	25,000	3,427.00	1,200.00	.00	21,573.00	13.7%
01410 480	PUBLIC PROGRAMS	10,000	10,000	2,000.89	1,664.50	.00	7,999.11	20.0%
TOTAL GEN GOVT-POLICE		4,198,595	4,198,595	877,979.34	312,375.25	.00	3,320,615.66	20.9%
01411 VOLUNTEER FIRE RELIEF AID								
01411 000	VOL.FIRE RELIEF AID CONT	137,473	137,473	.00	.00	.00	137,473.00	.0%
TOTAL VOLUNTEER FIRE RELIEF AID		137,473	137,473	.00	.00	.00	137,473.00	.0%
01412 AMBULANCE								
01412 520	AMBULANCE CONTRIBUTION	30,000	30,000	.00	.00	.00	30,000.00	.0%
TOTAL AMBULANCE		30,000	30,000	.00	.00	.00	30,000.00	.0%
01413 GEN GOVT-CODE ENFORCEMENT								
01413 200	OFFICE SUPPLIES	200	200	.00	.00	.00	200.00	.0%

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ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01413 311	PLUMBING INSPECTOR	20,000	20,000	912.50	657.00	.00	19,087.50	4.6%
01413 312	FIRE SAFETY INSPECTOR	14,000	14,000	-90.75	600.00	.00	14,090.75	- .6%
	TOTAL GEN GOVT-CODE ENFORCEMENT	34,200	34,200	821.75	1,257.00	.00	33,378.25	2.4%
01414 GEN GOVT-PLANING & ZONING								
01414 140	SALARY BLDG & ZONING STA	180,250	180,250	27,346.18	9,250.02	.00	152,903.82	15.2%
01414 153	DISABILITY & LIFE INS.	2,420	2,420	604.92	403.28	.00	1,815.08	25.0%
01414 156	HEALTH INSURANCE	49,665	49,665	8,643.23	6,752.91	.00	41,021.77	17.4%
01414 161	OASDI	11,176	11,176	1,622.84	501.00	.00	9,553.16	14.5%
01414 163	MEDICARE	2,614	2,614	379.56	117.18	.00	2,234.44	14.5%
01414 200	OFFICE SUPPLIES	2,500	2,500	598.25	535.32	.00	1,901.75	23.9%
01414 310	PROF SERV- PLANNING & ZO	25,000	25,000	4,695.00	4,695.00	.00	20,305.00	18.8%
01414 311	PROF SERV- UCC INSPECTIN	200,000	200,000	29,302.50	17,709.50	.00	170,697.50	14.7%
01414 313	PROF SERV- ENGINEERING	50,000	50,000	10,791.27	10,791.27	.00	39,208.73	21.6%
01414 314	PROF SERV- LEGAL (ZHB)	50,000	50,000	400.00	200.00	.00	49,600.00	.8%
01414 315	PROF SERV- LEGAL OTHER	20,000	20,000	.00	.00	.00	20,000.00	.0%
01414 316	PROF SERV - GIS/PERMIT P	30,000	30,000	3,200.00	3,200.00	.00	26,800.00	10.7%
01414 340	ADVERTISING/PRINTNG/BINDN	15,000	15,000	643.22	.00	.00	14,356.78	4.3%
01414 460	MEETINGS/CONFERENCES	1,000	1,000	475.00	225.00	.00	525.00	47.5%
	TOTAL GEN GOVT-PLANING & ZONING	639,625	639,625	88,701.97	54,380.48	.00	550,923.03	13.9%
01415 GEN GOVT-EMERGNCY MANGMNT								
01415 200	SUPPLIES	200	200	.00	.00	.00	200.00	.0%
01415 460	TRAINING	500	500	.00	.00	.00	500.00	.0%
	TOTAL GEN GOVT-EMERGNCY MANGMNT	700	700	.00	.00	.00	700.00	.0%
01427 SANITATN-SOLID WASTE DISP								
01427 300	RECYCLING PROGRAM	8,000	8,000	.00	.00	.00	8,000.00	.0%
	TOTAL SANITATN-SOLID WASTE DISP	8,000	8,000	.00	.00	.00	8,000.00	.0%
01430 PUB WORKS-HIGHWAY RDS STS								
01430 140	PERS SERV-SLRY HWY CREW	472,702	472,702	70,950.13	24,918.41	.00	401,751.87	15.0%

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ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01430 153	DISABILITY & LIFE INS.	10,160	10,160	2,955.43	2,034.36	.00	7,204.57	29.1%
01430 156	HEALTH INSURANCE	157,015	157,015	53,589.92	39,564.08	.00	103,425.08	34.1%
01430 161	OASDI	29,307	29,307	4,389.50	1,405.88	.00	24,917.50	15.0%
01430 163	MEDICARE	6,854	6,854	1,026.50	328.75	.00	5,827.50	15.0%
01430 220	HWY MAINT-GEN SERV/SUPPL	13,500	13,500	1,637.06	986.50	.00	11,862.94	12.1%
01430 238	CLOTHING & UNIFORMS	4,000	4,000	2,145.08	2,015.15	.00	1,854.92	53.6%
01430 260	SMALL TOOLS/MINOR EQUIPM	3,500	3,500	189.00	189.00	.00	3,311.00	5.4%
01430 261	SMALL TOOLS - REPAIRS	1,000	1,000	129.00	129.00	.00	871.00	12.9%
01430 320	COMMUNICATION	2,000	2,000	186.75	91.59	.00	1,813.25	9.3%
01430 374	FUEL/ GASOLINE/ DIESEL	18,000	18,000	3,030.49	1,803.88	.00	14,969.51	16.8%
01430 450	CONTRACT SERV - MOWING	15,000	15,000	.00	.00	.00	15,000.00	.0%
01430 460	MEETINGS/CONFERENCES	2,000	2,000	271.40	271.40	.00	1,728.60	13.6%
TOTAL PUB WORKS-HIGHWAY RDS STS		735,038	735,038	140,500.26	73,738.00	.00	594,537.74	19.1%
01431 CLEANING STREETS & GUTTERS								
01431 450	CONTRACTED SERVICES	10,000	10,000	.00	.00	.00	10,000.00	.0%
TOTAL CLEANING STREETS & GUTTERS		10,000	10,000	.00	.00	.00	10,000.00	.0%
01432 PUBLIC WORKS-SNOW/ICE REMV								
01432 140	SNOW/ICE REMOVAL-SALARY	40,000	40,000	3,827.47	597.62	.00	36,172.53	9.6%
01432 161	OASDI	0	0	232.69	37.04	.00	-232.69	100.0%
01432 163	MEDICARE	0	0	54.42	8.67	.00	-54.42	100.0%
01432 220	SNOW/ICE REMOVAL-SUPPLIE	4,000	4,000	26.99	.00	.00	3,973.01	.7%
01432 262	WINTER MAINT EQUIPMENT	4,000	4,000	255.74	.00	.00	3,744.26	6.4%
TOTAL PUBLIC WORKS-SNOW/ICE REMV		48,000	48,000	4,397.31	643.33	.00	43,602.69	9.2%
01433 PUBLIC WORKS TRAFFIC								
01433 000	TRAFFIC SIGNALS	20,000	20,000	7,994.56	7,359.56	.00	12,005.44	40.0%
01433 010	STREET SIGNS	5,500	5,500	5,307.44	3,816.90	.00	192.56	96.5%
01433 200	TRAFFIC PAINT	4,500	4,500	.00	.00	.00	4,500.00	.0%
01433 360	TRAFFIC SIGNAL UTILITIES	4,000	4,000	729.75	361.90	.00	3,270.25	18.2%
TOTAL PUBLIC WORKS TRAFFIC		34,000	34,000	14,031.75	11,538.36	.00	19,968.25	41.3%

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ACCOUNTS FOR: 01 GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01434 PUBLIC WORKS-STREET LGHTNG							
01434 360 STREET LIGHT UTILITIES	2,500	2,500	369.63	186.90	.00	2,130.37	14.8%
01434 370 ST.LIGHT REPAIRS, MAINTE	1,200	1,200	.00	.00	.00	1,200.00	.0%
TOTAL PUBLIC WORKS-STREET LGHTNG	3,700	3,700	369.63	186.90	.00	3,330.37	10.0%
01436 STORM SEWERS AND DRAINS							
01436 245 STORM SEWER & DRAIN SUPP	17,500	17,500	7,999.28	7,999.28	.00	9,500.72	45.7%
TOTAL STORM SEWERS AND DRAINS	17,500	17,500	7,999.28	7,999.28	.00	9,500.72	45.7%
01437 PUBLIC WORKS-REPR TOOL&MAC							
01437 151 WAGES- MECHANIC	37,800	37,800	6,485.48	690.53	.00	31,314.52	17.2%
01437 156 HEALTH INSURANCE	12,992	12,992	8,412.75	6,572.84	.00	4,579.25	64.8%
01437 161 OASDI	2,344	2,344	415.54	32.81	.00	1,928.46	17.7%
01437 163 MEDICARE	548	548	97.18	7.68	.00	450.82	17.7%
01437 200 MECHANIC/SHOP SUPPLIES	6,000	6,000	2,538.64	1,358.67	.00	3,461.36	42.3%
01437 261 REPAIR TOOLS AND MACH	17,500	17,500	2,595.91	1,364.69	.00	14,904.09	14.8%
TOTAL PUBLIC WORKS-REPR TOOL&MAC	77,184	77,184	20,545.50	10,027.22	.00	56,638.50	26.6%
01438 PUBLIC WORKS-HIGHWAY MAINT							
01438 245 HIGHWAY MAINT SUPPLIES	15,500	15,500	3,563.50	3,132.85	.00	11,936.50	23.0%
TOTAL PUBLIC WORKS-HIGHWAY MAINT	15,500	15,500	3,563.50	3,132.85	.00	11,936.50	23.0%
01461 CONSERVATION NATURAL RESOURCES							
01461 001 CONSERVATION EXPENSE	20,000	20,000	859.75	639.85	.00	19,140.25	4.3%
TOTAL CONSERVATION NATURAL RESOUR	20,000	20,000	859.75	639.85	.00	19,140.25	4.3%

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ACCOUNTS FOR: 01	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01486 INSURANCE								
01486 351	LIABILITY-DVIT	45,407	45,407	13,112.00	.00	.00	32,295.00	28.9%
01486 354	WORKER'S COMPENSATION	17,131	17,131	4,796.18	497.24	.00	12,334.82	28.0%
TOTAL INSURANCE		62,538	62,538	17,908.18	497.24	.00	44,629.82	28.6%
01487 EMPLOYEE BENEFITS								
01487 157	HEALTH CONTINGENCY	8,775	8,775	360.00	-4,741.80	.00	8,415.00	4.1%
01487 158	Health Insurance Opt Out	52,958	52,958	.00	.00	.00	52,958.00	.0%
01487 161	OASDI	1,855	1,855	330.71	.00	.00	1,524.29	17.8%
01487 162	UNEMPLOYMENT COMPENSATIO	300	300	.00	.00	.00	300.00	.0%
01487 163	MEDICARE	768	768	77.41	.00	.00	690.59	10.1%
01487 197	DEFINED CONTRIBUTION PEN	22,647	22,647	4,785.52	1,283.42	.00	17,861.48	21.1%
TOTAL EMPLOYEE BENEFITS		87,303	87,303	5,553.64	-3,458.38	.00	81,749.36	6.4%
01491 PRIOR YEAR EXPENDITURE								
01491 000	REFUND PRIOR YEAR REVENU	2,000	2,000	.00	.00	.00	2,000.00	.0%
TOTAL PRIOR YEAR EXPENDITURE		2,000	2,000	.00	.00	.00	2,000.00	.0%
01492 INTERFUND OPERATING TRANS								
01492 030	TRANSFER TO FIRE PROTECT	165,000	165,000	.00	.00	.00	165,000.00	.0%
01492 050	TRANS TO RECREATION FUND	200,000	200,000	.00	.00	.00	200,000.00	.0%
01492 300	TRANS TO CAPITAL RESERVE	600,000	600,000	600,000.00	600,000.00	.00	.00	100.0%
01492 330	TRANSFER TO TRAFFIC IMPA	700,000	700,000	.00	.00	.00	700,000.00	.0%
01492 600	TRANS TO POLICE PENSION	289,369	289,369	.00	.00	.00	289,369.00	.0%
01492 610	TRANSFER TO OPEB FUND	25,000	25,000	.00	.00	.00	25,000.00	.0%
01492 650	TRANS TO NON-UNIF PENSIO	3,792	3,792	.00	.00	.00	3,792.00	.0%
TOTAL INTERFUND OPERATING TRANS		1,983,161	1,983,161	600,000.00	600,000.00	.00	1,383,161.00	30.3%
TOTAL GENERAL FUND		-392,221	-392,221	-93,385.04	700,441.42	.00	-298,835.96	23.8%
TOTAL REVENUES		-10,050,815	-10,050,815	-2,212,593.73	-553,148.75	.00	-7,838,221.27	
TOTAL EXPENSES		9,658,594	9,658,594	2,119,208.69	1,253,590.17	.00	7,539,385.31	

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ACCOUNTS FOR: 02	STREET LIGHT FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
02301 REAL ESTATE TAXES								
02301 100	CURRENT REAL ESTATE TAXE	-16,800	-16,800	-3,182.23	-2,935.08	.00	-13,617.77	18.9%
	TOTAL REAL ESTATE TAXES	-16,800	-16,800	-3,182.23	-2,935.08	.00	-13,617.77	18.9%
02341 INTEREST EARNINGS								
02341 000	INTEREST EARNINGS	-500	-500	-272.98	-97.06	.00	-227.02	54.6%
	TOTAL INTEREST EARNINGS	-500	-500	-272.98	-97.06	.00	-227.02	54.6%
02434 PUBLIC WORKS-STREET LGHTNG								
02434 371	R/M PEN AMBLER DISTRICT	3,700	3,700	419.21	212.26	.00	3,280.79	11.3%
02434 372	R/M PENLLYN DISTRICT	1,900	1,900	321.03	159.37	.00	1,578.97	16.9%
02434 373	R/M TREWELLYN ESTATE DIS	725	725	89.00	44.23	.00	636.00	12.3%
02434 374	R/M WOODED POND DISTRICT	115	115	8.30	8.30	.00	106.70	7.2%
02434 375	R/M FOXFIELD RESERVE DIS	415	415	75.73	37.71	.00	339.27	18.2%
02434 376	R/M POLO CLUB DISTRICT	824	824	136.49	30.55	.00	687.51	16.6%
02434 377	R/M BETHLEHEM DISTRICT	4,000	4,000	348.14	172.15	.00	3,651.86	8.7%
02434 378	R/M CEDAR HILL EST DISTR	565	565	83.56	41.35	.00	481.44	14.8%
02434 379	R/M GWYNEDD RESERVE DIST	115	115	16.65	8.32	.00	98.35	14.5%
02434 380	R/M GWYNN CREST DISTRICT	855	855	58.33	29.12	.00	796.67	6.8%
02434 381	R/M WALNUT FARMS DISTRIC	380	380	58.30	28.51	.00	321.70	15.3%
02434 382	R/M GWYNN OAKS DISTRICT	115	115	16.64	8.23	.00	98.36	14.5%
02434 383	R/M WISTER WOOD DISTRICT	72	72	13.28	6.64	.00	58.72	18.4%
	TOTAL PUBLIC WORKS-STREET LGHTNG	13,781	13,781	1,644.66	786.74	.00	12,136.34	11.9%
	TOTAL STREET LIGHT FUND	-3,519	-3,519	-1,810.55	-2,245.40	.00	-1,708.45	51.5%
	TOTAL REVENUES	-17,300	-17,300	-3,455.21	-3,032.14	.00	-13,844.79	
	TOTAL EXPENSES	13,781	13,781	1,644.66	786.74	.00	12,136.34	

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ACCOUNTS FOR: 03	FIRE PROTECTION FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
03301 REAL ESTATE TAXES								
03301 100	CURRENT REAL ESTATE TAXE	-199,400	-199,400	-20,041.52	-18,540.77	.00	-179,358.48	10.1%
03301 600	INTERIM REAL ESTATE TAXE	-700	-700	-156.32	.00	.00	-543.68	22.3%
	TOTAL REAL ESTATE TAXES	-200,100	-200,100	-20,197.84	-18,540.77	.00	-179,902.16	10.1%
03341 INTEREST EARNINGS								
03341 000	INTEREST EARNINGS	-2,400	-2,400	-1,874.79	-671.20	.00	-525.21	78.1%
	TOTAL INTEREST EARNINGS	-2,400	-2,400	-1,874.79	-671.20	.00	-525.21	78.1%
03392 INTERFUND OPERATING TRANSFER								
03392 010	TRANSFER FROM GENERAL FU	-165,000	-165,000	.00	.00	.00	-165,000.00	.0%
	TOTAL INTERFUND OPERATING TRANSFE	-165,000	-165,000	.00	.00	.00	-165,000.00	.0%
03480 INTERGOVERNMENTAL EXPENSE								
03480 900	N PENN VOL FIRE CO	60,750	60,750	.00	.00	.00	60,750.00	.0%
03480 910	WISSAHICKON VOL FIRE CO	141,750	141,750	.00	.00	.00	141,750.00	.0%
	TOTAL INTERGOVERNMENTAL EXPENSE	202,500	202,500	.00	.00	.00	202,500.00	.0%
03489 OTHER EXPENDITURES								
03489 351	LIABILITY INS - WISSAHIC	3,700	3,700	.00	.00	.00	3,700.00	.0%
03489 354	WORKERS COMP - WISSAHICK	14,500	14,500	.00	.00	.00	14,500.00	.0%
03489 355	WRKS COMP INS N.PENN	15,200	15,200	.00	.00	.00	15,200.00	.0%
03489 900	CONTRIBUTION TO N. PENN	34,300	34,300	.00	.00	.00	34,300.00	.0%
03489 910	CONTRIBUTION TO WISSAHIC	97,300	97,300	.00	.00	.00	97,300.00	.0%
	TOTAL OTHER EXPENDITURES	165,000	165,000	.00	.00	.00	165,000.00	.0%

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ACCOUNTS FOR: 03	FIRE PROTECTION FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL FIRE PROTECTION FUND		0	0	-22,072.63	-19,211.97	.00	22,072.63	100.0%
TOTAL REVENUES		-367,500	-367,500	-22,072.63	-19,211.97	.00	-345,427.37	
TOTAL EXPENSES		367,500	367,500	.00	.00	.00	367,500.00	

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ACCOUNTS FOR: 04	FIRE HYDRANT FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
04301 REAL ESTATE TAXES								
04301 100	CURRENT REAL ESTATE TAXE	-41,000	-41,000	-2,502.74	-2,162.26	.00	-38,497.26	6.1%
04301 600	INTERIM REAL ESTATE TAXE	-200	-200	-.12	.00	.00	-199.88	.1%
	TOTAL REAL ESTATE TAXES	-41,200	-41,200	-2,502.86	-2,162.26	.00	-38,697.14	6.1%
04341 INTEREST EARNINGS								
04341 000	INTEREST EARNINGS	-1,200	-1,200	-765.66	-271.87	.00	-434.34	63.8%
	TOTAL INTEREST EARNINGS	-1,200	-1,200	-765.66	-271.87	.00	-434.34	63.8%
04411 GEN GOVT-FIRE								
04411 360	RENTAL HYDRANT SERVICE	42,700	42,700	18,686.12	18,686.12	.00	24,013.88	43.8%
	TOTAL GEN GOVT-FIRE	42,700	42,700	18,686.12	18,686.12	.00	24,013.88	43.8%
	TOTAL FIRE HYDRANT FUND	300	300	15,417.60	16,251.99	.00	-15,117.60	5139.2%
	TOTAL REVENUES	-42,400	-42,400	-3,268.52	-2,434.13	.00	-39,131.48	
	TOTAL EXPENSES	42,700	42,700	18,686.12	18,686.12	.00	24,013.88	

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ACCOUNTS FOR: 05 RECREATION FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>05301 REAL ESTATE TAXES</u>							
05301 100 CURRENT REAL ESTATE TAXE	-390,000	-390,000	-39,090.48	-36,192.97	.00	-350,909.52	10.0%
05301 600 INTERIM REAL ESTATE TAXE	-1,500	-1,500	-337.25	.00	.00	-1,162.75	22.5%
TOTAL REAL ESTATE TAXES	-391,500	-391,500	-39,427.73	-36,192.97	.00	-352,072.27	10.1%
<u>05341 INTEREST EARNINGS</u>							
05341 000 INTEREST EARNING	-4,200	-4,200	-2,459.58	-876.61	.00	-1,740.42	58.6%
TOTAL INTEREST EARNINGS	-4,200	-4,200	-2,459.58	-876.61	.00	-1,740.42	58.6%
<u>05361 DEPT EARNINGS-GEN GOVT</u>							
05361 360 RECREATION IMPACT FEE	-24,340	-24,340	.00	.00	.00	-24,340.00	.0%
TOTAL DEPT EARNINGS-GEN GOVT	-24,340	-24,340	.00	.00	.00	-24,340.00	.0%
<u>05367 CULTURE-RECREATION</u>							
05367 300 PARK RESERVATIONS	-5,000	-5,000	-620.00	-620.00	.00	-4,380.00	12.4%
05367 400 PROGRAM FEES	-2,000	-2,000	-6,695.00	-3,168.00	.00	4,695.00	334.8%
05367 410 PIKE FEST	-5,000	-5,000	-2,050.00	-1,300.00	.00	-2,950.00	41.0%
05367 500 CONTRIBUTIONS	-12,000	-12,000	.00	.00	.00	-12,000.00	.0%
05367 800 SUMMER CAMP FEES	-20,000	-20,000	-1,395.00	.00	.00	-18,605.00	7.0%
05367 900 TICKET SALE COMMISSION	-200	-200	75.00	.00	.00	-275.00	-37.5%
TOTAL CULTURE-RECREATION	-44,200	-44,200	-10,685.00	-5,088.00	.00	-33,515.00	24.2%
<u>05387 CONTRIBUTION</u>							
05387 100 FRIENDS OF PARKS & TRAIL	-100	-100	-25.00	-25.00	.00	-75.00	25.0%
TOTAL CONTRIBUTION	-100	-100	-25.00	-25.00	.00	-75.00	25.0%

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ACCOUNTS FOR: 05	RECREATION FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>05392 INTERFUND OPERTING TRANS</u>								
05392 010	TRANS FROM GENERAL FUND	-200,000	-200,000	.00	.00	.00	-200,000.00	.0%
	TOTAL INTERFUND OPERTING TRANS	-200,000	-200,000	.00	.00	.00	-200,000.00	.0%
<u>05437 REPAIR TOOLS & MACHINERY</u>								
05437 370	REPAIR TOOLS & MACHINERY	7,000	7,000	1,530.66	1,033.06	.00	5,469.34	21.9%
05437 374	FUEL/ GASOLINE/ DIESEL	5,000	5,000	528.60	528.60	.00	4,471.40	10.6%
	TOTAL REPAIR TOOLS & MACHINERY	12,000	12,000	2,059.26	1,561.66	.00	9,940.74	17.2%
<u>05451 CULTURE-RECREATION ADMIN</u>								
05451 120	RECREATION ADMIN.-SALARY	94,534	94,534	19,807.64	5,942.28	.00	74,726.36	21.0%
05451 153	DISABILITY & LIFE INS.	2,050	2,050	512.31	341.54	.00	1,537.69	25.0%
05451 156	HEALTH INSURANCE	37,490	37,490	13,554.62	10,354.10	.00	23,935.38	36.2%
05451 161	OASDI	5,861	5,861	1,228.74	368.92	.00	4,632.26	21.0%
05451 163	MEDICARE	1,371	1,371	287.37	86.29	.00	1,083.63	21.0%
05451 200	OFFICE SUPPLIES	450	450	149.93	29.74	.00	300.07	33.3%
05451 220	OPERATING SUPPLIES	100	100	.00	.00	.00	100.00	.0%
05451 320	COMMUNICATION	2,500	2,500	522.24	252.43	.00	1,977.76	20.9%
05451 330	TRAVEL	100	100	.00	.00	.00	100.00	.0%
05451 340	ADVERTISING & PRINTING	2,000	2,000	444.68	17.50	.00	1,555.32	22.2%
05451 420	DUES, SUB & MEMBERSHIPS	450	450	300.00	.00	.00	150.00	66.7%
05451 460	MEETINGS/CONFERENCES	1,500	1,500	.00	.00	.00	1,500.00	.0%
	TOTAL CULTURE-RECREATION ADMIN	148,406	148,406	36,807.53	17,392.80	.00	111,598.47	24.8%
<u>05452 SUMMER CAMP</u>								
05452 141	WAGES-SUMMER PROGRAM	12,000	12,000	.00	.00	.00	12,000.00	.0%
05452 161	OASDI	744	744	.00	.00	.00	744.00	.0%
05452 163	MEDICARE	168	168	.00	.00	.00	168.00	.0%
05452 213	FIELD TRIPS	750	750	.00	.00	.00	750.00	.0%

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ACCOUNTS FOR: 05 RECREATION FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
05452 221 SUPPLIES-SUMMER CAMP	1,000	1,000	.00	.00	.00	1,000.00	.0%
TOTAL SUMMER CAMP	14,662	14,662	.00	.00	.00	14,662.00	.0%
05453 RECREATION EVENTS							
05453 141 PIKE FEST CONTRACTED SRV	9,500	9,500	1,405.00	1,405.00	.00	8,095.00	14.8%
05453 247 PIKE FEST OPERATING SPPL	3,000	3,000	.00	.00	.00	3,000.00	.0%
05453 300 EVENTS/ACTIVITIES	7,000	7,000	619.59	.00	.00	6,380.41	8.9%
TOTAL RECREATION EVENTS	19,500	19,500	2,024.59	1,405.00	.00	17,475.41	10.4%
05454 PARKS							
05454 140 WAGES - PARK ATTENDANTS	18,500	18,500	1,137.67	637.78	.00	17,362.33	6.1%
05454 141 WAGES-MAINTENANCE	198,116	198,116	49,854.23	12,307.21	.00	148,261.77	25.2%
05454 153 DISABILITY & LIFE INS.	4,185	4,185	970.05	684.65	.00	3,214.95	23.2%
05454 156 HEALTH INSURANCE	23,670	23,670	12,565.12	10,176.84	.00	11,104.88	53.1%
05454 161 OASDI	12,283	12,283	3,148.94	730.28	.00	9,134.06	25.6%
05454 163 MEDICARE	2,873	2,873	736.47	170.80	.00	2,136.53	25.6%
05454 220 OPERATING SUPPLIES BLDGS	4,500	4,500	.00	.00	.00	4,500.00	.0%
05454 221 ATHLETIC FIELD MAINTENAN	15,000	15,000	6,247.60	6,247.60	.00	8,752.40	41.7%
05454 238 CLOTHING & UNIFORMS	1,750	1,750	1,115.93	1,115.93	.00	634.07	63.8%
05454 250 PLAYGROUNDS - MULCH & RE	8,000	8,000	.00	.00	.00	8,000.00	.0%
05454 320 COMMUNICATION	1,000	1,000	122.44	39.63	.00	877.56	12.2%
05454 361 UTILITIES	14,000	14,000	2,885.33	1,608.63	.00	11,114.67	20.6%
05454 372 MATERIALS & SUPPLIES PAR	5,500	5,500	106.68	.00	.00	5,393.32	1.9%
05454 373 PARK BUILDING MAINTENANC	5,000	5,000	354.96	354.96	.00	4,645.04	7.1%
05454 380 RENTALS - EQUIPMENT	4,000	4,000	1,049.00	940.00	.00	2,951.00	26.2%
05454 420 DUES & MEMBERSHIPS	300	300	120.00	.00	.00	180.00	40.0%
05454 450 CONTRACTED SERVICES	65,771	65,771	.00	.00	.00	65,771.00	.0%
05454 460 CONFERENCE, TRAINING	1,500	1,500	981.80	656.80	.00	518.20	65.5%
05454 720 REPAIRS & IMPROVEMENT	25,000	25,000	4,104.65	2,873.64	.00	20,895.35	16.4%
TOTAL PARKS	410,948	410,948	85,500.87	38,544.75	.00	325,447.13	20.8%
05456 YOUTH PROGRAMS							
05456 210 SUPPLIES - YOUTH PROGRAM	100	100	.00	.00	.00	100.00	.0%

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ACCOUNTS FOR: 05	RECREATION FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
05456 450	CONTRACTED SERVICES	1,000	1,000	.00	.00	.00	1,000.00	.0%
	TOTAL YOUTH PROGRAMS	1,100	1,100	.00	.00	.00	1,100.00	.0%
05459 ADULT PROGRAMS								
05459 210	SUPPLIES - EVENT TICKETS	1,000	1,000	1,215.00	.00	.00	-215.00	121.5%
05459 450	CONTRACTED SERVICES	500	500	.00	.00	.00	500.00	.0%
	TOTAL ADULT PROGRAMS	1,500	1,500	1,215.00	.00	.00	285.00	81.0%
05486 INSURANCE								
05486 351	LIABILITY INS. CONTRIB.	6,986	6,986	937.00	.00	.00	6,049.00	13.4%
05486 354	WORKER'S COMPENSATION	7,907	7,907	3,968.26	1,984.13	.00	3,938.74	50.2%
	TOTAL INSURANCE	14,893	14,893	4,905.26	1,984.13	.00	9,987.74	32.9%
05487 EMPLOYEE BENEFIT								
05487 157	HEALTH CONTINGENCY	4,000	4,000	155.70	-1,194.30	.00	3,844.30	3.9%
05487 158	Health Insurance Opt Out	10,000	10,000	.00	.00	.00	10,000.00	.0%
05487 161	OASDI	868	868	.00	.00	.00	868.00	.0%
05487 163	MEDICARE	203	203	.00	.00	.00	203.00	.0%
05487 197	DEFINED CONTRIBUTION PEN	15,500	15,500	3,604.20	1,216.90	.00	11,895.80	23.3%
	TOTAL EMPLOYEE BENEFIT	30,571	30,571	3,759.90	22.60	.00	26,811.10	12.3%
	TOTAL RECREATION FUND	-10,760	-10,760	83,675.10	18,728.36	.00	-94,435.10	-777.6%
	TOTAL REVENUES	-664,340	-664,340	-52,597.31	-42,182.58	.00	-611,742.69	
	TOTAL EXPENSES	653,580	653,580	136,272.41	60,910.94	.00	517,307.59	

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ACCOUNTS FOR: 08 SEWER FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>08341 INTEREST EARNINGS</u>							
08341 000 INTEREST EARNINGS	-35,000	-35,000	-16,655.38	-5,932.10	.00	-18,344.62	47.6%
TOTAL INTEREST EARNINGS	-35,000	-35,000	-16,655.38	-5,932.10	.00	-18,344.62	47.6%
<u>08361 DEPT EARNINGS-GEN GOVT</u>							
08361 370 ADMIN FEE FOR ENGINEERIN	-600	-600	.00	.00	.00	-600.00	.0%
08361 450 GIS PARCEL INTEGRATION F	-300	-300	.00	.00	.00	-300.00	.0%
TOTAL DEPT EARNINGS-GEN GOVT	-900	-900	.00	.00	.00	-900.00	.0%
<u>08364 DEPT EARNGS-SANITATION</u>							
08364 110 SEWER CONNECTION PERMITS	-7,800	-7,800	-500.00	.00	.00	-7,300.00	6.4%
08364 111 TAP IN FEE	-155,568	-155,568	-5,556.00	-5,556.00	.00	-150,012.00	3.6%
08364 120 SEWER USE CHARGE	-2,700,000	-2,700,000	-771,320.94	3,189.81	.00	-1,928,679.06	28.6%
08364 130 BY-PASS METER CHARGES	-3,900	-3,900	.00	.00	.00	-3,900.00	.0%
TOTAL DEPT EARNGS-SANITATION	-2,867,268	-2,867,268	-777,376.94	-2,366.19	.00	-2,089,891.06	27.1%
<u>08383 ASSESSMENT CHARGES</u>							
08383 100 SEWER ASSESSMENTS	-1,000	-1,000	-600.00	.00	.00	-400.00	60.0%
TOTAL ASSESSMENT CHARGES	-1,000	-1,000	-600.00	.00	.00	-400.00	60.0%
<u>08402 GEN GOVT-FINANCIAL ADMIN</u>							
08402 310 FINANCIAL SERVICES	20,000	20,000	7,216.85	231.13	.00	12,783.15	36.1%
TOTAL GEN GOVT-FINANCIAL ADMIN	20,000	20,000	7,216.85	231.13	.00	12,783.15	36.1%
<u>08404 GEN GOVT-LAW</u>							
08404 310 LEGAL SERVICE	15,000	15,000	-4,055.76	2,720.00	.00	19,055.76	-27.0%

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ACCOUNTS FOR: 08	SEWER FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL GEN GOVT-LAW		15,000	15,000	-4,055.76	2,720.00	.00	19,055.76	-27.0%
08408 GEN GOVT-ENGINEER								
08408	310 ENGINEERING SERVICES	30,000	30,000	.00	.00	.00	30,000.00	.0%
TOTAL GEN GOVT-ENGINEER		30,000	30,000	.00	.00	.00	30,000.00	.0%
08409 GEN GOVT-BUILDNGS & PLANT								
08409	383 RENTAL OF BUILDING	127,200	127,200	63,600.00	.00	.00	63,600.00	50.0%
TOTAL GEN GOVT-BUILDNGS & PLANT		127,200	127,200	63,600.00	.00	.00	63,600.00	50.0%
08429 GENERAL EXP -WASTEWTR COLL								
08429	130 SALARY ADMIN	140,335	140,335	20,549.42	7,604.24	.00	119,785.58	14.6%
08429	140 SALARIES & WAGES	214,918	214,918	27,528.43	844.26	.00	187,389.57	12.8%
08429	151 WAGES- VEHICLE MECHANIC	23,625	23,625	3,460.14	462.92	.00	20,164.86	14.6%
08429	161 OASDI	1,465	1,465	3,365.19	822.11	.00	-1,900.19	229.7%
08429	163 MEDICARE	343	343	840.18	245.33	.00	-497.18	245.0%
08429	220 OPERATING SUPPLIES	30,000	30,000	12,650.84	9,021.46	.00	17,349.16	42.2%
08429	238 UNIFORMS	2,500	2,500	858.86	815.56	.00	1,641.14	34.4%
08429	300 AMBLER WASTEWATER TREATM	950,000	950,000	264,828.29	264,828.29	.00	685,171.71	27.9%
08429	320 COMMUNICATIONS	5,800	5,800	1,426.92	567.83	.00	4,373.08	24.6%
08429	350 INSURANCE	17,464	17,464	4,682.00	.00	.00	12,782.00	26.8%
08429	360 PUBLIC UTILITY SERVICES	17,000	17,000	3,020.86	1,978.29	.00	13,979.14	17.8%
08429	371 REPAIR/MAINT PUMPING STA	30,000	30,000	4,981.37	1,185.00	.00	25,018.63	16.6%
08429	372 REP/MNT MANHOLES & LINES	25,000	25,000	.00	.00	.00	25,000.00	.0%
08429	373 REP/MNT VEHICLES, EQUIPM	20,000	20,000	12,203.32	7,837.73	.00	7,796.68	61.0%
08429	374 FUEL/ GASOLINE/ DIESEL	7,000	7,000	1,004.10	1,004.10	.00	5,995.90	14.3%
08429	450 CONTRACTED SERVICES	60,000	60,000	26,510.00	8,862.50	.00	33,490.00	44.2%
08429	730 TREATMENT PLANT CAPITAL	320,000	320,000	.00	.00	.00	320,000.00	.0%
TOTAL GENERAL EXP -WASTEWTR COLL		1,865,450	1,865,450	387,909.92	306,079.62	.00	1,477,540.08	20.8%
08486 INSURANCE								
08486	354 WORKER'S COMPENSATN CNTR	1,318	1,318	661.36	330.68	.00	656.64	50.2%

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ACCOUNTS FOR: 08 SEWER FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL INSURANCE	1,318	1,318	661.36	330.68	.00	656.64	50.2%
08487 EMPLOYEE BENEFITS							
08487 153 DISABILITY & LIFE INS.	7,445	7,445	1,208.32	623.59	.00	6,236.68	16.2%
08487 156 HEALTH INSURANCE	96,781	96,781	31,272.48	23,217.73	.00	65,508.52	32.3%
08487 157 HEALTH CONTINGENCY FUND	2,225	2,225	45.34	-772.60	.00	2,179.66	2.0%
08487 158 Health Insurance Opt Out	2,616	2,616	.00	.00	.00	2,616.00	.0%
08487 161 OASDI	162	162	.00	.00	.00	162.00	.0%
08487 163 MEDICARE	38	38	.00	.00	.00	38.00	.0%
08487 197 DEFINED CONTRIBUTION PEN	6,246	6,246	2,595.11	678.08	.00	3,650.89	41.5%
TOTAL EMPLOYEE BENEFITS	115,513	115,513	35,121.25	23,746.80	.00	80,391.75	30.4%
08492 INTERFUND OPERATNG TRANS							
08492 010 TRANS TO GENERAL FUND	7,877	7,877	.00	.00	.00	7,877.00	.0%
08492 090 TRANSFER TO SEWER CAP RE	600,000	600,000	.00	.00	.00	600,000.00	.0%
TOTAL INTERFUND OPERATNG TRANS	607,877	607,877	.00	.00	.00	607,877.00	.0%
TOTAL SEWER FUND	-121,810	-121,810	-304,178.70	324,809.94	.00	182,368.70	249.7%
TOTAL REVENUES	-2,904,168	-2,904,168	-794,632.32	-8,298.29	.00	-2,109,535.68	
TOTAL EXPENSES	2,782,358	2,782,358	490,453.62	333,108.23	.00	2,291,904.38	

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ACCOUNTS FOR: 09	SEWER CAPITAL RESERVE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
09341 INTEREST EARNINGS								
09341 000	INTEREST EARNINGS	-84,000	-84,000	-44,371.25	-15,679.46	.00	-39,628.75	52.8%
	TOTAL INTEREST EARNINGS	-84,000	-84,000	-44,371.25	-15,679.46	.00	-39,628.75	52.8%
09392 TRANSFER FROM								
09392 080	TRANSFER FROM SEWER FUND	-600,000	-600,000	.00	.00	.00	-600,000.00	.0%
	TOTAL TRANSFER FROM	-600,000	-600,000	.00	.00	.00	-600,000.00	.0%
09409 BUILDING AND PLAN								
09409 700	CAPITAL IMPROVEMENT BUIL	12,500	12,500	.00	.00	.00	12,500.00	.0%
	TOTAL BUILDING AND PLAN	12,500	12,500	.00	.00	.00	12,500.00	.0%
09429 PUBLIC WORKS-WASTEWTR COLL								
09429 740	CAPITAL PURCHASES	70,000	70,000	.00	.00	.00	70,000.00	.0%
	TOTAL PUBLIC WORKS-WASTEWTR COLL	70,000	70,000	.00	.00	.00	70,000.00	.0%
09439 CONSTRUCTION & REBUILDING								
09439 000	INFRASTRUCTURE REBUILDIN	542,000	542,000	5,370.00	5,370.00	.00	536,630.00	1.0%
	TOTAL CONSTRUCTION & REBUILDING	542,000	542,000	5,370.00	5,370.00	.00	536,630.00	1.0%
	TOTAL SEWER CAPITAL RESERVE	-59,500	-59,500	-39,001.25	-10,309.46	.00	-20,498.75	65.5%
	TOTAL REVENUES	-684,000	-684,000	-44,371.25	-15,679.46	.00	-639,628.75	
	TOTAL EXPENSES	624,500	624,500	5,370.00	5,370.00	.00	619,130.00	

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ACCOUNTS FOR: 16	ACQUISITION OF OPEN SPACE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
16341 INTEREST EARNINGS								
16341 000	INTEREST EARNING	-48,000	-48,000	-24,988.76	-8,831.92	.00	-23,011.24	52.1%
	TOTAL INTEREST EARNINGS	-48,000	-48,000	-24,988.76	-8,831.92	.00	-23,011.24	52.1%
16454 IMPROVEMENTS TO OPENSACE								
16454 300	PROF SERVICES - PLANNING	65,000	65,000	.00	.00	.00	65,000.00	.0%
	TOTAL IMPROVEMENTS TO OPENSACE	65,000	65,000	.00	.00	.00	65,000.00	.0%
	TOTAL ACQUISITION OF OPEN SPACE	17,000	17,000	-24,988.76	-8,831.92	.00	41,988.76	-147.0%
	TOTAL REVENUES	-48,000	-48,000	-24,988.76	-8,831.92	.00	-23,011.24	
	TOTAL EXPENSES	65,000	65,000	.00	.00	.00	65,000.00	

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ACCOUNTS FOR: 30	CAPITAL RESERVE FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
30341 INTEREST EARNINGS								
30341 000	INTEREST EARNINGS	-100,000	-100,000	-54,016.17	-19,390.26	.00	-45,983.83	54.0%
	TOTAL INTEREST EARNINGS	-100,000	-100,000	-54,016.17	-19,390.26	.00	-45,983.83	54.0%
30354 CAPITAL, OPERATING GRANTS								
30354 090	GROWING GREENER PLUS GRA	-203,120	-203,120	.00	.00	.00	-203,120.00	.0%
	TOTAL CAPITAL, OPERATING GRANTS	-203,120	-203,120	.00	.00	.00	-203,120.00	.0%
30391 FIXED ASSETS PROCEEDS								
30391 000	SALE OF FIXED ASSETS	-25,000	-25,000	.00	.00	.00	-25,000.00	.0%
	TOTAL FIXED ASSETS PROCEEDS	-25,000	-25,000	.00	.00	.00	-25,000.00	.0%
30392 INTERFUND OPERATING TRANS								
30392 010	INTERFUND OPERATING TRAN	-600,000	-600,000	-600,000.00	-600,000.00	.00	.00	100.0%
	TOTAL INTERFUND OPERATING TRANS	-600,000	-600,000	-600,000.00	-600,000.00	.00	.00	100.0%
30401 GEN GOVT-EXECUTIVE								
30401 700	ADMIN. CAP. PURCHASES	12,852	12,852	.00	.00	.00	12,852.00	.0%
30401 900	EXPENDITURES - ARPA FUND	1,080,000	1,080,000	.00	.00	.00	1,080,000.00	.0%
	TOTAL GEN GOVT-EXECUTIVE	1,092,852	1,092,852	.00	.00	.00	1,092,852.00	.0%
30407 DATA PROCESSING								
30407 740	COMPUTER SYSTEM UPGRADES	14,100	14,100	.00	.00	.00	14,100.00	.0%

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ACCOUNTS FOR: 30	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
CAPITAL RESERVE FUND							
TOTAL DATA PROCESSING	14,100	14,100	.00	.00	.00	14,100.00	.0%
<u>30409 GEN GOVT-BUILDNGS & PLANT</u>							
30409 721 IMPROVEMENT TO TWP. PROP	125,000	125,000	270.00	270.00	.00	124,730.00	.2%
TOTAL GEN GOVT-BUILDNGS & PLANT	125,000	125,000	270.00	270.00	.00	124,730.00	.2%
<u>30410 GEN GOVT-POLICE</u>							
30410 700 POLICE CAP. IMPROVEMENT	204,000	204,000	.00	.00	.00	204,000.00	.0%
TOTAL GEN GOVT-POLICE	204,000	204,000	.00	.00	.00	204,000.00	.0%
<u>30430 PUB WORKS-HIGHWAY RDS STS</u>							
30430 700 CAPITAL PURCHASE, HIGHWA	113,000	113,000	.00	.00	.00	113,000.00	.0%
TOTAL PUB WORKS-HIGHWAY RDS STS	113,000	113,000	.00	.00	.00	113,000.00	.0%
<u>30439 CONSTRUCTION & REBUILDING</u>							
30439 000 INFRASTRUCTURE REBUILDIN	4,000	4,000	.00	.00	.00	4,000.00	.0%
30439 300 PROFESSIONAL SERVICES	50,000	50,000	7,142.54	7,142.54	.00	42,857.46	14.3%
30439 721 OLD BETHLEHEM PIKE CULVE	0	0	848.29	848.29	.00	-848.29	100.0%
30439 722 PEDESTRIAN BRIDGES	530,000	530,000	450.00	450.00	.00	529,550.00	.1%
TOTAL CONSTRUCTION & REBUILDING	584,000	584,000	8,440.83	8,440.83	.00	575,559.17	1.4%
<u>30454 PARKS</u>							
30454 600 PARK IMPROVEMENTS	589,000	589,000	15,474.86	15,474.86	.00	573,525.14	2.6%
TOTAL PARKS	589,000	589,000	15,474.86	15,474.86	.00	573,525.14	2.6%

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ACCOUNTS FOR: 30	CAPITAL RESERVE FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
30492 INTERFUND OPERATING TRANS								
30492 310	TRANSFER TO STORM WATER	203,120	203,120	.00	.00	.00	203,120.00	.0%
TOTAL INTERFUND OPERATING TRANS		203,120	203,120	.00	.00	.00	203,120.00	.0%
TOTAL CAPITAL RESERVE FUND		1,996,952	1,996,952	-629,830.48	-595,204.57	.00	2,626,782.48	-31.5%
TOTAL REVENUES		-928,120	-928,120	-654,016.17	-619,390.26	.00	-274,103.83	
TOTAL EXPENSES		2,925,072	2,925,072	24,185.69	24,185.69	.00	2,900,886.31	

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ACCOUNTS FOR: 31	STORMWATER MANAGEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
31341 INTEREST EARNINGS								
31341 000	INTEREST EARNINGS	-7,200	-7,200	-3,747.85	-1,325.35	.00	-3,452.15	52.1%
	TOTAL INTEREST EARNINGS	-7,200	-7,200	-3,747.85	-1,325.35	.00	-3,452.15	52.1%
31387 CONTRIBUTIONS								
31387 100	TREE CONTRIBUTION	-361,500	-361,500	.00	.00	.00	-361,500.00	.0%
31387 200	STORMWATER FEES	-90,000	-90,000	.00	.00	.00	-90,000.00	.0%
	TOTAL CONTRIBUTIONS	-451,500	-451,500	.00	.00	.00	-451,500.00	.0%
31392 INTERFUND OPERATING TRANS								
31392 300	TRANSFER FROM CAPITAL RE	-203,120	-203,120	.00	.00	.00	-203,120.00	.0%
	TOTAL INTERFUND OPERATING TRANS	-203,120	-203,120	.00	.00	.00	-203,120.00	.0%
31446 STORMWATER MANAGEMENT								
31446 001	COMPLIANCE REQUIREMENTS	60,000	60,000	5,759.30	3,259.30	.00	54,240.70	9.6%
31446 101	SWM PROJECTS	69,500	69,500	1,267.50	1,267.50	.00	68,232.50	1.8%
31446 102	SWM REPAIRS & UPGRADES	300,000	300,000	.00	.00	.00	300,000.00	.0%
31446 104	SWM OTHER	15,000	15,000	.00	.00	.00	15,000.00	.0%
31446 450	CONTRACTED SERVICES	4,000	4,000	.00	.00	.00	4,000.00	.0%
	TOTAL STORMWATER MANAGEMENT	448,500	448,500	7,026.80	4,526.80	.00	441,473.20	1.6%
	TOTAL STORMWATER MANAGEMENT	-213,320	-213,320	3,278.95	3,201.45	.00	-216,598.95	-1.5%
	TOTAL REVENUES	-661,820	-661,820	-3,747.85	-1,325.35	.00	-658,072.15	
	TOTAL EXPENSES	448,500	448,500	7,026.80	4,526.80	.00	441,473.20	

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ACCOUNTS FOR: 33	TRAFFIC IMPACT FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>33341 INTEREST EARNED</u>								
33341 000	INTEREST EARNED	-36,000	-36,000	-17,929.39	-6,348.01	.00	-18,070.61	49.8%
	TOTAL INTEREST EARNED	-36,000	-36,000	-17,929.39	-6,348.01	.00	-18,070.61	49.8%
<u>33354 GRANTS</u>								
33354 001	GREEN LIGHT GO/ARLE GRAN	-430,035	-430,035	.00	.00	.00	-430,035.00	.0%
33354 003	MULTIMODAL GRANT PHASE 2	-1,964,316	-1,964,316	.00	.00	.00	-1,964,316.00	.0%
	TOTAL GRANTS	-2,394,351	-2,394,351	.00	.00	.00	-2,394,351.00	.0%
<u>33357 COUNTY AND LOCAL GRANTS</u>								
33357 190	LOCAL PROJECT CONTRIBUTI	-45,000	-45,000	.00	.00	.00	-45,000.00	.0%
	TOTAL COUNTY AND LOCAL GRANTS	-45,000	-45,000	.00	.00	.00	-45,000.00	.0%
<u>33361 GENERAL GOVERNMENT</u>								
33361 360	IMPACT FEE	-361,500	-361,500	.00	.00	.00	-361,500.00	.0%
	TOTAL GENERAL GOVERNMENT	-361,500	-361,500	.00	.00	.00	-361,500.00	.0%
<u>33392 INTERFUND OPERATING TRANSFERS</u>								
33392 010	TRANSFER FROM GENERAL FU	-700,000	-700,000	.00	.00	.00	-700,000.00	.0%
	TOTAL INTERFUND OPERATING TRANSFE	-700,000	-700,000	.00	.00	.00	-700,000.00	.0%
<u>33402 GEN GOVT-FINANCIAL ADMIN</u>								
33402 400	TRAFFIC ACT 209 STUDY	60,000	60,000	10,883.11	10,883.11	.00	49,116.89	18.1%

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ACCOUNTS FOR: 33	TRAFFIC IMPACT FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL GEN GOVT-FINANCIAL ADMIN	60,000	60,000	10,883.11	10,883.11	.00	49,116.89	18.1%
33433 PUBLIC WORKS - TRAFFIC								
33433 200	MULTIMODAL PHASE 2 EXPEN	3,065,000	3,065,000	38,393.02	38,393.02	.00	3,026,606.98	1.3%
	TOTAL PUBLIC WORKS - TRAFFIC	3,065,000	3,065,000	38,393.02	38,393.02	.00	3,026,606.98	1.3%
33439 CONSTRUCTION & REBUILDING								
33439 000	INFRASTRUCTURE REBUILDIN	690,445	690,445	5,353.38	5,353.38	.00	685,091.62	.8%
	TOTAL CONSTRUCTION & REBUILDING	690,445	690,445	5,353.38	5,353.38	.00	685,091.62	.8%
	TOTAL TRAFFIC IMPACT FUND	278,594	278,594	36,700.12	48,281.50	.00	241,893.88	13.2%
	TOTAL REVENUES	-3,536,851	-3,536,851	-17,929.39	-6,348.01	.00	-3,518,921.61	
	TOTAL EXPENSES	3,815,445	3,815,445	54,629.51	54,629.51	.00	3,760,815.49	

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ACCOUNTS FOR: 35	HIGHWAY AID FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
35341 INTEREST EARNINGS								
35341 000	INTEREST EARNINGS	-16,000	-16,000	-4,567.27	-2,538.69	.00	-11,432.73	28.5%
	TOTAL INTEREST EARNINGS	-16,000	-16,000	-4,567.27	-2,538.69	.00	-11,432.73	28.5%
35355 STATE SHARED REV & ENTLMT								
35355 050	MOTOR VEHICLE FUEL TAXES	-363,634	-363,634	-368,867.51	-368,867.51	.00	5,233.51	101.4%
	TOTAL STATE SHARED REV & ENTLMT	-363,634	-363,634	-368,867.51	-368,867.51	.00	5,233.51	101.4%
35432 SNOW & ICE REMOVAL								
35432 200	SUPPLIES	30,000	30,000	6,527.77	.00	.00	23,472.23	21.8%
	TOTAL SNOW & ICE REMOVAL	30,000	30,000	6,527.77	.00	.00	23,472.23	21.8%
35439 CONSTRUCTION & REBUILDING								
35439 000	HIGHWAY CONST & REBUILDI	483,000	483,000	.00	.00	.00	483,000.00	.0%
	TOTAL CONSTRUCTION & REBUILDING	483,000	483,000	.00	.00	.00	483,000.00	.0%
	TOTAL HIGHWAY AID FUND	133,366	133,366	-366,907.01	-371,406.20	.00	500,273.01	-275.1%
	TOTAL REVENUES	-379,634	-379,634	-373,434.78	-371,406.20	.00	-6,199.22	
	TOTAL EXPENSES	513,000	513,000	6,527.77	.00	.00	506,472.23	

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ACCOUNTS FOR: 61 OPEB FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
61487 EMPLOYEE BENEFITS							
61487 100 OPEB PENSION BENEFIT	0	0	2,559.78	853.26	.00	-2,559.78	100.0%
TOTAL EMPLOYEE BENEFITS	0	0	2,559.78	853.26	.00	-2,559.78	100.0%
TOTAL OPEB FUND	0	0	2,559.78	853.26	.00	-2,559.78	100.0%
TOTAL EXPENSES	0	0	2,559.78	853.26	.00	-2,559.78	

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	1,625,082	1,625,082	-1,340,542.87	105,358.40	.00	2,965,624.87	-82.5%

** END OF REPORT - Generated by Steve Wiesner **

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, APRIL 11, 2023**

SUPERVISORS:

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

STAFF:

Mimi Gleason, Interim Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Administrative Assistant
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Mike Gargan, Police Lieutenant
Melinda Haldeman, Finance Director
Jim Hersh, Township Engineer, Gilmore Associates
Chad Dixson, Traffic Engineer, McMahon a Bowman Company

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

PUBLIC COMMENTS

There was no public comment made.

BUILDING AND ZONING

Presentation of Gwynedd Mercy Academy High School Land Development (#22-07LD)

Christen Pionzio from HRMM&L spoke on behalf of Gwynedd Mercy High School. The proposed project is to construct a 20,000 square foot addition and associated improvements. The space would be used for programs, a cafeteria, counseling space and storage. Ms. Pionzio went over the review letters from the Fire Marshal, Gilmore and McMahon. The Fire Marshal asked for a sprinkler system in the proposed addition and to retrofit sprinklers into the existing building. He also asked for

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sidewalk connections around the building in case of an evacuation. Last he asked for a remote hook up for water. McMahon has asked for stop bars and paint markings at the entrance of Evans Road. No traffic impact study was needed, as enrollment is not increasing. There was an extensive conversation regarding the existing trail system and sidewalks.

Gwynedd Mercy is asking for a waiver for sidewalks and trails along Sunneytown Pike and Evans Road. Gwynedd Mercy would like to continue to use the existing trail connections on both the high school and university property. The purpose of this is to keep unwanted visitors off the campus. Several supervisors are concerned about this waiver request as it could cause a problem in the future with walkability plans for the township. Mr. Stein suggested offering an easement for future trail installation. Ms. Pionzio said she would need to speak with her clients and the Sisters of Mercy, as part of the fields used by the high school where sidewalks and/or trails could be installed is owned by them. Mr. Twersky suggested going back to her clients and working on a possible easement. There was then a discussion regarding the street trees along Evans Road. Ms. Pionzio stated that the numbers match what is required, however they are asking for a partial waiver, as the trees are not in the proper formation. When asked if more trees could be added representatives stated that it might be possible to add 5-8 trees off the entrance drive. Ms. Pionzio is going to speak with the Board of Directors for Gwynedd Mercy High School and will return at the next BOS meeting.

Resolution 2022-29: Wissahickon School District Turf Field (#22-04LD) Extension

The Wissahickon School District received preliminary/final approval of land development application #22-04, a plan to remove existing baseball and softball fields and replace them with synthetic turf fields in December 2022. All applicable fees and escrows must be paid within 90 days of the resolution date. The school district is requesting a sixty-day extension so they can finalize financing for the project. Ms. Duckett made a motion, seconded by Ms. McNeely to approve the extension. Motion passed 5-0.

GENERAL BUSINESS

Discussion About Tax Credits for Volunteer Firefighters

Ms. Gleason explained that in an effort to gain more participation within the volunteer fire companies we are looking to provide an earned income tax credit to up to \$1000 to those eligible for Lower Gwynedd tax credits. To qualify for the credit volunteers must be "active" within the Wissahickon and North Penn Fire companies. There are neighboring municipalities who currently offer this tax credit. After some discussion among the BOS, they felt that this would be a good starting point to gain volunteers and show appreciation for the volunteer firefighters. Ms. Duckett made a motion authorizing Mr. Stein to draft an ordinance for the EIT tax credit for volunteer fire fighters, seconded by Mr. Twersky. Motion passed 5-0. Ms. Gleason stated that she will work with the fire companies on the criteria that needs to be met in order to be eligible for this credit via a resolution. Mr. Stein stated that he has also started working on necessary criteria.

Proclamation to Celebrate Arbor Day on April 28, 2023 as Part of the Arbor Day Foundation's Tree City USA Program

Ms. Duckett stated that as a Tree City we will celebrate Arbor Day again on April 28th of this year. Ms. Hunsicker made a motion, seconded by Ms. Duckett to approve the celebration. Motion passed 5-0. Ms. McNeely thanked Ms. Worman for helping with the Tree City process.

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Authorize Opioid Settlement Fund Agreement

Ms. Gleason explained that in 2022 the township executed agreements for participation in the opioid settlement. There is another round of funding available that the county is again asking municipalities to participate in the settlement. Ms. Duckett made a motion, seconded by Ms. Martin to sign the participation agreements. Motion passed 5-0.

Authorize Contract with Sewer Specialty Services in the amount of \$51,764 for Cleaning, Televising and Repair of Sanitary Sewer Lines

Gilmore Associates has solicited a quote from Sewer Specialty Services for cleaning, inspection and repairs of the sanitary sewer collection and conveyance system for infiltration and inflow. Mr. Hersh stated that they will be working on a portion of Brookside Avenue and Francis Avenue. They will then move to the Village of Penllyn, Wissahickon, Trewellyn and Gwynedd Avenue. The total cost for this service will not exceed \$51,674.00. Ms. Duckett made a motion, seconded by Mr. Twersky to approve this contract with Sewer Specialty Services. Motion passed 5-0.

Authorize Purchase of Audio/Visual Equipment from Delco Solutions LLC in the amount of \$7,400 for the Caucus Meeting Room

Ms. Worman explained that recently more committees have been using the Caucus room for meetings. This room does not have the proper equipment to facilitate the virtual component of these meetings. This is becoming an issue as staff has a difficult time preparing minutes and residents have problems participating in the meetings virtually. Delco Solutions installed the current system we have in both meeting areas. They have provided us with a proposal for \$7,400 to install an HD conference room system, camera, and microphones, which are necessary to equip the Caucus room with video conferencing amenities. This project was not in the budget, but there are funds available that can be allocated to this project. Ms. Martin mentioned that having the public attend meetings in the Caucus room can be difficult as they are not necessarily comfortable sitting around the table. She asked if it would be possible to get some information on having a set up for smaller groups in the main room. Possibly a table up front with microphones for committee members and then the public could sit in the audience. Mr. Twersky asked staff if they felt equipment would be needed in the Fishbowl, which is a separate staff meeting room. Staff did not feel that would be necessary. There was also concern about the quality of the screens on each side of the main boardroom. They would like to have these also looked at when Delco comes out. Ms. Worman said she would follow up with Delco Solutions and see what options are available for the monitors. Ms. Duckett made a motion, seconded by Ms. Hunsicker to approve the proposal for the audio/visual upgrades to the Caucus room. Motion passed 5-0.

Approval of minutes - March 22, 2023

The BOS received the minutes from the March 22, 2023 meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. McNeely to approve the minutes. Motion passed 4-0. (Ms. Hunsicker abstained due to her absence at that meeting.)

COMMITTEE REPORTS

No committees had met since the last BOS meeting.

Ms. McNeely congratulated the EAC on their successful battery collection event. She also called out Maureen Nunn and Rich Valiga for all their help with both the EAC and the Planning Commission.

Ms. Duckett asked about any upcoming events for Earth Day. Ms. Gleason stated that there will be a few trail clean ups this month. Check the website for dates.

STAFF UPDATES

Pen-Ambler Park Remediation Update

Mr. Zollers stated that they will begin working on drainage improvements at Pen-Ambler Park in May. During this time the parking lot will be closed. The project should take about a week, weather permitting. Mr. Hersh said the parking lot will then be paved in the fall.

Website Format Changes

Ms. Worman showed the changes that were made to the website homepage. A couple of the new features include color coded tabs at the bottom of the scrolling billboard making it easier for residents to locate information, and a more visually appealing layout.

Ms. Worman also stated that the County approved both grant extensions.

Ms. Gleason welcomed Melinda Haldeman the new Finance Director to the township.

SUPERVISORS COMMENTS

There were no comments for Ms. McNeely, Ms. Hunsicker or Ms. Martin.

Mr. Twersky reminded everyone that Little League Opening Day is this upcoming Saturday April 15th. He thanked public works for all their help getting the fields prepped. The Little League is very happy.

Ms. Duckett echoed Mr. Twersky's comments about opening day and invited everyone to come out.

Adjournment Time

Ms. Duckett made a motion at 8:15 to Adjourn the meeting, seconded by Ms. McNeely. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta
Administrative Assistant