

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, March 26, 2024, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/81959647930?pwd=QjZnRy9ibS9MVUhGOHJZYzN1MXR6QT09>

Call #: 1-646-876-9923

Meeting ID: 819 5964 7930 Passcode: 313524

---

## 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 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. Presentation of sketch plan for 321-323 Norristown Road (by the 309 interchange)
2. Consideration of Resolution 2024-12 approving preliminary/final land development for Gwynedd Mercy University's Frances M. Maguire Healthcare Innovation Center (#2303LD)

### GENERAL BUSINESS

1. Resolution 2024-13 authorizing a grant application to the PA Department of Conservation and Natural Resource's Community Conservation Partnership Program (C2P2) for a new playground at Oxford Park
2. Consider amendments to Chapter 42 of the Township Code adding jake brake prohibitions on Sumneytown Pike and Route 202
3. Review of Township Engineer's Report - any questions for the Township Engineer?
4. Review of Traffic Engineer's Report - any questions for the Traffic Engineer?
5. Review of financials YTD and Balance Sheet - February 2024
6. Approval of invoice report
7. Approval of minutes - March 12, 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	05/02/2024	7:00 P.M.
BOARD OF SUPERVISORS	TUES	04/09/2024	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	04/10/2024	7:00 P.M.
ZONING HEARING BOARD	THURS	04/11/2024	6:00 P.M.
PARKS AND RECREATION	MON	04/16/2024	6:00 P.M.
PLANNING COMMISSION	WED	04/17/2024	7:00 P.M.

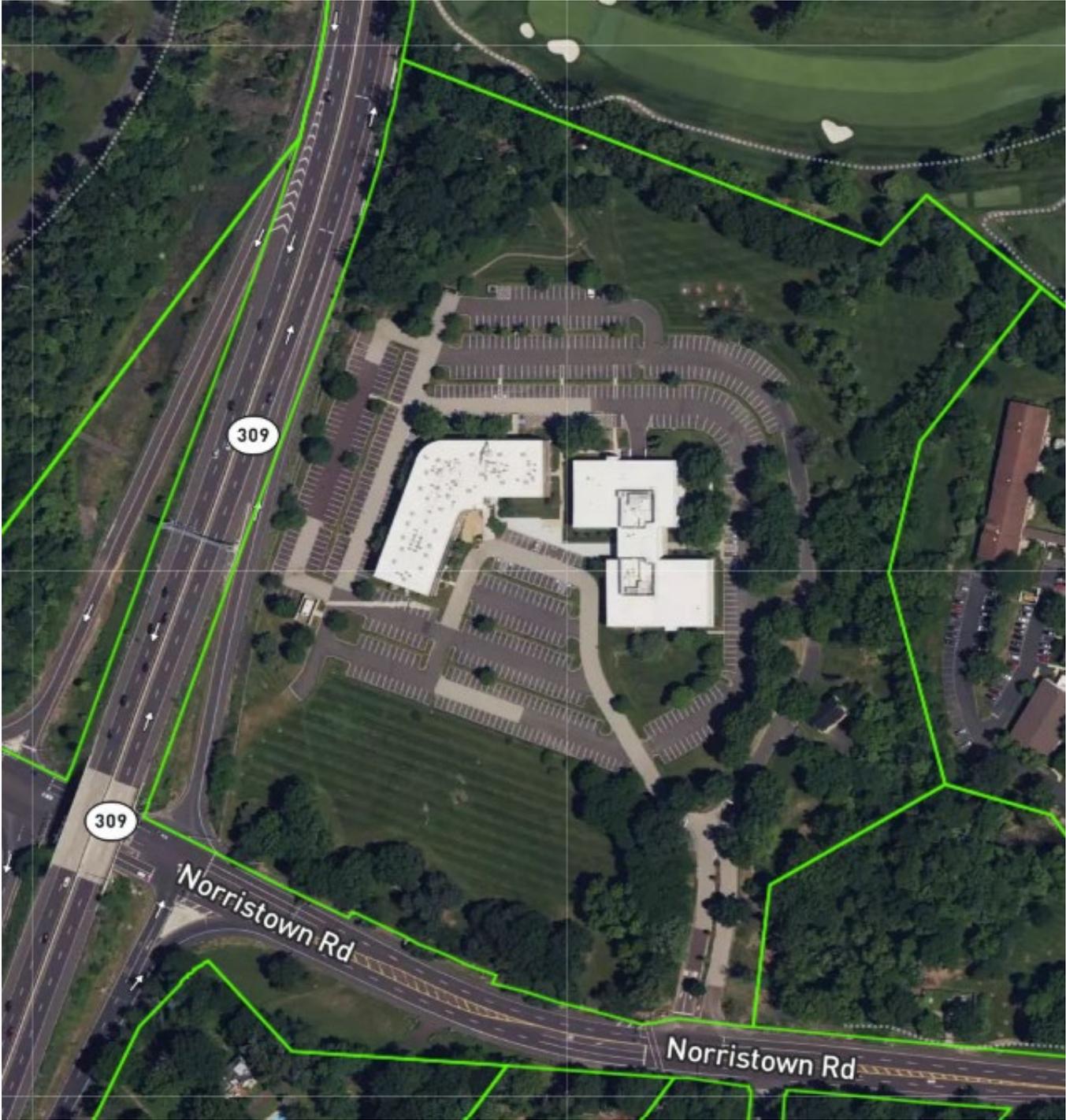
\*Please check the Township website to confirm meeting dates and times.



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, February 23, 2024  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Sketch Plan Presentation- 321-323 Norristown Road

At the March 26<sup>th</sup>, 2024, BOS meeting, BET Investments will be presenting a sketch plan for the possible redevelopment of 321-323 Norristown Road, better known as the Berkadia site or Spring House Corporate Center. The sketch plan is a basis for an informal discussion about the possibilities for the future use of this parcel and assists in identifying possible benefits, challenges, and zoning issues, while providing an opportunity for the BOS and public to offer general guidance at a stage where potential points of difference can be more easily resolved. Notice of this presentation was circulated to property owners within 1,000 feet of the subject parcel, and we added additional properties outside of this buffer area including Radcliff Lane and Woods Lane. An aerial map of the parcel is attached to this memo for your reference.





## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Thursday, March 21, 2024  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Gwynedd Mercy University- Frances M. Maguire Healthcare Innovation Center #23-03LD

Gwynedd Mercy University is proposing a land development project to construct a 62,000+/- square foot two-story healthcare facility with a new parking lot and restoration of an existing parking lot, walkway connections, landscaping, and lighting improvements. In addition, a stormwater management basin is depicted on the plans. The applicant is seeking seven waivers including waivers for sidewalk/curbing and tree replacement. The applicant's representative presented the proposed project to the BOS on February 27<sup>th</sup>, 2024, and had received a recommendation of approval with conditions from the Planning Commission on January 17<sup>th</sup>, 2024. The applicant conducted a tree assessment and provided detailed plans for other environmental initiatives to be implemented as part of the project. Gilmore & Associates had their arborist review the tree assessment submitted and had questions that were resolved and a revised letter to that effect is attached to this memo. GMU agreed to provide a trail easement along Evans Road instead of providing sidewalk and curbing along Sumneytown Pike and Evans Road. The BOS was agreeable to this condition with the caveat that the trail be installed at GMU's sole expense at such a time the Township deems necessary. GMU is also requesting 180 days to furnish required agreements, project escrows, and payment of applicable fees instead of the standard 90 days. In addition, GMU provided enrollment data to support their position that a traffic impact fee is not owed in conjunction with the proposed project as enrollment is projected to be less than what it was in 2003 when the traffic impact fee study was completed. Staff recommended that a provision be added to the resolution reserving the right of the Township to perform a post-development traffic study after the building is open and operational to determine if the projected enrollment is accurate and whether a traffic impact fee is due. A detailed memo explaining the traffic impact fee request is also attached.

Aside from the items noted, the applicant agrees to comply with the review letters noted in the proposed resolution and is working to secure an NPDES permit, which has not yet been obtained. Due to the plan size, a link has been provided below.

[GMU-Healthcare Innovation Center #23-03LD](#)

***Staff recommends that the BOS approve Resolution #2024-12 granting conditional/final approval to the GMU-Healthcare Innovation Center Land Development.***

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

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

APPLICATION OF GWYNEDD MERCY UNIVERSITY  
FRANCES M. MAGUIRE HEALTHCARE INNOVATION CENTER (#23-03LD)

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

---

**BACKGROUND**

A. **GWYNEDD MERCY UNIVERSITY** (the "**Applicant**" or the "**University**"), is the owner of property located at 1325 Sumneytown Pike (Tax Parcel #39-00-03955-00-2) consisting of 142.84 acres, located in the Township's A-Residential Zoning District, and currently containing an existing university 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 the construction of a two-story healthcare academic facility with a new parking lot, the mill and overlay of an existing parking lot, concrete walkway connections, landscaping and lighting improvements, and a managed release basin to control the stormwater runoff from the added impervious surface areas (collectively, the "**Development**").

C. The Development is more particularly depicted and described in the following plans and reports, all as prepared by Bohler Engineering for the Applicant (collectively, the "**Plans**"):

(1) Preliminary/Final Land Development Plans, consisting of sheets 1 through 29 of 29, dated June 6, 2023, last revised August 30, 2023.

(2) Stormwater Management Calculations dated June 7, 2023, last revised August 30, 2023.

(3) Sewer Planning Module Exemption Package, dated August 30, 2023.

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 (collectively, 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 waivers requested by the Applicant’s engineer in its letter of June 14, 2023, last revised January 17, 2024, are necessary to alleviate the undue hardship created by peculiar conditions pertaining to the Property, will not be contrary to the public interest, and preserve the purpose and intent of the Codes of Lower Gwynedd Township. Therefore, the Board waives 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) **§1230.21 & 1230.71**. A waiver from the requirements that financial security be posted, and the Plans recorded, within ninety (90) days of the date of this Approval.

(c) **§1230.37(c)&(e), §1230.45(a) & §1230.61**. A waiver from providing sidewalk, curbing and the dedication of additional right-of-way beyond the existing legal right-of-way for Sumneytown Pike and Evans Road. This waiver is intended to apply to frontages along Sumneytown Pike and Evans Road. Notwithstanding the foregoing, this waiver is expressly conditioned, at the Applicant’s sole cost and expense, of (i) revising the Plans to the Township’s satisfaction, to depict an additional public trail easement on Evans Road of fifteen feet (15’) in width (the “**Trail Easement**”); and (ii) at the direction of the Township, installing a paved trail not greater than six feet (6’) in width within the Trail Easement (the “**Trail**”). Neither the Trail Easement nor the Trail will extend over or beyond the edge of the existing stream and culvert. The Trail Easement and Trail shall be offered for dedication to the Township without cost or expense. The deed of dedication for the Trail Easement shall be signed by the Applicant and recorded prior to the issuance of any building permits for the Development.

(d) **§1230.40**. A waiver from the requirement to provide a traffic impact study.

(e) **§1230.41(i)**. A partial waiver to permit planting fewer than the required number of replacement trees. The required number of replacement inches is 1,457 and the Applicant is proposing to provide 1,127 replacement inches, leaving a deficiency of 330 caliper inches. In lieu of planting additional replacement trees, the Applicant has agreed to offer the following environmental upgrades: 1) upgrade all lighting on campus to LED within next two (2) years, 2) Install four (4) dual port EV Charging Stations, 3) design the proposed Healthcare Innovation Building with a roof capable of supporting solar panels, but only to the extent such panels would not require support of greater than three pounds (3 lbs.) per square foot (collectively, the “**Environmental Improvements**”).

(f) **§1230.46(e)(20) & (h)**. A waiver from the requirement of concrete tire bumpers, curbs or tire stops to prevent vehicle overhang on the sidewalk area and protection of the planting strip.

(g) **§1230.58**. A waiver from providing streetlights along Sumneytown Pike and Evans Road.

(h) §1230.46(e)(1-3). A partial waiver from providing a ten-foot (10') wide curbed landscaped island at the end of each parking row. The Applicant does not propose curbing along the outside of the proposed parking lot.

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 October 23, 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 August 10, 2023 and updated October 25, 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 October 24, 2023, the entire contents of which are incorporated herein by reference.

5. The Applicant shall revise the Plans to satisfy 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.

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. Prior to January 1, 2026, the Applicant shall implement the Environmental Improvements, as more particularly described in the Evolution Sustainability Group's LED Lighting & EV Charging Project Overview (undated but submitted to the Board on February 27, 2024).

9. 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.

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

(a) a Recreation Impact Fee in the amount of Sixteen Thousand Two Hundred Fifty-Two Dollars (\$16,252.00), as required by the Codified Ordinances of Lower Gwynedd Township.

(b) a Stormwater Management Fee in the amount of Twenty-Nine Thousand Nine Hundred Twenty-Six Dollars and fifty cents (\$29,926.50), as required by the Codified Ordinances of Lower Gwynedd Township.

(c) Based upon the projected enrollment data which the Applicant has provided to the Township, enrollment at the University is expected to decrease from 2003 levels, even after construction of the Development. Therefore, a Transportation Impact Fee (the "TIF") is not being assessed at this time. However, the Township reserves the right, at its sole cost and expense, to complete a post-development study (the "Post-Development Study") to confirm the Applicant's trip generation projections. The Post-Development Study shall be completed, and a copy provided to the Applicant, within two (2) years of the issuance of an occupancy permit for the Development. Based on the traffic counts conducted, the average number of trips generated during the weekday afternoon peak hour will be calculated and the resultant number of trips generated will be utilized to determine the TIF due, if any, using Two Thousand Two Hundred Eighty-Five Dollars (\$2,285.00) per "new" weekday afternoon peak hour trip. In the event a TIF is determined to be due and owing, payment shall be made within sixty (60) days of written notice from the Township.

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

12. 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.

13. The 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.

14. **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 RECORD PLAN SHALL NOT BE SIGNED OR RECORDED, AND NO CONSTRUCTION PERMITS SHALL BE ISSUED. IF 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.**

15. **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).**

16. The cost of accomplishing, satisfying, and meeting 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 at no cost to the Township.

17. 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 26<sup>th</sup> day of March, 2024.

ATTEST:

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
MIMI GLEASON, TOWNSHIP SECRETARY

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

**ACCEPTED BY THE APPLICANT:**

**GWYNEDD MERCY UNIVERSITY**

By: Deanne H. D'Emilio  
AUTHORIZED REPRESENTATIVE

Print Name: Deanne H. D'Emilio

Title: President

Dated: March 22, 2024



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 508 Corporate Drive West | Langhorne, PA 19047 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

## MEMORANDUM

---

**Date:** February 22, 2024 *REVISED March 5, 2024*

**To:** James Hersh, Senior Project Manager

**From:** Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist®

**cc:**

**Reference:** Gwynedd Mercy University Healthcare Innovation Center  
Urban Forest Review and Investigation  
G&A Project No. 2023-06065

---

Per your request, I have reviewed woodlands information submitted in support of the Gwynedd Mercy University: Proposed Frances M. Maquire Healthcare Innovation Center Application for Land Development, consisting of the following:

- Urban Forest Review and Investigation prepared by Rockwell Associates, dated November 4, 2023
- Tree Removal Summary and Report prepared by Bohler Engineering and Rockwell Associates, dated December 20, 2023
- Tree Survey & Demolition Exhibit, 2 sheets, prepared by Bohler Engineering, dated January 4, 2024

I am generally in agreement with the submitted Arborist's report and conclusions. During a site visit on February 21, 2024, I observed that the majority of the trees within the survey area show significant defects including decay and structural issues, and there was a significant quantity of dead trees. I am in agreement that trees showing signs of decay, structural issues including bifurcation, crooks and leans, trees in decline, as well as invasive and dead trees present significant enough cause for concern that replacement should not be warranted. However, three issues/defects were presented as reasons for not requiring replacement where I believe additional information should be provided in order to demonstrate that the defects are significant enough to make exclusion from tree replacement calculations a logical conclusion:

- In several instances the term "structure" is indicated as a defect, but no further information is provided as to the nature or the severity of the structural defect observed.
- "Unbalanced crown" is indicated for a number of trees, but information is not provided regarding the severity of the defect or if trees exhibit any other issues resulting from the indicated unbalanced crown.
- "Sweep" is indicated for several trees, which is generally observed in trees that were leaning but through growth over a number of years have self-corrected to grow vertically again, and is not always indicative of a hazardous condition. Additional information should be provided regarding these trees to demonstrate that their exclusion from replacement calculations is appropriate.

***Upon further discussion with the applicant's Arborist, I am able to confirm that sufficient additional information has been provided to support the conclusions provided in their report with no further reservations on my part. My initial concerns stemmed from the general nature of the description of some of the defect findings in the report (for example, where a defect of "unbalanced crown" was provided, the severity was not indicated.) However, the applicant's arborist was able to elaborate further on how they reached their conclusions that no replacement was warranted:***

- Where "structure" is stated, it is indicative of severe structural issues with the tree including inclusions, such that it could be reasonably anticipated that the tree has a high probability of failure.***
- Where "unbalanced crown" is indicated, the condition is severe enough that the Arborist was concerned about failure during wind storms.***
- Where "sweep" is indicated, the condition is not minor but is severe enough to cause concern for the structural integrity of the wood fibers and in the Arborist's opinion, and in his experience, the tree is at risk of failure.***

***Based on the additional information provided by the applicant's Arborist, my review of the report, and my site visit to review existing trees within the subject area, I am satisfied that the report, tree assessments, and calculations submitted are reasonable and accurate.***

## MEMORANDUM

**TO:** Lower Gwynedd Township Board of Supervisors

**FROM:** Chad Dixson, AICP, PP

**DATE:** March 21, 2024

**SUBJECT:** Gwynedd Mercy University Healthcare Innovation Center  
Transportation Impact Fee Assessment

---

The purpose of this memorandum is to provide a summary of the analysis associated with determining the transportation impact fee assessment for the proposed Gwynedd Mercy University (GMU) Healthcare Innovation Center.

Transportation impact fee assessments for the expansion of an existing use are typically determined by comparing the "new" weekday afternoon peak hour trips for the existing land use(s) on the site at the time of the completion of the transportation impact fee study in 2003 (or most recent expansion or change to the use(s) after 2003) to the "new" weekday afternoon peak hour trips for the site after the proposed expansion and/or changes in land use(s). The applicant is then assessed an impact fee if the comparison results in a net increase in "new" weekday afternoon peak hour trips.

The Institute of Transportation Engineers publication, **Trip Generation**, Eleventh Edition, uses the number of students as the independent variable to calculate the trip generation for a university. In order for the applicant and Township to determine whether the proposed GMU project is subject to a transportation impact fee assessment, our office requested the applicant provide information regarding the approximate maximum number of students that can be accommodated by the existing campus and the estimated maximum number of students that can be accommodated by the campus after the construction of the Healthcare Innovation Center. In January 2024, the applicant provided student enrollment from 2012 – 2023 and projected enrollment data from 2024 – 2026. Since data was not provided for the year 2003, our office calculated an initial transportation of impact fee assessment of \$118,200 based on a projected increase in the student enrollment provided by the applicant from existing 2023 to 2026 after the new Healthcare Innovation Center is constructed and occupied.

After the initial transportation impact fee assessment calculation, the applicant provided additional student enrollment data in March 2024 to demonstrate that enrollment at the University is expected to decrease from 2003 levels, even after construction of the Healthcare Innovation Center. Therefore, the draft resolution for the Board's consideration has been revised that a transportation impact fee is not being assessed at this time. However, the Township reserves the right, at its own expense, to complete a post-development study to confirm the applicant's trip generation projections. The post-development study shall be completed, and a copy provided to the applicant, within two (2) years of the issuance of an occupancy permit for the Healthcare Innovation Center. Based on the traffic counts conducted, the average number of "new" trips generated during the weekday afternoon peak hour will be calculated and the resultant number of "new" trips generated will be utilized to determine whether a transportation impact fee must be paid to the Township.

June 14, 2023  
Revised August 16, 2023  
**Revised January 17, 2024**  
Via email

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

Attention: Patty Furber

Re: Proposed Healthcare Center: Proposed Frances  
M. Maguire Healthcare Innovation Center  
1325 Sumneytown Pike  
Lower Gwynedd Township  
Montgomery County, PA  
PAA220063.00

Dear Patty:

Regarding the above-referenced project, the following is the list of requested waivers, including justifications, for the Lower Gwynedd Township Board of Commissioners.

- 1. A waiver from § 1230.17 to allow concurrent Preliminary & Final application and approval of the project.**
- 2. A waiver from § 1230.37(c), 1230.45(a), and 1230.61 to provide curb, sidewalk, and Ultimate Right-of-Way dedication along Sumneytown Pike & Evans Road.**

The project is located on an interior portion of the overall campus property and therefore, there are no improvements to street frontages proposed.

- 3. A waiver from § 1230.40(a)(1)D to not provide a traffic impact study.**

The average of on-campus and commuter students is approximately 1,800, based on GMU enrollment statistics for the last decade. There has been a decline in enrollment over the last several years and more significant decline in 2022. The University does expect that the new Healthcare Innovation Center will increase enrollment, but the expectation is that enrollment gets back in the range of 1,800 on-campus and commuter students. Therefore, the proposed development is not expected to generate any more traffic on campus and surrounding roads than already exists at the campus now or has in the past and a Traffic Impact Study should not be required.

- 4. A partial waiver from § 1230.41(i) to permit planting fewer than the required number of replacement trees.**

1,127 caliper inches are provided of the 1,457 caliper inches required for replacement. This leaves a deficiency of 330 caliper inches. The environmental benefits of those 330 caliper inches will be compensated for through other green initiatives that may include EV charging, solar panels, and conversion of legacy lighting to sustainable LED sources.

- 5. A partial waiver from § 1230.46(e)(1-3) requiring to provide a ten (10) foot wide curbed landscaped island at the end of each parking row.**

The required landscaped islands are provided, however, to be consistent with existing parking areas within other portions of the campus curbing is not provided along the outer edges of the parking lot.

- 6. A waiver from § 1230.46(e)(20) & (h) requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on the sidewalk area and protection of planting strip.**

The parking stalls adjacent to the proposed building have a curbed 8' wide sidewalk which provides sufficient area for pedestrian access. Wheel stops are not provided as they are a tripping hazard.

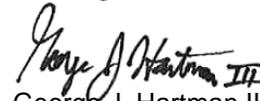
**7. A waiver from § 1230.58 to provide streetlights along Sumneytown Pike & Evans Road.**

The project is located on an interior portion of the overall campus property and therefore, there are no improvements to street frontages proposed.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

**BOHLER ENGINEERING PA, LLC**



George J. Hartman III, P.E.  
Sr. Project Manager

GJH/GBA/ks

cc:

Steve Freeman – GMU (via Newforma)  
Joe Horan – Kimmel-Bogrette (via Newforma)  
Matthew Webber – Aramark (via Newforma)  
Christen Pionzio – HRMML (via Newforma)

R:\2022\PAA220063.00\Admin\Correspondence\Township\PAA220063.00\_2024-01-17\_L (Township Waiver Letter).doc



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

October 23, 2023

File No. 23-06065

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

Reference: Gwynedd Mercy University – Frances M. Maguire Healthcare Innovation Center  
TMP #39-00-03955-00-2, Block 8, Unit 24  
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 29 of 27, dated June 6, 2023, last revised August 30, 2023, as prepared by Bohler Engineering. for Gwynedd Mercy University located at 1325 Sumneytown Pike.
- B. Stormwater Management Calculations dated June 7, 2023, last revised August 30, 2023, as prepared by Bohler Engineering, for GMU Healthcare Innovation Center at Gwynedd Mercy University.
- C. Sewer Planning Module Exemption Package, dated August 30, 2023, as prepared by Bohler Engineering, for GMU Healthcare Innovation Center at Gwynedd Mercy University.

II. Project Description

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

The plans propose the construction of a two-story healthcare facility with a new parking lot and the mill and overlay of an existing parking lot. Additional improvements include asphalt and concrete walkway connections, landscaping, and lighting improvements. Lastly, the plans propose the construction of a managed release basin to control the runoff from the added impervious surface areas.

III. Review Comments

A. Zoning Ordinance

We have no comments with respect to the Lower Gwynedd Township Zoning Ordinance.

B. Waivers Requested

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

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

1. §1230.17 – A waiver to allow concurrent Preliminary & Final application and approval of the project.
2. §1230.37(c), 1230.45(a) & 1230.61 – A waiver from providing curb, sidewalk, and Ultimate Right-of-Way dedication along Sumneytown Pike and Evans Road. **In the event a waiver is granted, we recommend the Applicant provide 15-foot wide trail easement, to be dedicated to the Township along Evans Road for a future trail/sidewalk connection.**
3. §1230.40 – A waiver from providing a traffic impact study. **We defer to the Traffic Engineer regarding the Traffic Impact Study waiver request.**
4. §1230.41(i) – A partial waiver to permit planting fewer than the required number of replacement trees. **We note that the Applicant has proposed an additional 243 caliper inches from the original plan submission for a total of 1,029 caliper inches of the required 5,903 caliper inches of replacement trees. As such, the plans are deficient 4,874 caliper inches, which equates to 1,624 three-inch trees. The plans indicate that additional plantings will be provided elsewhere on the campus.**
5. §1230.46(e)(1-3) – A partial waiver from providing a ten-foot (10') wide curbed landscaped island at the end of each parking row. **We note that Applicant does not propose curbing along the outside of the proposed parking lot.**
6. §1230.46(e)(20) & (h) – A waiver from requiring concrete tire bumpers, curbs or tire stops to prevent vehicle overhang on the sidewalk area and protection of the planting strip.
7. §1230.58 – A waiver from providing streetlights along Sumneytown Pike and Evans Road.

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. §1230.33 – 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.
3. §1230.45(f) – Sidewalks and other pedestrian trails shall not exceed a grade of 7%, and ADA accessibility areas shall not exceed 5%. The plans shall be revised to show the proposed slopes on the walkways to ensure they meet ADA accessibility requirements, specifically the paths on the southern end of the site, adjacent to the triplex development. We note that this area appears to exceed 8% grade.
4. §1230.63 – The Applicant has submitted the required PADEP planning module to the Township for review. Any comments related to the PADEP planning module will be provided under separate cover. We also offer the following general comment related to the sanitary design.
  - a. We note that some of the proposed trees are located in close proximity to the proposed sewer lateral. The Applicant shall verify that all proposed trees are located a minimum of ten (10) feet from the proposed lateral and the plans shall be revised accordingly.

5. §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. We note that the proposed building footprint has been reduced from the original plan design. As such the total recalculated fee is \$16,252.00.
6. We defer to the Fire Marshal regarding the one-way drive access from the triplex development and fire hydrant placement.
7. We defer to the Township Traffic Engineer to calculate the impact fee in accordance with the Township's Act 209 Study, if applicable.

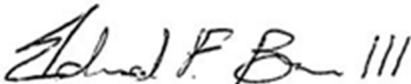
B. Stormwater Management Ordinance

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

1. We note that it appears the stormwater management report has been revised to remove the "Overmanaged Triplex" drainage area from routing diagram and the calculations for BMP No. 1. The Applicant shall confirm that the storage area for the basin is designed to account for the impervious area associated with the Triplex Development and the report shall be revised accordingly.
2. §1241.401(r)&(s) – We note inconsistencies with MH06 between the profiles on Sheets C-801, and the node and Gutter Report. The Applicant shall verify the calculations and the report shall be revised accordingly.
3. §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.
4. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We note that the Proposed Basin has a storage volume of 54,853 cubic feet and the existing Rain Garden has an additional 5,167 cubic feet of storage from the original design, during the 100-year storms. As such, the total storage volume of the BMPs is 59,853 cubic feet, which requires a stormwater management facility fee of \$29,926.50. We note that the fee may need to be recalculated following any revisions to the stormwater management design.

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

Sincerely,



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

EB/

cc:

Jamie Worman, Assistant Township Manager  
Neil A Stein, Esq., Township Solicitor  
Chad Dixon, AICP, PP, McMahan Associates, Inc.  
Griffin Baier-Anderson, P.E., Bohler Engineer  
G.J. Hartman, P.E., Bohler Engineering  
James Hersh, P.E., Gilmore & Associates, Inc.



October 24, 2023

Ms. Mimi Gleason  
Township 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 University – Frances M. Maguire Healthcare Innovation Center  
Lower Gwynedd Township, Montgomery County, PA  
Project No. 313605-01-001

Dear Mimi,

Per the Township's request, McMahon, a Bowman company (McMahon) has completed our second (2<sup>nd</sup>) traffic review for the proposed development to be located on the Gwynedd Mercy University Campus in Lower Gwynedd Township, Montgomery County, PA. The proposed development will consist of a 62,608 square-foot Healthcare Innovation Center. Access to the University campus will continue to be provided via the existing driveways along Sumneytown Pike and Evans Road (SR. 2016).

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Gwynedd Mercy University (Frances M. Maguire Healthcare Innovation Center), prepared by Bohler Engineering, last revised August 30, 2023.
- Response to Comments Letter – Gwynedd Mercy University (Proposed Frances M. Maguire Healthcare Innovation Center), prepared by Bohler Engineering, dated September 1, 2023.

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

1. The applicant is requesting a waiver from the following ordinance requirements:
  - Section 1230.37(c) – requiring a 100-foot ultimate right-of-way along the Sumneytown Pike site frontage and an 80-foot ultimate right-of-way along the Evans Road (S.R. 2016) site frontage.
  - Section 1230.40(a)(1)D – requiring a traffic impact study for the proposed Innovation Center.
  - Section 1230.45(a) – requiring sidewalk along the Sumneytown Pike and Evans Road (S.R. 2016) site frontages.
  - Section 1230.61 – requiring curbing along the Sumneytown Pike and Evans Road (S.R. 2016) site frontages.
  - Section 1230.46(e)(1-3) – requiring 10-foot curbed parking islands at each end of a parking row.
  - Sections 1230.46(e)(20) and 1230.46(h) – requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on sidewalk area and provide protection of planting strips.

2. As noted in comment #1, the applicant is requesting a waiver from the requirement to provide a traffic impact study for the proposed Innovation Center. We recommend that if further developments are planned for the campus in the future beyond the Innovation Center, consideration should be given to the completion of a comprehensive traffic study for the campus to proactively plan for transportation improvements that may be needed for the adjacent roadways of Sumneytown Pike and Evans Road (S.R. 2016).
3. The applicant should provide details, with a narrative and any supporting plans, for the expected on-site traffic operations during the construction phases. The applicant's engineer indicates in its response that standard construction procedures will be utilized to maintain pedestrian safety during construction, and an official narrative and supporting plans will be provided under separate cover when a contractor is hired.
4. The following comments pertain to the proposed pedestrian path located in the existing parking lot located to the west of the proposed building provided in this submission:
  - A minimum 4-ft. ADA compliant ramp should be provided at the intersection between the bottom of the existing concrete section tapering down to the parking area adjacent to the ADA parking space at the northeast corner of the Hobbit House building and the newly proposed crosswalk, which ultimately leads to the proposed Healthcare Innovation Center building. In addition, the ramp must include a DWS strips in accordance with ADA standards.
  - There appears to be a significant grade differential between the parking aisles on either side of the existing grass median in the parking area between the Hobbit House building and the proposed Healthcare Innovation Center building within the proposed median cut-out for the newly shown crossing. The plans should be revised to provide sufficient elevations and slopes in this area to ensure ADA compliancy can be achieved and to demonstrate how this area is intended to be graded overall. In addition, the pedestrian area within the median section should be concrete and should include DWS strips in accordance with State standards. Refer to PennDOT RC-67M, Sheet 6 of 14 (Type A Median or Island Access Opening) for further guidance.
  - Verify the design of the curb ramp flares, particularly the northern flare of the new ramp adjacent to the southwest corner of the Healthcare Innovation Center building. The northern ramp flare appears to conflict with the grading in the adjacent grass area.
5. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus.
6. Based on the date of the land development application, the proposed development will be subject to the transportation impact fee of \$2,285 per "new" weekday afternoon peak hour trip, and the applicant will be required to pay a Transportation Impact Fee. The applicant must provide information regarding the approximate maximum number of students and staff that can be accommodated by the existing campus and the estimated maximum number of students and staff that can be accommodated by the campus after the construction of the Health Innovation Center to determine whether the proposed development will be subject to the Transportation Impact Fee.
7. Since Evans Road (S.R. 2016) is a State roadway and Sumneytown Pike is a County roadway, a Highway Occupancy Permit from PennDOT or Montgomery County will be required if the University

decides to pursue any modifications to the either of the site frontages within the right-of-way in the future. The Township and our office must be copied on any plan submissions and correspondence between the applicant and PennDOT and Montgomery County.

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 related to the proposed development apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP  
Senior Project Manager

BMJ/CED

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



## Office of the Fire Marshal

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

---

### MEMORANDUM

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

**FROM: AL COMLY, FIRE MARSHAL**

**DATE: AUGUST 10, 2023 updated October 25, 2023**

**RE: LAND DEVELOPMENT APPLICATION  
FRANCES M. MAQUIRE HEALTHCARE INNOVATION CTR  
GWYNEDDD MERCY UNIVERSITY  
1325 SUMNEYTOWN PIKE  
LOWER GWYNEDD TOWNSHIP, PA**

I have reviewed the plans for the Land Development Application for the above referenced project as prepared by Bohler Engineering, dated 6-06-2023 **revised 8-30-2023**, consisting of the following drawings:

- C-101 Cover Sheet
- C-102 General Notes Sheet
- C-201 Existing Conditions/ Demolition Plan
- C-202 Natural Resources Protection Plan
- C-301 Site Plan
- C-401 Grading Plan
- C-501 Utility Plan
- C-601 Soil Erosion and Sediment Pollution Control Plan
- C-602, 603, 604, 605 Soil Erosion and Sediment Pollution Control Notes & Details
- C-606 Post Construction Stormwater Management Plan
- C-607, 608 Post Construction Stormwater Management Notes & Details
- C-701 Lighting Plan
- C-702 **Overall** Landscaping Plan
- C-703 Landscape **Plan A**

**C-704 Landscape Plan B**

**C-705 Landscape Details**

C-801 Profiles

C-901 Pre-Development Drainage Area Plan

C-902 Post Development Drainage Area Plan

C-903 Inet Drainage Area Plan

C-904, 905, 906 Details

C-907 Truck Circulation Plan

C-908 Fire Truck Circulation Plan

I have modified **(in Purple)** my review letter in response to the Bohler response dated 9-1-2023 to reflect the status of the comments, specifically:

1 Regarding drawing C-908 Fire Truck Access, the paths shown seem to overlap the proposed parking spaces—meaning that access could be impeded by legally parked vehicles. The access paths are extremely tight and should be reviewed in more detail to assure that apparatus access is truly as presented on the drawings. **OK per Bohler response dated 9-1-2023**

2 I note, however, that the drawings (C-904 specifically) for not include a sign type designating:

**No Parking By Order of Fire Marshal**

This sign type shall be included and the access areas that are part of the fire truck access route shown on drawing C-908, shall be signed to prevent parking in the identified access lanes. **OK per Bohler response dated 9-1.2023**

3 Utility Plan C-501 shows a proposed 4” domestic and fire water connection coming from what has been known as “Hobbit House”. The minimum service allowable for fire service water lines to automatic sprinklers is 4” diameter—customarily provided as a separate line from the domestic water. But, depending on the hydraulic calculations for the proposed building a larger line is often required. Please provide data to confirm the size of this water line as appropriate for the building requirements, or recognize that the 4” note may only be a “placeholder” for the final pipe size once calculations are complete. Supporting data must also be provided for the water supply test location which will serve as the basis for the fire system design. **OK as noted in Bohler response dated 9-1-2023, with the understanding that final acceptance will be based on the hydraulics when provided.**

4. Utility Plan C-501 does not show a fire hydrant on the plan. A hydrant will be required on the side toward University Drive. It will be coordinated with the final location of the remote fire department connection (FDC) for this building, which will be located remote from the building and not within the parking lot (given the tightness of the lot access as covered in my earlier Comment #1. **Hydrant is now shown, with the remote FDC location, but will result in the driveway being blocked by apparatus hooked up to hydrant—this is not acceptable. Propose moving hydrant and FDC either to University Drive to clear driveway or widen the driveway to accommodate. Placement in one of the parking lot islands could also be considered, but there cannot be parking in front of the hydrant.**



## 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

---

5 Access connecting the “Tri-Plex”, “Hobbit House” and this project’s parking lot has been shown as requested and is reflected on the Fire Truck Access drawing C-908. No dimensions are shown on the site plan, but the width must be a minimum of 12 feet. Any consideration of bollards or other constraints to unauthorized use of these emergency accessways must be submitted to the Fire Marshal’s office and approved by that office prior to construction. Any point where underground infra-structure crosses these accessways must be designed to accommodate a vehicle with a 25,000 pound axle rating. **Acknowledged—submittal of product data and locking is still required prior to construction to assure proper clearance.**

6 We will be provide an updated address to be used for this project. **OK—working with Montgomery County on this.**

Please contact me if there are questions regarding my comments.

**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:** Thursday, March 21, 2024

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

*Jamie Worman*

**SUBJ:** DCNR C2P2 Grant Application Submission & Resolution

Township Staff is requesting that the BOS authorize a grant application submission for the Oxford Park Playground Improvement Project-Phase 1 to the Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program (C2P2) in the amount of \$250,000, which is the accepted maximum grant amount typically awarded through this program. Improvements at Oxford Park are focused on creating a park where community members can bring their kids to a safe and exciting new space. To that end, a new playground is proposed to replace and expand upon the existing playground. The proposed playground will include structures for two- to five-year-olds to enjoy along with a gaga ball pit with benches, landscaping, and stormwater management facilities. The total estimated cost for phase 1 is \$674,530. Should the grant be awarded, Lower Gwynedd Township would be responsible for a match of \$424,530 to complete this project. In addition to the authorization to submit a grant application, Resolution #2024-13, which is DCNR's resolution required for the grant application, is before the BOS requesting permission to grant the Assistant Township Manager authorization to sign the grant documents as required.

***Recommended action: The recommended action is that the BOS approve Resolution #2024-13 and in doing so, authorize the submission of the DCNR C2P2 Grant application in the amount of \$250,000 for the Oxford Park Playground Improvement Project-Phase 1, confirm a match commitment of \$424,530, and grant the Assistant Manager, Jamie Worman, the authority to execute all required grant documentation.***



<b>DCNR-C2P2</b>	<b>Applicant Information (* indicates required information)</b>	
Applicant/Grantee Legal Name: <b>LOWER GWYNEDD TOWNSHIP</b>	Web Application ID: <b>2011190</b>	
Project Title: <b>Oxford Park Playground Improvement Project-Phase 1</b>		

WHEREAS, **LOWER GWYNEDD TOWNSHIP** ("Applicant") desires to undertake the project, "**Oxford Park Playground Improvement Project-Phase 1**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

**NOW THEREFORE, it is resolved that:**

1. The grant application may be electronically signed on behalf of the applicant by "**Jamie P. Worman**" who, at the time of signing, has a **TITLE** of "**Assistant Township Manager**" and the email address of "**jworman@lowergwynedd.org**" ("Official").
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

**Lower Gwynedd Township Board of Supervisors**

(Identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 26th day of March, 2024.

(signature of the governing body - cannot be the person with the same title as specified in paragraph 1)

**Danielle A. Duckett**

(printed name)

**Chair**

(title)

**Secretary attest**

## MEMORANDUM

**TO:** Lower Gwynedd Township Board of Supervisors

**FROM:** Chad Dixson, AICP, PP

**DATE:** March 8, 2024

**SUBJECT:** Proposed Engine Brake Retarder Prohibition Ordinance

---

PennDOT has established regulations permitting the use of engine brake retarders. The PennDOT regulations do not permit a municipality to prohibit the use of engine brake retarders unless certain criteria are satisfied through the completion of a traffic engineering study. The criteria that must be satisfied for a prohibition pertain to the posted speed limit, 85<sup>th</sup> percentile speed data, downhill grades, and crash history of the roadway. Prohibitions are not permitted on a limited access highway or a ramp exiting from a highway. If all the necessary criteria are satisfied and the entity owning the road approves the prohibition, the municipality must enact an ordinance and post/maintain the required signs to enforce the prohibition.

Lower Gwynedd Township residents have raised concerns over the past few years related to the noise created by engine brake retarders in the areas around Dekalb Pike (US 202) and Sumneytown Pike (County). PennDOT and Montgomery County would not conduct or review the required traffic engineering studies until the US 202 construction project was completed in Lower Gwynedd Township. Since the completion of the US 202 construction in Fall 2023, PennDOT, Montgomery County and the Township have coordinated on the completion of the necessary traffic engineering studies to determine if engine brake retarders may be prohibited on Dekalb Pike (US 202) and Sumneytown Pike (County). Based on the completed studies, PennDOT and Montgomery County have approved the following prohibitions of engine brake retarders:

- Dekalb Pike (US 202): School House Lane to Hancock Road
- Sumneytown Pike (County): Swedesford Road to Dekalb Pike (US 202)

It should be noted that engine brake retarders are currently prohibited on Sumneytown Pike (County) west of Swedesford Road in Upper Gwynedd Township.

If you have any questions regarding the proposed ordinance, please do not hesitate to contact us.

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART FOUR, ENTITLED "TRAFFIC CODE," TO ADD A NEW SECTION 420.03, ENTITLED "BRAKE RETARDERS PROHIBITED" SO AS TO PROHIBIT THE USE OF BRAKE RETARDERS ON ROUTE 202 (DEKALB PIKE) AND SUMNEYTOWN PIKE (COUNTY); ESTABLISHING FINES AND PENALTIES FOR VIOLATIONS; AND INCLUDING SEVERABILITY AND REPEALER CLAUSES.**

**WHEREAS**, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, found at 53 P. S. § 66506, entitled "General Powers," authorizes the Lower Gwynedd Township Board of Supervisors (the "**Board**") to make and adopt ordinances necessary for the proper management, care and control of the Township, and the maintenance of the health and welfare of the Township and its citizens; and

**WHEREAS**, the Pennsylvania Department of Transportation ("**PennDOT**") defines a brake retarder as a mechanical device which is designed to supplement a vehicle's service brakes by producing a retarding torque about one of the rotating components in a vehicle, converting kinetic energy to heat and thereby retarding the forward motion of a vehicle (see 67 Pa. Code Sec. 179.1); and

**WHEREAS**, PennDOT has established regulations requiring use of brake retarders in certain situations, said regulation providing that a municipality may not prohibit use of brake retarders unless PennDOT gives its prior approval to such prohibition; and

**WHEREAS**, with increased traffic volumes along Sumneytown Pike (County), east of Swedesford Road, and DeKalb Pike (SR 202), between Hancock Road and School House Lane (collectively, the "**Affected Areas**"), use of brake retarders in these areas have created loud noises adversely affecting many nearby residential properties; and

**WHEREAS**, after receipt of complaints and its own investigation, the Township, as required by 67 Pa. Code Section 179.10, has requested PennDOT and Montgomery County to allow the Township to prohibit use of brake retarders by operators of vehicles in the Affected Areas; and

**WHEREAS**, PennDOT and Montgomery County have advised the Township that the proposed brake retarder restriction meets PennDOT's criteria for a brake retarder prohibition and has approved prohibition of the use of brake retarders within the Affected Areas, subject to certain requirements; and

**WHEREAS**, the Board finds that it to be in the best interest of the public safety and general welfare to prohibit the use of brake retarders on vehicles traveling along the Affected Areas, and that in effectuating this prohibition, the Board adopts general regulations that shall apply as applicable to future prohibitions of use of brake retarders.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained as follows:

**SECTION ONE. AMENDMENT OF TRAFFIC CODE.**

Part Four of the Code, the "Traffic Code," is hereby amended by adding a new section 420.03, entitled "Restricted Use of Brake Retarders," to read as follows:

*§ 420.03 Restricted Use of Brake Retarders.*

- (a) *No person shall use or operate a brake retarder on any vehicle travelling on the below listed sections of road. This restriction shall become effective immediately upon the posting of signage in accordance with PennDOT regulations.*
  - (1) *DeKalb Pike (SR 202), between Hancock Road and School House Lane.*
  - (2) *Sumneytown Pike (County), between Swedesford Road and DeKalb Pike (SR 202).*
- (b) *Official signs giving notice of the prohibition shall be erected and maintained by the Township.*
- (c) *Emergency vehicles authorized or required to have brake retarders, are exempt from these regulations.*
- (d) *Each violation of this section shall constitute a separate offense.*
- (e) *The Lower Gwynedd Township Police Department shall enforce this section.*
- (f) *Any person or entity who or which violate any of the provisions of this section, upon a summary conviction, shall be sentenced to pay a fine of not less than One Hundred Dollars (\$100.00) and not more than Three Hundred Dollars (\$300.00), as well as costs of prosecution. To the extent permitted by state law, such fine shall be paid to the Lower Gwynedd Township Treasurer.*
- (g) *In accordance with the requirements of 67 Pa. Code § 179.10, prohibition of brake retarders shall not be effective without the prior written approval of PennDOT.*

**SECTION TWO. REPEAL AND RATIFICATION.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION THREE. SEVERABILITY.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION FOUR. EFFECTIVE DATE.**

This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors as provided by law.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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



PROJECT	WORK PERFORMED LAST PERIOD (February 27 <sup>th</sup> to March 26 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (March 26 <sup>th</sup> to April 23 <sup>rd</sup> )
<b>GENERAL TOWNSHIP PROJECTS</b>		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"> <li>No work performed this period.</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project status and perform work as necessary.</li> </ul>
2. Misc. Consulting Services	<ul style="list-style-type: none"> <li>Construction observation &amp; administration re: Ingersoll Fence project.</li> <li>Continue work on stormwater strategic plan.</li> </ul>	<ul style="list-style-type: none"> <li>Construction observation and coordination re: Ingersoll fence project. Coordinate with Applicant regarding punch list items and close out project.</li> <li>Anticipate BOS discussion re: stormwater strategic plan at April 9<sup>th</sup> BOS.</li> </ul>
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none"> <li>Work to finalize project specs and coordinate with utilities.</li> </ul>	<ul style="list-style-type: none"> <li>Work towards finalizing specs / utility coordination in spring 2024, bid mid-2024 with construction to begin Q3/Q4 2024.</li> <li>Currently working with PECO on potential for a gas line relocation and Verizon regarding the pole locations.</li> </ul>
4. Bethlehem Pike Pedestrian Bridges (Montco 2040 Grant)	<ul style="list-style-type: none"> <li>2<sup>nd</sup> Submission for PennDOT HOP.</li> <li>Review / Approve bridge submittals.</li> <li>Reviewed contract documents.</li> </ul>	<ul style="list-style-type: none"> <li>Coordinate with contractor on timing and construction schedule.</li> <li>Bridges are scheduled for delivery in mid-May. Abutments are scheduled for delivery in early-May.</li> </ul>
5. Road Repaving Program	<ul style="list-style-type: none"> <li>Bid packages uploaded to PennBID on February 23<sup>rd</sup>.</li> <li>Bids are scheduled to be opened on March 27<sup>th</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>Open bids and anticipate recommendation to award at an April BOS meeting.</li> <li>Work is anticipated to start in late April or early May.</li> </ul>
6. Pen-Ambler Park	<ul style="list-style-type: none"> <li>No work completed this period.</li> </ul>	<ul style="list-style-type: none"> <li>Work with Staff &amp; consultant on ACT 2 closeout.</li> </ul>
7. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> <li>Presented Final Master Plan at March 12<sup>th</sup> BOS Meeting.</li> <li>Assist with Montco 2040 grant application for Penllyn Station Trail.</li> </ul>	<ul style="list-style-type: none"> <li>Assist with potential grant application to DCNR C2P2 program.</li> </ul>

<b>PROJECT</b>	<b>WORK PERFORMED LAST PERIOD</b> (February 27 <sup>th</sup> to March 26 <sup>th</sup> )	<b>WORK TO BE PERFORMED THIS PERIOD</b> (March 26 <sup>th</sup> to April 23 <sup>rd</sup> )
<b>PRIVATE DEVELOPMENT PROJECTS</b>		
1. Saint Charles Seminary	<ul style="list-style-type: none"> <li>• Construction Observation.</li> <li>• Most work is concentrated on building construction at this stage.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
2. Precision Watches	<ul style="list-style-type: none"> <li>• Construction Observation.</li> <li>• Evaluate &amp; process escrow release #3.</li> <li>• Reviewed grading field changes at building entrance.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
3. Hunt Seat Drive	<ul style="list-style-type: none"> <li>• Received and reviewed the revised as-built plans for Lot 2.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
4. Goddard School	<ul style="list-style-type: none"> <li>• Review pre-plan submission for medical office building behind Goddard School and provide comments to Developer.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
5. Gwynedd Mercy Academy High School	<ul style="list-style-type: none"> <li>• Construction observation.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
6. GMU – Tri-Plex Building Courtyard Improvements	<ul style="list-style-type: none"> <li>• Reviewed a field change plan regarding the sanitary sewer connection.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
7. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> <li>• Review submitted arborist report and provide review memorandum.</li> </ul>	<ul style="list-style-type: none"> <li>• Anticipate presentation at BOS meeting on 2/27.</li> </ul>
8. SHIP Building 14 Parking & Substation Land Development	<ul style="list-style-type: none"> <li>• Construction underway electrical substation project.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as necessary.</li> </ul>
9. 776 Johns Lane (Hughes Subdivision)	<ul style="list-style-type: none"> <li>• Construction observation.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
10. Wissahickon Turf Fields	<ul style="list-style-type: none"> <li>• Reviewed As-Built plan.</li> <li>• Coordinated with Applicant about project close out.</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Applicant to complete punch list items and close out project.</li> </ul>

## LOWER GWYNEDD TOWNSHIP PROJECT STATUS REPORT March 2024

### DESIGN PROJECTS

#### **SPRING HOUSE INTERSECTION PROJECT – PHASE 2**

- Mast arm pole installation started November 2023. Installation completed for traffic signal mast arm pole on southwest corner of intersection and lane control mast arm pole on Norristown Road. Additional mast arm pole installation required as project progresses.
- Board of Supervisors approved contract extension on 1/23/2024 through 8/28/2024.
- Bowman has reiterated to the contractor that the project must be completed prior to the start of the 2024-2025 school year, which is August 26, 2024.
- Construction progress meeting held 3/21/2024.
- Utility pole relocations have been completed enough for contractor to progress work without interruption.
- NWWA coordination for fire hydrant relocation is ongoing.
- All underground stormwater systems have been installed.
- Roadway widening work to begin at the upper end of Sumneytown Pike starting the week of 3/25/24.
- Next construction progress meeting scheduled for 4/18/2024.

### TRAFFIC SIGNAL PROJECTS

#### **DAGER ROAD PEDESTRIAN CROSSING**

- Improvements funded by Montco 2040 grant to realign existing midblock crossing and install Rectangular Rapid Flashing Beacon (RRFB).
- Final inspection with PennDOT held on 12/1/2023.
- All final punch list items completed on 2/8/2024.

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

- Traffic signal modernization improvement project.
- DCED LSA – Statewide grant application submitted 11/30/2023.

#### **WELSH ROAD TRAFFIC SIGNAL UPGRADES**

- Traffic signal upgrades for the intersections with Evans Road and Darden Drive/Gwynedd Crossing.
- PennDOT Green Light Go (GLG) grant application submitted 2/29/2024.



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)

### Finance Memorandum

Date: March 19, 2024  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman, CPA Finance Director

RE: February 2024 LGT Financial Packet:  
❖ Fund and Cash Balances as of February 29, 2024  
❖ YTD Budget Report with Prior Years Actuals thru February 29, 2024

### The following are items I wish to bring to your attention:

- The Fund and Cash Balances Report for February 2024 lists the Opening Fund Balance as of January 1, 2024. The 2023-year end is still under audit. Any audit adjustments for 2023 will affect the beginning fund balance for 2024.
- All cash account reconciliations are current through February 29, 2024
- Sewer Account Receivable is reconciled through February 29, 2024
- All ARPA monies must be obligated by December 31, 2024, and paid out as of December 31, 2026. The current amount left to spend as of February 29, 2024, is \$386,574.62
- The Street Light, Fire Protection, Fire Hydrant, and Recreation Fund are partially funded through real estate taxes. The Real Estate Tax bills were mailed out in March. The slight increase or decrease through February shown on the "Fund and Cash Balance Report" is timing and will smooth through the year.
- As noted in last month's memo, an unbudgeted transfer was made from the General Fund into the Capital Reserve Fund. (The monies transferred consisted of Administrative Fees Charged for invoices paid on behalf of Escrows Owners.) This transfer is an expense on the General Fund which explains the decrease in Fund Balance on the "Fund and Cash Balance Report" for February. The corresponding Transfer to the Capital Reserve Fund is income and explains the increase in the Fund Balance in the same report. Without the transfer out, the General Fund



would have shown an increase of \$509,950 and the Capital Reserve Fund Balance would have shown a decrease of \$27,502.

- In February, the Capital Reserve Fund purchased the Fencing for Ingersol Park Little League Field along with two new police vehicles, and a police ATV.

**Lower Gwynedd Township**  
**Fund and Cash Balances as of February 29, 2024**

FUND #	FUND	FUND BALANCE @		FUND BALANCE @
		01/01/2024 (PRELIMINARY)	(INCREASE)DECREASE THRU FEB 29,2024	
01	GENERAL	-8,017,095.71	707,863.76	-7,309,231.95
02	STREET LIGHT	-29,226.63	536.97	-28,689.66
03	FIRE PROTECTION	-62,707.21	-573.10	-63,280.31
04	FIRE HYDRANT	-59,714.35	-535.38	-60,249.73
05	RECREATION	22,117.40	68,146.04	90,263.44
	GENERAL OPERATING FUNDS SURPLUS	-8,146,626.50	775,438.29	-7,371,188.21
08	SEWER OP	-5,897,359.54	-483,819.15	-6,381,178.69
09	SEWER CAPITAL	-4,371,454.29	-129,625.07	-4,501,079.36
	SEWER FUNDS SURPLUS	-10,268,813.83	-613,444.22	-10,882,258.05
16	ACQ OPEN SPACE	-2,250,870.84	-20,154.49	-2,271,025.33
30	CAPITAL RESERVE	-4,214,533.23	-1,190,311.02	-5,404,844.25
31	STORMWATER MNGMNT	-795,605.31	-62.53	-795,667.84
33	TRAFFIC IMPACT	-1,819,129.36	-334,272.40	-2,153,401.76
35	HIGHWAY AID	-400,571.72	19,025.61	-381,546.11
	CAPITAL FUNDS	-9,480,710.46	-1,525,774.83	-11,006,485.29

Cash Balance Total @ 02/29/2024	
\$ 7,569,429.10	
\$ 30,102.81	
\$ 63,636.22	
\$ 60,322.38	
\$ 7,555.45	
\$ 7,731,045.96	TOTAL CASH OPERATING FUNDS
\$ 2,480,954.28	
\$ 4,515,254.36	
\$ 6,996,208.64	TOTAL CASH SEWER FUNDS
\$ 2,271,194.83	
\$ 6,318,299.94	Includes ARPA Funds
\$ 803,125.42	
\$ 1,841,523.06	
\$ 403,613.03	
\$ 11,637,756.28	TOTAL CASH CAPITAL FUNDS

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

FUND BALANCE: THE FUND BALANCE IS THE CULMINATION OF INCOME NETTED AGAINST EXPENSES  
FROM THE INCEPTION OF THE FUND. WHEN (REVENUE) EXCEEDS EXPENSES, THE FUND BALANCE  
WILL BE A (CREDIT).

03/19/2024  
13:05:15

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 1  
glactrpt

ACCOUNTS FOR: 01 GENERAL FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-579.69	.00	-10,068.91	-152.59	-1,075,000.00
310 LOCAL TAX ACT 511	-355,167.75	-711,476.75	-1,411,337.89	-1,283,184.57	-7,435,000.00
321 BUSINESS LICENSES & PRMTS	-78,199.21	-75,481.15	-43,737.04	-74,914.19	-291,700.00
322 NON-BUSINESS LICENSE/PRMT	-290.00	-1,450.00	-2,065.00	-2,460.00	-12,000.00
331 FINES	-162.46	-410.34	-747.03	-1,128.22	-11,500.00
341 INTEREST EARNINGS	-1,326.61	-1,301.55	-32,586.44	-61,933.44	-330,000.00
342 RENTS & ROYALTIES	-22,733.34	-23,415.34	-24,117.80	-24,841.34	-281,529.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-2,500.00
355 STATE SHARED REV & ENLMT	.00	.00	.00	.00	-486,117.00
358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	.00	-19,000.00
361 DEPT EARNINGS-GEN GOVT	-4,527.14	-3,880.57	-5,799.05	-21,081.53	-40,000.00
362 DEPT EARNGS-PUBLIC SAFETY	-115,088.92	-131,891.21	-60,892.82	-60,365.57	-687,973.00
363 DEPT EARNGS-HGHWYS & STS	.00	-3,900.00	-3,990.00	.00	-4,080.00
380 MISCELLANEOUS REVENUE	-61.90	-9.00	-503.00	-280.00	-5,000.00
387 CONTRIBUTIONS & DONATIONS	.00	.00	.00	.00	-30,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-10,394.00
400 GEN GOVT-LEGISLATIVE BODY	10,713.76	13,107.18	13,176.65	32,365.36	231,069.00
401 GEN GOVT-EXECUTIVE	68,053.31	67,618.26	49,927.01	71,451.03	480,590.00
402 GEN GOVT-FINANCIAL ADMIN	37,654.75	40,766.27	49,649.11	59,332.28	420,092.00
403 GEN GOVT-TAX COLLECTION	6,064.87	11,227.97	17,115.19	16,792.89	112,310.00
404 GEN GOVT-LAW	1,195.00	12,941.50	6,227.52	1,370.00	160,500.00
408 GEN GOVT-ENGINEER	6,009.75	10,826.65	.00	12,555.62	135,000.00
409 GEN GOVT-BUILDNGS & PLANT	28,881.99	33,599.88	19,248.56	29,514.14	289,044.00
410 GEN GOVT-POLICE	474,406.80	520,271.73	565,604.09	597,507.88	4,620,138.96
411 GEN GOVT-FIRE	.00	.00	.00	.00	137,473.00
412 AMBULANCE	.00	.00	.00	.00	30,000.00
413 GEN GOVT-CODE ENFORCEMENT	1,652.25	1,893.50	-435.25	1,200.00	12,000.00
414 GEN GOVT-PLANING & ZONING	37,506.43	54,922.75	34,321.49	51,698.45	675,464.00
427 SANITATN-SOLID WASTE DISP	.00	.00	.00	.00	7,500.00
429 PUBLIC WORKS-WASTEWTR COLL	169.13	331.00	.00	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	82,871.52	93,231.70	66,762.26	73,033.20	713,997.00
431 CLEANING STREETS & GUTTER	189.63	75.00	.00	.00	10,000.00
432 PUBLIC WORKS-SNOW/ICE REMV	43,132.70	19,172.20	3,753.98	6,340.39	51,060.00
433 PUBLIC WORKS-TRAFFIC	847.88	2,214.32	2,493.39	639.13	35,750.00
434 PUBLIC WORKS-STREET LGHTNG	32.42	233.54	182.73	186.21	3,200.00
436 MAINTENANCE STORM SEWERS	687.39	.00	.00	421.91	17,500.00
437 PUBLIC WORKS-REPR TOOL&MAC	9,115.69	11,615.09	10,518.28	8,958.85	77,658.00
438 PUBLIC WORKS-HIGHWAY MAINT	4,378.76	.00	430.65	1,528.32	15,000.00
461 OPEN SPACE CONSERVATION	219.90	539.80	219.90	.00	.00
486 INSURANCE	44,736.09	13,397.45	17,410.94	45,897.82	68,460.00
487 EMPLOYEE BENEFITS	14,566.26	3,303.19	9,012.02	9,597.69	113,838.00
491 REFUND PRIOR YEAR REVENUES	.00	-248.66	.00	.00	.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	1,217,814.04	1,874,537.00
TOTAL GENERAL FUND	294,949.26	-42,175.59	-730,226.46	707,863.76	-429,612.04
TOTAL REVENUES	-578,137.02	-953,215.91	-1,595,844.98	-1,530,341.45	-10,721,793.00
TOTAL EXPENSES	873,086.28	911,040.32	865,618.52	2,238,205.21	10,292,180.96
TOTAL 01 GENERAL FUND	294,949.26	-42,175.59	-730,226.46	707,863.76	-429,612.04

03/19/2024  
13:05:16

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 2  
glactrpt

ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	.00	.00	-247.15	.00	-19,000.00
341 INTEREST EARNINGS	-3.62	-1.03	-175.92	-262.47	-1,100.00
434 PUBLIC WORKS-STREET LGHTNG	741.71	2,689.44	857.92	799.44	13,935.00
TOTAL STREET LIGHT FUND	738.09	2,688.41	434.85	536.97	-6,165.00
TOTAL REVENUES	-3.62	-1.03	-423.07	-262.47	-20,100.00
TOTAL EXPENSES	741.71	2,689.44	857.92	799.44	13,935.00
TOTAL 02 STREET LIGHT FUND	738.09	2,688.41	434.85	536.97	-6,165.00

03/19/2024  
13:05:17

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 3  
glactrpt

ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	.00	.00	-1,657.07	-14.91	-202,700.00
341 INTEREST EARNINGS	-2.66	-.40	-1,203.59	-558.19	-5,500.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-165,000.00
480 MISC EXPENDITURES	.00	.00	.00	.00	203,700.00
489 OTHER MISCELLANEOUS EXPENDITUR	.00	.00	.00	.00	165,000.00
TOTAL FIRE PROTECTION FUND	-2.66	-.40	-2,860.66	-573.10	-4,500.00
TOTAL REVENUES	-2.66	-.40	-2,860.66	-573.10	-373,200.00
TOTAL EXPENSES	.00	.00	.00	.00	368,700.00
TOTAL 03 FIRE PROTECTION FUND	-2.66	-.40	-2,860.66	-573.10	-4,500.00

03/19/2024  
13:05:17

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 4  
glactrpt

ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	.00	.00	-340.60	-3.06	-41,650.00
341 INTEREST EARNINGS	-5.55	-3.18	-493.79	-532.32	-3,100.00
411 GEN GOVT-FIRE	5,949.72	.00	.00	.00	50,000.00
TOTAL FIRE HYDRANT FUND	5,944.17	-3.18	-834.39	-535.38	5,250.00
TOTAL REVENUES	-5.55	-3.18	-834.39	-535.38	-44,750.00
TOTAL EXPENSES	5,949.72	.00	.00	.00	50,000.00
TOTAL 04 FIRE HYDRANT FUND	5,944.17	-3.18	-834.39	-535.38	5,250.00

03/19/2024  
13:05:17

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 5  
glactrpt

ACCOUNTS FOR: 05 RECREATION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	.00	.00	-3,234.76	-29.11	-395,500.00
341 INTEREST EARNINGS	-35.17	-7.62	-1,582.97	-64.88	-12,000.00
361 DEPT EARNINGS-GEN GOVT	-5,000.00	.00	.00	.00	-22,096.00
367 DEPT EARNINGS-CULTURE REC	-1,000.00	-520.00	-5,597.00	-1,968.00	-67,850.00
387 CONTRIBUTIONS & DONATIONS	-100.00	.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-180,000.00
437 PUBLIC WORKS-REPR TOOL&MAC	210.94	201.17	497.60	2,098.52	11,000.00
451 CULTURE-RECREATION ADMIN	15,256.57	19,450.90	19,414.73	26,203.06	180,289.00
452 PARTICIPANT RECREATION	.00	.00	.00	.00	19,770.00
453 RECREATION EVENTS	.00	.00	619.59	.00	21,200.00
454 PARKS	28,474.10	39,623.31	46,956.12	29,990.32	382,897.00
459 ADULT PROGRAMS	.00	.00	1,215.00	.00	1,300.00
486 INSURANCE	3,011.48	1,055.59	2,921.13	7,889.61	17,603.00
487 EMPLOYEE BENEFITS	3,704.33	2,420.08	3,737.30	4,026.52	33,331.00
TOTAL RECREATION FUND	44,522.25	62,223.43	64,946.74	68,146.04	-10,056.00
TOTAL REVENUES	-6,135.17	-527.62	-10,414.73	-2,061.99	-677,446.00
TOTAL EXPENSES	50,657.42	62,751.05	75,361.47	70,208.03	667,390.00
TOTAL 05 RECREATION FUND	44,522.25	62,223.43	64,946.74	68,146.04	-10,056.00

03/19/2024  
13:05:17

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 6  
glactrpt

ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-216.14	-125.95	-10,723.28	-2,627.51	-70,000.00
361 DEPT EARNINGS-GEN GOVT	-300.00	-22.50	.00	.00	-100.00
364 DEPT EARNGS-SANITATION	-725,475.08	-658,858.44	-775,010.75	-703,629.93	-2,834,300.00
383 SPECIAL ASSESSMENTS	-540.04	.00	-600.00	.00	-1,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-800,000.00
402 GEN GOVT-FINANCIAL ADMIN	6,463.82	6,446.67	6,985.72	7,212.80	27,500.00
404 GEN GOVT-LAW	.00	271.66	-6,775.76	.00	15,000.00
408 GEN GOVT-ENGINEER	2,010.00	2,216.06	.00	.00	5,000.00
409 GEN GOVT-BUILDNGS & PLANT	.00	.00	.00	.00	130,000.00
429 PUBLIC WORKS-WASTEWTR COLL	49,844.00	62,762.37	81,830.30	96,675.29	2,988,576.00
486 INSURANCE	2,060.74	967.65	330.68	909.25	2,507.00
487 EMPLOYEE BENEFITS	10,958.04	16,646.70	11,374.45	17,640.95	173,954.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	100,000.00	15,065.00
TOTAL SEWER FUND	-655,194.66	-569,695.78	-692,588.64	-483,819.15	-347,798.00
TOTAL REVENUES	-726,531.26	-659,006.89	-786,334.03	-706,257.44	-3,705,400.00
TOTAL EXPENSES	71,336.60	89,311.11	93,745.39	222,438.29	3,357,602.00
TOTAL 08 SEWER FUND	-655,194.66	-569,695.78	-692,588.64	-483,819.15	-347,798.00

03/19/2024  
13:05:18

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 7  
glactrpt

ACCOUNTS FOR: 09 SEWER CAPITAL RESERVE	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-293.69	-206.02	-28,691.79	-39,597.57	-180,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	-100,000.00	.00
409 GEN GOVT-BUILDNGS & PLANT	.00	.00	.00	2,745.00	56,685.00
429 PUBLIC WORKS-WASTEWTR COLL	.00	.00	.00	.00	46,000.00
439 CONSTRUCTION & REBUILDING	.00	8,633.92	.00	7,227.50	439,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	800,000.00
TOTAL SEWER CAPITAL RESERVE	-293.69	8,427.90	-28,691.79	-129,625.07	1,161,685.00
TOTAL REVENUES	-293.69	-206.02	-28,691.79	-139,597.57	-180,000.00
TOTAL EXPENSES	.00	8,633.92	.00	9,972.50	1,341,685.00
TOTAL 09 SEWER CAPITAL RESERVE	-293.69	8,427.90	-28,691.79	-129,625.07	1,161,685.00

03/19/2024  
13:05:18

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 8  
glactrpt

ACCOUNTS FOR: 16 ACQUISITION OF OPEN SPAC	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-152.47	-91.04	-16,156.84	-20,323.99	-118,000.00
342 RENTS & ROYALTIES	-3,150.00	-1,625.00	.00	.00	.00
408 GEN GOVT-ENGINEER	632.50	.00	.00	.00	.00
454 PARKS	.00	.00	.00	169.50	10,000.00
TOTAL ACQUISITION OF OPEN SPAC	-2,669.97	-1,716.04	-16,156.84	-20,154.49	-108,000.00
TOTAL REVENUES	-3,302.47	-1,716.04	-16,156.84	-20,323.99	-118,000.00
TOTAL EXPENSES	632.50	.00	.00	169.50	10,000.00
TOTAL 16 ACQUISITION OF OPEN SPAC	-2,669.97	-1,716.04	-16,156.84	-20,154.49	-108,000.00

03/19/2024  
13:05:18

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 9  
glactrpt

ACCOUNTS FOR: 30 CAPITAL RESERVE FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-1,030.39	-797.55	-34,625.91	-122,624.15	-230,007.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-9,788.42	-1,201,067.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-20,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	-1,217,814.04	-200,000.00
401 GEN GOVT-EXECUTIVE	.00	.00	.00	40,964.85	762,852.00
407 DATA PROCESSING	.00	.00	.00	.00	64,315.00
409 GEN GOVT-BUILDNGS & PLANT	.00	1,518.10	.00	12,732.50	386,000.00
410 GEN GOVT-POLICE	.00	425.00	.00	85,502.70	127,000.00
430 PUB WORKS-HIGHWAY RDS STS	.00	.00	.00	.00	110,000.00
439 CONSTRUCTION & REBUILDING	5,173.75	7,706.25	.00	12,234.15	1,177,000.00
454 PARKS	349.20	1,236.24	.00	8,481.39	716,500.00
TOTAL CAPITAL RESERVE FUND	4,492.56	10,088.04	-34,625.91	-1,190,311.02	1,692,593.00
TOTAL REVENUES	-1,030.39	-797.55	-34,625.91	-1,350,226.61	-1,651,074.00
TOTAL EXPENSES	5,522.95	10,885.59	.00	159,915.59	3,343,667.00
TOTAL 30 CAPITAL RESERVE FUND	4,492.56	10,088.04	-34,625.91	-1,190,311.02	1,692,593.00

03/19/2024  
13:05:18

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 10  
glactrpt

ACCOUNTS FOR: 31 STORMWATER MANAGEMENT	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-41.59	-19.94	-2,422.50	-7,181.03	-20,000.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-158,920.00
387 CONTRIBUTIONS & DONATIONS	.00	.00	.00	.00	-260,435.00
446 STORMWATER MANAGEMENT	943.75	-571.35	2,500.00	7,118.50	478,000.00
TOTAL STORMWATER MANAGEMENT	902.16	-591.29	77.50	-62.53	38,645.00
TOTAL REVENUES	-41.59	-19.94	-2,422.50	-7,181.03	-439,355.00
TOTAL EXPENSES	943.75	-571.35	2,500.00	7,118.50	478,000.00
TOTAL 31 STORMWATER MANAGEMENT	902.16	-591.29	77.50	-62.53	38,645.00

03/19/2024  
13:05:18

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 11  
glactrpt

ACCOUNTS FOR: 33	TRAFFIC IMPACT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341	INTEREST EARNINGS	-82.94	-30.41	-11,581.38	-16,343.10	-81,000.00
354	ST. CAPITAL & OP. GRANTS	.00	.00	.00	-323,326.80	-2,416,316.00
361	DEPT EARNINGS-GEN GOVT	-11,425.00	.00	.00	.00	-50,000.00
392	INTERFUND OPERATING TRANS	.00	.00	.00	.00	-800,000.00
402	GEN GOVT-FINANCIAL ADMIN	.00	340.00	.00	.00	40,000.00
433	PUBLIC WORKS-TRAFFIC	392,745.43	6,004.90	.00	5,397.50	2,650,000.00
439	CONSTRUCTION & REBUILDING	.00	.00	.00	.00	665,000.00
	TOTAL TRAFFIC IMPACT FUND	381,237.49	6,314.49	-11,581.38	-334,272.40	7,684.00
	TOTAL REVENUES	-11,507.94	-30.41	-11,581.38	-339,669.90	-3,347,316.00
	TOTAL EXPENSES	392,745.43	6,344.90	.00	5,397.50	3,355,000.00
	TOTAL 33 TRAFFIC IMPACT FUND	381,237.49	6,314.49	-11,581.38	-334,272.40	7,684.00

03/19/2024  
13:05:18

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU FEB 2021/2022/2023/2024  
FOR PERIOD 02 OF 2024

PAGE 12  
glactrpt

ACCOUNTS FOR: 35 HIGHWAY AID FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-79.04	-20.52	-2,028.58	-3,041.31	-36,000.00
355 STATE SHARED REV & ENTLMT	.00	.00	.00	.00	-370,000.00
363 DEPT EARNGS-HGHWYS & STS	-3,810.00	.00	.00	.00	.00
432 PUBLIC WORKS-SNOW/ICE REMV	.00	22,743.98	6,527.77	22,066.92	30,000.00
433 PUBLIC WORKS-TRAFFIC	.00	.00	.00	.00	.00
439 CONSTRUCTION & REBUILDING	.00	.00	.00	.00	415,000.00
TOTAL HIGHWAY AID FUND	-3,889.04	22,723.46	4,499.19	19,025.61	39,000.00
TOTAL REVENUES	-3,889.04	-20.52	-2,028.58	-3,041.31	-406,000.00
TOTAL EXPENSES	.00	22,743.98	6,527.77	22,066.92	445,000.00
TOTAL 35 HIGHWAY AID FUND	-3,889.04	22,723.46	4,499.19	19,025.61	39,000.00
GRAND TOTAL	70,735.96	-501,716.55	-1,447,607.79	-1,363,780.76	2,038,725.96



LOWER GWYNEDD TOWNSHIP  
INVOICE WARRANT REPORT

The Lower Gwynedd Township Board of Supervisors hereby approve the invoices listed on the Accounts Payable Warrant Report for checks dated 03/26/2024 per the signed Resolution. The invoices total \$746,638.11. Also attached is the P-Card Statement and New Vendor Report.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

PAID INVOICES REPORT

WARRANT: 032624

TO FISCAL 2024/03 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3388 4IMPRINT, INC.	166031	02/29/24	67761		102720	P	03/26/24	01410 480	PUBLIC PROGRAMS	3,957.07
	INVOICE:	26882398								
VENDOR TOTALS				3,957.07	YTD INVOICED			3,957.07	YTD PAID	3,957.07
70 AMBLER BOROUGH	165998	02/23/24	67727		102721	P	03/26/24	08429 220	OPERATING SUPPLIES	7,590.00
	INVOICE:	1494								
VENDOR TOTALS				16,038.87	YTD INVOICED			16,038.87	YTD PAID	7,590.00
142 AMBLER COAL BUILDING SUPPLY	166000	02/23/24	67729		102722	P	03/26/24	08429 372	REP/MNT MANHOLES & LINES	347.50
	INVOICE:	2402-068389								
VENDOR TOTALS				439.41	YTD INVOICED			439.41	YTD PAID	347.50
3987 ANDERSON WELDING & SONS, LLC	166038	02/29/24	67768		102723	P	03/26/24	01410 220	OPERATING SUPPLIES	1,400.00
	INVOICE:	LGTCDD224R								
VENDOR TOTALS				1,400.00	YTD INVOICED			1,400.00	YTD PAID	1,400.00
2091 ARAMSCO, INC.	166021	02/23/24	67750		102724	P	03/26/24	05454 220	OPERATING SUPPLIES BLDGS	320.70
	INVOICE:	S6313274.001								
VENDOR TOTALS				1,046.18	YTD INVOICED			1,173.68	YTD PAID	320.70
2738 ARBOR VALLEY TREE SURGEONS, INC.	166024	02/29/24	67753		102725	P	03/26/24	31448 450	CONTRACTED SERVICES	9,000.00
	INVOICE:	2362								
	166025	02/29/24	67754		102725	P	03/26/24	31448 450	CONTRACTED SERVICES	20,000.00
	INVOICE:	2360								
	166028	02/29/24	67758		102725	P	03/26/24	30454 600	PARK IMPROVEMENTS	4,800.00
	INVOICE:	2359								
VENDOR TOTALS				33,800.00	YTD INVOICED			33,800.00	YTD PAID	33,800.00
4007 ARRO CONSULTING, INC.	166042	02/29/24	67772		102726	P	03/26/24	01147 000	LEGAL&ENGINEER	213.00
	INVOICE:	0091960								
VENDOR TOTALS				6,011.02	YTD INVOICED			6,011.02	YTD PAID	213.00
617 BOROUGH OF AMBLER	166008	02/23/24	67737		102727	P	03/26/24	08429 300	AMBLER WASTEWATER TREATMT	309,764.20
	INVOICE:	022624								

PAID INVOICES REPORT

WARRANT: 032624

TO FISCAL 2024/03 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT	DESCRIPTION
VENDOR TOTALS		309,764.20 YTD INVOICED						438,347.06 YTD PAID		309,764.20
1116 BOWMAN CONSULTING GROUP, LTD.	166015	02/23/24	67744		102728	P	03/26/24	01408 310		PROFESSIONAL SERVICES 7,892.50
	INVOICE:	022924								
	166015	02/23/24	67744		102728	P	03/26/24	33433 200		MULTIMODAL PHASE 2 EXPENS 12,663.97
	INVOICE:	022924								
	166015	02/23/24	67744		102728	P	03/26/24	01147 000		LEGAL&ENGINEER 2,161.25
	INVOICE:	022924								
VENDOR TOTALS		37,325.22 YTD INVOICED						65,297.68 YTD PAID		22,717.72
3400 COMPPATHS, LLC	166032	02/29/24	67762		102729	P	03/26/24	09429 740		CAPITAL PURCHASES 3,973.74
	INVOICE:	24-00040								
	166032	02/29/24	67762		102729	P	03/26/24	30430 700		CAPITAL PURCHASE, HIGHWAY 3,973.74
	INVOICE:	24-00040								
VENDOR TOTALS		13,899.08 YTD INVOICED						13,899.08 YTD PAID		7,947.48
2740 DAKOTA FLUID POWER, INC.	166027	02/29/24	67757		102730	P	03/26/24	01432 262		WINTER MAINT EQUIPMENT 305.00
	INVOICE:	7173672								
VENDOR TOTALS		305.00 YTD INVOICED						685.00 YTD PAID		305.00
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	165992	02/16/24	67721		102731	P	03/26/24	08429 373		REP/MNT VEHICLES, EQUIPME 307.48
	INVOICE:	1436411								
	165992	02/16/24	67721		102731	P	03/26/24	01437 261		REPAIR TOOLS AND MACH 307.47
	INVOICE:	1436411								
	165993	02/23/24	67722		102731	P	03/26/24	08429 373		REP/MNT VEHICLES, EQUIPME 255.11
	INVOICE:	13344808								
	165993	02/23/24	67722		102731	P	03/26/24	01437 261		REPAIR TOOLS AND MACH 255.11
	INVOICE:	13344808								
	165994	02/23/24	67723		102731	P	03/26/24	01437 261		REPAIR TOOLS AND MACH 793.15
	INVOICE:	13344472								
	165995	02/23/24	67724		102731	P	03/26/24	01437 261		REPAIR TOOLS AND MACH 48.27
	INVOICE:	13344444								
	165996	02/23/24	67725		102731	P	03/26/24	01437 261		REPAIR TOOLS AND MACH 53.71
	INVOICE:	13344555								
VENDOR TOTALS		3,247.84 YTD INVOICED						6,663.79 YTD PAID		2,020.30
4012 EC FENCE & IRON WORKS, INC.	166045	02/23/24	67775		1008	M	03/26/24	30401 900		EXPENDITURES - ARPA FUNDS 84,999.24
	INVOICE:	999-1022 022324								
VENDOR TOTALS		125,964.09 YTD INVOICED						125,964.09 YTD PAID		84,999.24

PAID INVOICES REPORT

WARRANT: 032624

TO FISCAL 2024/03 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC	166033	02/29/24	67763		102732	P	03/26/24	01404 310	LEGAL SERVICES	552.50
	INVOICE: 1793338									
	166034	02/29/24	67764		102732	P	03/26/24	01404 310	LEGAL SERVICES	3,477.50
	INVOICE: 1796540									
	166035	02/29/24	67765		102732	P	03/26/24	01404 310	LEGAL SERVICES	2,405.00
	INVOICE: 1793339									
VENDOR TOTALS				6,435.00	YTD INVOICED			21,619.00	YTD PAID	6,435.00
515 FISHER & SON CO. INC.	166006	02/23/24	67735		102733	P	03/26/24	05454 221	ATHLETIC FIELD MAINTENANC	148.00
	INVOICE: 0000271069-IN									
	166007	02/23/24	67736		102733	P	03/26/24	05454 460	CONFERENCE, TRAINING	300.00
	INVOICE: 0000270853									
VENDOR TOTALS				6,650.60	YTD INVOICED			6,650.60	YTD PAID	448.00
66 FLETCHER MOTORS, INC.	165997	02/23/24	67726		102734	P	03/26/24	01437 261	REPAIR TOOLS AND MACH	77.78
	INVOICE: 6747									
VENDOR TOTALS				417.78	YTD INVOICED			417.78	YTD PAID	77.78
490 GALLS, LLC	166004	02/23/24	67733		102735	P	03/26/24	01410 238	UNIFORMS	224.94
	INVOICE: 027171995									
	166005	02/23/24	67734		102735	P	03/26/24	01410 238	UNIFORMS	224.94
	INVOICE: 027222352									
VENDOR TOTALS				449.88	YTD INVOICED			559.86	YTD PAID	449.88
3626 GEORGE DAVID FRITZ	166036	02/29/24	67766		102736	P	03/26/24	01437 261	REPAIR TOOLS AND MACH	731.24
	INVOICE: 1-GS18736									
VENDOR TOTALS				2,467.29	YTD INVOICED			2,467.29	YTD PAID	731.24
146 H. A. WEIGAND, INC.	166001	02/23/24	67730		102737	P	03/26/24	01433 010	STREET SIGNS	390.00
	INVOICE: 123331									
VENDOR TOTALS				510.00	YTD INVOICED			510.00	YTD PAID	390.00
1340 HAINES & KIBBLEHOUSE, INC.	166014	02/23/24	67743		102738	P	03/26/24	30454 600	PARK IMPROVEMENTS	509.63
	INVOICE: B-106M-0006759									
VENDOR TOTALS				509.63	YTD INVOICED			509.63	YTD PAID	509.63
425 HORSHAM CAR WASH INC.										

PAID INVOICES REPORT

WARRANT: 032624

TO FISCAL 2024/03 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	166003	02/23/24	67732		102739	P	03/26/24	01410 370	VEHICLE MAINTENANCE	239.00
	INVOICE:	886								
VENDOR TOTALS				383.00	YTD INVOICED			646.00	YTD PAID	239.00
1515 JAMES D. MORRISSEY INC.	166019	02/23/24	67748		102740	P	03/26/24	33433 200	MULTIMODAL PHASE 2 EXPENS	110,040.93
	INVOICE:	APPLICATION #3								
VENDOR TOTALS				110,040.93	YTD INVOICED			110,040.93	YTD PAID	110,040.93
3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C.	166037	02/29/24	67767		102741	P	03/26/24	01147 000	LEGAL&ENGINEER	1,435.50
	INVOICE:	FEBRUARY 2024								
	166037	02/29/24	67767		102741	P	03/26/24	01404 310	LEGAL SERVICES	12,342.00
	INVOICE:	FEBRUARY 2024								
VENDOR TOTALS				19,136.12	YTD INVOICED			61,979.67	YTD PAID	13,777.50
3358 KEYSTONE MUNICIPAL SERVICES, INC.	166029	02/29/24	67759		102742	P	03/26/24	01414 311	PROF SERV- UCC INSPECTING	7,172.25
	INVOICE:	37111								
	166030	02/29/24	67760		102742	P	03/26/24	01414 311	PROF SERV- UCC INSPECTING	7,373.00
	INVOICE:	37055								
VENDOR TOTALS				30,824.25	YTD INVOICED			51,957.75	YTD PAID	14,545.25
3963 LEADSONLINE PARENT LLC	166039	02/29/24	67769		102743	P	03/26/24	01410 222	OPER. SUP: DETECTIVE DIV.	2,493.00
	INVOICE:	407936								
VENDOR TOTALS				2,493.00	YTD INVOICED			2,493.00	YTD PAID	2,493.00
140 NORTH WALES WATER AUTHORITY	165999	02/23/24	67728		102744	P	03/26/24	04411 360	RENTAL HYDRANT SERVICE	11,752.50
	INVOICE:	SALES0002277								
VENDOR TOTALS				11,828.18	YTD INVOICED			15,203.43	YTD PAID	11,752.50
469 NYCO CORPORATION	166002	02/23/24	67731		102745	P	03/26/24	01432 262	WINTER MAINT EQUIPMENT	556.88
	INVOICE:	B2400934								
VENDOR TOTALS				885.16	YTD INVOICED			1,224.66	YTD PAID	556.88
4005 PHILADELPHIA SUBURBAN REALTY APPRAISAL GROUP	166040	02/29/24	67770		102746	P	03/26/24	30409 721	IMPROVEMENT TO TWP. PROPE	1,175.00
	INVOICE:	908 WISTER								
	166041	02/29/24	67771		102746	P	03/26/24	30409 721	IMPROVEMENT TO TWP. PROPE	1,000.00
	INVOICE:	24-7601B								

PAID INVOICES REPORT

WARRANT: 032624

TO FISCAL 2024/03 01/01/2024 TO 12/31/2024

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		6,037.50 YTD INVOICED						7,525.00 YTD PAID		2,175.00
1081 ROBERT E. LITTLE INC.	166009	02/23/24	67738		102747	P	03/26/24	30454 600	PARK IMPROVEMENTS	13,265.58
	INVOICE:	01-1076663								
	166010	02/23/24	67739		102747	P	03/26/24	01437 261	REPAIR TOOLS AND MACH	89.92
	INVOICE:	04-1077679								
	166011	02/23/24	67740		102747	P	03/26/24	08429 373	REP/MNT VEHICLES, EQUIPME	201.84
	INVOICE:	04-1076750								
VENDOR TOTALS		13,557.34 YTD INVOICED						13,557.34 YTD PAID		13,557.34
4020 SELEX ES, LLC	166043	02/29/24	67773		102748	P	03/26/24	30410 705	POLICE PCCD GRANT EXP	37,654.00
	INVOICE:	51848								
VENDOR TOTALS		37,654.00 YTD INVOICED						37,654.00 YTD PAID		37,654.00
2725 THOMAS J. MORRIS III	166023	02/29/24	67752		102749	P	03/26/24	01410 220	OPERATING SUPPLIES	6,210.15
	INVOICE:	149261								
VENDOR TOTALS		6,210.15 YTD INVOICED						10,527.63 YTD PAID		6,210.15
2673 TURF EQUIPMENT AND SUPPLY COMPANY	166022	02/29/24	67751		102750	P	03/26/24	30454 600	PARK IMPROVEMENTS	46,043.20
	INVOICE:	2005398-00								
VENDOR TOTALS		46,043.20 YTD INVOICED						46,043.20 YTD PAID		46,043.20
1347 U.S. MUNICIPAL SUPPLY INC.	166017	02/23/24	67746		102751	P	03/26/24	08429 373	REP/MNT VEHICLES, EQUIPME	182.09
	INVOICE:	6217552								
	166017	02/23/24	67746		102751	P	03/26/24	01437 261	REPAIR TOOLS AND MACH	182.08
	INVOICE:	6217552								
	166018	02/23/24	67747		102751	P	03/26/24	01437 261	REPAIR TOOLS AND MACH	2,805.45
	INVOICE:	6217288								
VENDOR TOTALS		3,169.62 YTD INVOICED						3,250.39 YTD PAID		3,169.62
									REPORT TOTALS	746,638.11

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	32	661,638.87
TOTAL MANUAL CHECKS	1	84,999.24

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



30 HH

# Statement

Account Name: BILLING ACCOUNT 030522 Card Number: xxxx-xxxx-xxxx-0522  
 Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 20,000.00  
 Employee ID: 772190000032397 Available Credit: \$ 13,927.00  
 Statement Date (MM/DD/YYYY): 01/27/2024 Currency: U.S. DOLLAR  
 Payment Due Date (MM/DD/YYYY): 02/23/2024

## Statement Summary:

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

Previous Balance: \$ 7,321.35  
 Payments: \$ -7,321.35  
 Adjustments: \$ 0.00  
 Net Purchases: \$ 6,073.00  
 Cash Advance: \$ 0.00  
 Fees: \$ 0.00  
 Other Charges: \$ 0.00  
 New Account Balance: \$ 6,073.00

*mine 4897*

*2/16/24*

## 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					
01/04	01/04 510659394	AUTOMATIC PYMT RECEIVED	\$ -7,321.35	\$ 0.00	\$ -7,321.35

TOTAL CREDITS xxxx-xxxx-xxxx-0522 \$ -7,321.35  
 TOTAL DEBITS xxxx-xxxx-xxxx-0522 \$ 0.00

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

01/03	01/05 510911865	PEPPERBALL 260-4782500 IL	\$ 1,098.00 003707	\$ 0.00	\$ 1,098.00 ✓
01/03	01/08 511160522	WWW.BROWNELLSINC.COM 641-6235401 IA	\$ 308.97 093599	\$ 0.00	\$ 308.97 ✓
01/12	01/15 512197761	USPS.COM STAMP FLMNT S 800-7826724 MO	\$ 405.65 058007	\$ 0.00	\$ 405.65 ✓
01/14	01/15 512197836	DUNKIN #340169 MONTGOMERYVI PA	\$ 204.70 072173	\$ 12.28 (e)	\$ 216.98
01/17	01/19 512869628	FBI LEEDA INC 877-7727712 PA	\$ 795.00 065282	\$ 0.00	\$ 795.00 ✓
01/22	01/23 513489847	DUNKIN #340169 MONTGOMERYVI PA	\$ 55.53 065642	\$ 3.33 (e)	\$ 58.86 ✓
01/22	01/24 513582519	TROPICANA CASINO AND R ATLANTIC CITY NJ	\$ 88.63 090356	\$ 0.00	\$ 88.63
01/24	01/25 513781377	QUALIFICATION TARGETS HAMMOND WI	\$ 429.84 057169	\$ 0.00	\$ 429.84 ✓

*01410.460*

*01410.238*

*01410.200*

*01410.460*

*01410.460*

*01410.460*

*01410.460*

*01410.220*

01/24	01/25 513781378	MCAFFEE INSTITUTE CHESTERFIELD MO	01410.460	\$ 697.00 035023	\$ 0.00	\$ 697.00 ✓
01/25	01/26 514108121	GEORGE ALLEN PORTABLE CHALFONT PA	01410.480	\$ 672.00 076712	\$ 28.00	\$ 700.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 4,798.93

Card Number xxxx-xxxx-xxxx-6926 WORMAN, JAMIE P.

01/08	01/09 511356259	PA BACKGROUND CHECK HARRISBURG PA	01487.157	\$ 20.75 013941	\$ 1.25 (e)	\$ 22.00 ✓
01/12	01/15 512197838	COMM. OF PA-RACP 717-787-7342 PA	30409.721	\$ 471.70 089662	\$ 28.30 (e)	\$ 500.00 ✓
01/21	01/22 513268790	EIG CONSTANTCONTACT.CO WALTHAM MA	05451.340 01400 316#60.75	\$ 81.00 081823	\$ 0.00	\$ 81.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-6926 \$ 603.00

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

01/03	01/04 510756550	GRAINGER LAKE FOREST IL	01432.220	\$ 113.68 006589	\$ 9.09	\$ 122.77 ✓
01/03	01/04 510756551	PENNSYLVANIA TURFGRASS PLEASANT GAP PA	05454.460	\$ 94.34 033213	\$ 5.66 (e)	\$ 100.00 ✓
01/04	01/05 510911866	PENN STATE AG SCIENCES UNIVERSITY PK PA	01438.245	\$ 85.25 070695	\$ 4.20	\$ 89.45 ✓
01/04	01/15 512197837	GRAINGER LAKE FOREST IL	01432.220	\$ -113.68 038611	\$ -9.09	\$ -122.77 ✓
01/10	01/11 511620659	STAPLES 00100818 NORTH WALES PA	01401.200	\$ 199.98 067598	\$ 0.00	\$ 199.98 ✓
01/16	01/17 512575506	THE BAGEL & BREAD HOUS HORSHAM PA	01432.220	\$ 18.83 094012	\$ 1.13	\$ 19.96 ✓
01/19	01/22 513268789	TONY RONIS SPRING HOUS SPRING HOUSE PA	01432.220	\$ 76.59 082518	\$ 4.60 (e)	\$ 81.19 ✓
01/23	01/24 513582520	HARBOR FREIGHT TOOLS33 MONTGOMERYVIL PA	01409.370	\$ 10.37 054617	\$ 0.62	\$ 10.99 ✓
01/26	01/26 514108197	TREESTUFF 3363780444 NC	16.454.300	\$ 159.91 024551	\$ 9.59 (e)	\$ 169.50 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-3833 \$ -122.77  
TOTAL DEBITS xxxx-xxxx-xxxx-3833 \$ 793.84

VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
4012	EC FENCE & IRON WORKS, INC.	2941 FELTON ROAD	NORRISTOWN	PA	19401
4013	HERNLEYS FARM EQUIPMENT, INC.	2582 GATEWAY DRIVE	STATE COLLEGE	PA	16801
4014	ACTS RETIREMENT LIFE COMMUNITIES, INC.	375 MORRIS ROAD	WEST POINT	PA	19486
4015	APEX OVERHEAD DOOR CO., INC.	1360 INDUSTRIAL BOULEVARD	SOUTHAMPTON	PA	18966
4016	CITADEL CREDIT UNION				
4017	JONATHAN KRESZWICK	810 POPLAR COURT	AMBLER	PA	19002

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

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

**MEETING HIGHLIGHTS**

Meeting Date	Wednesday, March 14
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Recapped previous events and conferences attended along with upcoming events and conferences.</li> <li>• Talked about how to publicize events, meetings better.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• Long Range Plan the staff would like time to pull the items the Board of Supervisors approved at the joint meeting and develop a roadmap with action steps moving forward assist in planning.</li> </ul>	

Next Meeting	Wednesday, April 10, 2024
--------------	---------------------------

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

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

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

**MEETING HIGHLIGHTS**

Meeting Date	March 19, 2024
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Discussion regarding the comp plan and walkability in the Township it was recommended a list of missing links be created and shared with planning commission.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• LGLL Ingersoll Park sign, the Board was fine with the sign, understood the timing but would like to be included in the future.</li> <li>• Review of all Township activities and evaluate what we can expand and possible remove.</li> </ul>	

Next Meeting	April 16, 2024
--------------	----------------

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

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

Board/Commission	PLANNING COMMISSION
Members/Terms	CRAIG MELOGRANO, CHAIR - TERM EXPIRES: 12/31/2025 RICH VALIGA, VICE-CHAIR - TERM EXPIRES: 12/31/2027 MAUREEN NUNN – TERM EXPIRES: 12/31/2027 CRAIG ADAMS – TERM EXPIRES: 12/31/2024 RUSTY BEARDSLEY - TERM EXPIRES: 12/31/2025 MIKE MROZINSKI – TERM EXPIRES: 12/31/2024 DANIELLE PORRECA – TERM EXPIRES: 12/31/2026
Meeting Schedule	3 <sup>rd</sup> Wednesday of every month
Supervisor Liaison(s)	Danielle Duckett, Mike Twersky
Staff Liaison	Jamie Worman
Minute Taker	Patty Furber

**MEETING HIGHLIGHTS**

Meeting Date	Wednesday, March 20, 2024
--------------	---------------------------

**Decisions/Recommendations**

- **537 Penllyn Pike – Lot Line Adjustment**

1. The applicant will comply with the review letters from Gilmore, dated March 15, 2024 and the Township Fire Marshal, Al Comly, review letter, dated March 14, 2024;
2. The applicant will incorporate Gilmore’s comments regarding denoting the lots as “Parcel A and Parcel B” and revise the table to denote the existing non-conformities in the record plan.

**Motion passed 6-0 vote**

- **1616 School House Ln – 2-lot Subdivision**

1. The board recommends that the Supervisors approve the plan conditioned upon the variances being upheld and that no building permit be issued until the variances are upheld, and that the developer inform any potential buyer of the risks associated with buying the property before the issue is resolved;
2. The applicant complies with the review letters from Gilmore and Lower Gwynedd Fire Marshal, Al Comly; except for the hookup of the public utilities which shall be completed simultaneously for both lots prior to the issuance of the Use & Occupancy for lot 2.
3. The applicant is to offer the dedication of the right-of-way of School House Lane if the Township wants it;
4. The applicant is to submit a landscaping plan with a tree count providing a list of dead, dying, diseased, and healthy trees to Gilmore. This is to be completed before going in front of the Board of Supervisors;
5. A note should be added to the approval resolution that the future owner is subject to the Traffic Impact Fee for one trip.

**Motion passed 6-0 vote**

- **728 Norristown Rd. – ACTS**

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

1. The applicant accepts all comments from Gilmore’s review letter from March 14th as discussed during the meeting;
2. The applicant’s request for a waiver for curbing should be granted, but the planting islands are still required;
3. The applicant will comply with Bowman’s review letter dated March 14, 2024, MCPC review letter dated February 20, 2024;
4. The applicant will work with the Fire Marshal to reconfigure the driveway’s turning radius to allow access for emergency vehicles.

**Major Discussion Items**

1616 School House Lane – PC board incorporated Neil Stein’s comments into their recommendation: “The board recommends that the Supervisors approve the plan conditioned upon the variances being upheld and that no building permit be issued until the variances are upheld, and that the developer inform any potential buyer of the risks associated with buying the property before the issue is resolved.”

- A landscaping plan with a tree count is to be submitted to Gilmore prior to scheduling their hearing with the BOS.

ACTS – Applicant to work with Al Comly regarding the driveway turning radius; Applicant’s request for curbing should be granted as long as they agree to install the planting islands.

Next Meeting

Wednesday, April 17, 2024

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

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

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

**MEETING HIGHLIGHTS**

Meeting Date	March 7, 2024
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>The Commission decided to use the HRC email address moving forward for all commission related communication.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>Discussed the Pride Flag raising on May 31<sup>st</sup> with Cathy Pagano</li> <li>Discussed the recent Tri-state Human Relations Commission meeting. Also talked about the questionnaire they will be asked to complete by Tr-states HRC.</li> </ul>	

Next Meeting	May 2, 2024
--------------	-------------

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.