

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, February 13, 2024, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/83060468365?pwd=V2g4dk5VdzNYckZBOFBqOXVZY1hsZz09>

Call #: 1-646-876-9923

Meeting ID: 830 6046 8365 Passcode: 308562

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## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

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

### PUBLIC COMMENTS

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

### BUILDING AND ZONING

1. Consideration of amended land development plan for a parking lot modification at 1400 McKean Road (Janssen)

### GENERAL BUSINESS

1. Discussion about MontCo 2040 grant application
2. Authorization to submit a Green Light Go grant application for traffic signal modernization on Welsh Road at Evans Road and at Gwynedd Crossings
3. Resolution #2024-08 endorsing creation of a municipal consortium to implement a water quality improvement plan for the Wissahickon Creek
4. Authorization to advertise bid for annual paving program
5. Approval of invoices
6. Approval of minutes – January 23, 2024

### SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

## **STAFF UPDATES**

Updates from staff on municipal activities and projects

## **SUPERVISORS COMMENTS**

Comments or questions from the Board of Supervisors

## **Adjournment**

### **UPCOMING MEETING DATES\***

HUMAN RELATIONS COMMISSION	THURS	03/07/2024	7:00 P.M.
BOARD OF SUPERVISORS	TUES	02/27/2024	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	02/14/2024	7:00 P.M.
ZONING HEARING BOARD	THURS	03/14/2024	6:00 P.M.
PARKS AND RECREATION	MON	02/20/2024	6:00 P.M.
PLANNING COMMISSION	WED	02/21/2024	7:00 P.M.

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



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Thursday, February 8, 2024  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** [Janssen Parking Lot Expansion-#20-19 Amended Plan Approval](#)

Janssen Pharmaceutical Research & Development, LLC has filed an amended land development application and plan for a parking lot expansion on their property located at 1400 McKean Road. The original plan was approved on September 22, 2020, by Resolution #2020-19 and provided for a 3-lot parking expansion adding 297 spaces to the campus. Since that approval two of the three proposed parking lots were completed. The third parking lot was not constructed due to unsuitable soil and utility conflicts. The location, as approved, is unfeasible. Therefore, the applicant now proposes to remove the third parking lot from the plan and build an equivalent lot in another area on the site where an existing temporary parking lot is scheduled to be removed in the rear of Building 29. The permanent lot that will be installed behind Building 29 is a 35-space lot. The plan also provides associated landscaping, stormwater facilities, and pedestrian circulation improvements. There are no proposed changes to vehicular access to the site or the use of the buildings and facilities. The plans do not indicate any new or updated waivers from the originally approved land development application. ***The recommended action is that the BOS approve the amended land development application with the conditions noted in the approval resolution.***

***The project file is linked [here](#).***

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

RESOLUTION NO. 2024-\_\_\_\_\_

JANSSEN BUILDING 29 PARKING LOT EXPANSION — "PROJECT R"  
1400 MCKEAN ROAD (PARCEL #39-019-001)

AMENDED PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

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**BACKGROUND**

A. **JANSSEN RESEARCH & DEVELOPMENT, LLC (ORTHO-MCNEIL PHARMACEUTICAL, INC.)** (the "**Applicant**"), is the owner of a parcel of land of approximately one hundred seventy-one (171) acres, bounded by Bethlehem Pike (SR 0309), McKean Road and Welsh Rd (SR 0063) and the Old York Road Country Club, being Tax Parcel #39-00-04768-00-8 (the "**Property**"), situated entirely in the F-1 Limited Industrial Zoning District ("**F-1 District**").

B. Pursuant to Board of Supervisors' Resolution #2020-19 approved on September 22, 2020 (the "**Resolution**"), the Applicant received preliminary and final land development approval (the "**Prior Approval**") for the addition of three (3) temporary parking lots, as follows (collectively, the "**Temporary Lots**"):

- (1) a seventeen (17)-space lot west of Building 15;
- (2) a forty-eight (48)-space lot west of the campus loop road adjacent to the frontage; and
- (3) a seventy-two (72)-space lot west of Building 29.

Route 309

(collectively, the "**Temporary Lots**").

C. The Applicant now proposes to remove the Temporary Lots and to construct in the same location, a new permanent thirty-five (35)-space parking lot, with associated landscaping, stormwater, and pedestrian circulation improvements (collectively, the "**Proposed Development**"). No changes are proposed to the existing uses, buildings, and access.

D. The Proposed Development is depicted on the following plans and reports submitted by the Applicant and prepared by Gilmore & Associates, Inc. (collectively, the "**Plans**").

(1) Amended Preliminary/Final Land Development Plan, Building 29 Parking Lot," dated February 21, 2020, last revised November 3, 2023, consisting of twenty-seven (27) sheets entitled "Janssen Pharmaceutical Research & Development, LLC Spring House, PA Campus; and

(2) Post Construction Stormwater Management Narrative Report and Erosion and Sediment Control Plan Report, both for Campus Project R: Building 29 Parking Expansion, both dated November 3, 2023 with no revisions.



E. Pursuant to Board of Supervisors' Resolution #2020-19 (the "**Resolution**"), the Applicant received preliminary and final land development approval (the "**Prior Approval**") for the addition of three parking lots, consisting of three hundred twelve (312) new parking spaces on the campus (collectively, the "**Development**").

F. The Applicant desires to obtain amended preliminary/final land development approval of the Plans from Lower Gwynedd Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code (the "MPC"). The Applicant is now seeking an amendment to the Approval, to allow for the construction of the Proposed Development.

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Lower Gwynedd Township Board of Supervisors (the "**Board**") hereby grants amended preliminary and final approval of the Proposed Development (the "**Amended Approval**"), and the Resolution is hereby amended as follows:

1. All terms and conditions of the Resolution and Prior Approval remain in full force and effect, except as set forth herein.

2. At this time, the Board waives strict compliance (the "**Waivers**") with the following provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance ("**SALDO**"):

(a) **Section 1230.46.e.6**, which waives the requirement of providing a sidewalk of four feet (4') in width within planting strips at off-street parking lots. No sidewalk is provided within the planting strip.

(b) **Section 1230.41.g**, which requires a landscaping strip of ten feet (10') in width for every ten (10) parking spaces, and a minimum of ten percent (10%) landscaped area for any parking area over two thousand square feet (2,000 sf.).

(c) **Section 1240.401.n**, which requires storm sewer piping to be a minimum diameter of eighteen inches (18"). The Applicant has proposed six inch (6") and eight inch (8") pipe diameters between yard drains near Building 29. The Applicant must provide confirmation, acceptable to the Township Engineer, that the pipes are adequately sized for design storms.

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 **January 12, 2024**, 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 Traffic Engineer's review letter dated **January 10, 2024**, the entire contents of which are incorporated herein by reference.

4. The Applicant shall revise the Plans to satisfy any and all comments of the Township Planning Commission, the Fire Marshal, the Zoning Officer, and the Montgomery County Planning Commission, except to the extent such comments are modified or waived under the terms of this Resolution.

5. Prior to recording the Plans, the Applicant shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to approval from the Pennsylvania Department of Transportation and the Pennsylvania Department of Environmental Protection (the “**Third Party Approvals**”).

6. Prior to recording the Plans, Applicant shall enter into a Land Development and Financial Security Agreement with Lower Gwynedd Township. The Agreement shall be satisfactory to the Township Solicitor and the Board of Supervisors, and the Applicant shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the MPC.

7. The maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Applicant, its successors, and assigns. Applicant shall, prior to the recording of the Plans, enter into the Township’s form of Stormwater Ownership and Maintenance Agreement with the Township for the stormwater facilities on the Property.

8. This Amended Approval shall not require the Applicant to pay the Township’s Recreation Impact Fee, Stormwater Management Facility fee, or Transportation Impact Fee.

9. The Proposed Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans, the Third Party Approvals, and the terms and conditions of this Preliminary/Final Approval Resolution.

10. 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 eliminated during the construction of the Development.

11. Consistent with Section 509(b) of the MPC, the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Lower Gwynedd Township. 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), the Final subdivision approval shall expire and be deemed to have been revoked.

12. Under the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing 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, this approval and the Waivers granted (which are granted contingent upon the acceptance of the conditions set forth 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 sections set forth in this Resolution and as authorized by Section 508 of the MPC.

13. The cost of accomplishing, satisfying, and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Amended Approval, and the Land Development and Financial Security Agreement, shall be borne entirely by the Applicant and shall be at no cost to the Township.

**RESOLVED AND APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on February 13, 2024.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**ACCEPTED BY THE APPLICANT:  
JANSSEN RESEARCH & DEVELOPMENT, LLC  
(ORTHO-MCNEIL PHARMACEUTICAL, INC.)**

By: \_\_\_\_\_  
**AUTHORIZED REPRESENTATIVE**

Print Name/Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2024



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengeers.com  
215.340.0600

January 12, 2024  
Ref: C0004948.00

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

**Attention:** Jamie Worman, Assistant Township Manager

**Reference:** Amended Preliminary / Final Land Development  
Janssen Building 29 Parking Lot Expansion – “Project R”  
1400 McKean Road; TMP 39-019-001

Dear Jamie:

We have received the Amended Preliminary / Final Land Development Submission for the subject property. The plan consists of twenty-seven (27) sheets entitled “Janssen Pharmaceutical Research & Development, LLC Spring House, PA Campus, Amended Preliminary/Final Land Development Plan, Building 29 Parking Lot,” dated February 21, 2020, last revised November 3, 2023, a Post Construction Stormwater Management Narrative Report and Erosion and Sediment Control Plan Report, both for Campus Project R: Building 29 Parking Expansion, both dated November 3, 2023 with no revisions, all prepared by Gilmore & Associates, Inc.

The subject site is a 171 acre parcel bounded by Bethlehem Pike (SR 0309), McKean Road and Welsh Rd (SR 0063) and the Old York Road Country Club, situated entirely in the F-1 Limited Industrial Zoning District. The applicant proposes to remove three temporary parking lots as follows: 17-space lot west of Building 15; 48-space lot west of the campus loop road adjacent to the Route 309 frontage; and a 72-space lot west of Building 29. A new permanent 35-space parking lot will be constructed in the same area as the former temporary lot adjacent to Building 29 with associated landscaping, stormwater and pedestrian circulation improvements. The removed temporary facilities result in a net reduction of available on-site parking spaces. However, due to recent completion of previously approved Projects: ‘P’ (Lot B West expansion at northwest corner of the site) and ‘Q’ (Lot C West expansion northeast of Buildings 13, 17 and 22) coupled with the requested elimination of Project ‘O’ (Lot B East expansion and associated rain garden not constructed), the resulting net increase is noted to be 276 spaces for the entire site. It is our understanding that the existing uses of on-site buildings and facilities will remain unchanged. Vehicular access to the site from McKean Road and Welsh Road will also remain the same. No new loading spaces are proposed as part of these parking improvements. Stormwater management will be achieved by the existing detention pond central to the campus.

We have completed our review of the amended land development submission in accordance with the Lower Gwynedd Township Zoning (Part 12 Title 6), Subdivision and Land Development (Part 12 Title 4 Chapter 1230) and Stormwater Management (Part 12 Title 4 Chapter 1241) Ordinances and offer the following comments for consideration by Township officials:

**ZONING:**

1. The impervious coverage shall not exceed 50%. While the proposed removal of temporary parking areas and the installation of the Building 29 parking lot results in a reduction in impervious cover, the Zoning Data Table on Sheet 3 notes a 2.40 acre increase in impervious area from 26.95% to 28.72%. However, the PCSM Narrative states that "Project R" creates a 0.39 acre increase in impervious coverage. This discrepancy should be resolved. (Section 1288.05.b)
2. The Record Plan should be revised to include a note indicating the maximum number of allowable employees on each of the two largest shifts based on provided parking. Per the Zoning Data Table on Sheet 3; 2,074 parking spaces are required due to the employee count and 2,096 parking spaces will be provided. (Section 1288.07.a)
3. Lighting shall not exceed more than 14 feet above the adjacent grade; we note that two new freestanding light fixtures are proposed within the parking area that have a 25-foot mounting height, as shown on Sheet 23. If these fixtures are to be consistent with those approved under the prior land development, a height reduction of the light standard will be necessary as prior approvals showed a 15-foot mounting height. Additionally, the designer should ensure that any specified luminaire is still available from the lighting manufacturer given the amount of time since the last approval. We recommend the color temperature of any new fixtures be coordinated with other lighting on-site for a uniform nighttime appearance. (Section 1288.08.h)

**SUBDIVISION AND LAND DEVELOPMENT:**

1. Pursuant to Approval Resolution 2020-19 for the previous Land Development Plan, some waivers granted from the requirements of the Subdivision and Land Development Ordinance may apply to this project. We defer to the Township to determine if these previously granted waivers are permitted to apply to the current proposal, an amendment of the approved Land Development Plan, or if new waivers requests are required for this application. If new/updated waivers are required, the request shall be provided in writing to the Township.
  - a. From Section 1230.46.e.6 which waives the requirement of providing four-foot-wide sidewalk within planting strips at off-street parking lots.

We note that no sidewalk is provided within the planting strip.
  - b. From Section 1230.41.g which requires a 10-foot-wide landscaping strip for every 10 parking spaces and a minimum of ten percent (10%) landscaped area for any parking area over 2,000 square feet.
  - c. From Section 1240.401.n which requires storm sewer piping to be a minimum diameter of 18 inches. The proposal includes 6" and 8" pipe diameters between yard drains near Building 29. We take no exception to this request so long as the applicant provides evidence that the pipes are adequately sized for design storms.

2. Since the proposed parking lot is a standalone parking facility, it should be provided with a minimum of two accessible parking spaces, of which one space shall be van accessible and posted with appropriate signage. While the Zoning Data Table on Sheet 3 summarizes compliance for the overall site, the individual parking facility must be considered on its own with this application. The applicant should comment if the Building 29 doors will serve as an accessible entrance to the building and if not, indicate if greater accessibility is by providing such parking spaces elsewhere on the site. (Section 1230.46.e.8 and .9)
3. An accessible route shall be provided from any accessible parking space requested in the preceding comment to the sidewalk adjacent to Building 29. A compliant curb ramp with detectable warning surface should be added adjacent to any crossing from any accessible parking space access aisle. (Section 1230.46.h)
4. A detectable warning surface is required where the sidewalk terminates at the service driveway which extends between Buildings 21 and 29. Since there is not a continuation of this walkway on the opposite side of the driveway, we recommend the applicant explore an alternate configuration to serve the existing row of six parking spaces northwest of Building 29.
5. The applicant should indicate if any trucks will be permitted within the Building 29 parking area. At a minimum, the drive aisle geometry shall accommodate emergency vehicles and must be to the satisfaction of the Township Fire Marshal. Review by the Fire Marshal for fire apparatus circulation and approach to the building is required. (Section 1230.46.e.13)
6. The location of the proposed crosswalk striping across the service driveway, shown on Sheet 11, must be justified. There does not appear to be a pedestrian route that will reach the service driveway crossing at this location. We recommend consideration for a crossing be provided with a more direct connection from the parking lot to the adjacent downgradient driveway by incorporating additional sidewalk or a stair / ramp system from the proposed building service sidewalk. We acknowledge the need to relocate the existing crosswalk out of the intersection, but the circulation network appears incomplete.
7. Wherever possible, parking rows should be perpendicular to building face for pedestrian channelization. We note that the parking configuration is roughly parallel to the Building 29 façade; however, the quantity of provided parking spaces would likely be reduced in an alternate configuration. We take no exception to the layout as proposed if other comments in this review are satisfactorily addressed. (Section 1230.46.e.17)
8. The Site Lighting Plan, Sheet 23, depicts 20.7 footcandles maximum for the proposed lighting in the parking lot, which is very bright. The proposed illumination should be explained/verified.
9. At the southwest corner of the proposed parking lot, a curb taper is required, where the proposed curb ties into the existing edge of pavement. A curb taper detail is required on the plans.
10. We recommend that the species of the proposed four parking lot trees, shown on Sheet 22, be revised from October Glory Red Maple to a hardier species, as we have observed

that Red Maple trees adjacent to pavement have suffered summer stress from reflective heat, especially in drought conditions.

11. Planting species diversity is encouraged to reduce the large quantity of *Acer Rubrum*. If a pathogen, insect, or environmental stress becomes a problem, the entire planting is threatened. We note prior approvals called for 56 Red Maples on the site, as shown on the Overall Landscape Plan, Sheet 7.
12. A note should be placed on the plan stating that the steep slopes, south of the existing Building 29 temporary parking lot, are manmade. (Section 1230.48)

**STORMWATER AND GRADING:** (Sections 1230.32 and 1241)

1. The applicant has an active NPDES Permit, PAC 460236 which is valid until December 7, 2024. The timeline of the currently proposed "Project R" should be discussed with the Township. It is our understanding per the applicant's November 28, 2023 cover letter, an amendment to the existing NPDES Permit has been requested. We recommend that the township and our office be copied on all correspondence with the Montgomery County Conservation District. If the proposed work is not completed prior to the expiration of the NPDES Permit, a permit extension is required.
2. The Demolition Plan, Sheet 9, specifies the removal of an existing "Type M" inlet per note 9. However, it is our understanding that the existing inlet is a Type C. The applicant should clarify if this removal and the associated curbing replacement along the service driveway is necessary.
3. The proposed slope of storm sewer pipe run from Nyoplast 150 inlets E and W should be increased from 0.4% to 0.5%.
4. The pipe length between inlets 1 and 2 is 57 linear feet in the report but 68 linear feet on the plan.
5. The flow path and pipe sizing downstream of inlet 3 to the wet pond must be clearly shown. An enlargement of this area, from the Overall PCSWM could be provided.
6. Will the drainage infrastructure associated with the 17-parking space temporary lot remain in place or be removed? Inlet protection is only shown for the southerly inlet adjacent to the existing driveway access. Protection is required for the northerly inlet unless this structure is to be removed.
7. Amended soils with native vegetation are referenced in the PCSM Narrative. The plans should be revised to indicate which areas of the site will require amended soils.
8. The plan should detail any restoration, other than seeding, that may be necessary to stabilize the two existing temporary parking areas to be removed.

**GENERAL ENGINEERING COMMENTS:**

1. We recommend "No Parking" signage be posted along the northwesterly and southeasterly curb lines of the proposed parking lot so as to maintain full-width two-way travel lanes for vehicular circulation.
2. The plans indicate one-way traffic flow throughout the Building 29 parking lot. We defer to the Township Traffic Engineer for review of the parking lot's circulation and compliance with accepted traffic engineering principles. (Section 1230-46.e.14)
3. The plans sheets reference 27 sheets, but Sheet 21 of 27 has not been provided with the plan set. This sheet shall be included, or the sheet numbering revised. Additionally, the index on the coversheet may need to be revised.
4. An engineer's opinion of probable cost should be furnished to the Township to determine the appropriate amount of financial security required for the project.

We recommend the plans be revised and resubmitted to the Township for review. Please do not hesitate to contact our office with any questions.

Very truly yours,  
CKS ENGINEERS  
Township Conflict Engineer



Cindy VanHise, P.E.

CVH/paf

cc: Patty Sexton-Furber, Building Codes Administrator  
James Lilly, Janssen Research & Development, LLC, Applicant  
Jim Hersh, P.E., Township Engineer  
Kevin Selger, RLA, Gilmore & Associates  
George DiPersio, CKS Engineers  
File





January 10, 2024

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

RE: **Traffic Review #1 – Amended Preliminary/Final Land Development Plans**  
Janssen Spring House Campus Parking Lot Expansion – 1400 McKean Road  
Lower Gwynedd Township, Montgomery County, PA  
Project No. 310441-01-001

Dear Mimi,

Per your request, Bowman Consulting Group (herein will refer as Bowman) has completed our initial traffic review of the amended land development plans for the proposed parking lot expansion to be located at the Janssen Spring House Campus in Lower Gwynedd Township, Montgomery County, PA. It should be noted that a parking lot expansion for the Janssen Spring House Campus was previously approved via Township Resolution 2020-19 and was to consist of an additional 46 parking spaces in Lot B East, an additional 144 parking spaces in Lot C West, and an additional 301 parking spaces in Lot B West. Since that approval, the 46 parking spaces in Lot B East are no longer proposed, however, 35 parking spaces are now proposed in the parking area to the south of Building 29 which are the subject of this review letter. Access to the site will continue to be provided via the existing driveways along McKean Road and Welsh Road (S.R. 0063). It should be noted that no additional buildings are proposed with the parking lot expansion.

The following document was reviewed in preparation of our comments:

- Amended Preliminary/Final Land Development Plans – Proposed Parking Expansion, prepared by Gilmore & Associates, Inc., last revised November 3, 2023.

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

1. Sight distance measurements should be shown on the plans where the proposed driveway to/from the parking area adjacent to Building 29 meets the service drive as required in **Section 1230.38(a)(3)** of the **Subdivision and Land Development Ordinance**.
2. According to **Section 1230.46(e)(8)** of the **Subdivision and Land Development Ordinance**, a 24-foot width should be provided along drive aisles with two-way traffic. The plans currently show a 20-foot drive aisle on the eastern and western ends of the parking area adjacent to Building 29.
3. The applicant's engineer must coordinate the proposed plan amendment with the Township Fire Marshal for adequacy of access for emergency vehicle apparatus.
4. The crosswalk located along the service drive to the east of the parking area adjacent to Building 29 should be removed from the plans.

5. The applicant is proposing to eliminate two (2) crosswalks installed at the temporary parking area that will be removed. The stop bars, signs, and stop pavement marking legends that accompany these crosswalks should also be removed by the applicant.
6. The site modifications for the proposed plan amendment will not generate any additional "new" weekday afternoon peak hour trips compared to the approved plan from 2020. As a result, the proposed plan amendment is not subject to an additional Transportation Impact Fee.
7. It is noted that the 2020 approval for the parking lot expansion included two traffic related conditions for the applicant to complete at a later unspecified date:
  1. Complete an additional traffic study to evaluate the feasibility and effectiveness of potential peak hour turn restrictions at the McKean Road driveway.
  2. Provide an ADA compliant pedestrian crossing on McKean Road at or near the intersection with Wooded Pond Road.

The Township recommends that the additional traffic study and the McKean Road pedestrian crossing continue to be deferred until a later date possibly after further master planning work is completed by the Township for the McKean Road corridor.

8. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

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

Sincerely,



Chad Dixon, AICP, PP  
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager  
Patty Sexton-Furber, Building Codes Administrator  
Bryan McAdam, P.E., CKS Engineers  
Neil Stein, Esquire, Solicitor  
Al Comly, Township Fire Marshal  
Kevin Selger, RLA, Gilmore & Associates, Inc.  
Jeffrey Kelley, P.E., Gilmore & Associates, Inc.

**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  
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610-278-3722 • FAX: 610-278-3941  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)  
SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 18, 2023

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

Re: MCPC # 20-0080-002  
Plan Name: Janssen Revised Parking Expansion  
(1 lot on 171.68 acres)  
Situate: McKean Road (west), Welsh Road (north)  
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced revised land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 30, 2023. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Janssen, has submitted an amended land development plan for the parking lot expansion on the Janssen campus. The previously approved plan had proposed three new parking lots; however, one of the proposed parking lots, Project O/Parking Lot B-East, is no longer feasible. Therefore, the applicant is proposing to locate the parking lot indicated on the plan as Project R/Building 29 Parking Lot, to the location of a temporary parking lot behind Building 29, which is scheduled to be removed. The proposal includes the construction of a concrete pedestrian walkway connecting the parking lot to the building.

The property is located in the F-1 Limited Industrial Zoning District. We reviewed a previously submitted proposal for this site in a letter dated May 22, 2020.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the goals and objectives established in our county comprehensive plan, *Montco 2040: A Shared Vision*. An important goal of the comprehensive plan is to *encourage development and investment where infrastructure already exists*. This goal will be implemented through advocacy for high-quality



redevelopment and improvements on existing development project sites, as well as locating new development in designated growth areas in the County.

## 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

### PARKING LOT LANDSCAPING

The proposal includes four trees to be planted along the perimeter of the parking lot. Two existing trees (30 caliber inches) would be removed as part of the demolition of the existing paved area. We recommend planting more trees in and around the parking lot in order to provide more shade over the parking lot area.

Based on the plans provided, the planting islands proposed for each end of the parking lot row would be 8.67-foot-wide and would be planted with creeping juniper (Sheet No. C4.50). The township's Subdivision and Land Development Ordinance (SALDO) requires that planting strips at the end of a parking row be 10-foot wide (§ 1230.46(e)(2)) and include lights and trees (§ 1230.46(e)(6)). We understand that the parking lot lights shall not interfere with shade trees. However, we encourage the planting of shade trees in parking areas as much as possible. We suggest the applicant consider how to include additional trees in the amended parking lot location.

### SITE DESIGN

#### A. Pedestrian Circulation

We wish to reiterate the following comment from our previous review letter. In light of the submission of plans related to proposed improvements to off-street parking facilities within this development, it is suggested that the applicant's engineer review with municipal officials how these plans will ensure safe internal pedestrian circulation from parking areas to and from building entrances. It is suggested that the implementation of various traffic calming strategies may be needed.

The proposal includes a pedestrian refuge in one of the parking lot planting islands (as per § 1230.46(e)(6)). The applicant may want to consider how crosswalks and highly-visible walkways could be provided in order to create a safe connection between the parking lot and concrete sidewalks along the building.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0080-002) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read "Claire Warner". The signature is fluid and cursive, written in a professional style.

Claire Warner, Senior Community Planner

[Claire.Warner@montgomerycountypa.gov](mailto:Claire.Warner@montgomerycountypa.gov) – 610-278-3755

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

Attachment A: Aerial Image of Site

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

Attachment C: Reduced Copy of Applicant's Proposed Site Plan, Revised Location of Parking Lot



**ATTACHMENTS A, B & C**



Janssen Revised Parking Expansion  
MCPC#200080002

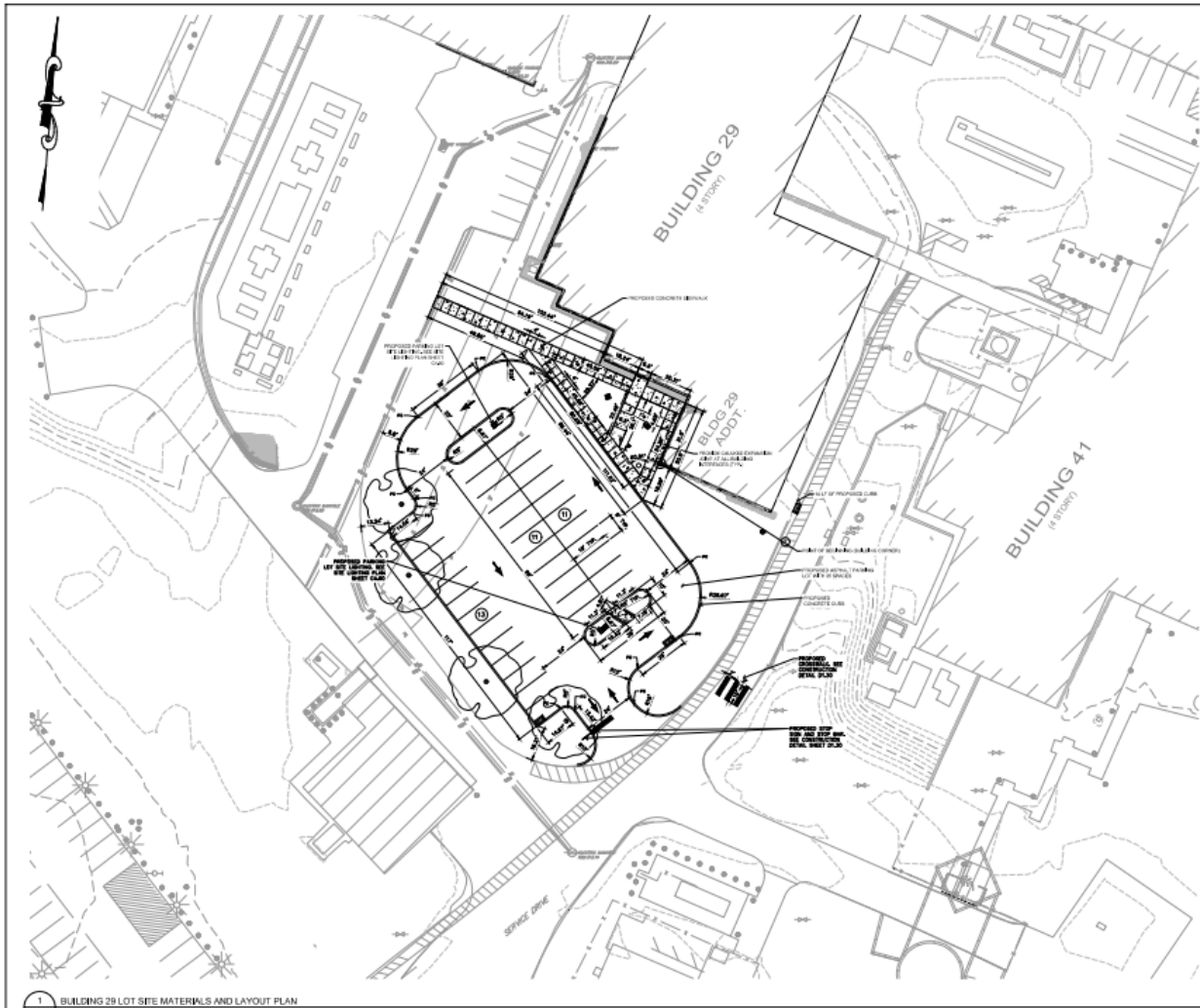
Montgomery  
County  
Planning  
Commission

0 400 800 1,600 Feet

Montgomery County Courthouse - Planning Commission  
PO Box 311, Norristown PA 19384-0311  
(610) 278-3723 (t) 610-278-3341  
www.montcopa.org/plncom  
Aerial photography provided by Newsmap







**SITE MATERIALS PLAN LEGEND**

- ASPHALT PAVING (PARKING)
- CONCRETE PAVEMENT - PEDESTRIAN
- SPARSE CONCRETE CURB WITH CURB TRANSITION
- TRANSITION CURB
- STOP SIGN (8x11)
- DOUBLE LIGHT
- SINGLE LIGHT
- DIRECTION OF TRAVEL ARROW

**SITE LAYOUT PLAN LEGEND**

- ARCHITECT'S
- POINT OF BEGINNING
- DISTANCE IN FEET

# OF TEMPORARY PAVING (PARKING)	# OF PAVING (PEDESTRIAN)
72	35

- NOTES:**
1. THIS PLAN IS SUBJECT TO THE MATERIALS AND LAYOUT PLAN OF THE ADJACENT BUILDING, AS SHOWN ON THE ADJACENT PLAN.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**PERMITS AND APPROVALS:**

PA (LOCAL) SERIAL 2023-111000  
 PA (STATE) SERIAL 2023-111000  
 PA (FEDERAL) SERIAL 2023-111000  
 PA (LOCAL) SERIAL 2023-111000  
 PA (STATE) SERIAL 2023-111000  
 PA (FEDERAL) SERIAL 2023-111000

All construction on this project shall comply with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal agencies. The contractor shall be responsible for maintaining all existing utilities and structures on the site. The contractor shall be responsible for restoring the site to its original condition after construction is complete.



**Janssen**

JANSSEN PHARMACEUTICAL COMPANY  
 OF JOHNSON & JOHNSON  
 A TOLLAND COMPANY

NO.	DATE	DESCRIPTION
1	12/18/23	ISSUED FOR PERMITTING
2	12/18/23	ISSUED FOR PERMITTING
3	12/18/23	ISSUED FOR PERMITTING
4	12/18/23	ISSUED FOR PERMITTING
5	12/18/23	ISSUED FOR PERMITTING
6	12/18/23	ISSUED FOR PERMITTING
7	12/18/23	ISSUED FOR PERMITTING
8	12/18/23	ISSUED FOR PERMITTING
9	12/18/23	ISSUED FOR PERMITTING
10	12/18/23	ISSUED FOR PERMITTING



NO.	DATE	DESCRIPTION
1	12/18/23	ISSUED FOR PERMITTING
2	12/18/23	ISSUED FOR PERMITTING
3	12/18/23	ISSUED FOR PERMITTING
4	12/18/23	ISSUED FOR PERMITTING
5	12/18/23	ISSUED FOR PERMITTING
6	12/18/23	ISSUED FOR PERMITTING
7	12/18/23	ISSUED FOR PERMITTING
8	12/18/23	ISSUED FOR PERMITTING
9	12/18/23	ISSUED FOR PERMITTING
10	12/18/23	ISSUED FOR PERMITTING

**PERMITS AND APPROVALS:**

PA (LOCAL) SERIAL 2023-111000  
 PA (STATE) SERIAL 2023-111000  
 PA (FEDERAL) SERIAL 2023-111000

**NOTES:**

1. THIS PLAN IS SUBJECT TO THE MATERIALS AND LAYOUT PLAN OF THE ADJACENT BUILDING, AS SHOWN ON THE ADJACENT PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.





**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of January 17, 2024**

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

Patty Furber, B&Z Administrator  
Ed Brown, Gilmore & Associates  
Chad Dixson, Bowman  
Cindy VanHise, CKS Engineers

**Absent:**

**Call to Order:**

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

**Approval of Minutes: September 20, 2023**

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of September 20, 2023. The motion carried unanimously.

**Reorganization of Planning Commission:**

- Chairman: A motion was made by Mr. Beardsley and seconded by Ms. Porreca to re-elect Mr. Melograno as the Chairman. The motion passed 7-0 vote.
- Vice Chair: A motion was made by Mr. Beardsley and seconded by Ms. Porreca to re-elect Mr. Valiga as Vice-Chair. The motion passed 7-0 vote.
- Secretary: A motion was made by Ms. Porreca to re-elect Ms. Furber as Secretary and seconded by Mr. Valiga. The motion passed 7-0 vote.
- Vice Secretary: A motion was made by Ms. Porreca to re-elect Ms. Worman as Vice-Secretary and seconded by Mr. Valiga. The motion passed 7-0 vote.

**Subdivision/Land Development:**

**Janssen Permanent Parking - Amended Plan  
1400 McKean Rd.**

**#20-01 LD**

Janssen was represented by Mr. Kevin Selger from Gilmore Associates and Mr. Jim Lilly from the Spring House Janssen campus. Ms. Cindy VanHise from CKS Engineers was present for the Township. Mr. Selger informed the board that back in August of 2020 the applicant was approved for three parking lots which added 297 spaces to the campus. Mr. Selger stated that the applicant would like to request to amend their approved plan by deleting the B East Parking Lot. They would like to move the permanent parking lot to an area behind Building 29, which currently has a temporary parking lot. Mr. Selger stated the reason for the change was that during construction they ran into a lot of unsuitable soil onsite and numerous conflicts with underground utilities. Mr. Selger stated that the temporary parking lot needs to be removed anyway and is already prepared.

Mr. Selger explained to the PC that they received two review letters, CKS Engineers dated January 12, 2024, and the Township's traffic engineer, Bowman, dated January 10, 2024. Mr. Selger stated that he had discussed the review letters with both consultants prior to tonight's meeting. Mr. Selger stated they made some designs for the plans to address the fire truck turn-around issue. Revised plans were submitted to the Fire Marshal, Al Comly, but there was no feedback prior to tonight's meeting. Mr. Selger stated that the amended plan shows some landscaping that includes some planting of trees, but on the side that has the underground utilities, shrubs will be planted instead. Mr. Melgrano wanted to know if any handicapped parking would be eliminated. Mr. Selger stated that the ADA parking would be increased because they gained parking spaces by moving the lot. Mr. Melgrano wanted to know, since there's no entrance into the building, how do employees get to where they need to go from the parking lot? Mr. Selger stated the current parking lot is used by the maintenance staff and they enter through the central plant. Mr. Lilly stated that they have access to an entrance with a sidewalk that is close to the building.

Mr. Adams wanted to know why they couldn't include more plantings where the underground utilities were located. Mr. Adams suggested that they should add more robust plantings around that whole area as opposed to trying to get away from the underground utilities. Mr. Lilly stated they would take that under their advisement.

Mr. Melgrano requested that Ms. VanHise discuss the waivers in her review letter dated January 12. Ms. VanHise stated that they were under the maximum amount of impervious coverage but wanted clarification as there was a discrepancy with their stormwater management narrative. Ms. VanHise requested a note be added to the plan regarding the maximum number of employees per shift, the applicant made her aware that there are no shifts, they refer to them as seats. Mr. Selger stated that there are 2,074 employees, which equates to seats onsite. Mr. Melgrano wanted to clarify that the building is so large and if everyone showed up, there would be enough parking, is that correct? Mr. Selger stated that was correct. Ms. VanHise stated that there was a comment regarding the exterior lighting on site. She stated that the ordinance states that the exterior lighting maximum height may exceed 14' and go up to 25', so there is no issue with what was proposed. Ms. VanHise wasn't sure how Lower Gwynedd handled waivers if they would need to be reinstated with the amended approval. Mr. Selger stated that the waivers are the same, except one waiver would be added regarding swapping out some of the area drains. He stated that would be bubbled on the plan. Ms. VanHise informed the PC she was not aware

that the doors in building 29 were not ingress, but egress. Mr. Melograno wanted to know what would happen if that changed? Mr. Selger stated that it wouldn't change. Ms. VanHise stated that a crosswalk was proposed across the service walk that should be eliminated. Mr. Melograno wanted to know if the amended plan shows that deletion? Mr. Selger stated that he did not receive their review letter in time to delete that from their plan but would be shown on the revised amended plan. Ms. VanHise stated that the Fire Marshal should review the one-way drive fire apparatus circulation and approach to the building. Ms. VanHise stated if the Fire Marshal approves it, CKS is fine with the parking layout. Mr. Valiga wanted to know if the orientation of the parking spaces would change. Mr. Selger stated that the parking is somewhat oriented perpendicular to the entrance, given the small location that they must get the quantity of parking to fit the amount of parking maximum that was approved. He stated that this would not be a main parking lot, but a secondary parking lot. Mr. Valiga wanted to know if a waiver would be required. Ms. VanHise stated that this should require a waiver. Mr. Selger agreed. Ms. VanHise brought up the brightness and intensity of the lighting. Mr. Selger agreed to look at the lighting and bring down the intensity, that there was a calculation error. Mr. Selger stated that they intend on using the same lighting as with their original approved plan. Ms. VanHise stated that a curb taper would be provided. Ms. VanHise stated that she suggested an alternate species of tree to be planted along with a diversity of plantings. Mr. Valiga wanted to know what the alternate tree species would be. Mr. Selger stated red sunset maples, something native. Mr. Selger stated that the landscaping was fairly extensive with the other parking lots. Mr. Valiga wanted to know what diversity meant. Mr. Selger stated around two to three different types of trees. Ms. VanHise stated that there is a current NPDES permit, and that the applicant has applied for an amendment to it. Ms. VanHise stated that a letter was received from the Montgomery County Conversation District, and they will be resubmitting back to them. Mr. Valiga wanted to know if the permitted amendment could change any requirements. Ms. VanHise stated they would have to come back to the PC, but there would have to be significant changes in order for that to happen. Mr. Selger stated they have a NPDES permit for the entire campus that expires on December 7, 2024. Ms. VanHise stated that they could file for an extension if needed. Ms. VanHise stated she wanted clarification regarding the type of inlet, type "M" or type "C". Mr. Selger stated there is an existing inlet, type "M" and the existing curbing is built around that inlet. They intend to rebuild and install a "C" inlet and repour the curbing. Ms. VanHise stated that comments 3, 4, and 5 were drafting errors and will comply. Ms. VanHise stated that drainage infrastructure would remain in place. Mr. Selger stated that there are two existing inlets that existed prior that will remain. Mr. Selger stated that everything internal to the main campus loop road flows into the onsite pond. Ms. VanHise requested no parking signs to be installed along the northwest and southeast curb lines. The applicant will comply.

Mr. Melograno requested Mr. Dixon discuss his review letter. Mr. Dixon stated that Bowman's comments are very minor, he stated that there are a couple crosswalks along the circulation road through the campus, those were put in for the temporary parking lot, he wants to make sure all the pavement markings and signage are removed to avoid driver confusion. Mr. Dixon stated that there is no net increase in what is being proposed from the original plan, so there is no additional traffic generated from the amended plan. Mr. Dixon stated that back in 2020 there were conditions that were deferred, a traffic study for the McKean Road driveway to look at potential peak-hour restrictions for certain turning movements and a pedestrian crossing on McKean Road near the Wooded Pond Road intersection. Mr. Dixon recommends that these

continue to be deferred until the Township does some further planning for the McKean Road corridor to see if these improvements would fit into the overall plan. Mr. Selger stated he would comply with both review letters. Mr. Melograno asked if the applicant would comply with the Fire Marshal comments when received. Mr. Selger agreed they would. Ms. Nunn wanted to make sure Mr. Selger was aware that they have Welsh Road listed on both sides of the campus on the plans. Mr. Selger thanked Ms. Nunn for making him aware of the error.

A motion was made by Mr. Adams and seconded by Mr. Beardsley to recommend the amended land development plan for approval by the Board of Supervisors based on the following conditions:

1. The applicant will comply with the review letters from CKS dated January 12, 2024, Bowman dated January 10, 2024. Since the PC did not receive any comments from the Fire Marshal, the applicant agreed that they would work with the Fire Marshal, Al Comly, to address any forthcoming comments.

The motion passed with a 7-0 vote.



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

**#23-03LD**

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

Ms. Pionzio explained since they were here back in August they have revised and resubmitted plans. She explained they received cleaner review letters with no new waivers. Ms. Pionzio stated that they left last time knowing that they owed a whole lot of replacement trees, and the question was left with them, do they want to be environmentalists or just write a check, what do we really care about in Lower Gwynedd. Ms. Pionzio stated that they took this to heart, she stated that the PC wanted to try and figure out the massive tree replacement issue and wanted a trail plan, which was all part of the resubmission. Ms. Pionzio stated that they reduced the size of the building, it was 70,181 sq. feet, reduced to 62,608 sq. feet. Ms. Pionzio stated that they hired an arborist, gave him the limits of disturbance, he then evaluated and tagged all the dead, dying and healthy trees. Ms. Pionzio stated that that after that the replacement number was drastically reduced. They started at 7,031 caliper inches (503 trees) only 122 trees are healthy which now equals 1,457 caliper inches. They can replace 1,127 caliper inches; they are short 330 caliper inches. Ms. Pionzio stated that they spent around \$30K on the arborist to get the study done. Ms. Pionzio stated that they found that it was a good investment, they were pleased that dying trees are in the line of disturbance and that the healthy trees are out of the line of disturbance. Ms. Pionzio stated they have used as much of the existing basin, so not to disturb more trees than necessary for the new basin. Ms. Pionzio stated the parking lot will consist of 290 spaces, 132 are existing. Ms. Pionzio stated that this would be a joint parking lot, the parking would be between a shared

area. Ms. Pionzio stated the Fire Marshal wanted better access to the Triplex area. They will be widening the fire access area and have stopped students from using that area.

Mr. North stated that the tree replacement would consist of around six or seven different types of species...American hornbeam, skyline thornless honey locust, sweetgum seedless, sour gum, American sycamore, swamp white oak, pin oak, white fur, white cedar, sweet bay, Australian serviceberry, all with no long-term irrigation. Mr. North stated that after the first year they won't have to be irrigated anymore. Mr. Melograno asked if they felt they were jamming a bunch of trees onto the plan? Mr. North stated they are trying to avoid packing in too many trees to give them space to grow and thrive. Mr. Beardsley wanted to know about the deer population and its impact. Mr. North stated that is why they chose the list because they are generally a very resilient species of trees. Mr. Beardsley wanted to know the height of the proposed trees. Mr. North stated they are proposing larger trees, the trees would be around 4" caliper, which would equal about 15' - 18' in height once matured. Mr. Melograno stated that back in August he did request larger trees, so he was happy to see that they listened to his request. Mr. Valiga wanted to know what the lifespan is of a tree that is in poor condition. Mr. North stated around 5 years. Ms. Pionzio stated that it's really a 0-5-year life expectancy for dying/poor conditioned trees. Mr. Brown stated that dead or dying trees are not usually listed within the tree replacement category. Mr. Beardsley stated that they need to remove the dying trees to make room for the new trees. Ms. Pionzio stated they wanted to make sure not to overplant to avoid the trees growing too closely together. Mr. Melograno wanted to know why they wouldn't look at other parts of the campus, not part of the disturbance area. Ms. Pionzio stated it's due to the costs, they don't have the funds to walk around the campus and do an evaluation. Mr. Freeman stated that they have removed dangerous dying trees along campus. Ms. Pionzio stated that with what they are proposing to plant, they are shy of 19.71 metric tons of carbon removal. She continued to explain how they plan to make that up. Ms. Pionzio stated that they looked at increasing the roof steel to support the load of solar panels. She said that they cannot afford to do that now, but for future installation. Mr. Adams wanted to know the reluctance to install the solar panels? Mr. Freeman stated that they looked at installing solar on their tennis courts that aren't being used right now, but that wouldn't work out because it wasn't sustainable enough and the cost was overwhelming. Ms. Nunn wanted to know what the circumstances in the future are that they might install the solar panels? Mr. Freeman stated the costs would have to go down and efficiency would have to be greater. Mr. Freeman stated that the panels were designed into the proposed building, and they don't intend to back out of that.

Ms. Pionzio stated that they hired the Evolution Sustaining Group for their help on how they can improve the carbon metric tonnage for carbon reduction. They looked at lighting around the whole campus and EV charging stations. They looked at every light on campus, all metal halides will be replaced with LED (total of 3,511 fixtures) for the entire campus. They will be adding 4 dual port EV charging stations along the front of the building. There will be eight charging places. Mr. Adams wanted to know how many students drive EV cars? Ms. Pionzio stated that the charging stations are not only for students, but faculty members, and this will be an event space as well, so visitors can use the EV stations too. Mr. Freeman stated currently around 10 students/facility members drive EV cars, that he is aware of. Ms. Pionzio stated that with all the upgrades they are at 363 metric tons of carbon reduction. Mr. Melograno stated that back in August he was firm with his statement of what was expected, and he felt that they took him very

seriously. Ms. Pionzio stated that it took them four months to gather all this information and they tried their hardest.

Mr. Valiga wanted to know how many real trees will be replaced? Mr. North stated that 218 trees and 971 shrubs will be planted, which is an equivalency that is permitted by the ordinance. He stated the total caliper inches would equal 1,127. Mr. North stated that every 10 shrubs is the equivalent to one tree. Mr. Valiga wanted to know where the conversion factor came from. Mr. North stated that is located in the SALDO section 1230.41(i) outlines the equivalency table. Mr. Melograno stated that they are setting a good precedent for what they have done. Ms. Nunn stated that the PC challenged the applicant to come up with other alternatives and she was pleased with their resubmission.

Mr. Melograno wanted to know about the trail plan. Ms. Pionzio showed the trail plan, the purple is the current network of trails running through the campus. Mr. Melograno wanted to know if there was an easement along Evans Rd. for a trail connection. Ms. Pionzio stated that the high school gave an easement along that frontage a few years ago. Mr. Melograno wanted to know if that would make sense to extend that trail? Ms. Pionzio stated they could do that. Mr. Freeman stated they just went through dedication of all the trails and sidewalks on campus to become part of the Township trail system last year.

Mr. Melograno wanted to know, even though we haven't really got into the consultant review letters from October, if they would comply with those? Mr. Brown stated there was a recommendation in their review letter to add a 15' wide trail easement along Evans Rd. Mr. Melograno wanted to know about the Fire Marshal's review letter, they said they would comply with his comments regarding the fire hydrant.

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

1. The applicant will provide a 15' wide trail easement along Evans Rd.;
2. The applicant will comply with all review letters from Gilmore, Bowman and Lower Gwynedd Fire Marshal, Al Comly;
3. The PC recommends granting all waivers conditioned that the applicant installs 4 dual EV charging stations, increase the roof steel load capacity to support future solar panels, convert all lighting on campus to LED by 2025;
4. The PC accepts and supports the findings from the arborist report, the landscape architect design, Bohler's carbon reduction analysis and the Evolution Sustainability Group's LED Lighting & EV Charging Project Overview report.

The motion passed with a 7-0 vote.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:50 P.M.

Respectfully submitted,  
Patty Furber, Secretary

DRAFT



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** Friday, February 9, 2024

**FROM:** Jamie P. Worman, Assistant Township Manager

*Jamie Worman*

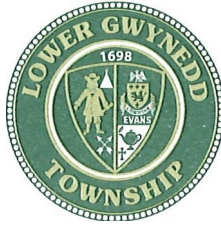
**SUBJ:** Montco 2040 Grant Application- Possible Project

The 2024 cycle for the Montco 2040 Implementation Grant Program is now open. Applications are due by March 1<sup>st</sup>. Township Staff has been reviewing possible projects to submit for funding through this program. The grant amount has been increased this year to a \$250K maximum award. Projects that further the goals of the County's comprehensive land use plan and fit into the focus categories receive greater consideration during the application review. One of the focus categories is walk and bike Montco with the theme of connected communities. Walkability is a major goal and can be accomplished through projects aimed at adding trails, paths, and sidewalk connections along with bike facilities.

Staff is recommending that the BOS consider submitting a grant application for the Penllyn Train Station Trail Connection which was one of the areas addressed through the master park planning process. The project would extend a trail from Pen-Ambler Park along Pen-Ambler Road to the intersection at Old Penllyn Pike and provide crosswalks and sidewalk extension to the train station. The estimated cost of the project is \$444,418.

***If the BOS concurs with staff's recommendation, we will prepare a resolution for approval at the next meeting.***





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

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

February 14, 2024

Steve Gault, P.E., PTOE  
Chief, TSMO Arterials and Planning Section  
Bureau of Maintenance and Operations, Transportation Operations Division  
Pennsylvania Department of Transportation  
400 North Street  
Harrisburg, PA 17120-0064

**Re: Green Light-Go Application – Year 9 (2024)  
Welsh Road Signal Upgrades  
Lower Gwynedd Township, Montgomery County, PA  
Funding Commitment Letter**

Dear Mr. Gault,

On behalf of Lower Gwynedd Township, I am submitting this letter as demonstration of Lower Gwynedd Township's commitment to provide match funding for traffic signal modifications for Welsh Road at the intersections with Evans Road and Darden Drive/Gwynedd Crossing Access. We are requesting \$324,640.00 in Green Light – Go Program funding and have a secured match in the amount of \$81,160.00. Our application for the subject project involves upgrades, consisting of the following:

- Provide new controller assemblies at both intersections,
- Replace existing loops with non-invasive stop bar detection system,
- Provide advanced radar dilemma zone detection system,
- Replace the 5-section signal head for protected/permitted left turns with a 4-section left turn signal with flashing yellow arrow,
- Replace existing radio communication system and tie to the PennDOT's Unified Command and Control System.

At this time, Lower Gwynedd has programmed a total of \$81,160.00 in the Township General Fund for the project. Please accept this letter as demonstration of Lower Gwynedd Township's commitment to the project and providing the matching funds as outlined above.

If you have any questions regarding Lower Gwynedd's funding commitment, I welcome you or your staff to contact me directly to discuss the project and funding sources.

Sincerely,

Mimi Gleason  
Township Manager



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, February 09, 2024  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Wissahickon Clean Water Partnership Governance Structure

As you are aware the Wissahickon Clean Water Partnership (WCWP) is looking ahead to the implementation phase of the Water Quality Improvement Plan (WQIP). At the September 12, 2023, BOS meeting we discussed options for how this transition can occur and what governance structure would best fit the needs of the group moving forward. The consensus of the BOS was that the consortium structure was preferred. As I had explained in my prior memo, the management committee voted to determine which governance structure option each representative would take back to its municipality (solicitor, board, etc.) as a recommendation and then each municipality is required to pass a resolution formally endorsing the governance structure the WCWP will utilize moving forward. The management committee voted, and the recommended governance structure is the consortium. The corresponding resolution is attached to this memo. ***The recommended action is that the BOS approve Resolution #2024-07 endorsing the creation of a municipal consortium to implement a water quality improvement plan for the Wissahickon Creek.***

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

**RESOLUTION 2024-8**

**ENDORISING THE CREATION OF A MUNICIPAL CONSORTIUM TO IMPLEMENT  
A WATER QUALITY IMPROVEMENT PLAN FOR THE WISSAHICKON CREEK**

**WHEREAS**, since 2016 Lower Gwynedd Township has been working cooperatively with other municipalities and wastewater treatment plants in the Wissahickon Creek watershed (collectively, the “**Group**”), to prepare of a Water Quality Improvement Plan (“**WQIP**”) as an alternative to the May 2015 Draft Total Phosphorous TMDL for the Wissahickon Creek published by the United States Environmental Protection Agency; and

**WHEREAS**, the Group formed and appointed representatives to a “Management Committee,” to oversee the development and implementation of the WQIP (the “**Management Committee**”); and

**WHEREAS**, at its September 14, 2023 meeting, the Management Committee voted to recommend the formation of a “Municipal Consortium” to implement the WQIP (the “**Consortium**”); and

**WHEREAS**, the Management Committee has requested each member of the Group to formally commit to support the Consortium when it is formed, by appointing a representative and alternate to participate in its operation; and

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Lower Gwynedd Township Board of Supervisors (the “**BOS**”) agrees to support the Consortium and upon its formation, to appoint a representative and alternate to participate in the operation of the Consortium.

2. In that the Consortium has not yet been formed, this Resolution is conditioned upon future BOS approval of the Consortium’s formation and operating documents, and the estimated amount of the Township’s financial commitment to the Consortium, which will be developed and submitted to Lower Gwynedd Township if the Group endorses the “Municipal Consortium” structure.

**RESOLVED** and **ENACTED** this 13<sup>th</sup> day of February, 2024.

**ATTEST:**

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

**BOARD OF SUPERVISORS OF  
LOWER GWYNEDD TOWNSHIP**

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



February 9, 2024

**Request for Authorization to Advertise**

**Project Name:** 2024 Lower Gwynedd Mill & Overlay Project  
2024 Lower Gwynedd Ultra-Thin Bonded Wearing Course Project

**Project Description:**

The Lower Gwynedd Road Programs will consist of two (2) contracts including the Mill/Overlay Contract and the Ultra-Thin Bonded Wearing Course Project. The projects involve resurfacing the roads utilizing a traditional mill and overlay method or the placement of an ultra-thin bonded wearing course over the existing roadway surface. The roadways scheduled to be resurfaced are listed below.

**Project Locations:**

The work to be completed under the 2024 Lower Gwynedd Mill & Overlay Project is located along the following roads.

Base Bid – Mill & Overlay

- Judie Lane – From Alene Road to Marie Road
- Marie Road – From Davis Road to Cul-de-Sac
- Gwynedd Avenue – From Gypsy Hill Road to gate at Railroad
- School House Lane – From Dekalb Pike (PA202) to Plymouth Road
- Joans Lane – From E. Lamplighter Lane to Uxbridge Way
- E. Meetinghouse Road – From Evans Road to Cul-de-Sac.

The work to be completed under the 2024 Lower Gwynedd Ultra-Thin Bonded Wearing Course Project is located along the following roads.

Base Bid – Ultra-Thin Friction Course

- Alene Road – Entire Road
- Hamilton Road – Entire Road
- Davis Road – Entire Road
- Hays Lane – Entire Road
- Lamplighter Lane – Entire Road
- Lamplighter Circle – Entire Road
- Vestra Road – Entire Road

**Project Timeline:**

Upon approval of the Request for Authorization to Advertise, it is anticipated that the bids will go out by February 23<sup>rd</sup> and the bid opening for the 2024 Road Programs will be held on March 27, 2024, with consideration for award at the first Board of Supervisors meeting in April.

PAID INVOICES REPORT

WARRANT: 021324

TO FISCAL 2024/02 02/13/2024 TO 02/13/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	165560	01/07/24	67283		102484	P	02/13/24	01401 340	ADVERTISING/PRINTING	1,435.21
	INVOICE: 2555285/2551163									
	165560	01/07/24	67283		102484	P	02/13/24	01414 340	ADVERTISNG/PRINTNG/BINDNG	621.92
	INVOICE: 2555285/2551163									
VENDOR TOTALS				2,057.13 YTD INVOICED				2,057.13 YTD PAID		2,057.13
3937 ACCESS LOCK TECHNOLOGIES INC.	165602	01/12/24	67325		102485	P	02/13/24	05454 720	REPAIRS & IMPROVEMENT	86.34
	INVOICE: 70595									
	165602	01/12/24	67325		102485	P	02/13/24	01410 200	SUPPLIES	42.50
	INVOICE: 70595									
	165603	01/12/24	67326		102485	P	02/13/24	01410 200	SUPPLIES	57.90
	INVOICE: 70636									
VENDOR TOTALS				186.74 YTD INVOICED				186.74 YTD PAID		186.74
3655 ADVANCED ELECTRONIC DESIGN, INC.	165598	01/05/24	67321		102486	P	02/13/24	01410 370	VEHICLE MAINTENANCE	968.59
	INVOICE: 8277217									
VENDOR TOTALS				968.59 YTD INVOICED				968.59 YTD PAID		968.59
3639 ALL TRAFFIC SOLUTIONS, INC.	165597	08/14/23	67320		102487	P	02/13/24	01410 450	CONTRACTED SERVICES	7,500.00
	INVOICE: Q-79198									
VENDOR TOTALS				7,500.00 YTD INVOICED				7,500.00 YTD PAID		7,500.00
4007 ARRO CONSULTING, INC.	165606	11/08/23	67329		102488	P	02/13/24	01147 000	LEGAL&ENGINEER	1,732.00
	INVOICE: 0087484/8489/9828									
	165607	11/08/23	67330		102488	P	02/13/24	01147 000	LEGAL&ENGINEER	2,687.52
	INVOICE: 0087485/98298491									
VENDOR TOTALS				4,419.52 YTD INVOICED				4,419.52 YTD PAID		4,419.52
3600 BATTERY SOLUTIONS, LLC	165595	01/16/24	67318		102489	P	02/13/24	01461 001	CONSERVATION EXPENSE	231.90
	INVOICE: K1345773-00MP									
VENDOR TOTALS				231.90 YTD INVOICED				231.90 YTD PAID		231.90
1241 BEE, BERGVALL & COMPANY P.C.	165580	12/31/23	67303		102490	P	02/13/24	01402 310	PROFESSIONAL SERVICES	2,850.00
	INVOICE: 39592									
VENDOR TOTALS				2,850.00 YTD INVOICED				2,850.00 YTD PAID		2,850.00
1116 BOWMAN CONSULTING GROUP, LTD.										



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
165544	INVOICE:	12/31/23	67267		102491	P	02/13/24	01408	PROFESSIONAL SERVICES	3,638.75
		DECEMBER	31 2023							
165544	INVOICE:	12/31/23	67267		102491	P	02/13/24	33433	MULTIMODAL PHASE 2 EXPENS	726.25
		DECEMBER	31 2023							
165544	INVOICE:	12/31/23	67267		102491	P	02/13/24	30454	PARK IMPROVEMENTS	27.50
		DECEMBER	31 2023							
165576	INVOICE:	12/31/23	67299		102491	P	02/13/24	01147	LEGAL&ENGINEER	577.50
		408660								
165577	INVOICE:	12/31/23	67300		102491	P	02/13/24	01147	LEGAL&ENGINEER	1,855.00
		408672								
VENDOR TOTALS		2,432.50 YTD INVOICED		6,825.00 YTD PAID						6,825.00
3319	BUCKS COUNTY WATER & SEWER AUTHORITY									
165594	INVOICE:	01/16/24	67317		102492	P	02/13/24	08429	CONTRACTED SERVICES	17,385.00
		16-JAN-24								
VENDOR TOTALS		17,385.00 YTD INVOICED		17,385.00 YTD PAID						17,385.00
3724	C & C FORD SALES, INC.									
165599	INVOICE:	01/12/24	67322		102493	P	02/13/24	30410	POLICE CAP. IMPROVEMENT	60,100.00
		484818								
VENDOR TOTALS		60,100.00 YTD INVOICED		60,100.00 YTD PAID						60,100.00
526	CATAPULT WEB DEVELOPMENT INC									
165570	INVOICE:	01/01/24	67293		102494	P	02/13/24	01400	PROF SERV-NEWSLTR & WEB S	2,400.00
		7711								
VENDOR TOTALS		2,400.00 YTD INVOICED		2,400.00 YTD PAID						2,400.00
3897	DANIEL W. DOWLING									
165600	INVOICE:	01/12/24	67323		102495	P	02/13/24	01410	PUBLIC PROGRAMS	300.00
		INV-12345-1								
VENDOR TOTALS		300.00 YTD INVOICED		300.00 YTD PAID						300.00
835	DAVID A. MORGAN									
165574	INVOICE:	01/25/24	67297		102496	P	02/13/24	01401	SUPPLIES-OFFICE SUPPLIES	110.00
		11282								
VENDOR TOTALS		110.00 YTD INVOICED		110.00 YTD PAID						110.00
1416	DAVIDHEISER'S INC.									
165581	INVOICE:	12/31/23	67304		102497	P	02/13/24	01410	CONTRACTED SERVICES	287.00
		27978								
VENDOR TOTALS		287.00 YTD INVOICED		287.00 YTD PAID						287.00
25	DEL-VAL INTERNATIONAL TRUCKS, INC.									
165561	INVOICE:	01/05/24	67284		102498	P	02/13/24	08429	REP/MNT VEHICLES, EQUIPME	182.56

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	13338947									
165561		01/05/24	67284		102498	P	02/13/24	01437 261	REPAIR TOOLS AND MACH	182.57
INVOICE:	13338947									
165562		01/22/24	67285		102498	P	02/13/24	08429 373	REP/MNT VEHICLES, EQUIPME	41.89
INVOICE:	13340688									
165562		01/22/24	67285		102498	P	02/13/24	01437 261	REPAIR TOOLS AND MACH	41.89
INVOICE:	13340688									
165563		01/12/24	67286		102498	P	02/13/24	08429 373	REP/MNT VEHICLES, EQUIPME	47.00
INVOICE:	1436120									
165563		01/12/24	67286		102498	P	02/13/24	01437 261	REPAIR TOOLS AND MACH	47.00
INVOICE:	1436120									
VENDOR TOTALS				542.91	YTD INVOICED			542.91	YTD PAID	542.91
2747 FEDEX										
165546		12/31/23	67269		102499	P	02/13/24	01402 310	PROFESSIONAL SERVICES	79.14
INVOICE:	8-359-68242									
VENDOR TOTALS				.00	YTD INVOICED			79.14	YTD PAID	79.14
1488 FIRSTLABORATORIES, INC.										
165582		12/31/23	67305		102500	P	02/13/24	01410 310	PHYSICAL FITNESS	151.00
INVOICE:	FL000614624									
165582		12/31/23	67305		102500	P	02/13/24	01487 157	HEALTH CONTINGENCY	271.20
INVOICE:	FL000614624									
VENDOR TOTALS				422.20	YTD INVOICED			422.20	YTD PAID	422.20
3175 FLOUNDERS COMMUNICATIONS										
165591		01/16/24	67314		102501	P	02/13/24	01409 320	TELEPHONE	2,646.00
INVOICE:	CW180122									
VENDOR TOTALS				2,863.17	YTD INVOICED			2,646.00	YTD PAID	2,646.00
891 FRANK JONES TROPHIES										
165575		01/25/24	67298		102502	P	02/13/24	01461 001	CONSERVATION EXPENSE	251.14
INVOICE:	17356									
VENDOR TOTALS				251.14	YTD INVOICED			251.14	YTD PAID	251.14
3626 GEORGE DAVID FRITZ										
165596		01/16/24	67319		102503	P	02/13/24	01437 261	REPAIR TOOLS AND MACH	737.24
INVOICE:	1-GS17556									
VENDOR TOTALS				737.24	YTD INVOICED			737.24	YTD PAID	737.24
4006 GODSHALL KANE O'ROURKE ARCHITECTS, LLC										
165558		12/31/23	67281		102504	P	02/13/24	30409 721	IMPROVEMENT TO TWP. PROPE	7,500.00
INVOICE:	3929									
165605		01/12/24	67328		102504	P	02/13/24	30409 721	IMPROVEMENT TO TWP. PROPE	5,625.00
INVOICE:	3942									



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		5,625.00 YTD INVOICED		13,125.00 YTD PAID		13,125.00				
425 HORSHAM CAR WASH INC.	165542	12/31/23	67265		102505	P	02/13/24	01410 370	VEHICLE MAINTENANCE	131.00
		INVOICE: 874								
VENDOR TOTALS		.00 YTD INVOICED		131.00 YTD PAID		131.00				
3358 KEYSTONE MUNICIPAL SERVICES, INC.	165553	12/14/23	67276		102506	P	02/13/24	01414 311	PROF SERV- UCC INSPECTING	8,395.00
		INVOICE: 35863								
VENDOR TOTALS		.00 YTD INVOICED		8,395.00 YTD PAID		8,395.00				
417 LARRY DORN	165567	12/31/23	67290		102507	P	02/13/24	05454 238	CLOTHING & UNIFORMS	144.95
		INVOICE: 020924								
VENDOR TOTALS		144.95 YTD INVOICED		144.95 YTD PAID		144.95				
4000 MARK MANJARDI	165604	01/12/24	67327		102508	P	02/13/24	01414 314	PROF SERV- LEGAL (ZHB)	955.00
		INVOICE: 011824								
VENDOR TOTALS		955.00 YTD INVOICED		955.00 YTD PAID		955.00				
689 MONTGOMERY COUNTY LAW LIBRARY	165571	01/01/24	67294		102509	P	02/13/24	01401 340	ADVERTISING/PRINTING	25.00
		INVOICE: 012624								
	165572	01/01/24	67295		102509	P	02/13/24	01401 340	ADVERTISING/PRINTING	25.00
		INVOICE: 01262024								
VENDOR TOTALS		50.00 YTD INVOICED		50.00 YTD PAID		50.00				
85 MOTOROLA SOLUTIONS, INC.	165564	12/29/23	67287		102510	P	02/13/24	01410 450	CONTRACTED SERVICES	13,880.00
		INVOICE: 823048485								
VENDOR TOTALS		13,880.00 YTD INVOICED		13,880.00 YTD PAID		13,880.00				
140 NORTH WALES WATER AUTHORITY	165541	01/09/24	67264		102511	P	02/13/24	08429 220	OPERATING SUPPLIES	1,200.00
		INVOICE: SALES0002243								
VENDOR TOTALS		.00 YTD INVOICED		1,200.00 YTD PAID		1,200.00				
469 NYCO CORPORATION	165568	01/16/24	67291		102512	P	02/13/24	01432 262	WINTER MAINT EQUIPMENT	71.36
		INVOICE: B2400241								
	165569	01/16/24	67292		102512	P	02/13/24	08429 373	REP/MNT VEHICLES, EQUIPME	43.70



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TO FISCAL 2024/02 02/13/2024 TO 02/13/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: B2400055									
	165569	01/16/24	67292		102512	P	02/13/24	01437 261	REPAIR TOOLS AND MACH	43.70
	INVOICE: B2400055									
	VENDOR TOTALS		158.76	YTD INVOICED				158.76	YTD PAID	158.76
3218	OPTIMUM CONTROLS CORPORATION									
	165552	12/14/23	67275		102513	P	02/13/24	08429 371	REPAIR/MAINT PUMPING STAT	95.00
	INVOICE: 046528									
	VENDOR TOTALS		.00	YTD INVOICED				95.00	YTD PAID	95.00
3229	ORSINI AUTO REPAIR, INC.									
	165592	01/16/24	67315		102514	P	02/13/24	01410 370	VEHICLE MAINTENANCE	1,216.41
	INVOICE: 13225									
	VENDOR TOTALS		1,216.41	YTD INVOICED				1,216.41	YTD PAID	1,216.41
596	PA ONE CALL SYSTEM, INC.									
	165543	12/31/23	67266		102515	P	02/13/24	08429 220	OPERATING SUPPLIES	217.13
	INVOICE: 0001034800									
	VENDOR TOTALS		.00	YTD INVOICED				217.13	YTD PAID	217.13
1211	PENN-HOLO SALES & SERVICE									
	165579	12/31/23	67302		102516	P	02/13/24	05437 370	REPAIR TOOLS & MACHINERY	290.72
	INVOICE: 42818									
	165579	12/31/23	67302		102516	P	02/13/24	01437 261	REPAIR TOOLS AND MACH	290.72
	INVOICE: 42818									
	VENDOR TOTALS		581.44	YTD INVOICED				581.44	YTD PAID	581.44
3174	PETROLEUM TRADERS CORPORATION									
	165551	12/14/23	67274		102517	P	02/13/24	01410 374	FUEL/ GASOLINE/ DIESEL	815.54
	INVOICE: 1949572									
	165587	01/09/24	67310		102517	P	02/13/24	01430 374	FUEL/ GASOLINE/ DIESEL	474.50
	INVOICE: 1954688									
	165588	01/09/24	67311		102517	P	02/13/24	01410 374	FUEL/ GASOLINE/ DIESEL	1,037.82
	INVOICE: 1957393									
	165589	01/23/24	67312		102517	P	02/13/24	01430 374	FUEL/ GASOLINE/ DIESEL	1,099.98
	INVOICE: 1958250									
	165590	01/16/24	67313		102517	P	02/13/24	01430 374	FUEL/ GASOLINE/ DIESEL	342.55
	INVOICE: 1958265									
	VENDOR TOTALS		2,954.85	YTD INVOICED				3,770.39	YTD PAID	3,770.39
2919	PFM ASSET MANAGEMENT LLC									
	165550	12/31/23	67273		102518	P	02/13/24	01402 311	PROFESSIONAL SERVICES-NON	1,031.68
	INVOICE: 14052297									
	165550	12/31/23	67273		102518	P	02/13/24	01410 311	PROF. SERVICES - PENSION,	3,180.16
	INVOICE: 14052297									

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TO FISCAL 2024/02 02/13/2024 TO 02/13/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS				.00	YTD INVOICED		4,211.84		YTD PAID	4,211.84	
304	POLICE CHIEFS' ASSOCIATION	165565	12/29/23	67288	102519	P	02/13/24	01410	450	CONTRACTED SERVICES	500.00
	INVOICE:		2024	MIRT DUES							
VENDOR TOTALS				500.00	YTD INVOICED		500.00		YTD PAID	500.00	
336	PSATS	165566	12/01/23	67289	102520	P	02/13/24	01400	420	DUES & SUBSCRIPTIONS	195.00
	INVOICE:		INV-144613-D3N8								
	165566	12/01/23	67289	102520	P	02/13/24	01401	420	420	DUES & SUBSCRIPTIONS	2,087.00
	INVOICE:		INV-144613-D3N8								
	165566	12/01/23	67289	102520	P	02/13/24	01404	420	420	DUES & SUBSCRIPTIONS	175.00
	INVOICE:		INV-144613-D3N8								
VENDOR TOTALS				2,457.00	YTD INVOICED		2,457.00		YTD PAID	2,457.00	
2918	READY REFRESH BY NESTLE	165585	12/31/23	67308	102521	P	02/13/24	01409	220	SUPPLIES	311.91
	INVOICE:		14A0438012023								
VENDOR TOTALS				311.91	YTD INVOICED		311.91		YTD PAID	311.91	
3458	REMCO, INC.	165554	12/14/23	67277	102522	P	02/13/24	01409	370	REPAIRS & MAINTENANCE	1,591.97
	INVOICE:		648339								
	165555	12/14/23	67278	102522	P	02/13/24	01409	370	370	REPAIRS & MAINTENANCE	110.00
	INVOICE:		645152								
VENDOR TOTALS				.00	YTD INVOICED		1,701.97		YTD PAID	1,701.97	
1166	RICHARD H. LUTZ & SONS INC.	165578	12/31/23	67301	102523	P	02/13/24	01436	245	STORM SEWER & DRAIN SUPPL	330.00
	INVOICE:		102310								
VENDOR TOTALS				330.00	YTD INVOICED		330.00		YTD PAID	330.00	
2607	RICOH USA INC	165583	12/31/23	67306	102524	P	02/13/24	01430	220	HWY MAINT-GEN SERV/SUPPLS	43.95
	INVOICE:		81825052								
	165583	12/31/23	67306	102524	P	02/13/24	08429	220	220	OPERATING SUPPLIES	43.95
	INVOICE:		81825052								
	165584	12/31/23	67307	102524	P	02/13/24	01401	370	370	REPAIRS & MAINTENANCE	176.57
	INVOICE:		81820066								
VENDOR TOTALS				1,111.06	YTD INVOICED		264.47		YTD PAID	264.47	
1129	SAFETY-KLEEN SYSTEMS, INC.	165545	12/31/23	67268	102525	P	02/13/24	01437	200	MECHANIC/SHOP SUPPLIES	265.47



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
INVOICE: 93315708											
VENDOR TOTALS					.00 YTD INVOICED				265.47 YTD PAID		265.47
3926	SANTINO CARLOMAGNO										
165601	01/12/24	67324			102526	P	02/13/24	01430	238	CLOTHING & UNIFORMS	14.99
INVOICE: 020924											
165601	01/12/24	67324			102526	P	02/13/24	08429	238	UNIFORMS	5.00
INVOICE: 020924											
VENDOR TOTALS					49.97 YTD INVOICED				19.99 YTD PAID		19.99
3733	STAPLES										
165557	12/31/23	67280			102527	P	02/13/24	01414	200	OFFICE SUPPLIES	72.15
INVOICE: 8072693067											
165557	12/31/23	67280			102527	P	02/13/24	01401	200	SUPPLIES-OFFICE SUPPLIES	13.28
INVOICE: 8072693067											
165557	12/31/23	67280			102527	P	02/13/24	01410	200	SUPPLIES	31.41
INVOICE: 8072693067											
165557	12/31/23	67280			102527	P	02/13/24	01430	220	HWY MAINT-GEN SERV/SUPPLS	14.78
INVOICE: 8072693067											
VENDOR TOTALS					.00 YTD INVOICED				131.62 YTD PAID		131.62
3641	TRAISSR, LLC										
165556	12/31/23	67279			102528	P	02/13/24	01414	316	PROF SERV - GIS/PERMIT PR	1,800.00
INVOICE: 2387											
VENDOR TOTALS					.00 YTD INVOICED				1,800.00 YTD PAID		1,800.00
3288	TUSTIN MECHANICAL SERVICES										
165593	01/16/24	67316			102529	P	02/13/24	01409	370	REPAIRS & MAINTENANCE	235.00
INVOICE: 930014844											
VENDOR TOTALS					235.00 YTD INVOICED				235.00 YTD PAID		235.00
2906	US BANK										
165547	12/31/23	67270			102530	P	02/13/24	01410	311	PROF. SERVICES - PENSION,	406.27
INVOICE: 14058266											
165548	12/31/23	67271			102530	P	02/13/24	01402	311	PROFESSIONAL SERVICES-NON	155.86
INVOICE: 14058440											
165549	12/31/23	67272			102530	P	02/13/24	01410	311	PROF. SERVICES - PENSION,	104.62
INVOICE: 14058745											
VENDOR TOTALS					.00 YTD INVOICED				666.75 YTD PAID		666.75
753	VALLEY FORGE SECURITY CENTER										
165573	01/08/24	67296			102531	P	02/13/24	01409	370	REPAIRS & MAINTENANCE	94.86
INVOICE: 858060											

PAID INVOICES REPORT

WARRANT: 021324

TO FISCAL 2024/02 02/13/2024 TO 02/13/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		94.86 YTD INVOICED			94.86 YTD PAID			94.86		
3092	VERIZON WIRELESS									
	165586	12/31/23	67309		102532	P	02/13/24	01400 320	COMMUNICATION	1,400.04
	INVOICE:	9953159532								
	165586	12/31/23	67309		102532	P	02/13/24	01401 320	COMMUNICATION	66.55
	INVOICE:	9953159532								
	165586	12/31/23	67309		102532	P	02/13/24	01410 320	COMMUNICATIONS	757.79
	INVOICE:	9953159532								
	165586	12/31/23	67309		102532	P	02/13/24	01430 320	COMMUNICATION	75.53
	INVOICE:	9953159532								
	165586	12/31/23	67309		102532	P	02/13/24	05451 320	COMMUNICATION	66.55
	INVOICE:	9953159532								
	165586	12/31/23	67309		102532	P	02/13/24	05454 320	COMMUNICATION	37.45
	INVOICE:	9953159532								
	165586	12/31/23	67309		102532	P	02/13/24	08429 320	COMMUNICATIONS	275.58
	INVOICE:	9953159532								
VENDOR TOTALS		2,679.49 YTD INVOICED			2,679.49 YTD PAID			2,679.49		
8	W. W. GRAINGER, INC									
	165559	01/04/24	67282		102533	P	02/13/24	01432 220	SNOW/ICE REMOVAL-SUPPLIES	143.48
	INVOICE:	9951682583								
VENDOR TOTALS		143.48 YTD INVOICED			143.48 YTD PAID			143.48		
									REPORT TOTALS	170,033.44

TOTAL PRINTED CHECKS	COUNT	AMOUNT
	50	170,033.44

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

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

Board/Commission	Human Relations Commission
Members/Terms	5 residents, 3-year terms appointed by the BOS
Meeting Schedule	1 <sup>st</sup> Thursday of each month, 7:00 pm
Supervisor Liaison(s)	Jimmy Chong
Staff Liaison	N/A
Minute Taker	Michelle Farzetta

**MEETING HIGHLIGHTS**

Meeting Date	January 4, 2024
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Agreed upon information to post on the township website and in the Spring Newsletter</li> <li>• Agreed to 2024 meeting schedule, with additional meetings scheduled if necessary.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• Discussed Tristate meetings. Agreed to have Mr. Abramson complete a questionnaire on the HRC's behalf as to what we are focusing on in LGT. Tri-states is looking to take one position as a group on various issues, however Mr. Abramson is not comfortable getting involved if tri-states plans on doing this. The other members felt the same way.</li> </ul>	

Next Meeting	March 7, 2024
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.