

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, July 22, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/83564691232?pwd=5step7MeaqZzbuvdAcVnBTZFEOmrmxE.1>

Call #: 1-646-876-9923



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## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on July 8, 2025 and prior to tonight's meeting to discuss matters of potential litigation related to zoning, code enforcement, and emergency services and matters of real estate related to parks.

Come out to Pen-Ambler Park for the next summer concert on Wednesday, July 23<sup>rd</sup>, featuring Patrice Hawthorne at 7 pm. This month's food truck is From the Boot on the Move starting at 6:30 pm.

Senator Maria Collett and Rep. Liz Hanbidge are holding a license plate restoration event with the Lower Gwynedd Police in the Township Building parking lot on Saturday, August 2<sup>nd</sup> from 9 to 11 am.

Recognition of Henry (Hank) Stoebenau for his years of service on the Township's Zoning Hearing Board

Remembering former Solicitor [James J. \(Jim\) Garrity](#)

### 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. Appoint E. Van Rieker to the Zoning Hearing Board to fill a vacancy as an alternate through September 12, 2025 and then as a regular member for the remainder of the term through 12/31/2025
2. Consider approval of Decision & Order for Gwynedd Mercy Academy High School's conditional use application to allow a pedestrian improvement to encroach into a riparian buffer
3. Consider approval of Decision & Order for Foulkeways' conditional use application for a storm pipe to encroach into a riparian buffer
4. Discussion with Gwynedd Estates about historic structure on the property
5. Resolution 2025-12, Approval of Sewer Planning Module for Gwynedd Estates
6. Review revised sketch plan for gas pumps and a convenience store at 1100 N. Bethlehem Pike and provide feedback to applicant
7. Review Zoning Hearing Board application for 1348 Sumneytown Pike (Owens-Evans property) and determine action to be taken, if any

8. Introduction of sketch plan for proposed townhouse redevelopment of Spring House Nursery and surrounding properties in the triangle between Cedar Hill Road and Bethlehem Pike, by Route 309  
(NOTE: A larger presentation of this plan will be made at the Supervisors' September 9<sup>th</sup> meeting)

### **GENERAL BUSINESS**

1. Consider authorization to advertise a public hearing for an Amendment of the Conservation Easement for Penllyn Woods Park extending the easement to parcel #39-00-04414-00-2
2. Financial report – June 2025 / Mid-Year Review
3. Resolution 2025-13, Reimbursement through Bond Proceeds
4. Consider approval of the Lower Gwynedd Township Sidewalks and Trails Plan
5. Consider approval of Gilmore and Associates proposal in the amount of \$23,500 to complete work needed for the Pen-Ambler Park Act 2 final report to DEP
6. Consider authorizing \$200 donation to Horseways' 2025 Paperchase
7. Township Engineer Report – July 2025
8. Traffic Engineer Report – July 2025
9. Approval of invoice report for July 22, 2025
10. Approval of minutes – June 24, 2025 (J. Martin abstains)

### **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	09/04/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	08/26/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	08/13/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	08/14/2025	6:00 P.M.
PARKS AND RECREATION	TUES	09/16/2025	6:00 P.M.
PLANNING COMMISSION	WED	08/20/2025	7:00 P.M.

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





## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 15, 2025

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

**SUBJ:** Gwynedd Mercy Academy High School Conditional Use-#25-03CU

**Recommended Motion: Conditional Use #25-03-** It is recommended that the BOS approve the decision and order for the GMAHS Conditional Use application.

A public hearing was held at the regular meeting of the BOS on June 24<sup>th</sup>, 2025, for the Gwynedd Mercy Academy High School conditional use application requesting approval to install a paved trail and pedestrian bridge to allow direct access to the athletic fields in the rear of their campus. To install the bridge, they will need to do additional grading work within a riparian corridor. The code requires that a riparian corridor buffer be 25 feet and any disturbance within this area shall only be permitted through conditional use approval granted by the BOS.

BEFORE THE BOARD OF SUPERVISORS  
OF LOWER GWYNEDD TOWNSHIP, PENNSYLVANIA

IN THE MATTER OF THE CONDITIONAL USE APPLICATION  
OF GWYNEDD MERCY ACADEMY HIGH SCHOOL

DECISION AND ORDER OF THE LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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FINDINGS OF FACT

1. Applicant, Gwynedd Mercy Academy High School ("**Applicant**"), is the legal owner of property known as 1345 Sumneytown Pike, Parcel #39-00-03957-00-9, consisting of approximately forty-two (42) acres ("**Property**"). (**Exhibits T-1 and A-1**).
2. The Property is located in the A-Residential Zoning District (the "**A District**"). (**Exhibit T-1**).
3. The Property includes a high school, athletic fields and parking areas, with access from Sumneytown Pike and Evans Road (collectively, the "**Existing Facility**"). (**Exhibits T-1 and A-1**).
4. As depicted on the Applicant's "Conditional Use Grading Plan", prepared by Woodrow & Associates, Inc., dated April 18, 2024 (the "**Plans**"), the Applicant proposes the installation of an asphalt trail and pedestrian bridge to allow direct access to the athletic fields in the rear of the Property, together with grading to allow for the construction of the trail within the riparian buffer area (collectively, the "**Project**"). (**Exhibit T-1**).
5. On or about May 2, 2025 the Applicant filed an application seeking conditional use approval ("**Application**") pursuant to Section 1298.17 of the Lower Gwynedd Township Zoning Code (the "**Code**"); to permit the disturbance of a portion of the riparian buffer of twenty-five feet (25') for the Project (the "**Riparian Buffer**"). (**Exhibit T-1**).
6. A summary of the Application and a proposed hearing date of June 24, 2025, was duly advertised in the Reporter. (**Exhibit T-3**).

7. On June 24, 2025, the Board of Supervisors (the “**Board**”) heard the Application (the “**Hearing**”).
8. Township Manager Mimi Gleason; Zoning Officer and Assistant Township Manager Jamie Worman; Township Engineer James Hersh, P.E.; Township Transportation Engineer, Chad Dixson, P.E.; and Township Solicitor Neil Andrew Stein, Esquire, also attended the Hearing.
9. The Applicant was represented by Christen Pionzio, Esquire. (NT, pp. 6).
10. The following Township exhibits were admitted into evidence by the Township (See, NT, pp. 4-5):
- Exhibit T-1: Conditional Use Application, dated May 2, 2025 and exhibits, including the deed for the Property and Plans.
- Exhibit T-2: Public Notice of Hearing.
- Exhibit T-3: Proofs of Publication for the hearing notice, confirming publication in the Reporter on June 3 and June 10, 2025.
- Exhibit T-4: Review letter of the Township Engineer, Gilmore & Associates dated May 15, 2025.
- Exhibit T-5: Montgomery County Planning Commission’s letter of May 15, 2025.
- Exhibit T-6: Meeting minutes of the Lower Gwynedd Township Planning Commission meeting of May 21, 2025, at which meeting this Application was reviewed and conditional use approval recommended, subject to the following conditions:
1. the proposed riparian buffer mitigation does not change or alter the existing municipal regulations pertaining to wetlands and streams.
  2. the applicant agrees to the recommendations and comments listed in the Gilmore review letter dated May 15, 2025.
11. The following Applicant exhibits were admitted into evidence (See, NT, pp. 7-8):
- Exhibit A-1: Illustrative Plan
12. No one requested or was granted party status. (See, NT, pp. 4).
13. Timothy P. Woodrow, P.E., President of Woodrow & Associates, Inc., was sworn and testified on behalf of the Applicant. The Board accepted Mr. Woodrow as an expert in the field of civil engineering. (NT, pp. 9-14).

14. Mr. Woodrow testified as follows (NT, pp. 9-14):

(a) Mr. Woodrow described the Riparian Buffer on the Property, as depicted on the CU Plan.

(b) The Riparian Buffer will be disturbed by the construction of the Project.

(c) The Project proposes to connect the locker rooms and the back of the school property, with a safer and more convenient path to the athletic fields.

(d) The Project will help with maintenance, and with the safety of the girls as they transit between the two facilities.

(e) The trail uses a boardwalk-type construction within the riparian corridor. The pilings for the trail will not result in significant fill within any of the riparian corridor protected areas. Again, DEP reviewed this and have worked with our environmental consultants to issue permit.

(f) Inspection of the channel by the Pennsylvania Department of Environmental Protection (“DEP”) confirmed that there is no practicable engineering alternative, and that the proposed location represents the minimum possible impact on the Riparian Corridor.

(g) The Applicant proposes that the disturbed portion of the Riparian Buffer will be replaced with the replanting of riparian vegetation.

(h) There is no reasonable engineering alternative to the proposed disturbance of the Riparian Corridor.

#### **DISCUSSION AND CONCLUSIONS OF LAW**

1. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or riparian buffer area, shall only be permitted by conditional use pursuant to Section 1298.17 of the Code, as well as any applicable approval from DEP.

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

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

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

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

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

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

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

7. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or buffer area shall only be permitted by conditional use pursuant to Section 1298.17 of the Code, as well as any applicable approval from DEP.

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

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

10. The Applicant has demonstrated that there is no reasonable engineering alternative that could eliminate the need for the requested conditional use.

#### **ORDER**

**AND NOW**, this 22nd day of July, 2025, upon the application of **GWYNEDD MERCY ACADEMY HIGH SCHOOL** for conditional use approval to permit an intrusion into the designated wetlands and riparian buffer of twenty-five feet (25'), the Application is hereby **APPROVED**, subject to the following conditions:

1. Nothing in this Decision shall be construed as either an express or implied waiver of any applicable ordinance of Lower Gwynedd Township. No development is guaranteed by virtue of this Conditional Use Approval and the Project shall be permitted only if the Applicant can demonstrate compliance with all applicable Township zoning and subdivision and land development regulations (subject to any waivers that may be granted by the Board of Supervisors in accordance with applicable law), as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over the Project.

2. The Applicant shall install all stormwater management facilities to the satisfaction of the Township and the Township Engineer, as part of the required public improvements for the Project.

3. The Applicant will replant those wetlands and/or riparian vegetation removed to the satisfaction of the Township and the Township Engineer. The Applicant will replace all removed trees on a caliper inch-for-inch basis.

4. All use and development permitted by this Decision shall be consistent with the testimony and exhibits submitted at the Hearing.

5. The Applicant shall obtain any and all approvals required by DEP, the Montgomery County Conservation District and any other third party agency with jurisdiction over the Project.

6. Prior to commencing construction, the Applicant shall provide the Township Engineer and Township Solicitor with any required easements, if any.

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE***



ATTEST:

LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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

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

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

By:\_\_\_\_\_  
JIMMY CHONG, ESQUIRE

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

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



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 15, 2025

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

*Jamie Worman*

**SUBJ:** Foulkeways at Gwynedd Conditional Use-#25-04CU

**Recommended Motion: Conditional Use #25-03-** It is recommended that the BOS approve the decision and order for the Foulkeways at Gwynedd application.

A public hearing was held at the regular meeting of the BOS on June 24<sup>th</sup>, 2025, regarding Foulkeways at Gwynedd and their request for conditional use approval to install approximately 140 feet of storm pipe within an existing drainage channel in preparation for the construction of a future fitness center. Additional improvements include the installation of three storm manholes and an endwall. The fitness center is a separate project and will be handled through land development in the future when Foulkeways is ready to pursue that project. The code requires that a riparian and wetland buffer be 25 feet and any disturbance within this area shall only be permitted through conditional use approval granted by the BOS.

BEFORE THE BOARD OF SUPERVISORS  
OF LOWER GWYNEDD TOWNSHIP, PENNSYLVANIA

IN THE MATTER OF THE CONDITIONAL USE APPLICATION  
OF FOULKEWAYS AT GWYNEDD

DECISION AND ORDER OF THE LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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FINDINGS OF FACT

1. Applicant, Foulkeways at Gwynedd (“**Applicant**”), is the legal owner of the property known as 1120 Meetinghouse Road (Parcels #39-00-03991-00-2, #39-00-02671-00-8, #39-00-03976-00-8, #39-00-01177-00-8, #39-00-00886-00-2 and #39-00-02671-01-7), consisting of approximately 100.81 acres (“**Property**”). (Exhibits T-1 and A-1).

2. The Property is located in the MF-3A Zoning District (the “**MF-3A District**”). (Exhibit T-1).

3. The Property includes various residential units, paved access drives and parking areas, with access from Sumneytown Pike and Meetinghouse Road (collectively, the “**Existing Facility**”). (Exhibit T-1).

4. As depicted on the Applicant’s “Conditional Use Grading Plan”, prepared by Woodrow & Associates, Inc., dated June 18, 2024 (the “**Plans**”), the Applicant proposes (i) the installation of approximately one hundred forty feet (140’) of storm pipe within an existing drainage channel, in preparation for the construction of a future fitness center, and (ii) the installation of three storm manholes and an endwall. (collectively, the “**Project**”). (Exhibit T-1).

5. On or about May 2, 2025 the Applicant filed an application seeking conditional use approval (“**Application**”) pursuant to Section 1298.17 of the Lower Gwynedd Township Zoning Code (the “**Code**”); to permit the disturbance of a portion of the riparian buffer of twenty-five feet (25’) (the “**Riparian Buffer**”). (Exhibits T-1 and A-1).

6. A summary of the Application and a proposed hearing date of June 24, 2025, was duly advertised in the Reporter. (**Exhibits T-1 and A-1**).

7. On June 24, 2025, the Board of Supervisors (the “**Board**”) heard the Application (the “**Hearing**”). (**Exhibit T-2**).

8. In addition to the Board, Township Manager Mimi Gleason; Zoning Officer and Assistant Township Manager Jamie Worman; Township Engineer James Hersh, P.E.; Township Transportation Engineer, Chad Dixon, P.E.; and Township Solicitor Neil Andrew Stein, Esquire, attend the Hearing.

9. The Applicant was represented by Christen Pionzio, Esquire. (NT, PP. 6).

10. The following Township exhibits were admitted into evidence by the Township (See, NT, pp. 3-5):

Exhibit T-1: Conditional Use Application, dated May 2, 2025 and exhibits, including the deed for the Property and the Plans.

Exhibit T-2: Public Notice of Hearing.

Exhibit T-3: Proofs of Publication for the hearing notice, confirming publication in the Reporter on June 3 and June 10, 2025.

Exhibit T-4: Review letter of the Township Engineer, Gilmore & Associates dated May 16, 2025.

Exhibit T-5: Montgomery County Planning Commission's letter of May 15, 2025.

Exhibit T-6: Meeting minutes of the Lower Gwynedd Township Planning Commission meeting of May 21, 2025, at which meeting this Application was reviewed and conditional use approval recommended, subject to the following conditions:

1. the proposed riparian buffer mitigation does not change or alter the existing municipal regulations pertaining to wetlands and streams.

2. the applicant agrees to the recommendations and comments listed in the Gilmore review letter dated May 16, 2025.

11. The following Applicant exhibits were admitted into evidence (See, NT, pp. 8-10):

A-1 Illustrative Plan.

A-2 Illustrative Plan with Focus on Area Disturbed.

12. No one requested or was granted party status.

13. Timothy P. Woodrow, P.E., President of Woodrow & Associates, Inc., was sworn and testified on behalf of the Applicant. The Board accepted Mr. Woodrow as an expert in the field of civil engineering. Mr. Woodrow testified as follows (NT, pp. 9-17):

(a) Mr. Woodrow described the Riparian Buffer on the Property, as depicted on the CU Plan.

(b) The Riparian Buffer will be disturbed by the construction of the Project.

(c) The storm sewer pipes discharge at a point south of the fitness center.

(d) The existing eroded channel will be piped to allow for expansion of the fitness center.

(e) An existing exposed sanitary sewer lateral will be protected.

(f) A new headwall will be installed.

(g) The proposed work will not adversely impact the existing heaviest woodlands, walking trails, and a picnic area.

(h) Dues to existing facilities to the north, including sanitary sewer, electric systems, cable television and a gas pipeline, as well as the main loading dock, the southern area represents the only practicable engineering alternative for the proposal.

(i) The Applicant will replace the disturbed vegetation with new plantings.

## **DISCUSSION AND CONCLUSIONS OF LAW**

1. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or riparian buffer area, shall only be permitted by conditional use pursuant to Section 1298.17 of the Code, as well as any applicable approval from the Pennsylvania Department of Environmental Protection (“DEP”).

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

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

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

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

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

- (a) The Board of Supervisors may grant approval of a listed conditional use for any district, provided that the standards and criteria set forth in this section are complied with by the applicant for the conditional use. The burden of proving compliance with such standards and criteria shall be on the applicant.

- (b) The applicant shall establish, by credible evidence, that the use or other subject of consideration for approval complies with the declaration of legislative intent of this Zoning Code and with any declaration of legislative intent that may apply specifically to the district for which approval is sought.
- (c) The applicant shall establish, by credible evidence, compliance with conditions of the use enumerated in that section which gives the applicant the right to seek a conditional use.
- (d) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval does not adversely affect neighboring land uses in any way and, further, that the proposed use or other subject of consideration for approval does not impose upon its neighbors in any way but rather blends in with them in a harmonious manner.
- (e) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval will be properly serviced by all existing public service systems. The peak traffic generated by the subject of the approval must be accommodated for in a safe and efficient manner, or improvements made in order to effect the same. Similar responsibility must be assumed with respect to other public service systems, including police protection, fire protection, utilities, parks and recreation.
- (f) The applicant shall establish, by credible evidence, that the proposed use or other subject of consideration for approval will be properly designed with regard to internal circulation, parking, buffering and all other elements of proper design.
- (g) The applicant shall provide the Board of Supervisors with sufficient plans, studies or other data to demonstrate that compliance with the permitted uses or with such other regulations as may be the subject of consideration for a conditional use approval is reasonable and appropriate for the instance at hand.
- (h) The Board shall impose such conditions as are necessary to ensure compliance with the purpose and intent of this Zoning Code, which conditions may include planting and buffers, harmonious design of buildings and the elimination of noxious, offensive or hazardous elements.

- (i) Unless otherwise specified in the decision of the Board of Supervisors, a conditional use shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of the order of the Board granting such conditional use. In those instances where land development/subdivision approval is a necessary prerequisite prior to obtaining a building permit, the conditional use shall expire if the applicant fails to make a diligent effort to obtain such approval within six months following the date of approval. Upon receipt of land development approval, the conditional use shall expire if a building permit is not obtained within six months of the date of the land development approval.

7. Any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or buffer area shall only be permitted by conditional use pursuant to Section 1298.17 of the Code, as well as any applicable approval from DEP.

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

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

10. The Applicant has demonstrated that there is no reasonable engineering alternative that could eliminate the need for the requested conditional use.

#### **ORDER**

**AND NOW**, this 22nd day of July, 2025, upon the application of **FOULKEWAYS AT GWYNEDD** for conditional use approval to permit an intrusion into the designated wetlands and riparian buffer of twenty-five feet (25'), the Application is hereby **APPROVED**, subject to the following conditions:



1. Nothing in this Decision shall be construed as either an express or implied waiver of any applicable ordinance of Lower Gwynedd Township. No development is guaranteed by virtue of this Conditional Use Approval and the Project shall be permitted only if the Applicant can demonstrate compliance with all applicable Township zoning and subdivision and land development regulations (subject to any waivers that may be granted by the Board of Supervisors in accordance with applicable law), as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over the Project.

2. The Applicant shall install all stormwater management facilities to the satisfaction of the Township and the Township Engineer, as part of the required public improvements for the Project.

3. The Applicant will replant those wetlands and/or riparian vegetation removed to the satisfaction of the Township and the Township Engineer. The Applicant will replace all removed trees on a caliper inch-for-inch basis.

4. All use and development permitted by this Decision shall be consistent with the testimony and exhibits submitted at the Hearing.

5. The Applicant shall obtain any and all approvals required by DEP, the Montgomery County Conservation District and any other third party agency with jurisdiction over the Project.

6. Prior to commencing construction, the Applicant shall provide the Township Engineer and Township Solicitor with any required easements, if any.

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE***

ATTEST:

LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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

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

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

By:\_\_\_\_\_  
JIMMY CHONG, ESQUIRE

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

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



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 17, 2025

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

*Jamie Worman*

**SUBJ:** Gwynedd Estates-Homiller House Request

Bernadette Kearney, Esq., will be present at the July 22<sup>nd</sup> BOS meeting on behalf of the Acts Community regarding the Homiller House located on the Gwynedd Estates campus. The Acts Community is requesting to demolish the house as it has deteriorated and fallen into disrepair over time. Attached for your reference is the attorney's letter, DCI Engineer structural review letter, and a petition from the residents of Gwynedd Estates. The plan is also provided.

The Homiller House is an old farmhouse that was once located on a separate parcel owned by Acts. Through a 2002 Land Development approval, Gwynedd Estates was required to consolidate the parcel that contained the farmhouse with their larger parcel, and it was conveyed into single ownership. This consolidation was necessary as a condition of approval to rezone the property to MF-3 to allow apartments to be constructed. The approval resolution #03-14 required that a notation be added to the land development plan stating that any architectural or structural changes to the house would be subject to review and approval by the Board of Supervisors. Information in the land development file indicates that the house was to be used as guest quarters for people to stay in when visiting a family member that resides within the estates. There were discussion notes about placing a facade easement over the home to ensure the character of the home was maintained. However, it was determined that requiring the house to be maintained through the land development approval was sufficient.

2/11/

## GENERAL NOTES

1. The Boundary and Topographic information on this plan was prepared by Chambers Associates Inc., and represents the compilation of recorded information and an actual survey by Chambers Associates Inc., in January 1997.
2. The elevations on this plan are based on U.S.G.S. Datum; Benchmark: PA DOT GPS CM-H94-01-91 Disk in concrete, elevation 313.95
3. Record Owner: A.C.T.S. Inc.  
375 Morris Road P.O. Box 90  
West Point, PA 19486
4. Address: Norristown Road & Tennis Ave  
P.O. Box 913  
Spring house, PA 19477
5. Taxes: Tax Map Block 19 Unit 100; Parcel no. 39-02955-00-3 Lower Gwynedd Township, Montgomery County, Pennsylvania.
6. Area: Gross 25.00 ac.  
Net 24.47 ac.(excludes Ult. r/w of Tennis Ave)
7. The 5 acre open space shown on the plan is owned and maintained by ACTS Retirement-Life Communities Inc.
8. The Homiller Property is to be united in common deed with the existing Gwynedd Estates Property
9. The 15' wide trail easement will be adjusted after the trail is built in the field and will reflect field conditions. Metes and bounds for the easement will be added when this adjustment is complete.
10. ACTS will maintain the existing house in good order and repair and in its current character. ACTS may undertake maintenance of the existing house, including but not limited to painting, without further review by Lower Gwynedd Township, but any architectural alteration to the exterior of the house will be subject to review of the Lower Gwynedd Township.
11. In accordance with conditions of final plan approval 15 additional replacement shade trees will be planted after substantial completion of the project.

# HRMM&L

## HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, PC

[www.HRMML.com](http://www.HRMML.com)  
[Lawyers@HRMML.com](mailto:Lawyers@HRMML.com)

J. Edmund Mullin  
Steven H. Lupin  
Carl N. Weiner  
Mark F. Himsworth  
Steven A. Hann  
Steven B. Barrett  
Christen G. Pionzio  
Ethan R. O'Shea  
Bernadette A. Kearney  
Paul G. Mullin  
John J. Iannozzi  
William G. Roark  
Lisa A. Shearman, LL.M.  
Nathan M. Murawsky  
Robert J. Iannozzi Jr.  
Sean E. Cullen LL.M.  
Michael S. Gill  
Ron L. Woodman  
Kevin M. McGrath LL.M.  
Kathleen A. Maloles  
Steven J. English  
Danielle M. Yacono  
Zachary R. Morano  
Brittany Ann Kane  
Celso L. Leite  
J. Braun Taylor  
Grace Gelone  
Mark Umansky  
Gabriela Amado  
  
**OF COUNSEL:**  
Jonathan Samel, LL.M.  
John C. Rafferty Jr. Senator  
Noah Marlier

### LANSDALE

1684 S. Broad Street  
Suite 230  
Post Office Box 1479  
Lansdale, PA 19446-5422  
Phone 215-661-0400  
Fax 215-661-0315

### PHILADELPHIA

123 S. Broad Street  
Suite 2102  
Philadelphia, PA 19109

17834-018

July 16, 2025

**VIA EMAIL:** [mgleason@lowergwynedd.org](mailto:mgleason@lowergwynedd.org)

Mimi Gleason, Manager  
Township Manager  
1130 North Bethlehem Pike  
Spring House, PA 19477

**Re: Board of Supervisors Meeting Agenda-July 22, 2025  
Request from Acts Retirement-Life Communities, Inc. ("Acts")  
Gwynedd Estates, 301 Norristown Road ("Property")**

Dear Ms. Gleason:

Please accept this letter as Acts' request to be placed on the July 22, 2025 Board of Supervisors' Agenda in reference to a request to demolish the Homiller Farmhouse ("Farmhouse") located on the Property.

I have attached a copy of the December 2004 recorded plan for Gwynedd Estates, Plan Book 00024, Page 0193 ("Plan"). I have also attached an enlarged copy of the notes on the Plan. Note #10 indicates that the Farmhouse is to be maintained by Acts.

The Farmhouse is not used by Acts, serves no purpose for the Gwynedd Estates' community, and presents a safety concern due to its deteriorating condition. Please see the attached structural assessment letter from DCI Engineers in reference to the Farmhouse and a Petition to remove the Farmhouse signed by numerous Gwynedd Estates' residents. Acts is not aware of any historical designation or significance related to the Farmhouse.

At this time, Acts requests that the Township permit the demolition of the Farmhouse as it serves no useful purpose to the Gwynedd Estates community nor to the Township.


Thank you for your assistance. If you have any questions I can be reached by phone at (215) 661-0400 and email at [bkearney@hrmml.com](mailto:bkearney@hrmml.com).

Very truly yours,

HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN

By:   
BERNADETTE A. KEARNEY

cc: Neil A. Stein, Esquire, *via email*  
Vincent Uliano, *via email*  
Edward Gleason, *via email*  
Robert Sutton, *via email*  
Sean Fletcher, *via email*  
Marty Eustace, *via email*  
Jeffrey A. Schoppe, *via email*



July 16, 2025

Vincent Uliano  
Director of Special Projects  
ACTs Retirement Life Communities, Inc  
[Vincent.Uliano@Actslife.org](mailto:Vincent.Uliano@Actslife.org)

**Re: ACTs Gwynedd Estates OBT – Lower Gwynedd Township, PA**  
**Project Number: 24191-0114**  
**Farmhouse Condition Assessment Letter**

Dear Vince:

On July 15<sup>th</sup>, 2025, DCI Engineers conducted a site visit to review the condition of an existing farmhouse located on the ACTs Gwynedd Estates Campus in Lower Gwynedd Township, Pennsylvania. This letter summarizes our observations and assessment of the structure.

### **OBSERVATIONS**

Review of the existing structure was limited to areas accessible at the time of our visit which included the exterior of the structure and very limited portions of the first floor framing as viewed through a missing basement window. Access inside the structure was not possible as all windows and doors were boarded up. Prior to our visit, ACTs alerted us that the existing floor framing was unsafe to occupy.

The existing structure is a two-story, masonry and wood framed farmhouse with exterior walls consisting of parged brick and stone supported by rubble stone foundation walls. The ground floor framing consists of rough-cut floor joists and wood plank subfloor. It is assumed the 2<sup>nd</sup> floor and roof framing are of similar construction. A single-story addition is present on the left side of the building as viewed from Tennis Avenue.

Observations of the existing structure are as follows:

- Chimney leaning towards interior of building – *Photo 1*.
- Deterioration of existing parging and mortar – *Photo 1 and Photo 2*.
- Existing ground floor framing – *Photo 3*.
- Deterioration of wood framing / header above window – *Photo 4*.

### **CONCLUSIONS**

Based on our limited observations, it does not appear the stability of the structure is an immediate concern. However, given the age and original occupancy of the building, significant and cost prohibitive renovations would be required to upgrade the building structure and its systems for practical, modern use. Renovations would include

rearrangement of the interior layout to suit a new occupancy, remediation of structural deterioration, potential reinforcement of the floor structure to meet the live loads required by non-residential use, and complete upgrade of the building envelope to comply with current energy code requirements.

We trust this provides the information you need at this time. If you have any questions, please contact our office.

Sincerely,  
DCI Engineers



Joseph Briscella, PE  
Associate Principal





PHOTO 1  
EXTERIOR WALL AND CHIMNEY



PHOTO 2  
EXTERIOR WALL



PHOTO 3  
GROUND FLOOR FRAMING



PHOTO 4  
DETERIORATED WINDOW HEADER



# Petition to remove Farmhouse from Gwynedd Estates

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5-14-24	Ellen Feldman Lohman	Ellen Feldman Lohman	G-106
5/14/24	Den M Lohman	Denise M. Lohman	G-104
5/14/24	G Ray Funkhouser	G Ray Funkhouser	F212
5/14/24	Judy Funkhouser	Judy Funkhouser	F212
5/14/24	Warren Davis	WARREN DAVIS	B102
5/14/24	Joan Markham	JOAN MARKHAM	C-109
5/14/24	Catherine Simon	CATHERINE SIMON	F107
5/14/24	Elfreda Bailey	ELFREDA BAILI	A206
5/14/24	Peggy Slater	Peggy Slater	D201
5/14/24	Sarah T. Wernitz	SARAH T. WERNITZ	D114
5/14/2024	Sheila M Stieritz	Sheila M Stieritz	E202
5/14/24	Linda Kuehl	Linda Kuehl	E-209
5/14/24	Susan B. Peterman	Susan B. Peterman	B-110
5/14/24	Joanne Kyle	Joanne Kyle	C-209
5/15/24	Joanne M. Forrest	Joanne M. Forrest	A-202
5/15/24	Joanne M. Forrest	Joanne M. Forrest	B-204
5-15-24	Dorothy Carson	Dorothy Carson	C 203
5/15/24	Reynolds R. Pierson	Reynolds R. Pierson	B-107
5/15/24	Elaine Lauff	Elaine Lauff	B-219
5/15/24	Thomas F. Boyle	Thomas F. Boyle	F-103
5/15/24	Carol Ann Spadaro	Carol Spadaro	D 212

# Petition to remove Farmhouse from Gwynedd Estates

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5/15/24	Patricia H. Wolf	Patricia H. Wolf	E-113
5/16/24	Nancy Walsh	NANCY WALSH	E-104
5/16/24	D. Gutekunst	D. Gutekunst	C-103
5/16/24	Kathleen Bocce	KATHLEEN BOCCIA	D 110
5/16/24	Richard J. Forrest	Richard J. Forrest	B-204
5/16/24	Charles Dotger	Charles Dotger	E106
5/16/24	Alyce Klussman	Alyce Klussman	D 207
5/16/24	B. Gutekunst	B. Gutekunst	C 103
5/16/24	Barbara McKinney	Barbara McKinney	OBT 208
5/16	Don A. Hurst	Don A. Hurst	G 102
5/16	Keith E. Beale	Keith Beale	G 108
5/16	Nancy Beale	Nancy Beale	G-108
5/16	Catherine A. Varhelyi	CATHERINE A. VARHELYI	E-218
5/16	Joseph Varhelyi	JOSEPH VARHELYI	E-218
5/16	Samuel T. Logan	SAMUEL T. LOGAN	F-211
5/16	Susan L. Logan	SUSAN L. LOGAN	F-211
5/16	Judith Sciarra	Judith Sciarra	G-204
	Chuck Mossbarger	CHUCK MOSSBARGER	D 204
	M. E. Mossbarger	M. E. MOSSBARGER	D 204
5/16	Susan Rhoads	Susan Rhoads	E115
5/16	Eleanor Stahler	Eleanor Stahler	E-119





# Petition to remove Farmhouse from Gwynedd Estates

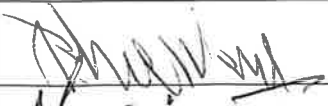
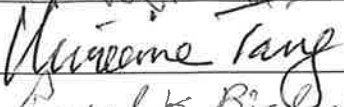



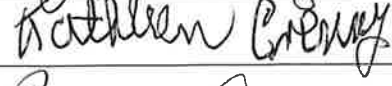




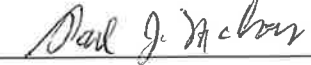




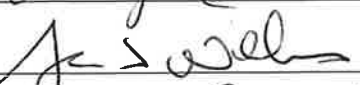

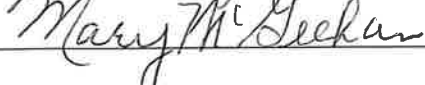
The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5/16/24	Linda Pietrinferno	Linda Pietrinferno	D112
5/17/24	John L. Chick	John L. Chick	E105
5/17/24	Mary Ann Chick	Mary Ann Chick	E105
5/17/24	Gloria MacGammell	Gloria MacGammell	F-102
5/17/24	Todd Moxey	TODD MOXEY	F206
5/17/24	Delina Tumolo	Delina Tumolo	B211
5/17/24	Pam Olson	PAM OLSON	C108
5/19/24	Joan Sciarra	JOAN SCIARRA	G204
5/19/24	Madelyn Downing	MADELYN DOWNING	D109
<del>5/20/24</del>	<del>Skema</del>	<del>LAB CORP</del>	
5/20/24	Debbie Malone	Debbie Malone	G109
5/20/24	Caroline + Don Hinson	CAROLINE + DON HINSON	# D-105
	Marcia Dunphy	MARCIA + Jay Dunphy	B-109
5/21/24	Rhoda Gausler	Rhoda Gausler	F-101
5/22/24	Edward Tierney	EDWARD TIERNEY	E-117
5/23/24	Harriet D. Graffius	Harriet D. Graffius	G-208
5/23/24	A Anderson	A Anderson	C202
5/25/24	Sally Ekker	SALLY EKKER	D203
5/25/24	Charles Mossbarger	CHARLES MOSSBARGER	D200
5/25/24	Mary Ellen Mossbarger	Mary Ellen Mossbarger	D200



# Petition to remove Farmhouse from Gwynedd Estates

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5/16/24		THOMAS C. WARD	E-101
5/29/24		Vivienne Tang	B 205
5/31/24		PAUL K BICKEL	B213
6/3/24		EDWARD TIERNEY	E117
6/6/24		JOYCE SWOYER	B206
6/6/24		KATHLEEN BRENNAN	G101
6/12/24		ROSA ANSANELLI	B-201
6/12/24		JOSEPH ANSANELLI	B-201
6/12/24		ELLEN L. BOUCHER	F210
6/12/24		MARILYN GERAWAN	C-210
6/12/24		PAUL J. MCGOWAN	E-112
6-12-2024		MARTIN J. EUSTACE, JR	E-121
6-13-24		PATRICIA DOUGHERTY	F104
6-13/24		Hiroko Manabe	E219
6/15/24		ANDY MALONE	G109
6/15/24		George W. Vals	C-201
6/17/24		Connie Carpenter	A-202
6/17/24		Mary M. Leckman	A209



28

28

[illegible]



**The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.**

[illegible]

**The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.**

**The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.**

[illegible]

**The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.**

**The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.**

[illegible]



## MEMORANDUM

ATTN: Board of Supervisors

DATE: July 18, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Gwynedd Estates Planning Module Resolution #2025-12

**Recommended Motion: Approve Resolution #2025-12 granting approval of the Gwynedd Estates Planning Module revising the Official Sewage Facilities Plan of Lower Gwynedd Township.**

In January, the BOS approved an amended land development plan for Gwynedd Estates. The approved plan includes the addition of a two-story building at the northeastern corner of the site. The new assisted living facility will add 39 units resulting in an additional wastewater flow of 3,937.50 gallons per day. The Acts Retirement Community is required by the PA Department of Environmental Protection (PADEP) to complete a Sewage Facilities Planning Module for new development to amend the Act 537 Official Sewage Facilities Plan of Lower Gwynedd Township, and the Township is then required to submit its approval resolution of the amendment to PADEP. The proposed module has been reviewed by the Township Planning Commission and the Township Engineer as required and found acceptable.

Please note, the resolution is required to be on the PADEP form. We are waiting for the applicant's consultant to provide the form and therefore it is not attached to this memo, but will be provided prior to the meeting.



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 17, 2025

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

*Jamie Worman*

**SUBJ:** Revised Sketch Plan-1100 N. Bethlehem Pike (GULF Station)

Robert Blue, P.E. and Jacob Fagan, E.I.T will be presenting a revised sketch plan for 1100 N. Bethlehem Pike on behalf of their clients to the BOS at the meeting on July 22<sup>nd</sup>. The BOS first saw the sketch plan in April and provided feedback on the proposal which included concerns about the scale of the project, the number of gas pumps, location, parking, traffic, site circulation, and access. The revised plan decreases the number of pumps, relocates the building further from the property line and reduces the square footage of the building, adds more parking and additional landscaping along the frontage of the property. The purpose of the presentation is to get clear feedback from the BOS about their support for this project, given the zoning relief that will be needed, before the applicant makes a decision about whether to move forward.









## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 17, 2025

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

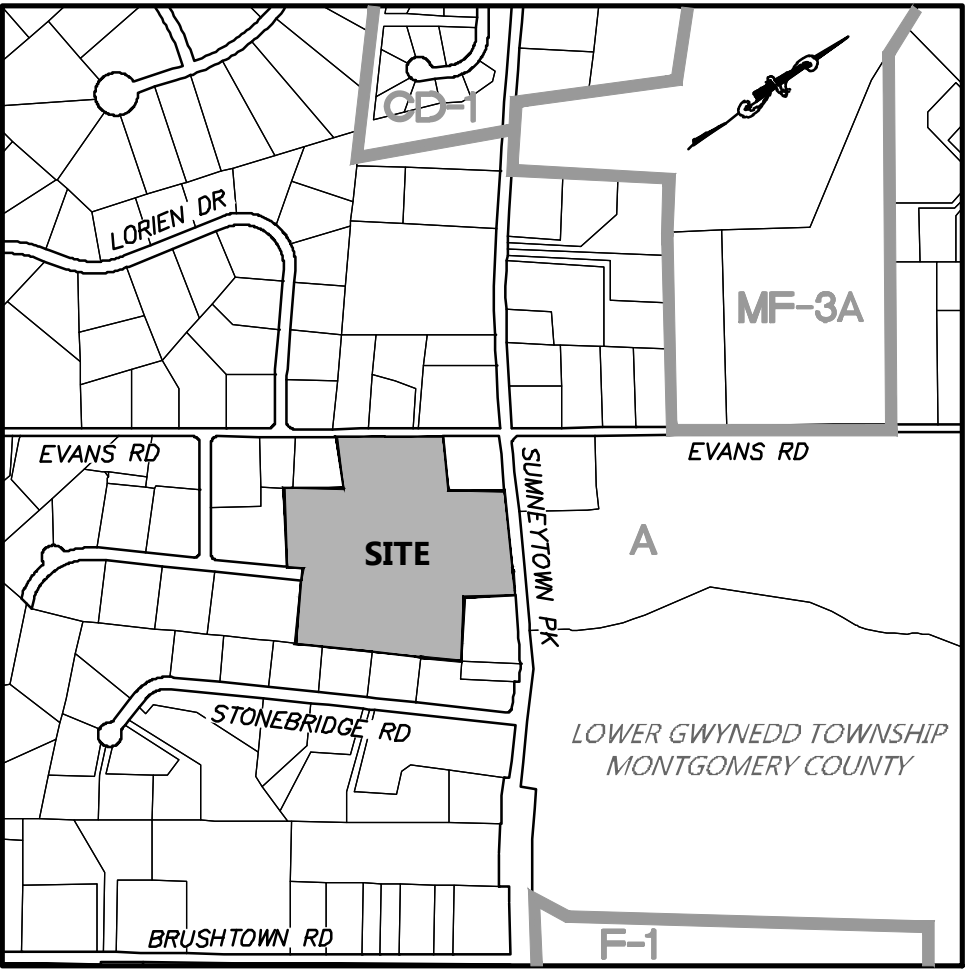
*Jamie Worman*

**SUBJ:** 1348 Sumneytown Pike ZHB Discussion

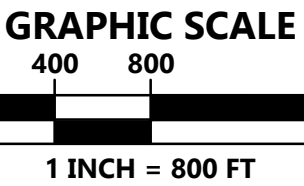
Whitefield Homes LLC has filed an amended ZHB application for a property located at 1348 Sumneytown Pike. The subject parcel is located in the A-Residential District, commonly known as the Owen Evans property and most recently owned by the Van Reed family who decided to sell the property to the Genterra Corporation c/o John Panizza, which is now known as Whitefield Homes. The new owner is proposing to subdivide the property into single-family residential building lots while retaining the existing historic home. The applicant requests a special exception from the ZHB pursuant to section 1298.19(d), to permit area and bulk regulations associated with a historical resource to be varied/reduced to facilitate the subdivision of the 15.71-acre property into 13 residential lots (12 new lots, and 1 lot retaining the existing historic home). This provision allows, by special exception, a reduction in lot size, width, yard setbacks, building coverage, and impervious coverage. For example, the required lot size in the A-Residential district is 40,000 square feet where public water and sewer are available. Through this provision in the code, the lot size can be reduced to 18,000 square feet. The lots proposed vary in size and dimensions.

Many residents have raised concerns regarding this potential development. They've been encouraged to attend the July 22nd meeting to provide their input as it may be helpful to the BOS to learn more about the nature of these concerns and to get an understanding of what they would like to see here or avoid given the likelihood that the property will be developed.





LOCATION MAP  
SCALE: 1" = 800'



ZONING DATA			
ZONED: A - RESIDENTIAL DISTRICT			
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING (UTILIZING HISTORIC RESOURCE PROTECTION STANDARDS)(PERMITTED AS A SPECIAL EXCEPTION) (PUBLIC WATER AND SEWER ASSUMED)			
MIN. LOT AREA	REQUIRED	PROPOSED	
MIN. LOT WIDTH (Ø BUILDING LINE)	18,000 SF	22,901 SF (45,509 SF AVERAGE)	
MIN. YARDS	85 FT.	118 FT.	
FRONT	25 FT.	25 FT.	
SIDE	15 FT.	15 FT.	
REAR	50 FT.	50 FT.	
MAX. BLDG. COVERAGE	25%	25%	
MAX. IMPRV. COVERAGE	40%	40%	

\* AREA AND BULK REGULATIONS AS OUTLINED IN ZONING ORDINANCE §1298.19(d)(1) AS PERMITTED BY SPECIAL EXCEPTION FOR THE PRESERVATION OF AN EXISTING HISTORIC STRUCTURE.

NATURAL RESOURCE PROTECTION:

RESOURCE	PROTECTION RATIO	LAND IN RESOURCE	REQUIRED RESOURCE	PROPOSED RESOURCE
STEEP SLOPES (15%-25%)	70%	0.105 AC.	0.074 AC.	0.078 AC.
STEEP SLOPES (25%+)	80%	0.179 AC.	0.143 AC.	0.150 AC.
WOODLAND	25%	11.176 AC.	2.794 AC.	6.377 AC.
STREAMS, WATERSOURCES, WETLANDS	(1)(2)	1.408 AC.	(1)(2)	1.351 AC.(4)
POND/LAKES, 100' R FLOODPLAIN, DESIGNATED FLOODPLAIN SOILS				
RIPARIAN AND WETLAND BUFFER	(2)	1.501 AC.	(2)	1.232 AC.(4)

- PER SALDO §1230.48(c) SUCH AREAS SHALL NOT BE ALTERED, REGRADED, DEVELOPED, FILLED, PIPED, OR BUILT UPON EXCEPT AS ALLOWED IN THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE.
- PER ZONING §1298.17(c) NO FILLING, GRADING, CLEARING OR DEVELOPMENT RELATED TO ANY STRUCTURE OR IMPROVEMENT, INCLUDING STORMWATER MANAGEMENT FACILITIES, SHALL BE PERMITTED WITHIN ANY WETLANDS, ACTIVE CREEKS, STREAMS, WATERSOURCES, WATERS OF THE COMMONWEALTH, WATERS OF THE UNITED STATES OF AMERICA, WETLANDS BUFFERS OR RIPARIAN BUFFERS, UPON PROOF THAT NO REASONABLE ENGINEERING ALTERNATIVE EXISTS. STORMWATER MANAGEMENT FACILITIES, UTILITY CROSSINGS, PUBLIC ROADS, PRIVATE ROADS AND DRIVEWAY CROSSINGS MAY BE PERMITTED BY CONDITIONAL USE. ANY WETLANDS, ACTIVE CREEKS, STREAMS, WATERSOURCES, WATERS OF THE COMMONWEALTH, WATERS OF THE UNITED STATES OF AMERICA, WETLANDS BUFFERS OR RIPARIAN BUFFERS PERMITTED TO BE FILLED OR OTHERWISE DESTROYED BY CONDITIONAL USE SHALL BE REPLACED ELSEWHERE ON THE SITE. IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SO THAT THE TOTAL PREDEVELOPMENT AREA SHALL NOT BE REDUCED.
- TO BE FIELD VERIFIED
- CONDITIONAL USE APPROVAL WILL BE REQUIRED

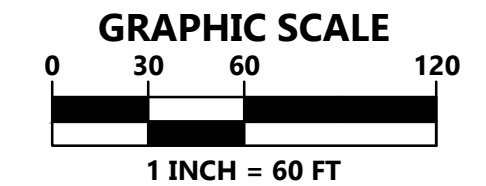
GENERAL NOTES:

- THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN FEBRUARY AND MARCH 2025. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED AND PLAN OF RECORD.
- A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN FEBRUARY AND MARCH 2025. THE VERTICAL DATUM IS NAVD 83 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM FILE NUMBER: 3611360LGS, PREPARED BY SAGE PREMIER SETTLEMENTS, AGENT TO TITLE RESOURCES GUARANTY COMPANY, HAVING A COMMITMENT DATE OF NOVEMBER 10, 2022.
- NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON FEBRUARY 25, 2025 (SERIAL NO. 20250581429).
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THE WETLANDS WERE DELINEATED BY DUBOIS & ASSOCIATES IN JANUARY AND FEBRUARY 2023 AND ARE GRAPHICALLY SHOWN BASED ON LINE WORK TAKEN FROM THE EXISTING FEATURES PLAN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (REF. PLAN 5)
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 278 OF 451, MAP NUMBER 42091002786, EFFECTIVE DATE MARCH 2, 2016.

LEGEND:

---	TRACT BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	ULTIMATE RIGHT OF WAY
---	EXISTING STEEP SLOPES
---	15%-25%
---	EXISTING STEEP SLOPES
---	25% PLUS
---	EXISTING INDEX (10') CONTOUR LINE
---	EXISTING INTERVAL (2') CONTOUR LINE
---	EXISTING EDGE OF ROAD
---	EXISTING EDGE OF DRIPLINE
---	EXISTING WETLANDS
---	PROPOSED EASEMENT
---	BUILDING SETBACK LINE
---	PROPOSED LOTLINE
---	PROPOSED CURB

811  
Know what's below. STOP CALL 1-800-246-7778  
Call before you dig. PA One-Call System, Inc. PA ONE CALL SYSTEM, INC.



PLAN NOTATION  
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ZONING HEARING  
EXHIBIT PLAN

FOR  
WHITEFIELD HOMES,  
LLC

DATE:	JUNE 4, 2025
SCALE:	1"=60'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	25-01-LGW

PARID: 39-00-04054-00-2

LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY,  
PENNSYLVANIA





## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 17, 2025

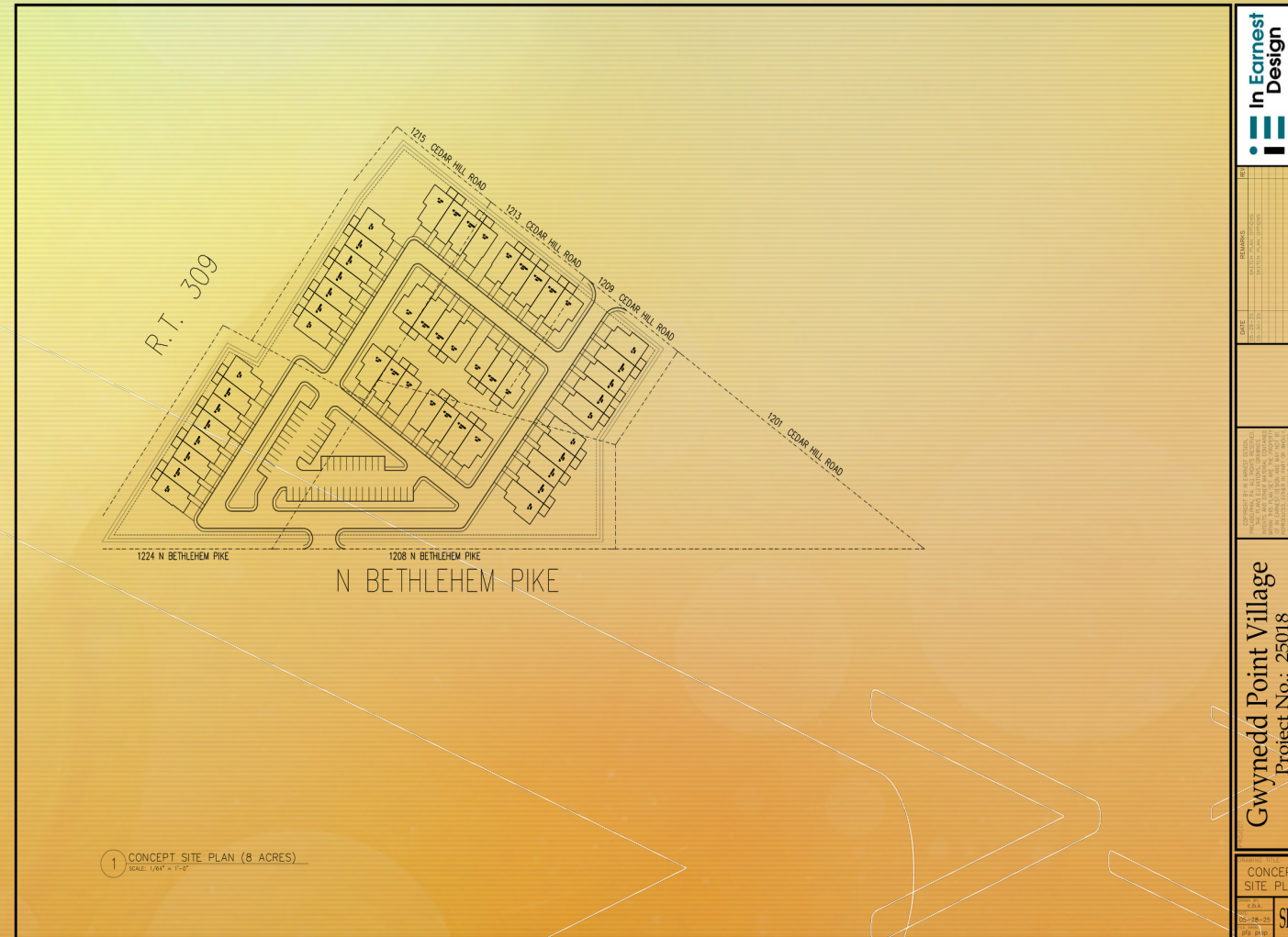
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*

**SUBJ:** Cedar Hill Road Redevelopment Sketch Plan Presentation

Pete Penna will be presenting a sketch plan for a potential residential redevelopment of the Spring House Nursery and surrounding properties that make up the triangle located between Cedar Hill Road and Bethlehem Pike. The combined properties total approximately 8 acres, and the proposal is to redevelop the parcels into a residential townhouse community similar to the community he developed on Bethlehem Pike known as Fairland Village. The base zoning for the property is A-1 residential, which permits single-family residential development but does not permit multi-family residential and therefore a zoning amendment would be necessary to achieve this arrangement. Mr. Penna would developed this proposal by extending the Lower Pike Overlay (which is located along Bethlehem Pike but stops at the Spring House Intersection) from the Spring House Intersection to Route 309. Mr. Penna is looking for feedback on his proposal and direction from the BOS as to the process he will need to follow. He will take the feedback and directions to further develop a plan and he will be back before the BOS at the regular meeting on September 9<sup>th</sup>.

# Gwynedd Point Village

A luxury carriage home community in Lower Gwynedd



# Introduction

- Pete Penna
  - Business owner of Penna's Italian Market in Lower Gwynedd and Fireside Bar and Grille in Ambler
  - Developer and Commercial/Residential Home builder for 16 years in PA and New Jersey
  - Developer of the award winning, mixed-use development, Fairland Village in Lower Gwynedd
  - Fairland Village (3.8 acres) is one of the most successful mixed-use developments in PA and we utilized the Pike Overlay Zoning during development
  - Grew up in Ambler and am currently a resident of Fort Washington along with my wife and 4 children



# Fairland Village





# Fairland Village





# Fairland Village





# Property Details

- Currently 5 parcels totaling approximately 8 acres at the triangle of Bethlehem Pike, Rt 309 and Cedar Hill Road
- 1208 Bethlehem Pike - Residence
- 1224 Bethlehem Pike – Springhouse Nursery
- 1209 Cedar Hill Road – Residence
- 1213 Cedar Hill Road – Residence
- 1217 Cedar Hill Road - Residence

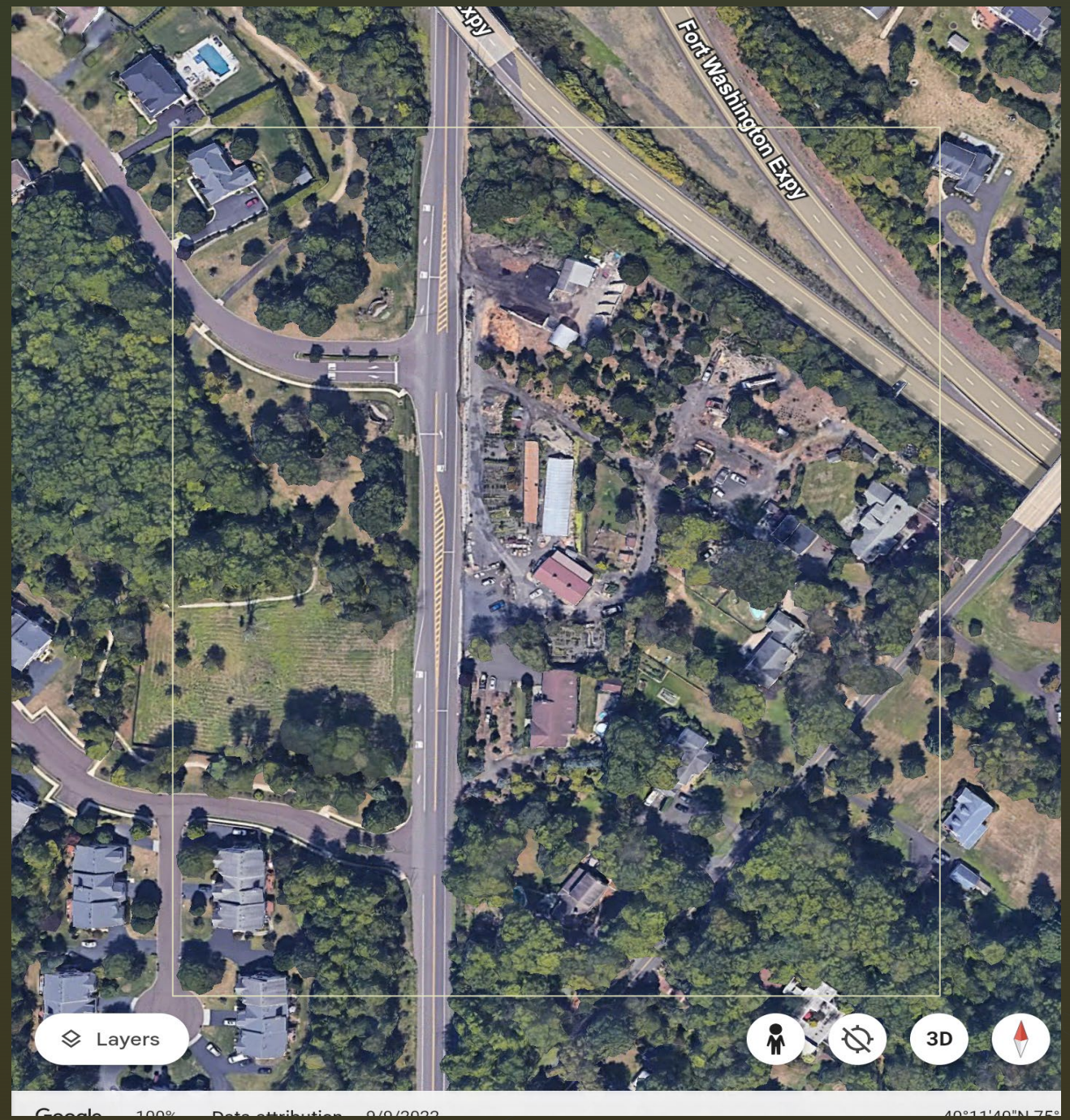


# Existing Conditions

- Springhouse Nursery is currently a commercial use, consisting of 2.1 acres
- One goal is to eliminate the commercial use of the Nursery property and redevelop the entirety to residential townhomes mirroring Fairland Village
- 5 parcels with 4 separate owners
- The other 4 are currently zoned A-1 Residential
- This NOT 8 acres of wooded, undeveloped land. There are several buildings and most of the property is cleared. Planting of new trees will ultimately lead to more trees on the site than currently exist



# Existing Conditions Aerial View





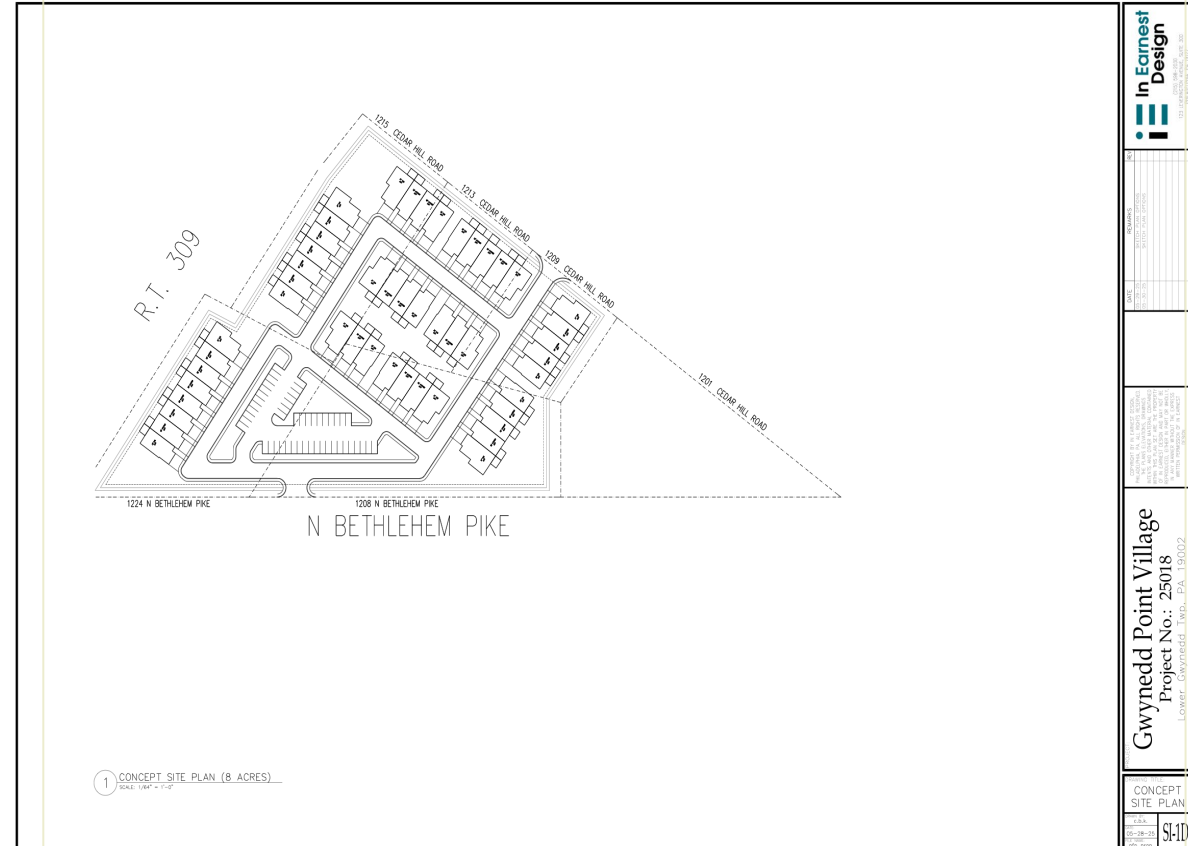
# Proposed Plan

- Propose using the Lower Pike Overlay Zoning which allows for 6 units per acre of residential along with a commercial component if appropriate
- This zoning would allow for 6 residential units per acre and a commercial building
- We are proposing 48 townhomes with 48 overflow parking places with **NO** commercial component
- Overflow parking is a 1:1 ratio for spaces to units- as per feedback from B and Z
- One entrance on Cedar Hill and one entrance on Bethlehem Pike – as per feedback from B and Z

# Development Details

- Target market for these homes are similar to Fairland Village and Madison estates – currently there are zero school age children residing in Fairland Village, limiting school impact
- Target price range for these home is \$850,000-\$950,000
- Homes will be extremely close in size, materials, and design of Fairland Village homes
- HOA rules and management similar to Fairland Village
- Traffic will be reduced by eliminating the commercial use – no more tractor trailers, landscape trucks and dump trucks loading and unloading every day
- As an HOA, trash and street maintenance (plowing, repairs) are the responsibility of the HOA, NOT the township

# Plan Sketch



# Memo

**To:** Board of Supervisors  
**From:** Mimi Gleason, Township Manager  
**Date:** July 18, 2025  
**Re:** Conservation easement public hearing



---

**Recommended action: Motion to approve the second amendment to the Penllyn Woods conservation easement**

In 1994, Lower Gwynedd purchased Penllyn Woods Park in part with grant funds from Montgomery County, as well as donations through the Wissahickon Valley Watershed Association – now known as Wissahickon Trails, with the bulk of the funding coming through Township reserves and bond proceeds.

The County grant required that no “change of use” be made to the Park unless approved by the Montgomery County Commissioners. Over the course of several months at public meetings, Township officials explained that certain areas of the Township have limited or no cell coverage, and that a cell tower in the Park, which is the only feasible location to address a portion of the gap in service, will not affect the Park’s scenic or recreational uses. Following a recommendation from the Montgomery County Open Space Board, the Montgomery County Commissioners approved the change of use on April 17, 2025 with conditions intended to achieve a net conservation benefit.

One of the conditions is that the Township and Wissahickon Trails collaborate to identify a Township-owned open space parcel that is suitable to both parties for the enhancement of its conservation value, which may consist of a fee simple dedication to or placement of a conservation easement held by Wissahickon Trails. The Township and Wissahickon Trails have identified a 26-acre parcel next to Penllyn Woods Park that may be appropriate to add to the Park’s existing conservation easement.





Both organizations are in the midst of completing their respective due diligence. A draft of the easement amendment was just provided to Wissahickon Trails on July 18<sup>th</sup>.

However, given the Board's summer meeting schedule, the requirement for a 30-day waiting period after the legal notice is advertised, and the community's understandable growing impatience with the length of time it is taking to even get to the (also lengthy) approval process for the cell tower, I am asking the Board to authorize advertisement of the legal notice for the public hearing for this amendment to the conservation easement at this meeting. The legal notice will not run until Wissahickon Trails has an opportunity to review and comment on the easement amendment. In addition to legal notice advertising the public hearing, required notices will be sent to nearby property owners.

Of course, if either organization's due diligence reveals an obstacle to amending the easement, then we will continue to explore other Township-owned properties that may satisfy the County's condition of approval.



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: July 17, 2025

To: Mimi Gleason, Township Manager

From: Melinda Haldeman, CPA Finance Director

RE: June 30, 2025, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of June 30, 2025
- ❖ Fund Balances as of June 30, 2025
- ❖ Summary of Cash and Investments as of June 30, 2025
- ❖ YTD Budget Report with Prior Years Actuals through June 30, 2025

#### Items to Note:

- ❖ All cash account reconciliations are current through June 30, 2025
- ❖ All Due To/From accounts are reconciled and monies transferred as of June 20, 2025.
- ❖ Payment was made on 06/27/2025 for \$3.3M to Beacon for the Public Works Project Land. For this payment, \$2.4M of cash reserves were moved from the Open Space Fund PLIGIT Cash account to the Capital Reserve Fund PLIGIT cash account. The \$3.3M was then paid out of the Capital Reserve PLIGIT Cash account.

The \$5M bond issuance cash is a "small issuer exemption" which means the monies must be spent within 3 years of issuance and is not subject to arbitrage. Arbitrage is earned when the proceeds of a tax-exempt bond issue earn a yield in excess of the bond yield paid out.

Based on this, the best option for payment of \$3.3M is to use the Capital Reserve Fund cash reserves until we receive the proceeds from the upcoming \$10M Bond Issuance. The \$10M Bond Issuance proceeds are subject to arbitrage and construction monies must be spent: 10% first 6 months, 45% within 12 months, 75% within 18 months, and 100% within 24 months. (The Reimbursement Resolution 2025- 13 on the agenda would give authorization to do this.)



- ❖ Operating Funds compared to Budget: Revenues 62.5% Expenditures 37.4%

Main Drivers:

**Revenues-**

Real Estate Taxes are 92% collected per Budget as of June 30, 2025

Business Privilege Taxes collected are 197k over budgeted amount.

**Expenditures-**

Code/ Fire Official and Staff Accountant Vacancies

Repairs and Maintenance Buildings/Highway/Parks occur in summer months.

State Aid Pension and Liquid Fuel Aid Transfers occur in the 2nd half of the year.

MMO's and Discretionary Transfers/Contributions occur in 4<sup>th</sup> Qtr.

- ❖ Sewer Funds : Operating Revenues and Expenses are on Target.

Operating Capital Projects from Ambler have only been paid for the 1<sup>st</sup> qtr.

Sewer Capital Fund- LGT Capital Projects Expense is 41.8% of budget.

- ❖ Capital Funds:

Interest Earnings on target.

Grants not received as of June 30, 2025

Transfers in from Operating Funds occur in 4<sup>th</sup> Qtr.

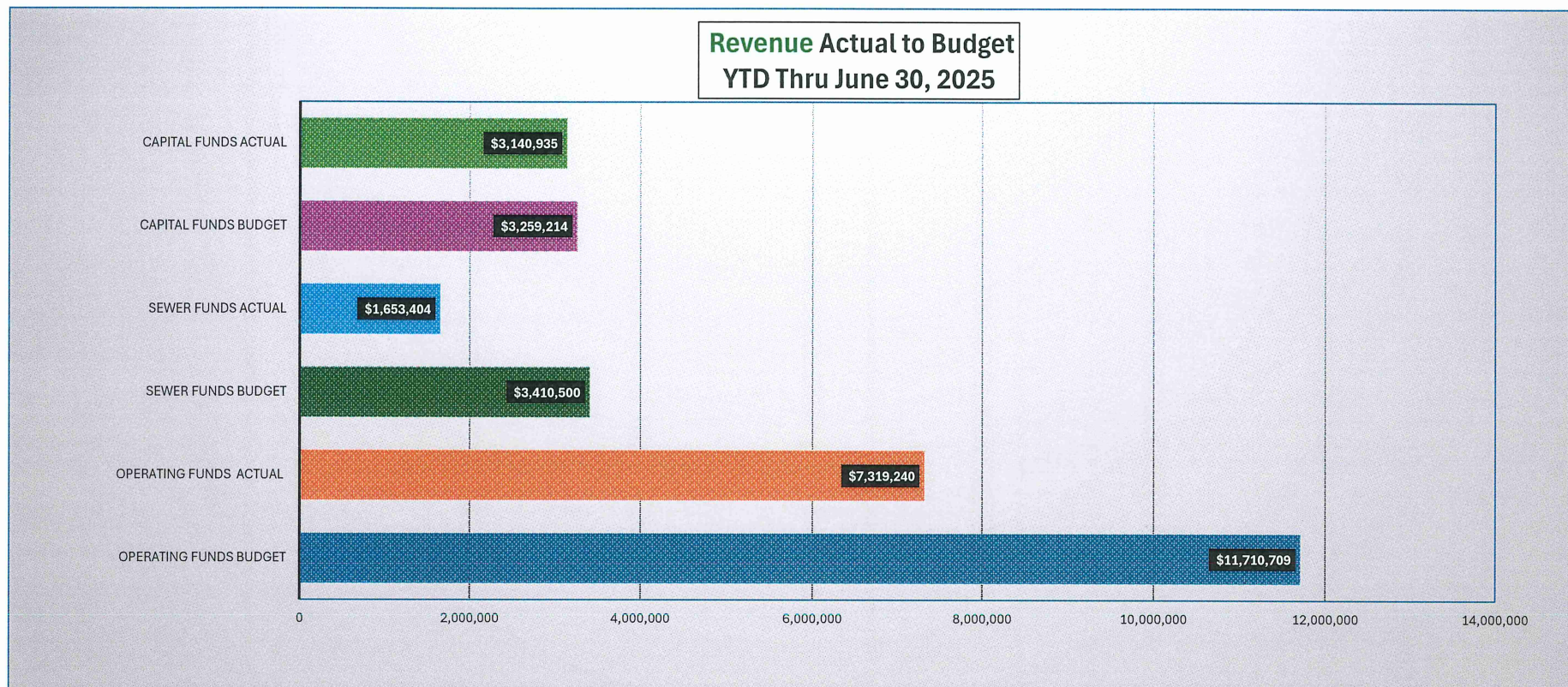
Expenditures for Liquid Fuel Projects/Maintenance and Capital Projects occur in Summer.

REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS



50% through the year as of June 2025

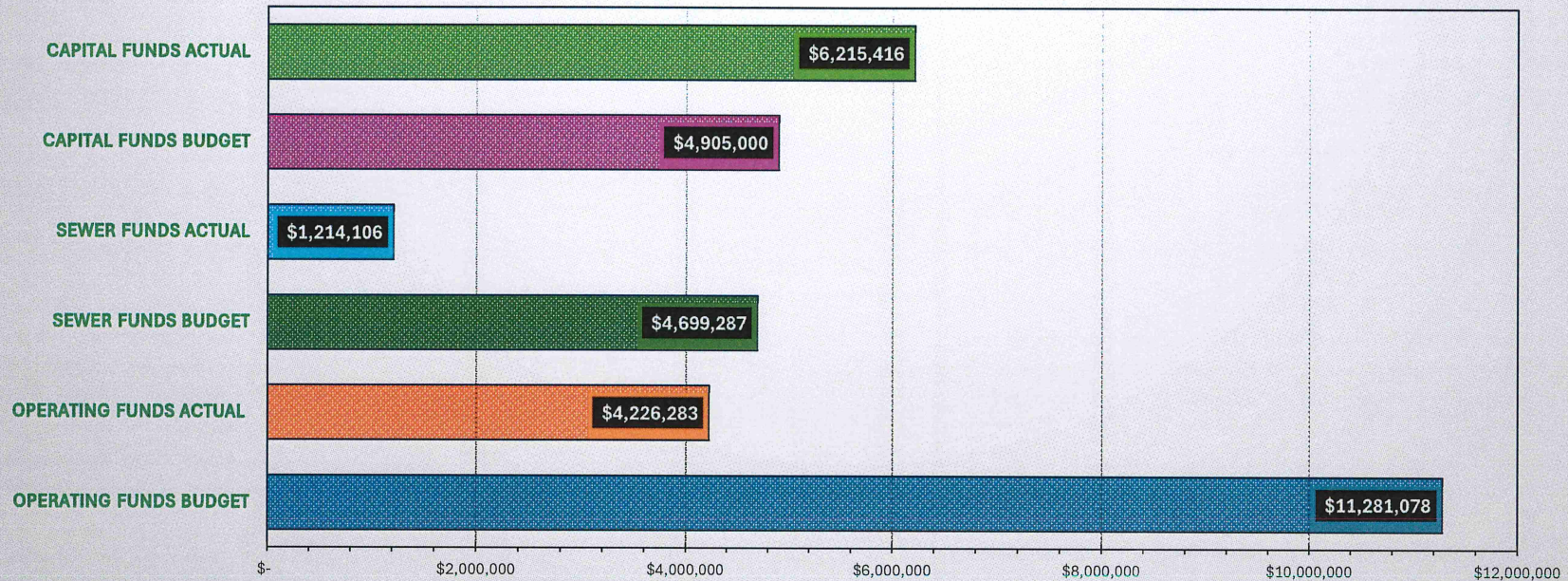
**Capital Funds Revenue:** Capital Revenue is 96.3% of Budget. Unbudgeted transfer of 2.4M from Open Space to Capital Fund. PW Land Purchase

**Sewer Funds Revenue:** Sewer Revenue is 48.4% of Budget. 1st and 2nd quarter Billings received. On target.

**Operating Funds Revenue:** Operating Revenue is 62.5% of Budget. On target. Real Estate Taxes 92% collected. BPT collected 200k over annual budget



### Expenses Actual to Budget YTD Thru June 30, 2025



50% through the year as of June 2025

#### Capital Funds Expenses:

Expenses are 126% of Budget. Unbudgeted 3.3M land purchase PW Bldg

#### Sewer Funds Expenses:

Expenses 25.08% of Budget. Ambler Capital Projects is only 13% of budget LGT Sewer Bldg Projects is 0%

#### Operating Funds Expenses:

Expenses 37.4% of Budget. Code/Fire Official and Staff Accountant vacancies. Pension MMO's made in Fall. Transfers to Capital Funds and Fire occur in Fall.

**FUND BALANCE  
AND  
SUMMARY OF CASH AND INVESTMENTS**

**Lower Gwynedd Township**  
**Fund and Cash Balances as of June 30, 2025**

<b>FUND #</b>	<b>FUND</b>	<b>FUND BALANCE @ 01/01/2025 FINAL</b>	<b>(INCREASE)DECREASE THRU 06/30/2025</b>	<b>FUND BALANCE @ 06/30/2025</b>
01	GENERAL	-7,869,055.87	-2,791,367.55	-10,660,423.42
02	STREET LIGHT	-38,387.08	-6,729.98	-45,117.06
03	FIRE PROTECTION	-174,128.45	-174,828.07	-348,956.52
04	FIRE HYDRANT	-45,166.37	-8,027.71	-53,194.08
05	RECREATION	73,456.99	-112,003.26	-38,546.27
	GENERAL OPERATING FUNDS SURPLUS	-8,053,280.78	-3,092,956.57	-11,146,237.35
08	SEWER OP	-5,500,055.65	-426,705.88	-5,926,761.53
09	SEWER CAPITAL	-4,503,969.89	-12,592.38	-4,516,562.27
	SEWER FUNDS SURPLUS	-10,004,025.54	-439,298.26	-10,443,323.80
16	ACQ OPEN SPACE	-2,372,249.57	2,350,507.98	-21,741.59
30	CAPITAL RESERVE	-11,983,414.61	1,033,389.91	-10,950,024.70
31	STORMWATER MNGMNT	-733,430.74	28,238.58	-705,192.16
33	TRAFFIC IMPACT	-1,762,165.10	-28,160.89	-1,790,325.99
35	HIGHWAY AID	-465,446.90	-309,494.45	-774,941.35
	CAPITAL FUNDS	-17,316,706.92	3,074,481.13	-14,242,225.79
YTD ALL FUNDS:			-457,773.70	

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).

**Summary of Cash and Investments**  
**6/30/2025**

6/30/2025		
FUND #		Cash Balance
01	GENERAL	9,960,589.33
02	STREET LIGHT	44,616.52
03	FIRE PROTECTION	343,916.12
04	FIRE HYDRANT	52,158.26
05	RECREATION	36,251.82
	GENERAL OPERATING FUNDS CASH	\$ 10,437,532.05
08	SEWER OP	3,366,467.37
09	SEWER CAPITAL	4,516,562.27
	SEWER FUNDS CASH	\$ 7,883,029.64
16	ACQ OPEN SPACE	21,741.59
30	CAPITAL RESERVE	10,950,996.00
31	STORMWATER MNGMNT	705,192.16
33	TRAFFIC IMPACT	1,790,325.99
35	HIGHWAY AID	774,941.35
	CAPITAL FUNDS CASH	\$ 14,243,197.09
Total Cash		\$ 32,563,758.78

<u>Banking Institution</u>	6/30/2025 <u>Cash Balance</u>
PLIGIT	27,990,073.97
TRUIST	777,357.80
CITADEL	3,796,327.01
	<u>\$ 32,563,758.78</u>

<u>Reserves per Fund Balance Policy</u>	<u>Reserves Per Policy 2025</u>	6/30/2025 <u>Cash Balance</u>
General Fund Reserves	2,641,989.00	9,960,589.33
Sewer Fund Reserves	1,029,175.00	3,366,467.37
Sewer Capital Reserves	1,000,000.00	4,516,562.27



**YTD BUDGET REPORT WITH ACTUALS**  
**2022/2023/2024/2025**



07/15/2025  
11:27:15

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU JUNE 2022/2023/2024/2025  
FOR PERIOD 06 OF 2025

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**OPERATING FUNDS**  
**01/02/03/04/05**

2022  
ACTUALS

2023  
ACTUALS

2024  
ACTUALS

2025  
ACTUALS

ANNUAL  
2025  
BUDGET

**301 REAL ESTATE TAXES**

01301 100 CURRENT REAL ESTATE TAXES	-966,791.55	-994,577.44	-991,925.06	-1,143,056.16	-1,218,815.00
01301 200 PRIOR YEAR REAL ESTATE TAXES	.00	201.72	.00	.00	.00
01301 400 DELINQUENT REAL ESTATE TAXES	-12,965.23	-3,607.23	-13,998.32	-5,153.21	-17,000.00
01301 600 INTERIM REAL ESTATE TAXES	-2,063.00	-1,462.72	-3,632.04	-2,670.41	-6,000.00
02301 100 CURRENT REAL ESTATE TAXES	-14,786.82	-23,681.99	-15,102.87	-8,604.15	-14,000.00
03301 100 CURRENT REAL ESTATE TAXES	-185,046.10	-183,872.44	-190,101.54	-190,297.01	-202,000.00
03301 600 INTERIM REAL ESTATE TAXES	-395.30	-280.26	-695.90	-456.20	-1,000.00
04301 100 CURRENT REAL ESTATE TAXES	-37,024.93	-37,541.13	-34,777.74	-39,107.43	-39,000.00
04301 600 INTERIM REAL ESTATE TAXES	-181.20	-25.58	-139.94	-88.51	-200.00
05301 100 CURRENT REAL ESTATE TAXES	-361,221.59	-371,955.19	-375,560.68	-221,581.05	-240,000.00
05301 600 INTERIM REAL ESTATE TAXES	-771.58	-579.17	-1,358.45	-600.19	-2,200.00
TOTAL REAL ESTATE TAXES	-1,581,247.30	-1,617,381.43	-1,627,292.54	-1,611,614.32	-1,740,215.00

92%

**310 LOCAL TAX ACT 511**

01310 100 REAL ESTATE TRANSFER TAX	-562,731.70	-370,482.39	-220,360.21	-239,391.46	-700,000.00
01310 210 EARNED INCOME TAX - CURR	-3,117,062.95	-3,296,523.80	-3,290,804.86	-3,539,618.61	-5,675,000.00
01310 310 MERCANTILE TAX CURRENT YR	-196,539.26	-228,998.76	-248,411.90	-218,695.92	-240,000.00
01310 510 LOCAL SERVICES TAX	-183,451.63	-233,676.04	-217,807.79	-234,235.37	-415,000.00
01310 810 BUS PRIVILEGE TAX CURRENT	-265,974.91	-375,745.76	-426,695.43	-637,458.96	-440,000.00
TOTAL LOCAL TAX ACT 511	-4,325,760.45	-4,505,426.75	-4,404,080.19	-4,869,400.32	-7,470,000.00

65%

**321 BUSINESS LICENSES & PRMTS**

01321 610 TRANSIENT RETAILERS	.00	-840.00	-1,620.00	-840.00	-2,000.00
01321 800 CABLE TV FRANCHISE	-137,292.05	-133,653.14	-128,141.95	-123,523.44	-235,000.00
TOTAL BUSINESS LICENSES & PRMT	-137,292.05	-134,493.14	-129,761.95	-124,363.44	-237,000.00

52%

**331 FINES**

01331 100 STATE VEHICLE VIOLATIONS	.00	-2,233.31	-2,604.22	-2,111.18	-3,000.00
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07/15/2025  
11:27:16

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU JUNE 2022/2023/2024/2025  
FOR PERIOD 06 OF 2025

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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
01331 120 CTY VILATNS ORDNCS, STATS	-4,146.16	-2,802.25	-4,571.54	-14,526.34	-7,500.00	
TOTAL FINES	-4,146.16	-5,035.56	-7,175.76	-16,637.52	-10,500.00	158%
<b>341 INTEREST EARNINGS</b>						
01341 000 INTEREST EARNINGS	-13,744.27	-123,167.95	-193,328.30	-169,135.56	-375,000.00	
02341 000 INTEREST EARNINGS	-41.87	-579.32	-796.94	-842.67	-1,620.00	
03341 000 INTEREST EARNINGS	-23.66	-3,551.73	-1,694.07	-4,074.86	-3,500.00	
04341 000 INTEREST EARNINGS	-123.10	-1,568.04	-1,614.58	-785.64	-3,000.00	
05341 000 INTEREST EARNING	-345.97	-5,228.95	-197.55	-1,335.33	-2,500.00	
TOTAL INTEREST EARNINGS	-14,278.87	-134,095.99	-197,631.44	-176,174.06	-385,620.00	45.6%
<b>342 RENTS &amp; ROYALTIES</b>						
01342 210 SEWER REV. LEASE	-62,350.00	-63,600.00	-63,600.00	-67,500.00	-135,000.00	
01342 220 BANK LEASE	-71,299.71	-73,438.71	-75,454.02	-77,338.80	-155,633.00	
TOTAL RENTS & ROYALTI	-133,649.71	-137,038.71	-139,054.02	-144,838.80	-290,633.00	50%
<b>355 STATE SHARED REV &amp; ENTLMT</b>						
01355 010 PROPERTY TAXES, P.U.R.T.A.	.00	.00	.00	.00	-8,850.00	
01355 012 MUNI. PENSION SYS. STATE AID	.00	.00	.00	.00	-377,493.00	
01355 070 VOLUNTEER FIRE RELIEF AID	.00	.00	.00	.00	-137,086.00	
01355 080 ALCOHOLIC BEV(LIQUOR LIC)	.00	-200.00	-1,200.00	-600.00	-1,400.00	RECEIVE IN FALL
TOTAL STATE SHARED REV & ENTLMT	.00	-200.00	-1,200.00	-600.00	-524,829.00	
<b>358 LOCAL GOVT ENTITLEMENT</b>						
01358 040 NMONTCO RECYCLING COMMISS	.00	.00	-17,705.38	-20,500.96	-15,000.00	

07/15/2025  
11:27:17

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU JUNE 2022/2023/2024/2025  
FOR PERIOD 06 OF 2025

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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
05358 010 DVIT SAFETY GRANT	.00	.00	.00	96.76	-1,000.00	
TOTAL LOCAL GOVT ENTITLEMENT	.00	.00	-17,705.38	-20,404.20	-16,000.00	127%
<b>361 PERMITS/DEVELOPMENT</b>						
01361 300 SUBDIVISION/DEVELOPMENT FEE	-6,800.00	-10,308.00	-15,250.00	-2,700.00	-40,000.00	
01361 330 ZONING HEARING BD FEES	-14,720.00	-11,050.00	-35,500.00	-20,070.00	-30,000.00	
01361 340 CONDITIONAL USE, REZONING	.00	-1,500.00	.00	-5,000.00	-6,000.00	
01361 360 RECREATION IMPACT FEE	.00	.00	.00	.00	-15,000.00	
01361 370 ADMIN FEE FOR ENGINEERING/LEGA	-3,340.96	-3,672.55	-3,869.50	-4,063.45	-8,000.00	
01361 400 SEWER LATERAL INSPECTION	-2,200.00	-1,620.00	-2,100.00	-1,900.00	-4,000.00	
01361 410 BUILDING PERMITS	-151,294.73	-211,025.32	-116,549.12	-107,475.80	-300,000.00	
01361 420 ELECTRICAL PERMITS	-18,900.00	-21,862.00	-15,000.00	-14,704.50	-30,000.00	
01361 430 PLUMBING PERMITS	-34,628.00	-47,399.50	-33,214.00	-30,223.00	-75,000.00	
01361 460 FIRE SAFETY INSPECTION	-10,575.00	-13,860.00	-8,925.00	-9,537.35	-20,000.00	
01361 550 SALE OF ORD., MAPS, ETC.	-5.00	.00	.00	.00	.00	
01361 600 PLUMBERS LICENSE/REGSTRN	-9,030.00	-7,100.00	-6,810.00	-8,000.00	-13,000.00	
01361 620 ELECTRICAL LICENSE	-5,960.00	-5,038.00	-5,430.00	-5,125.00	-10,000.00	
01361 640 GEN CONTRACTOR LICENSE	-6,250.00	-7,500.00	-8,375.00	-6,600.00	-16,000.00	
01361 820 R.O.P. - ST. ENCROACHMENT	-6,110.00	-7,535.00	-23,570.00	-13,945.00	-20,000.00	
05361 360 RECREATION IMPACT FEE	-6,152.50	.00	.00	.00	.00	
TOTAL PERMITS/DEVELOPMENT	-275,966.19	-349,470.37	-274,592.62	-229,344.10	-587,000.00	39%
<b>362 PUBLIC SAFETY</b>						
01362 100 SPECIAL DETAIL REVENUE	-2,252.50	-3,387.50	-2,340.00	-7,310.00	-10,000.00	
01362 110 SALE COPIES OF POLICE REP	-1,530.00	-2,300.00	-9,505.00	-2,390.00	-12,000.00	
01362 120 SCHOOL RESOURCE OFFICER	-71,462.98	-71,462.98	-77,866.77	-80,275.58	-164,875.00	
01362 121 CROSSING GUARD	-3,357.98	-3,574.83	-3,753.77	-3,929.00	-8,800.00	
01362 130 SECURITY ALARM MONITORING	-1,280.00	-652.72	-1,090.00	-3,445.00	-3,000.00	BILL JULY
01362 620 BASIN MAINTENANCE FEE	.00	-135.00	.00	.00	.00	
TOTAL PUBLIC SAFETY	-79,883.46	-81,513.03	-94,555.54	-97,349.58	-198,675.00	48%
<b>363 HGWYS &amp; STS</b>						
01363 433 BRANDYWINE SIGNAL FEE	-3,900.00	-3,990.00	-4,080.00	-4,170.00	-4,170.00	



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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
TOTAL HGWYS & STS	-3,900.00	-3,990.00	-4,080.00	-4,170.00	-4,170.00	100%
<b>367 RECREATION</b>						
05367 300 PARK RESERVATIONS	-1,535.00	-1,640.00	-1,960.00	-2,270.00	-5,000.00	
05367 400 PROGRAM FEES	-90.00	-9,300.00	-1,416.00	-558.00	-3,000.00	
05367 410 FALL FEST	-6,875.00	-16,325.00	-10,400.00	-9,832.00	-20,000.00	
05367 800 SUMMER CAMP FEES	.00	-4,370.00	.00	.00	.00	
05367 900 TICKET SALE COMMISSION	.00	75.00	.00	.00	.00	
TOTAL RECREATION	-8,500.00	-31,560.00	-13,776.00	-12,660.00	-28,000.00	45%
<b>380 MISCELLANEOUS REVENUE</b>						
01380 000 MISCELLANEOUS REVENUE	-47,486.00	-1,151.96	-302.10	-11,683.58	-10,000.00	116%
TOTAL MISCELLANEOUS REVENUE	-47,486.00	-1,151.96	-302.10	-11,683.58	-10,000.00	PA CUNCLAIMED PROPERTY ESCROW DEFAULT
<b>387 DIVIDENDS/MISC REV</b>						
01387 010 DVIT DIVIDENDS	.00	.00	.00	.00	-30,000.00	
05387 100 FRIENDS OF PARKS & TRAILS	-85.93	-25.00	.00	.00	.00	END OF YEAR
TOTAL DIVIDENDS/MISC REV	-85.93	-25.00	.00	.00	-30,000.00	
<b>392 INTERFUND OPERATING TRANS</b>						
01392 080 TRANSFER FROM SEWER FUND	-4,164.00	.00	.00	.00	-13,067.00	DC
01392 200 TRANSFER FROM SINKING FUND	.00	-332.07	.00	.00	.00	
03392 010 TRANSFER FROM GENERAL FUND	-165,000.00	.00	.00	.00	-165,000.00	FIRE
TOTAL INTERFUND OPERATING TRAN	-169,164.00	-332.07	.00	.00	-178,067.00	TRX JULY
TOTAL REVENUES OPERATING FUNDS	-6,781,360.12	-7,001,714.01	-6,911,207.54	-7,319,239.92	-11,710,709.00	62.5%

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OPERATING FUNDS  
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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
<b>401 EXECUTIVE</b>						
01401 120 SALARY-MANAGER	70,059.78	.00	.00	.00	.00	
01401 140 WAGES	63,856.89	113,123.45	180,163.15	202,409.19	393,240.00	
01401 151 SALRY/WAGES-MECHANIC	352.87	.00	.00	.00	.00	
01401 153 DISABLITY & LIFE INS.	2,766.41	2,022.28	4,207.17	3,892.98	8,296.00	
01401 156 HEALTH INSURANCE	49,391.05	71,101.40	79,220.42	120,348.67	209,727.11	
01401 161 EMPLYR PR TAX	11,840.80	10,176.18	13,353.18	15,679.56	32,076.00	
01401 164 I.C.M.A.DEFERRED COMP.	4,270.11	.00	.00	.00	.00	
01401 187 STAFF ENGAGEMENT	3,509.90	2,456.76	6,981.60	1,795.51	28,000.00	
01401 200 OFFICE SUPPLIES	9,658.11	4,554.04	7,012.31	5,932.37	16,000.00	
01401 250 VEHICLE MAINT. & FUEL	465.20	.00	.00	.00	.00	
01401 314 LEGAL SERVICES	56,872.12	84,429.73	55,819.83	55,915.57	160,000.00	
01401 320 COMMUNICATION	4,865.01	3,594.18	4,802.18	2,868.87	7,225.00	
01401 340 LEGAL NOTICES	9,898.86	9,257.85	6,140.17	8,334.05	15,000.00	
01401 350 INSURANCE BONDING	26,794.90	35,319.12	94,300.64	121,811.00	254,283.49	
01401 358 RECYCLING	6,950.00	6,850.00	6,573.54	.00	7,500.00	
01401 420 TRAINING/DUES/SUBS	6,244.98	4,517.64	8,527.12	6,451.14	20,000.00	
01401 430 TECHNOLOGY	9,650.44	25,783.26	15,431.79	77,735.09	91,000.00	
01401 450 CONTRACTED SERVICES	3,692.16	4,326.72	4,056.39	9,496.34	15,000.00	
01401 460 VOLUNTEER BOARD COMMISSION	420.00	35.00	466.66	4,256.06	10,000.00	
TOTAL EXECUTIVE	341,559.59	377,547.61	487,056.15	636,926.40	1,267,347.60	50.2%
<b>402 FINANCIAL ADMIN</b>						
01402 140 WAGES FINANCE	72,777.07	53,940.47	75,772.04	79,913.51	230,302.00	
01402 153 DISABILITY & LIFE INS.	1,565.50	1,165.09	1,491.31	1,565.82	3,791.00	
01402 156 HEALTH INSURANCE	14,287.07	15,638.85	15,706.37	24,871.57	53,070.67	
01402 161 EMPLYR PR TAX	5,608.84	4,017.90	5,930.61	5,923.80	17,618.00	
01402 310 PROFESSIONAL SERVICES	17,091.05	131,408.81	28,654.21	28,294.50	100,000.00	
01402 420 TRAINING/DUES/SUBSCRIPTIONS	.00	.00	150.00	288.50	5,000.00	
01402 430 TECHNOLOGY	8,951.75	9,433.48	9,801.66	16,531.34	13,000.00	
TOTAL FINANCIAL ADMIN	120,281.28	215,604.60	137,506.20	157,389.04	422,781.67	37%
<b>403 TAX COLLECTION</b>						
01403 110 SALARY-ELECTED TAX OFFICI	8,737.04	9,280.78	8,818.07	8,862.65	17,457.00	NO STAFF AC

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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
01403 121 COMMIS-APPT'D-BP/MERC COL	10,406.58	13,606.77	15,189.30	18,993.73	17,500.00	
01403 122 COMMIS- EIT COLLECTION	34,381.93	35,374.48	35,418.21	32,681.27	65,000.00	
01403 123 COMMIS-LST COLLECTION	3,683.64	4,331.33	4,295.62	4,614.96	7,500.00	
01403 161 EMPLOYR PR TAX	668.45	710.06	674.67	678.09	1,336.00	
01403 200 SUPPLIES	2,160.00	2,500.06	3,289.01	2,714.75	3,000.00	
01403 350 INSURANCE/BONDING	1,424.00	.00	.00	.00	.00	
TOTAL TAX COLLECTION	61,461.64	65,803.48	67,684.88	68,545.45	111,793.00	61%
<b>409 BUILDNGS &amp; PLANT</b>						
01409 140 WAGES- MAINTENANCE	19,784.24	22,575.79	22,374.69	26,055.63	52,144.00	
01409 141 WAGES-EXTERIOR MAINTENANC	6,309.92	.00	.00	.00	.00	
01409 153 DISABILITY & LIFE INS.	597.50	-1,314.47	533.61	462.42	910.00	
01409 156 HEALTH INSURANCE	9,990.26	15,340.24	11,448.60	5,216.98	30,127.75	
01409 161 EMPLOYR PR TAX	1,996.12	1,775.82	1,713.27	1,997.09	3,989.00	
01409 220 SUPPLIES- ALL BLDNGS	5,897.72	4,962.68	11,217.92	5,990.02	25,000.00	
01409 320 COMMUNICATIONS	5,956.36	6,335.51	14,639.29	10,594.85	21,000.00	
01409 360 UTILITIES	20,978.81	15,038.22	16,002.41	19,401.71	55,000.00	
01409 370 R&M ALL BLDNGS	34,700.16	49,191.46	41,884.31	22,173.75	90,000.00	R&M LESS
01409 371 REPAIR/MAINT-LANDSCAPING	3,374.33	1.60	.00	.00	.00	
01409 450 CONTRACTED SERVICES	18,789.35	.00	.00	15,121.42	42,000.00	
TOTAL BUILDNGS & PLANT	128,374.77	113,906.85	119,814.10	107,013.87	320,170.75	33.4%
<b>410 POLICE</b>						
01410 140 POLICE WAGES	1,142,990.44	1,310,771.44	1,416,859.95	1,366,466.66	3,018,018.00	
01410 150 NON-UNIFORM WAGES	68,759.46	70,350.24	72,353.77	63,151.62	152,920.00	
01410 153 DISABILITY & LIFE INS.	20,040.91	23,365.88	22,500.56	22,289.88	43,396.00	
01410 156 HEALTH INSURANCE	250,299.04	342,184.19	280,973.10	357,559.24	624,526.22	
01410 158 POST-RETIREMENT HEALTH BENEFIT	.00	4,466.30	3,872.70	5,956.62	11,850.00	
01410 161 EMPLOYR PR TAX	22,086.87	24,920.74	27,778.64	25,723.57	71,684.00	
01410 174 EDUC. TUITION REIMBURSEMENT	1,933.92	2,136.78	2,159.52	5,606.56	15,000.00	
01410 181 POLICE OT	53,506.94	61,214.14	30,035.41	81,498.59	165,000.00	
01410 184 SPECIAL DETAIL	1,733.07	4,389.05	1,421.91	1,766.70	10,000.00	
01410 187 UNUSED SICK LEAVE BONUS	.00	.00	.00	.00	10,000.00	
01410 188 FESTIVE HOLIDAY PAY	12,490.04	10,324.71	12,598.84	24,449.59	49,875.00	



		2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
<b>410 POLICE</b>							
01410	201 REGIONAL RESPONSE TEAMS	3,500.00	4,000.00	5,000.00	5,500.00	12,000.00	
01410	220 OPERATING SUPPLIES	6,772.11	7,854.23	14,510.19	7,870.28	35,000.00	
01410	222 DETECTIVE OPERATING SUPPLIES	179.24	1,576.33	2,591.52	515.17	10,000.00	
01410	238 UNIFORMS	15,569.98	5,900.17	24,382.61	13,062.27	53,200.00	
01410	262 VEHICLE MAINTENANCE	9,163.66	13,733.50	8,864.07	11,981.55	25,000.00	SUPPLIES/
01410	311 PROF. SERVICES - PENSION, OPEB	24,066.57	16,537.14	21,272.66	39,008.60	75,000.00	UNUSED
01410	320 COMMUNICATIONS	3,085.03	4,187.33	4,569.38	3,043.36	9,300.00	SICK/
01410	374 FUEL/ GASOLINE/ DIESEL	23,621.63	19,392.34	22,921.14	12,539.36	60,000.00	LONGEVITY
01410	420 TRAINING/DUES/SUBS	17,424.48	10,518.64	13,014.93	14,672.12	30,000.00	
01410	430 TECHNOLOGY	.00	.00	.00	49,461.76	66,000.00	
01410	450 CONTRACTED SERVICES	23,308.17	31,574.97	42,541.92	8,146.98	70,000.00	
01410	480 COMMUNITY RESPONSE UNIT	.00	3,750.24	6,394.29	10,165.73	15,000.00	
01410	700 CAPITAL PURCHASES	.00	12,787.80	.00	.00	.00	
TOTAL POLICE		1,700,531.56	1,985,936.16	2,036,617.11	2,130,436.21	4,632,769.22	45.9%
<b>411 FIRE</b>							
01411	000 VOL.FIRE RELIEF AID CONTRIBUTI	.00	.00	.00	.00	137,086.00	STATE
04411	360 RENTAL HYDRANT SERVICE	24,526.07	18,686.12	31,953.87	31,953.87	62,000.00	AID
TOTAL FIRE		24,526.07	18,686.12	31,953.87	31,953.87	199,086.00	RECEIVED FALL
<b>412 AMBULANCE</b>							
01412	520 AMBULANCE CONTRIBUTION	.00	30,000.00	.00	.00	30,000.00	MADE IN
TOTAL AMBULANCE		.00	30,000.00	.00	.00	30,000.00	JULY 0%
<b>413 GEN GOVT-CODE ENFORCEMENT</b>							
01413	311 PLUMBING INSPECTOR	10,512.00	3,504.00	.00	.00	.00	
TOTAL GEN GOVT-CODE ENFORCEMEN		10,512.00	3,504.00	.00	.00	.00	



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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
01414 140 WAGES- BLDNG/ZONING	46,451.18	59,721.25	72,571.38	76,425.10	187,302.00	CODE/FIRE OFFICIAL LEFT APRIL
01414 153 DISABILITY & LIFE INS.	1,008.21	969.17	1,212.11	1,513.97	2,782.00	
01414 156 HEALTH INSURANCE	9,990.26	13,279.17	21,556.18	30,344.13	61,045.31	
01414 161 EMPLYR PAYROLL TAX	3,553.79	4,478.18	5,501.42	6,192.24	14,890.00	
01414 310 PROF SERV- PLANNING & ZONING	15,332.50	20,955.00	.00	12,240.47	20,000.00	
01414 311 PROF SERV- UCC INSPECTING	82,663.00	84,832.50	89,150.75	75,531.50	210,000.00	
01414 312 FIRE SAFETY INSPECTOR	3,600.00	1,109.25	3,600.00	3,600.00	10,000.00	
01414 313 ENGINEERING	86,234.66	68,411.69	92,105.76	93,841.63	220,000.00	
01414 314 PROF SERV- LEGAL (ZHB)	3,030.00	5,400.40	8,250.00	4,395.00	45,000.00	
01414 315 PROF SERV- LEGAL OTHER	1,455.00	478.50	.00	.00	.00	
01414 340 LEGAL NOTICES	6,552.22	3,020.18	5,154.53	8,221.30	15,000.00	
01414 420 TRAINING DUES SUBSCRIPTIONS	42.64	475.00	215.00	.00	1,000.00	
01414 430 TECHNOLOGY	8,000.00	8,000.00	8,150.00	5,457.85	12,500.00	
TOTAL PLANING & ZONING	267,913.46	271,130.29	307,467.13	317,763.19	799,519.31	39.7%
429 PW-WASTEWTR COLL						
01429 140 SEWER LATERAL WAGES	1,019.52	.00	.00	.00	.00	
01429 161 OASDI	63.20	.00	.00	.00	.00	
01429 163 MEDICARE	14.79	.00	.00	.00	.00	
TOTAL PW-WASTEWTR COLL	1,097.51	.00	.00	.00	.00	
430 PW-HIGHWAY RDS STS						
01430 140 WAGES PUBLIC WORKS	190,936.15	178,429.18	192,019.59	336,291.93	692,201.00	USED L.F. MONIES SNOW SUPPLIES
01430 153 DISABLITY & LIFE INS.	4,301.97	4,618.35	4,476.86	5,992.46	12,092.00	
01430 156 HEALTH INSURANCE	81,485.56	99,152.79	55,798.37	134,628.15	234,920.89	
01430 161 EMPLOYER PR TAX	15,993.86	13,913.23	14,757.90	27,147.22	56,193.82	
01430 181 OT WAGES SNOW/ICE HWY	17,778.25	3,827.47	4,823.73	16,309.21	30,000.00	
01430 220 SUPPLIES PW	10,699.92	6,507.56	9,018.02	25,005.88	53,000.00	
01430 221 SNOW/ICE SUPPLIES	2,077.19	26.99	255.60	.00	4,000.00	
01430 238 CLOTHING & UNIFORMS	1,423.53	2,417.53	1,651.11	758.31	6,000.00	
01430 262 REPAIRS VEHICLES/TOOLS/MACH	9,100.74	8,422.82	19,348.93	20,563.65	35,000.00	
01430 320 COMMUNICATION	192.47	412.71	510.98	515.04	2,700.00	
01430 360 UTILITIES	2,517.40	2,702.48	2,806.90	5,238.14	11,200.00	

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01430 370 R&M PW	43,502.22	77,492.63	19,770.94	13,191.74	57,000.00	R&M LOWER
01430 371 STORMWATER R&M	.00	.00	.00	.00	17,500.00	
01430 374 FUEL/ GASOLINE/ DIESEL	8,673.46	6,984.52	4,923.08	11,183.15	18,000.00	
01430 420 TRAINING/DUES/SUBS	251.80	824.72	-1.00	806.50	4,000.00	
01430 430 TECHNOLOGY	.00	.00	.00	2,569.99	8,500.00	
01430 450 CONTRACTED SERVICES	75.00	5,868.77	5,820.25	16,437.30	70,000.00	
01430 451 STORMWATER CONTRACTED SERVICES	.00	.00	.00	.00	42,000.00	
TOTAL PW-HIGHWAY RDS STS	389,009.52	411,601.75	335,981.26	616,638.67	1,354,307.71	45.5%
<b>434 PW -STREET LGHTNG</b>						
02434 371 R/M PEN AMBLER DISTRICT	836.85	1,037.31	1,054.41	.00	.00	
02434 372 R/M PENLLYN DISTRICT	830.07	792.65	795.45	.00	.00	
02434 373 R/M TREWELLYN ESTATE DISTRICT	206.56	221.75	39.80	149.08	1,000.00	R&M LOWER
02434 374 R/M WOODED POND DISTRICT	40.78	33.17	37.82	35.45	630.00	
02434 375 R/M FOXFIELD RESERVE DISTRICT	185.16	156.90	167.02	242.82	850.00	
02434 376 R/M POLO CLUB DISTRICT	176.61	372.63	144.07	148.81	825.00	
02434 377 R/M BETHLEHEM DISTRICT	2,833.09	2,246.21	769.60	1,571.08	2,300.00	
02434 378 R/M CEDAR HILL EST DISTRICT	206.31	206.60	190.42	182.37	950.00	
02434 379 R/M GWYNEDD RESERVE DISTRICT	40.95	41.27	37.89	53.96	600.00	
02434 380 R/M GWYNN CREST DISTRICT	150.91	143.75	141.76	132.96	825.00	
02434 381 R/M WALNUT FARMS DISTRICT	151.97	143.06	134.16	130.78	810.00	
02434 382 R/M GWYNN OAKS DISTRICT	41.05	41.17	30.38	35.95	600.00	
02434 383 R/M WISTER WOOD DISTRICT	28.92	33.02	25.06	33.58	580.00	
TOTAL PW -STREET LGHTNG	5,729.23	5,469.49	3,567.84	2,716.84	9,970.00	27.2%
<b>437 PW REPR TOOL&amp;MAC</b>						
05437 370 REPAIR TOOLS & MACHINERY	4,783.32	4,458.46	5,990.73	.00	.00	DON'T USE
05437 374 FUEL/ GASOLINE/ DIESEL	1,255.51	1,191.80	470.98	.00	.00	IN PW
TOTAL PW REPR TOOL&MAC	6,038.83	5,650.26	6,461.71	.00	3,500.00	BUDGET
					3,500.00	AMENDMENT
<b>451 CULTURE-RECREATION</b>						
05451 140 WAGES RECREATON	41,055.46	55,168.26	62,209.89	65,368.32	148,177.00	

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05451 153 DISABILITY & LIFE INS.	2,850.10	2,511.48	959.80	1,053.72	1,633.00	
05451 156 HEALTH INSURANCE	41,920.84	50,171.44	28,497.13	34,798.16	45,790.99	
05451 161 EMPLOYER PR TAX	11,672.62	15,253.52	10,181.87	5,316.41	11,870.23	
05451 200 OFFICE SUPPLIES	77.98	249.36	88.78	.00	.00	
05451 320 COMMUNICATION	993.59	993.66	1,126.36	267.64	804.00	
05451 340 ADVERTISING & PRINTING	430.72	497.18	339.95	.00	.00	
05451 420 TRAINING/DUES/SUBS	435.00	300.00	155.00	530.00	2,000.00	
TOTAL CULTURE-RECREATION	99,436.31	125,144.90	103,558.78	107,334.25	210,275.22	51%
<b>452 PARTICIPANT RECREATION</b>						
05452 141 WAGES-SUMMER PROGRAM	.00	767.70	.00	.00	.00	
05452 161 EMPLOYER PR TAX	.00	47.60	.00	.00	.00	
TOTAL PARTICIPANT RECREATION	.00	815.30	.00	.00	.00	
<b>453 RECREATION EVENTS</b>						
05453 141 FALL FEST	.00	2,192.50	2,847.03	.00	20,000.00	FALL FEST
05453 300 EVENTS	2,858.17	4,975.31	7,323.58	5,175.79	10,000.00	
TOTAL RECREATION EVENTS	2,858.17	7,167.81	10,170.61	5,175.79	30,000.00	17%
<b>454 PARKS</b>						
05454 141 WAGES-MAINTENANCE	102,448.73	132,771.43	70,793.76	.00	.00	
05454 220 SUPPLIES	13,177.80	10,694.19	7,213.66	.00	.00	
05454 238 CLOTHING & UNIFORMS	284.50	1,115.93	743.35	.00	.00	
05454 320 COMMUNICATION	290.11	390.13	250.13	.00	.00	
05454 360 UTILITIES	7,721.50	5,990.96	6,901.59	9,677.31	15,000.00	
05454 370 R&M PARKS	8,528.52	14,396.81	4,599.37	.00	.00	
05454 373 PARK BUILDING MAINTENANCE	202.71	3,105.71	1,605.00	.00	.00	
05454 380 RENTALS - EQUIPMENT	3,034.00	2,996.84	2,292.00	.00	.00	
05454 420 TRAINING DUES SUBSCRIPTIONS	1,244.80	1,272.80	615.20	.00	.00	



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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
05454 450 CONTRACTED SERVICES	17,832.58	22,845.99	20,090.83	.00	.00	
TOTAL PARKS	154,765.25	195,580.79	115,104.89	9,677.31	15,000.00	64%
<b>461 OPEN SPACE CONSERVATION</b>						
01461 001 CONSERVATION EXPENSE	2,728.81	3,487.82	.00	.00	.00	
TOTAL OPEN SPACE CONSERVATION	2,728.81	3,487.82	.00	.00	.00	
<b>480 MISC EXPENDITURES</b>						
03480 900 N PENN VOL FIRE CO	.00	.00	.00	20,000.00	62,000.00	
03480 910 WISSAHICKON VOL FIRE CO	.00	.00	.00	.00	144,500.00	PAY 3RD QTR
TOTAL MISC EXPENDITURES	.00	.00	.00	20,000.00	206,500.00	10%
<b>486 INSURANCE</b>						
05486 351 LIABILITY INS. CONTRIB.	1,788.62	1,874.00	4,868.22	.00	.00	
05486 354 WORKER'S COMPENSATION	322.56	5,952.39	10,911.00	.00	.00	
TOTAL INSURANCE	2,111.18	7,826.39	15,779.22	.00	.00	
<b>487 EMPLOYEE BENEFITS</b>						
01487 157 FRINGE BENEFITS	721.25	386.40	1,782.70	1,824.00	15,000.00	
01487 197 DEFINED CONTRIBUTION PENSION	7,712.80	9,181.19	23,272.74	10,999.26	60,827.00	
01487 600 TRANS POLICE PENSION	243,202.00	.00	.00	.00	448,011.00	
01487 610 TRANSFER OPEB	25,000.00	.00	.00	.00	25,000.00	
01487 650 TRANSFER NON UNION PENSION	16,655.00	.00	.00	.00	.00	
05487 197 DEFINED CONTRIBUTION PENSION	7,574.46	8,077.35	10,299.87	1,889.20	10,877.00	

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OPERATING FUNDS  
01/02/03/04/05

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET	
TOTAL EMPLOYEE BENEFITS	300,865.51	17,644.94	35,355.31	14,712.46	559,715.00	2.6% MMO'S PAID 4TH QTR
<b>489 OTHER MISC EXP</b>						
03489 354 WORKERS COMP - WISSAHICKON	.00	.00	.00	.00	17,000.00	
03489 355 WRKS COMP INS N.PENN	.00	.00	.00	.00	11,000.00	PAID 4TH
03489 900 CONTRIBUTION TO N. PENN FIRE C	.00	34,300.00	.00	.00	41,000.00	QTR
03489 910 CONTRIBUTION TO WISSAHICKON FI	.00	97,300.00	.00	.00	96,000.00	
TOTAL OTHER MISC EXP	.00	131,600.00	.00	.00	165,000.00	
<b>491 REFUND PRIOR YEAR REVENUES</b>						
01491 000 REFUND PRIOR YEAR REVENUES	-248.66	.00	.00	.00	.00	
TOTAL REFUND PRIOR YEAR REVENUE	-248.66	.00	.00	.00	.00	
<b>492 INTERFUND OPERATING TRANS</b>						
01492 030 TRANSFER TO FIRE PROTECTION	165,000.00	.00	.00	.00	165,000.00	TRANSFER
01492 160 TRANSFER TO OPEN SPACE FD	700,000.00	.00	.00	.00	.00	JULY
01492 200 TRANSFER TO DEBT SERVICE	.00	.00	.00	.00	278,343.00	
01492 300 TRANSFER TO CAPITAL FUNDS	1,625,000.00	600,000.00	1,217,814.04	.00	500,000.00	CAPITAL TRX
01492 350 TRANSFER TO LIQUID FUELS	.00	20,375.00	.00	.00	.00	DEC
TOTAL INTERFUND OPERATING TRANS	2,490,000.00	620,375.00	1,217,814.04	.00	943,343.00	
TOTAL EXPENDITURES	6,781,360.12	7,001,714.01	6,911,207.54	4,226,283.35	11,281,078.48	37.4%
<b>CHANGE IN FUND BALANCE</b>	<b>-671,808.09</b>	<b>-2,387,230.45</b>	<b>-1,879,314.44</b>	<b>-3,092,956.57</b>	<b>-429,630.52</b>	
BEGINNING OPERATING FUNDS BALANCE 01/01/2025				-8,053,280.78		
ENDING OPERATING FUNDS BALANCE 06/30/2025				-11,146,237.80		

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SEWER FUNDS  
08/09

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
<b>341 INTEREST EARNINGS</b>					
08341 000 INTEREST EARNINGS	-3,631.38	-34,878.66	-8,035.80	-36,791.65	-18,000.00
09341 000 INTEREST EARNINGS	-7,004.26	-92,500.79	-120,912.09	-99,930.53	-230,000.00
TOTAL INTEREST EARNINGS	-10,635.64	-127,379.45	-128,947.89	-136,722.18	-248,000.00
<b>354 ST. CAPITAL &amp; OP. GRANTS</b>					
09354 361 GRANTS CAPITAL & OPERATING	.00	.00	.00	.00	-240,000.00
TOTAL ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-240,000.00
<b>361 PERMITS/DEVELOPMENT</b>					
08361 370 ADMIN FEE FOR ENGINEERING/LEGA	-172.50	.00	.00	.00	.00
TOTAL PERMITS/DEVELOPMENT	-172.50	.00	.00	.00	.00
<b>364 SANITATION</b>					
08364 110 SEWER CONNECTION PERMITS	-6,806.00	-5,097.00	-8,368.00	-5,444.00	-10,000.00
08364 111 TAP IN FEE	-5,556.00	-11,112.00	-8,118.00	-16,236.00	-10,000.00
08364 120 SEWER USE CHARGE	-1,291,569.08	-1,327,619.77	-1,447,751.94	-1,472,134.29	-2,900,000.00
08364 130 BY-PASS METER CHARGES	.00	.00	.00	.00	-1,500.00
TOTAL SANITATION	-1,303,931.08	-1,343,828.77	-1,464,237.94	-1,493,814.29	-2,921,500.00
<b>383 SPECIAL ASSESSMENTS</b>					
08383 100 SEWER ASSESSMENTS	.00	-900.00	.00	-22,868.00	-1,000.00



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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
TOTAL SPECIAL ASSESSMENTS	.00	-900.00	.00	-22,868.00	-1,000.00
<b>392 INTERFUND OPERATING TRANS</b>					
09392 080 TRANSFER FROM SEWER FUND	-600,000.00	.00	-100,000.00	.00	.00
TOTAL INTERFUND OPERATING TRAN	-600,000.00	.00	-100,000.00	.00	.00
<b>401 EXECUTIVE</b>					
08401 314 LEGAL	5,252.59	-2,293.26	155.05	185.00	1,500.00
TOTAL EXECUTIVE	5,252.59	-2,293.26	155.05	185.00	1,500.00
<b>402 FINANCIAL ADMIN</b>					
08402 310 FINANCIAL SERVICES	7,322.59	7,716.38	8,975.16	8,529.72	20,000.00
TOTAL FINANCIAL ADMIN	7,322.59	7,716.38	8,975.16	8,529.72	20,000.00
<b>408 ENGINEERING</b>					
08408 310 ENGINEERING SERVICES	3,841.06	.00	.00	-2,432.50	5,000.00
TOTAL ENGINEERING	3,841.06	.00	.00	-2,432.50	5,000.00
<b>409 BUILDNGS &amp; PLANT</b>					
08409 383 ALLOCATED EXPENSE REIMBURSEMNT	62,350.00	63,600.00	63,600.00	67,500.00	135,000.00

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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
09409 700 CAPITAL IMPROVEMENT BUILDING	9,149.75	.00	18,174.80	.00	53,000.00
TOTAL BUILDNGS & PLANT	71,499.75	63,600.00	81,774.80	67,500.00	188,000.00
<b>429 PW-WASTEWTR COLL</b>					
08429 140 SALARIES & WAGES	134,501.79	134,449.91	182,770.27	232,556.31	522,238.00
08429 161 EMPLOYER PAYROLL TAX	10,294.34	10,518.49	13,880.70	18,264.23	40,291.00
08429 181 WAGES OT	.00	.00	.00	3,500.20	1,500.00
08429 220 OPERATING SUPPLIES	11,031.62	20,642.58	15,879.36	1,032.01	10,000.00
08429 238 UNIFORMS	627.44	941.71	702.53	382.40	2,500.00
08429 262 R&M EQUIP/VEHICLES	7,153.35	16,108.36	8,893.53	12,242.06	25,000.00
08429 300 AMBLER TREATMENT OPERATING	473,773.22	529,656.58	619,528.40	582,253.00	1,275,000.00
08429 320 COMMUNICATIONS	2,554.28	2,799.02	3,248.82	2,424.84	6,684.00
08429 360 UTILITIES	7,295.99	6,866.74	8,691.82	6,550.91	19,000.00
08429 370 R&M PUMP STATIONS/SEWER LINES	7,169.11	11,101.86	17,742.69	11,134.84	55,000.00
08429 374 FUEL/ GASOLINE/ DIESEL	2,481.55	2,105.50	1,228.21	6,295.46	7,000.00
08429 420 TRAINING/DUES/SUBS	.00	.00	.00	.00	1,000.00
08429 430 TECHNOLOGY	.00	.00	.00	8,188.91	20,000.00
08429 450 CONTRACTED SERVICES	31,933.33	31,728.64	64,184.66	44,727.93	100,000.00
08429 730 AMBLER CAPITAL PROJECTS	35,188.04	8,907.84	22,693.47	20,612.79	150,000.00
09429 740 CAPITAL PURCHASES	.00	.00	8,991.24	3,737.60	6,000.00
TOTAL PW-WASTEWTR COLL	724,004.06	775,827.23	968,435.70	953,903.49	2,241,213.00
<b>439 CONSTRUCTION &amp; REBUILDING</b>					
09439 000 INFRASTRUCTURE REBUILDING	58,098.86	16,975.55	47,987.07	83,600.55	200,000.00
TOTAL CONSTRUCTION & REBUILDIN	58,098.86	16,975.55	47,987.07	83,600.55	200,000.00
<b>486 INSURANCE</b>					
08486 351 INSURANCE	8,130.12	9,364.00	24,341.14	39,264.00	59,828.51
08486 354 WORKER'S COMPENSATN CNTRB	1,935.30	992.04	1,818.50	.00	3,792.00

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SEWER FUNDS  
08/09

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
TOTAL INSURANCE	10,065.42	10,356.04	26,159.64	39,264.00	63,620.51
TOTAL EXPENSES	10,065.42	10,356.04	26,159.64	39,264.00	63,620.51
<b>487 EMPLOYEE BENEFITS</b>					
08487 153 DISABILITY & LIFE INS.	3,119.59	2,210.52	3,009.64	4,397.43	9,515.00
08487 156 HEALTH INSURANCE	45,193.09	49,191.16	35,164.83	56,362.28	141,082.27
08487 197 DEFINED CONTRIBUTION PENSION	3,550.38	4,936.29	6,926.70	2,796.24	18,087.00
TOTAL EMPLOYEE BENEFITS	51,863.06	56,337.97	45,101.17	63,555.95	168,684.27
<b>492 INTERFUND OPERATING TRANS</b>					
08492 010 TRANS TO GENERAL FUND	4,164.00	.00	.00	.00	13,067.00
08492 090 TRANSFER TO SEWER CAP RES	600,000.00	.00	100,000.00	.00	.00
08492 200 TRANSFER TO DEBT SERVICE	.00	.00	.00	.00	92,780.00
TOTAL INTERFUND OPERATING TRANS	604,164.00	.00	100,000.00	.00	105,847.00
CHANGE IF FUND BALANCE	-378,627.83	-543,588.31	-414,597.24	-439,298.26	-416,635.22
BEGINNING SEWER FUNDS BLANACE 01/01/2025				-10,004,025.54	
ENDING SEWER FUNDS BALANCE 06/30/2025				-10,443,323.80	

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CAPITAL FUNDS  
16/30/31/33/35

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
<b>341 INTEREST EARNINGS</b>					
16341 000 INTEREST EARNING	-3,150.53	-52,725.73	-61,568.50	-49,492.02	-115,000.00
30341 000 INTEREST EARNINGS	-10,824.70	-111,573.93	-233,242.37	-265,846.05	-350,000.00
31341 000 INTEREST EARNINGS	-684.70	-7,921.33	-21,755.06	-16,232.91	-38,000.00
33341 000 INTEREST EARNED	-1,247.42	-37,929.21	-49,545.17	-28,160.89	-84,000.00
35341 000 INTEREST EARNINGS	-1,160.28	-12,756.27	-14,044.02	-13,404.51	-18,000.00
TOTAL INTEREST EARNINGS	-17,067.63	-222,906.47	-380,155.12	-373,136.38	-605,000.00
<b>342 RENTS &amp; ROYALTIES</b>					
16342 220 RENT - 409 OLD PENLLYN PIKE	-6,500.00	.00	.00	.00	.00
TOTAL RENTS & ROYALTIES	-6,500.00	.00	.00	.00	.00
<b>351 FEDERAL GRANTS</b>					
30351 970 AMERICAN RESCUE PLAN ACT FUNDS	.00	-250,000.00	-310,980.00	.00	.00
TOTAL FEDERAL GRANTS	.00	-250,000.00	-310,980.00	.00	.00
<b>354 ST. CAPITAL &amp; OP. GRANTS</b>					
30354 090 GENERAL GRANTS	.00	.00	-5,703.90	.00	-1,236,000.00
30354 705 POLICE PCCD GRANT	.00	.00	-44,115.87	-472.50	-15,000.00
31354 105 DCED GRANT	.00	.00	.00	.00	-345,000.00
33354 001 GREEN LIGHT GO/ARLE GRANTS	2,417.50	.00	.00	.00	.00
33354 003 MULTIMODAL GRANT PHASE 2	.00	.00	-323,326.80	.00	.00
TOTAL ST. CAPITAL & OP. GRANTS	2,417.50	.00	-373,146.57	-472.50	-1,596,000.00
<b>355 STATE SHARED REV &amp; ENTLMT</b>					
35355 050 MOTOR VEHICLE FUEL TAXES	-359,978.98	-368,867.51	-368,213.97	-367,325.97	-368,214.00



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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
TOTAL STATE SHARED REV & ENTLM	-359,978.98	-368,867.51	-368,213.97	-367,325.97	-368,214.00
<b>361 PERMITS/DEVELOPMENT</b>					
33361 360 IMPACT FEE	-79,975.00	.00	.00	.00	-50,000.00
TOTAL PERMITS/DEVELOPMENT	-79,975.00	.00	.00	.00	-50,000.00
<b>387 DIVIDENDS/MISC REV</b>					
31387 100 TREE CONTRIBUTION	-75,900.00	.00	.00	.00	-50,000.00
31387 200 STORMWATER FEES	-9,869.50	-55,495.00	.00	.00	.00
TOTAL DIVIDENDS/MISC REV	-85,769.50	-55,495.00	.00	.00	-50,000.00
				.00	
<b>391 FIXED ASSETS PROCEEDS</b>					
30391 000 SALE OF FIXED ASSETS	.00	.00	.00	.00	-90,000.00
TOTAL FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-90,000.00
<b>392 INTERFUND OPERATING TRANS</b>					
16392 010 TRANSFER FROM GENERAL FUND	-700,000.00	.00	.00	.00	.00
30392 010 INTERFUND OPERATING TRANS	-725,000.00	-600,000.00	-1,217,814.04	.00	-500,000.00
30392 016 TRANSFER FROM OPEN SPACE	.00	.00	.00	-2,400,000.00	.00
33392 010 TRANSFER FROM GENERAL FUND	-900,000.00	.00	.00	.00	.00
35392 010 TRANSFER FROM GEN FUND	.00	-20,375.00	.00	.00	.00
TOTAL INTERFUND OPERATING TRAN	-2,325,000.00	-620,375.00	-1,217,814.04	-2,400,000.00	-500,000.00
<b>401 EXECUTIVE</b>					



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	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
30401 700 ADMIN. CAP. PURCHASES	.00	.00	6,489.00	.00	.00
30401 900 EXPENDITURES - ARPA FUNDS	.00	.00	326,409.80	.00	.00
TOTAL EXECUTIVE	.00	.00	332,898.80	.00	.00
<b>402 FINANCIAL ADMIN</b>					
33402 400 TRAFFIC ACT 209 PROJECTS	492.50	23,119.99	.00	.00	.00
TOTAL FINANCIAL ADMIN	492.50	23,119.99	.00	.00	.00
<b>407 DATA PROCESSING</b>					
30407 740 COMPUTER SYSTEM UPGRADES	2,453.98	6,426.00	17,069.68	.00	.00
TOTAL DATA PROCESSING	2,453.98	6,426.00	17,069.68	.00	.00
		6,426.00			
<b>409 BUILDNGS &amp; PLANT</b>					
30409 721 IMPROVEMENT TO TWP. PROPERTIES	33,321.80	954.79	29,737.48	56,802.00	236,000.00
TOTAL BUILDNGS & PLANT	33,321.80	954.79	29,737.48	56,802.00	236,000.00
<b>410 POLICE</b>					
30410 700 POLICE EQUIPMENT	11,130.50	.00	92,111.18	52,721.44	174,000.00
30410 705 POLICE PCCD GRANT EXP	.00	.00	39,486.00	945.00	15,000.00
TOTAL POLICE	11,130.50	.00	131,597.18	53,666.44	189,000.00
<b>411 FIRE</b>					
30411 730 NP PENN FIRE CO RENO MATCH	300,000.00	.00	.00	.00	.00

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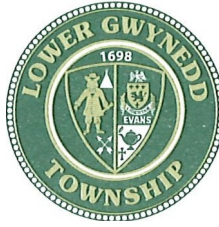
	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
TOTAL FIRE	300,000.00	.00	.00	.00	.00
TOTAL EXPENSES					
<b>430 PW-HIGHWAY RDS STS</b>					
30430 700 CAPITAL PURCHASE, HIGHWAY	.00	.00	83,698.24	21,017.43	231,000.00
35430 220 SUPPLIES	37,144.48	6,527.77	27,200.56	71,236.03	20,000.00
TOTAL PW-HIGHWAY RDS STS	37,144.48	6,527.77	110,898.80	92,253.46	251,000.00
<b>433 PW -TRAFFIC</b>					
33433 200 MULTIMODAL PHASE 2 EXPENSE	38,957.74	59,747.13	1,040,396.24	.00	.00
TOTAL PW -TRAFFIC	38,957.74	59,747.13	1,040,396.24	.00	.00
<b>439 CONSTRUCTION &amp; REBUILDING</b>					
30439 000 INFRASTRUCTURE REBUILDING	.00	.00	1,655.48	99,748.56	1,051,000.00
30439 300 PROFESSIONAL SERVICES	19,458.20	12,557.54	8,083.48	9,346.92	65,000.00
30439 721 OLD BETHLEHEM PIKE CULVERT	10,172.50	3,195.79	12,201.48	13,710.52	915,000.00
30439 722 PEDESTRIAN BRIDGES	8,823.64	5,040.82	176,845.69	.00	.00
30439 725 PUBLIC WORKS PROJECT	.00	.00	.00	3,329,576.25	.00
33439 000 INFRASTRUCTURE REBUILDING	.00	8,158.38	.00	.00	.00
35439 000 HIGHWAY CONST & REBUILDIN	.00	.00	301,661.25	.00	400,000.00
TOTAL CONSTRUCTION & REBUILDIN	38,454.34	28,952.53	500,447.38	3,452,382.25	2,431,000.00
		8,952.53			
<b>446 STORMWATER MANAGEMENT</b>					
31446 001 COMPLIANCE REQUIREMENTS	20,703.73	9,904.46	18,186.08	13,347.46	60,000.00
31446 101 SWM PROJECTS	22,091.35	11,333.60	6,243.00	405.00	585,000.00

07/16/2025  
09:37:50

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU JUNE 2022/2023/2024/2025  
FOR PERIOD 06 OF 2025

PAGE 5  
glactrpt

CAPITAL FUNDS 16/30/31/33/35	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	ANNUAL CY REV BUDGET
31446 102 SWM REPAIRS & UPGRADES	.00	.00	3,096.00	.00	30,000.00
31446 104 TREE GIVEAWAY	.00	.00	.00	.00	22,000.00
31446 450 CONTRACTED SERVICES	1,413.00	2,305.00	39,792.00	30,719.03	175,000.00
TOTAL STORMWATER MANAGEMENT	44,208.08	23,543.06	67,317.08	44,471.49	872,000.00
<b>454 PARKS</b>					
16454 300 PROF SERVICES - PLANNING	25.00	3,200.00	319.50	.00	.00
30454 600 PARK IMPROVEMENTS	11,479.04	42,353.31	90,174.94	91,188.68	926,000.00
TOTAL PARKS	11,504.04	45,553.31	90,494.44	91,188.68	926,000.00
<b>472 DEBT INTEREST</b>					
30472 000 BOND INTEREST	.00	.00	.00	24,651.66	.00
TOTAL DEBT INTEREST	.00	.00	.00	24,651.66	.00
<b>492 INTERFUND OPERATING TRANS</b>					
16492 030 TRANSFER TO CAPITAL RESERVE	.00	.00	.00	2,400,000.00	.00
20492 010 TRANSFER TO GENERAL FUND	.00	332.07	.00	.00	.00
TOTAL INTERFUND OPERATING TRANS	.00	332.07	.00	2,400,000.00	.00
CHANGE IN FUND BALANCE	-2,354,206.15	-1,322,487.33	-329,452.62	3,074,481.13	1,645,786.00
BEGINNING CAPITAL FUNDS BALANCE 01/01/2025				-17,316,706.92	
ENDING CAPITAL FUNDS BALANCE 06/30/2025				-14,242,225.79	



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## MEMO

**To:** Board of Supervisors  
**From:** Mimi Gleason, Township Manager  
Melinda Haldeman, Finance Director  
**Date:** July 22, 2025  
**Re:** Reimbursement Resolution for the 10M Bond Issuance

---

**Recommended Action: Motion to approve Reimbursement Resolution 2025-13 for the 10M Bond Issue.**

A Reimbursement Resolution for a Bond Issuance allows the township to pay out monies for the intended project before monies are received from the bond issuance. When the bond proceeds are received, the township will be reimbursed out of the bond proceeds.

Last year the Bond Issuance was \$5M which is a “small issuer exemption”: bond proceeds are not subject to arbitrage and must be spent within 3 years. Arbitrage is earned when proceeds of the tax-exempt bond issue earn a yield in excess of the bond yield. For this issuance, the township can retain arbitrage earnings.

The township intends to issue debt this year which is not expected to exceed \$10M. This debt issuance is not a “small issuer exemption”, and therefore will be subject to arbitrage, meaning we cannot retain earnings in excess of the bond yield. Also, proceeds from this issuance must be spent: 10% within 6 months, 45% within 12 months, 75% within 18 months, and 100% within 24 months.

Based on the above, it is preferred to spend proceeds from the \$10M issuance prior to the \$5M issuance. Resolution 2025-13 allows the township to reimburse itself for payments made for the Public Works Project 60 days prior to the adoption of the resolution. This would include the land purchase on June 27, 2025.

**LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2025-12**

DECLARING THE TOWNSHIP'S INTENT TO REIMBURSE ITSELF FROM THE  
PROCEEDS OF DEBT TO BE ISSUED FOR THE PROJECT DESCRIBED HEREIN  
FOR PRIOR EXPENDITURES MADE FOR SUCH PROJECT

WHEREAS, Lower Gwynedd Township, Montgomery County, Pennsylvania (the "Township") is a political subdivision of the Commonwealth of Pennsylvania and is a "local government unit" under the terms of the Pennsylvania Local Government Unit Debt Act, as codified by the Act of December 19, 1996 (P.L. 1158, No. 177) (the "Debt Act"); and

WHEREAS, the Township's Board of Supervisors (the "Board") desires to finance a project with issuance of bonds or other debt consistent with the requirements of the Debt Act (the "Debt"), the proceeds of which Debt shall be used for the purpose of providing funds for (1) the acquisition of real property for the benefit of the Township; (2) design and construction of a new public works building on the acquired real property, and (3) the payment of the costs and expenses of issuing the Debt, as hereinafter defined (collectively, the "Project"); and

WHEREAS, the Township intends to issue the Debt in one or more obligations or instruments that are not expected to exceed the aggregate principal amount of \$10,000,000 in order to finance the Project; and

WHEREAS, the Township intends to be reimbursed (i) for expenditures for the Project made not more than sixty (60) days prior to the date of this Resolution; (ii) for expenditures pertaining to costs of issuance; (iii) for expenditures that do not exceed the lesser of \$100,000 or 5% of the portion of the proceeds of the Debt; or (iv) for expenditures that do not exceed 20% of the portion of the aggregate issue price of the Debt which constitute preliminary expenditures within the meaning of United States Treasury Regulation ("Treasury Regulation") §1.150-2(f)(2) promulgated under the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, this Resolution is intended to constitute a declaration of "Official Intent" pursuant to Treasury Regulation §1.150-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS AS FOLLOWS:

Section 1. Authorization of the Financing. The Township hereby states its intention to issue the Debt in one or more series of notes, bonds, or other instruments in an aggregate amount not expected to exceed \$10,000,000, provided that such Debt shall be issued in accordance with all requirements of the Debt Act, and provided further, that the official authority to issue the Debt, and other terms and conditions of such Debt, shall be approved by the Board in a separate ordinance adopted prior to the issuance or execution thereof.



Section 2. Authorization and Execution of Action relating to the Project. The Chairperson and Secretary of the Board, or the Vice Chairperson and Assistant Secretary, in the absence of the Chairperson or Secretary, respectively, are hereby authorized and directed to take such further action relating to the Project or financial assistance therefor as is deemed reasonable and desirable in accordance with the Code and the Debt Act and any other applicable laws of the Commonwealth of Pennsylvania, and within the limitations of any applicable laws of the United States of America; provided, however, that the Debt may not be issued without a further resolution or ordinance adopted by the Board that is in compliance with the Debt Act.

Section 3. Township Authorization. The Township is authorized to spend general funds in order to proceed with the Project in accordance with the requirements of the Code, the Debt Act and other applicable laws of the Commonwealth of Pennsylvania and any political subdivision thereof and within the limitations of any applicable laws and regulations of the United States of America and, upon compliance with the foregoing, shall be entitled to reimbursement for costs of the Project out of the proceeds of the Debt, when issued by the Township to finance the Project.

Section 4. Official Intent. In accordance with Treasury Regulation §1.150-2, the Township hereby declares its intention that the proceeds of the Debt will be used to reimburse the Township for expenditures originally paid prior to the date of issuance of the Debt.

(a) All original expenditures to be reimbursed will be capital expenditures (as defined in Treasury Regulation §1.150-1(b)), cost of issuance of the Debt, or certain other qualifying expenditures pursuant to Treasury Regulation §1.150-2(f).

(b) The Township intends to reimburse its original expenditures through the proceeds of the Debt, when lawfully and validly issued by the Township.

(c) The description of the type and use of the property for which the original expenditures are to be fully or partially reimbursed are costs relating to the Project.

(d) The maximum principal amount of the Debt from which reimbursement of Project costs will be made is not intended to exceed \$10,000,000, which will include funding for the Project and the costs of issuing the Debt, but exclusive of any original issue discount or premium associated with the issuance of bonds, if applicable.

(e) Once the Debt is issued, the Township shall allocate, or cause to be allocated, as it shall determine, proceeds to reimburse a prior capital expenditure; provided that, except as permitted under Treasury Regulation §1.150-2(f), such expenditures to be reimbursed were paid not more than 60 days prior to the date hereof. Such allocation shall specifically identify the actual original expenditure to be reimbursed. Such allocation shall occur no later than 18 months after the later of (i) the date on which the original expenditure is paid, or (ii) the date the project is placed in service or abandoned, but in no event more than 3 years after the original expenditure is paid.

Section 5. Repealer. All resolutions heretofore adopted to the extent the same are inconsistent herewith are hereby repealed.

Section 6. Effective Date. This Resolution shall take effect immediately.

**RESOLVED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest: \_\_\_\_\_  
Mimi Gleason  
Secretary

By: \_\_\_\_\_  
Danielle Duckett, Chair  
Board of Supervisors

#### **CERTIFICATE OF SECRETARY**

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by a majority vote of the Board of Supervisors for Lower Gwynedd Township at a meeting of said Board duly and regularly held on July 22, 2025; that public notice of said meeting was given in the manner provided by law, that said resolution has been duly recorded in the minutes of the Board of Supervisors, and such resolution has not been amended or rescinded and is in full force and effect this 22<sup>nd</sup> day of July, 2025.

(SEAL)

\_\_\_\_\_  
Mimi Gleason, Secretary



**To:** Board of Supervisors  
**From:** John L. Farrell, Project Manager & EMC  
**Date:** July 18, 2025  
**Re:** Sidewalks & Trails Final Plan

---

**Recommended action: Motion to approve the Lower Gwynedd Township Sidewalk & Trail Strategic Plan.**

Staff and the teams at Gilmore and Bowman have reviewed the feedback on the draft Sidewalk & Trail Strategic Plan that was discussed at the June 24<sup>th</sup> BOS meeting. The team has made updates to the priority routes, as discussed, and suggestions for the existing map were reviewed and incorporated as appropriate.

The team now presents a final version of the plan for BOS approval.





***LOWER GWYNEDD TOWNSHIP SIDEWALK & TRAIL STRATEGIC PLAN  
PREPARED FOR: LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA***

***TOWNSHIP BOARD OF SUPERVISORS***

*DANIELLE A. DUCKETT, CHAIRPERSON*

*MICHAEL TWERSKY, VICE CHAIR*

*JIMMY CHONG*

*TESSIE MCNEELY*

*JANINE MARTIN*

***TOWNSHIP STAFF***

*MIMI GLEASON, TOWNSHIP MANAGER*

*JAMIE WORMAN, ASSISTANT TOWNSHIP MANAGER*

*JOHN FARRELL, TOWNSHIP PROJECT MANAGER*

*SANDI L. FEIGHT, DIRECTOR OF PARKS & RECREATION*

***PREPARED BY:***



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

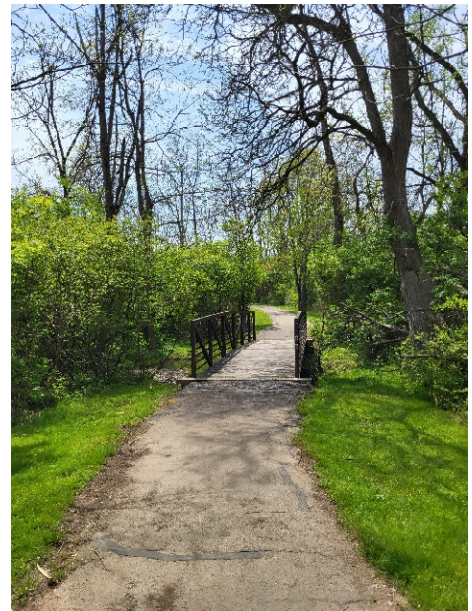
## CHAPTER 1: INTRODUCTION

Lower Gwynedd Township is one of the oldest municipalities in Montgomery County. The Township is 9.4 square miles in area with just over 12,200 residents according to the United States Census Bureau's July 2022 estimate. The Township contains over 42 miles of trails (Township Owned, Privately Owned w/ Access Easements, and shared use Equestrian/Pedestrian trails) and an additional 21 miles of sidewalk for a total of 62 miles of existing pedestrian pathways. The Township recognizes that their pedestrian pathways are vital to the community and have been identified in recent years as a priority area for investment and improvements. To that end, the Board of Supervisors commissioned the Sidewalk & Trail Strategic Plan to better catalog existing pedestrian pathways and identify priority connections where future funding should be focused.

### THE PLAN PURPOSE

The goals of this plan are specifically listed below:

- Develop an accurate existing Sidewalk & Trail map using GIS, existing mapping, site visits, and community & staff input.
- Identify "Community Nodes", which represent destinations for pedestrian travel. Including, but not limited to SEPTA Stations / Bus Stops, Parks, Schools, Religious Facilities, Shopping, Large Employers, Retirement Facilities, Daycare / Learning Facilities.
- Through Township Staff and community involvement, identify "Future Priority Connections" that will fill gaps in the existing trail network or extend pedestrian facilities to the "Community Nodes".
- Provide Sidewalk & Trail Priority Connections map for utilization in evaluating the merits of SALDO waiver requests and guide planning of future capital improvement projects.
- Review Township Ordinances (Zoning, SALDO, Curb & Sidewalk Repair) to provide recommendations for revisions or additions that will help to further the Township's goal of providing a greater level of pedestrian connectivity throughout the Township.
- Coordination with Bowman to call out existing trail / sidewalk crossings on the map and reference their work to provide recommendations for safety upgrades at specific crossings



Trail in Oxford Park

## CHAPTER 2: PROCESS

Project Milestone	Timeframe
<b>Project Kickoff Meeting w/ Township Staff</b>	September 30, 2024
<b>Presentation of Existing Sidewalk &amp; Trail Map to Park &amp; Recreation Board</b>	November 19, 2024
<b>Project Update Meeting w/ Township Staff</b>	December 12, 2024
<b>Presentation of Priority Connection Map to Park &amp; Recreation Board</b>	January 21, 2025
<b>Presentation of Priority Connection Map to Environmental Advisory Council</b>	March 12, 2025
<b>Presentation of Priority Connection Map &amp; SALDO Recommendations to the Planning Commission</b>	March 19, 2025
<b>Project Update Meeting w/ Township Staff to Discuss Montco Planning Comments</b>	April 3, 2025
<b>Final Presentation to Park &amp; Recreation Board</b>	April 15, 2025
<b>Initial Presentation to Board of Supervisors</b>	May 2025
<b>Final Presentation to Board of Supervisors</b>	July 2025

The foundation for the “Priority Connections” depicted on the Sidewalk & Trail Priority Connections Map is feedback from the Park & Recreation Board, Environmental Advisory Council, Township Planning Commission, Township Staff, residents who attended the public meeting presentations, and the Township Board of Supervisors. The project team worked collaboratively with Township Staff to refine the Existing Sidewalk & Trail Map by conducting site visits, reviewing easement documents, and reaching out to landowners / various stakeholders.

## TOWNSHIP ADVISORY BOARD INPUT

The strategic plan was presented to the Parks & Recreation Board, Environmental Advisory Council, and Township Planning Commission at various points in the project timeline. Additionally, comments were received via email from the Montgomery County Planning Commission as they reviewed the Priority Connection Plan in conjunction with their work on the Township’s Comprehensive Plan update. After each meeting with an advisory committee the project team met with Township Staff to discuss feedback that was received and evaluate the potential for comments to be incorporated into the plan. Comments which were received, but not incorporated into the plan are identified in an appendix with brief discussion on each item.



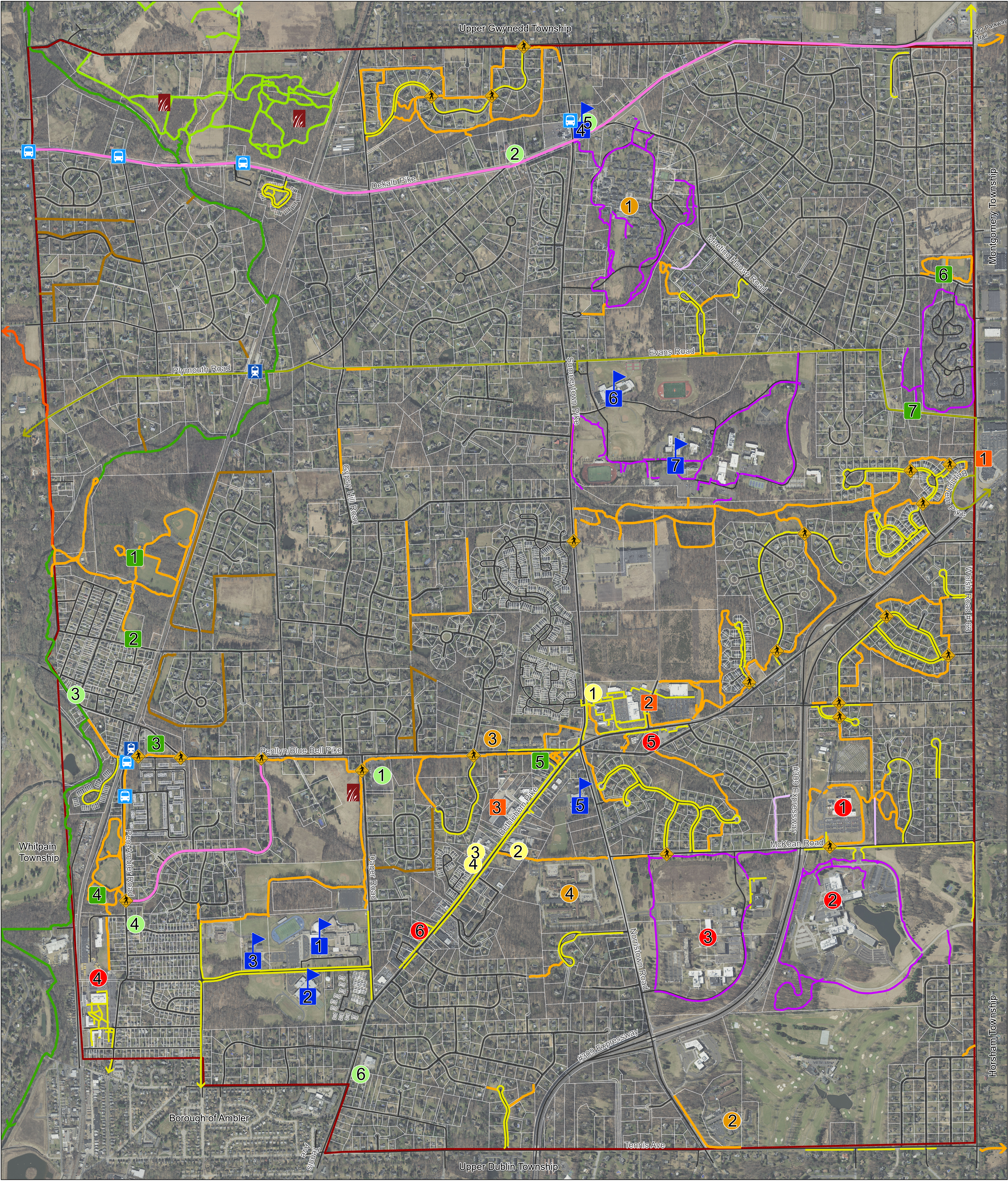
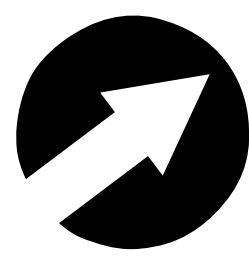
### CHAPTER 3: EXISTING TRAIL AND SIDEWALK MAP

For the purposes of the Existing Sidewalk & Trail Map, all “Pedestrians Pathways” in the Township are identified and depicted. These include Township Owned Trails, County Owned Trails, Privately Owned Trails for which the Township has pedestrian access easements, Equestrian Trails which are open to pedestrians via description in the easement, and public sidewalks. Additionally, designated crossings, which were evaluated by Bowman as part of their study are called out on the map. The scope of the study was to evaluate “mid-block” crossings which occur when a trail or sidewalk crossing occurs at an intersection that does not have all way stop control. The decision to target these locations was made due to the potential for these crossings to require various safety upgrades. Future study of crosswalks may be necessary; however, it is important to note that ADA upgrades at crosswalk locations are routinely made as part of the Township’s annual road resurfacing program and are required whenever Liquid Fuels funding is used to pay for the resurfacing. Lastly, Community Nodes that were identified during the planning process are also depicted on the map.



# Lower Gwynedd Township

MONTGOMERY COUNTY, PENNSYLVANIA



### Legend

- Train Stations**  
1. Gwynedd Valley Train Station  
2. Penllyn Train Station
- Bus Station**
- Parks**  
1. Penllyn Woods  
2. Penllyn Park  
3. Ingersoll Park  
4. Pen Ambler Park  
5. Veterans Memorial Park  
6. Oxford Park  
7. John C. Parry Bird Sanctuary
- Large Employers**  
1. Ambler Area YMCA  
2. Janssen J&J  
3. Spring House Innovation Park (SHIP)  
4. Ambler Yards
- Religious Facilities**  
1. Bethlehem Baptist Church  
2. Church of the Messiah  
3. China Grace Christian  
4. New Beginnings Community Church of Ambler  
5. Gwynedd Friends Meeting  
6. First Korean Presbyterian Church of Philadelphia
- Retirement Facilities**  
1. Foulkeways at Gwynedd  
2. Gwynedd Estates Oak Bridge Terrace  
3. Silver Stream Road Nursing and Rehabilitation Center  
4. Spring House Estates Oak Bridge Terrace
- Natural Lands Preserve**
- Schools**  
1. Wissahickon Senior High School  
2. Wissahickon Middle School  
3. Lower Gwynedd Elementary  
4. Gwynedd Friends School  
5. Gwynedd Mercy Academy Elementary  
6. Gwynedd Mercy High School  
7. Gwynedd Mercy University (includes Saint Charles Borromeo Seminary)
- Daycare/Learning Facilities**  
1. Mi Casita Preschool Spring House  
2. Goddard School of Spring House  
3. Springhouse Early Learning Daycare & Nursery  
4. KUMON Math and Reading Center of Spring House
- Shopping**  
1. Gwynedd Crossing Shopping Center  
2. Spring House Village  
3. Bethlehem Pike Shopping District
- 5. Township Building/ Police Department/ Wissahickon Fire Company Substation**  
6. Jefferson Health

- Schools**
- Existing Crossings Reviewed for Plan**
- BicyclePA Route S**
- Bike Lane**
- Easement/ Emergency Only**
- Equestrian Trail**
- Natural Lands Trail**
- Private Open**
- Sidewalk**
- Trail**
- Wissahickon Trails**  
Crossways Trail  
Green Ribbon Trail

### Existing Sidewalk and Trail Map

Lower Gwynedd Township, Montgomery County, PA



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www.gilmore-assoc.com

JOB NO: 20-2401058

DATE: JULY 2025

SCALE: 1" = 700'



## CHAPTER 4: SIDEWALK & TRAIL PRIORITY CONNECTIONS MAP

Through input from Township Advisory Boards, resident comments, Township Staff, and the Board of Supervisors, the Sidewalk & Trail Priority Connections Map was created. The plan identifies pedestrian pathway connections that the Township should prioritize when evaluating Land Development & Subdivision projects as well as where to focus grant requests and Township funds. There are some locations where specific sides of a road are identified due to the presence of existing pedestrian pathways in the area. Other locations, such as Sumneytown Pike / Norristown Road from Upper Dublin to Upper Gwynedd simply call out the corridor as a priority. The project team thought this to be important due to the impediments (right-of-way acquisition, tree clearing, grading, stream crossings, etc.) of establishing pedestrian pathways along both sides for the entire length of this corridor. The specific criteria that were utilized by the project team when evaluating the viability of priority connections are provided below:

- Emphasize pathways that create connections to Community Nodes.
- Connect neighborhoods, which are currently isolated based on existing pathways.
- Where feasible, make connections to existing facilities in adjacent municipalities.
- Consider areas where future development is reasonably anticipated.
- Enhance pedestrian safety in areas where people are currently walking, but there may not be existing designated pathways.
- Provide connections to further previous Township efforts.

Evaluating the feasibility of each priority connection is beyond the scope of this strategic plan. Items such as existing right-of-way width, topographic challenges, vegetation removal, stream crossings, etc. were not considered when determining where to place priority connections. As more detailed evaluations occur in the future, the location and alignment of priority connections may need to be revised.

Below are specific examples of priority connections depicted on the map and the project team's reasoning for considering each as a priority:

- *Norristown Road / Sumneytown Pike Corridor (From Upper Dublin to Upper Gwynedd):* Connection is considered a priority due to the ability to provide pedestrian connectivity across the entire Township. Additionally, there are several large land development projects that are anticipated to occur in the future where sidewalks could be installed at no cost to the Township.
- *Bethlehem Pike (From Mt. Pleasant Ave to White Field Ct):* Continue sidewalk on both sides of the road to complete previous phases of projects with the goal of having continuous pedestrian pathways on both sides of Beth Pike from Ambler to the Municipal Complex.
- *Evans Road (From Gwynedd Valley SEPTA Station to Tanglewood Drive):* Connect GMU campus and surrounding neighborhoods to the GV SEPTA Station. Connection will also be made to existing GMU and LGT trail networks in the immediate area.
- *Plymouth Road (From GV SEPTA to DeKalb Pike):* Connect residents to additional modes of transportation and provide trail access to isolated neighborhoods.

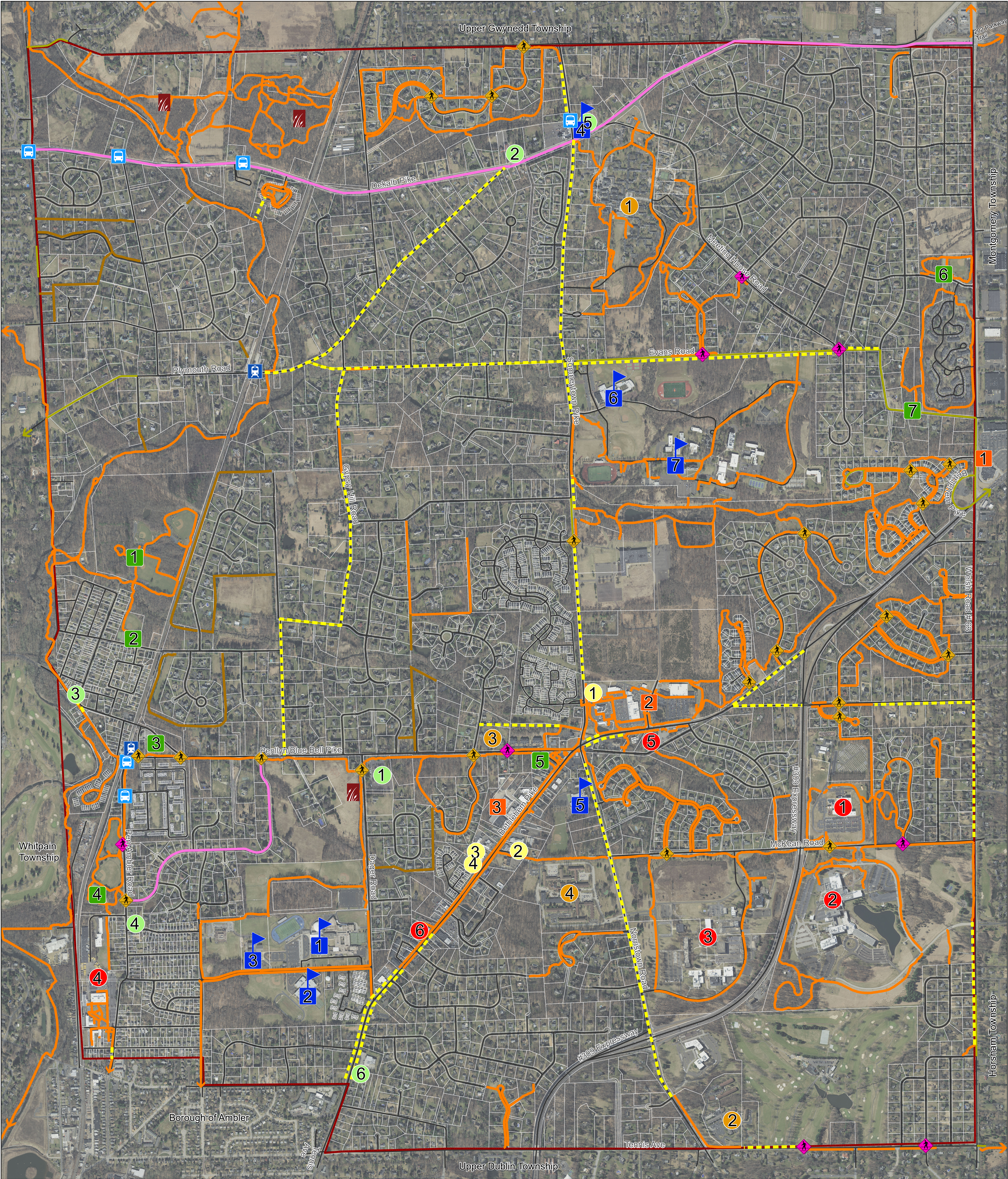
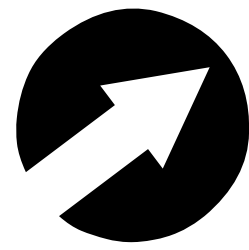


- *Woodbridge Road to existing Carriages Trail*: Connect isolated neighborhood (Woodbridge Meadow) and the opportunity exists along a sewer easement, which runs adjacent to Willow Run. Circa 2017, a small section of trail and pedestrian bridge were installed as part of the Carriages Land Development, which allows for this connection to Sumneytown Pike.
- *N. Spring Garden Street (from Francis to existing Ambler Borough sidewalk)*: Gap of approximately 150 feet exists between Ambler Borough and Ambler Yards. Closing this gap would provide pedestrian access for Ambler residents to get into the Ambler Yards development.
- *Tennis Avenue (from Gwynedd Estates to Upper Dublin Sidewalk)*: Continue pedestrian access along Tennis Avenue. Natural resource impacts (stream crossing & woodland removal) make the alignment difficult on the Lower Gwynedd side, but installation of two mid-block crossings would allow for the use of existing sidewalk on the Upper Dublin side of Tennis Ave.
- *Welsh Road (from Llanfair Rd to Cedar Hill Road)*: Township installed a pedestrian bridge over Park Creek near Llanfair, which could allow for the installation of pedestrian pathways along Welsh Road to connect isolated neighborhoods and provide a connection to the trails within the Jansen Campus. Much work has been done recently along McKean Road to increase pedestrian access and safety and providing connections to the McKean Road improvements is a priority.
- *Cedar Hill Road (from existing trail near Red Stone Lane to Welsh Road)*: Connect to existing trail infrastructure and provide connectivity with other priority connections in the area.
- *Gypsy Hill Road (from Evans Road to Penllyn Blue Bell Pike)*: Connect neighborhoods and provide access along Gypsy Hill Road, which is currently unsafe but has been observed as a corridor that is traveled by pedestrians.
- *Cedar Hill Road (from 309 expressway to Bethlehem Pike)*: Anticipated redevelopment along with stretch creates potential for implementation of pedestrian facilities along Cedar Hill Road and Bethlehem Pike with the potential to explore a crossing to Tintern Drive or Fairland Drive.



# Lower Gwynedd Township

MONTGOMERY COUNTY, PENNSYLVANIA



### Legend

- Train Stations**  
1. Gwynedd Valley Train Station  
2. Penlynn Train Station

**Bus Station**

**Parks**  
1. Penlynn Woods  
2. Penlynn Park  
3. Ingersoll Park  
4. Pen Ambler Park  
5. Veterans Memorial Park  
6. Oxford Park  
7. John C. Parry Bird Sanctuary

**Large Employers**  
1. Ambler Area YMCA  
2. Janssen J&J  
3. Spring House Innovation Park (SHIP)  
4. Ambler Yards

**Religious Facilities**  
1. Bethlehem Baptist Church  
2. Church of the Messiah  
3. China Grace Christian  
4. New Beginnings Community Church of Ambler  
5. Gwynedd Friends Meeting  
6. First Korean Presbyterian Church of Philadelphia

**Retirement Facilities**  
1. Foulkeways at Gwynedd  
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4. Spring House Estates Oak Bridge Terrace

**Natural Lands Preserve**

**Schools**  
1. Wissahickon Senior High School  
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**Daycare/Learning Facilities**  
1. Mi Casita Preschool Spring House  
2. Goddard School of Spring House  
3. Springhouse Early Learning Daycare & Nursery  
4. KUMON Math and Reading Center of Spring House

**Shopping**  
1. Gwynedd Crossing Shopping Center  
2. Spring House Village  
3. Bethlehem Pike Shopping District

**Priority Connections**

**Bike Lane**

**BicyclePA Route S**

**Equestrian Trail**

**Existing Pedestrian Sidewalk/Trails**

**Existing Crossings Reviewed for Plan**

**Future Crossings**

### Sidewalk and Trail Priority Connections Map

Lower Gwynedd Township, Montgomery County, PA



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JOB NO: 20-2401058

DATE: JULY 2025

SCALE: 1" = 700'



**CHAPTER 5: ORDINANCE REVIEW & RECOMMENDATIONS**

As part of this plan, a review of the Township’s existing ordinances relating to sidewalks & trails was performed. Specifically, the following ordinances were reviewed: Subdivision & Land Development, Zoning, Sidewalks, and Sidewalk & Curb Construction & Repair. Upon review, we offer the following recommendations for revisions to the Ordinances:

- SALDO 1230.45(a) – Currently this section requires sidewalk be installed along “both sides of existing and proposed streets”. Requiring sidewalk on the opposite side of an existing street to the subject property would constitute an “off-site” improvement, which is prohibited by the Municipalities Planning Code. Recommend revising the wording to “Sidewalks shall be provided along both sides of proposed streets and along existing streets abutting the subdivision and/or land development.
- SALDO 1230.45(e) & 1230.45(f) – Both of these sections reference accessibility standards for sidewalks and trail construction. Recommend the current referenced design standard be replaced with “Americans with Disabilities Act (ADA) and the PA Uniform Construction Code (UCC), which are the two most applicable regulatory documents for this work.
- SALDO 1230.198(d)(7) - This section requires that the final plan show proposed sidewalks & trails. We recommend expanding on this section to require the Ownership & Maintenance responsibilities for trails be added to the plan. Further recommendation would be a policy decision to, where deemed appropriate by the BOS, require trails to be privately owned/maintained with the establishment of a perpetual public pedestrian access easement.

## CHAPTER 6: FUNDING SOURCES

*The funding sources below are programs that may be explored by the Township to provide funding for the design and construction of the Priority Connections. Programs may change over time and many of the priority projects will have total project costs well in excess of the maximum grant amounts listed.*

### **PennDOT Automated Red Light Enforcement Program (ARLE)**

The *Pennsylvania Department of Transportation* provides funds through ARLE revenues to improve highway safety and reduce congestion through a wide range of projects that aim to reduce the number of violations and crashes at implementation sites, as well as provide benefits to highway users. Funded projects upgrade, improve, or install traffic-control signs and other forms of roadway markings and structures to increase road capacity and/or further pedestrian safety and mobility, and projects that work to enhance visibility or drainage, etc.

- Request Amount: Dependent upon available yearly revenues
- Match: None required

### **DCED Greenways, Trails, and Recreation Program (GTRP)**

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for the planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, park and beautification projects.

- Request Amount: Not to exceed \$250,000
- Match: 15% Cash/Equivalent
- \$100 application fee

### **DCED Local Share Account (LSA) Program**

The *Pennsylvania Department of Community and Economic Development* presently offers funds from gaming revenues for projects in the public interest. These may include a wide range of projects that improve the quality of life in the community.

- Request Amount: \$25,000 to \$1,000,000
- Match: None required
- \$100 application fee

### **DCED Multimodal Transportation Fund**

The *Pennsylvania Department of Community and Economic Development* presently offers matching grants for the development, rehabilitation, and enhancement of transportation assets. This can include, but is not limited to, streetscape improvement, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets, and transit-oriented development.

- Request Amount: Not to exceed \$3,000,000
- Match: 30% of the non-federal share of project costs
- \$100 application fee

### **DCNR Community Conservation Partnership Program (C2P2) Trails**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the planning, acquisition, construction, enhancement, and maintenance of multi-use trails and trail-related



facilities. This can include, but is not limited to, interpretive signs, trail amenities, access roads and parking areas, and equipment required to build and maintain trails.

- Request Amount: Reasonable requests, “soft cap” for award amount is \$250,000
- Match: 50%

#### **DCNR Community Conservation Partnership Program (C2P2) *Community Recreation and Conservation Planning***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to prepare for future planning, acquisition, development, and management of parks, recreation facilities, critical habitat, open space, natural areas, greenways, and river/watershed passageways.

- Request Amount: Reasonable requests, “soft cap” for award amount is \$250,000
- Match: 50%

#### **Montco 2040 Implementation Grant Program**

Montgomery County offers grants to municipalities to make targeted physical improvements that achieve real progress towards the goals of the County’s Comprehensive Plan, *Montco 2040: A Shared Vision*. Specific focus categories related to the three themes of the Comprehensive Plan (Connected Communities, Sustainable Places, Vibrant Economy) are highlighted each year; past categories have included, but are not limited to, adaptation and resiliency, including floodplain mitigation, heat island impacts, community gardens, and open space preservation, trails, paths, sidewalk connections, and bike facilities, support for downtowns and community destinations, including urban greening improvements and creating and improving public gathering spaces.

- Request Amount: Not to exceed \$250,000
- Match: 20% of the grant amount

#### **PECO Green Region Open Space Program**

*Natural Lands*, a non-profit organization dedicated to preserving open space and connecting people to the outdoors in eastern Pennsylvania and southern New Jersey, administers the PECO Green Region Open Space Program. The program provides funding for efforts to preserve, protect, and improve open space in southeastern Pennsylvania, including, but not limited to, park improvements, new and improved trails, open space preservation, and endangered species protections.

- Request Amount: Up to \$10,000
- Match: 50%

APPENDIX B  
PEDSTRIAN CROSSING EVALUATION BY BOWMAN



## MEMORANDUM

**TO:** Mimi Gleason, Township Manager  
Lower Gwynedd Township

**CC:** John Farrell, Lower Gwynedd Township  
Sandi Feight, Lower Gwynedd Township  
Fred Zollers, Lower Gwynedd Township  
Jim Hersh, Gilmore & Associates, Inc.

**FROM:** Chad Dixson, AICP  
Brian Jones, PTP, TOPS

**DATE:** July 16, 2025

**SUBJECT:** Sidewalk and Trail Plan: Existing Trail Crossing Review

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As requested, Bowman Consulting, Ltd (Bowman) has completed a preliminary review of existing trail crossings in the Township. The review is a supplement to the *Sidewalk and Trails Strategic Plan, July 2025* prepared by Gilmore & Associates, Inc. The potential improvements and future feasibility evaluations identified as a result of our review are intended for inclusion in the Strategic Plan, and serve as a planning tool for the Township Public Works Department for future upgrades to existing township owned roads and existing trails as part of the annual road program or special projects.

### **Scope of Preliminary Existing Trail/Pedestrian Crossing Review**

The preliminary review of existing trail crossings included both a desk-top review and field view of the crossing locations. The review included existing crossings designated with pavement markings and/or signs. The preliminary review of each crossing location included the alignment of the crossing, existing signs, and pavement markings at the crossing and in advance of the crossing, and ADA compliant curb ramp facilities. The review of curb ramps was limited to a visual identification of ramps that are assumed to be compliant (recent construction by Township), clearly non-compliant, or ramps that should be evaluated further through a detailed field inspection in the future. The preliminary review did not include detailed sight distance or lighting evaluation of each crossing. The review did not include crossings of privately owned roads or driveways, sidewalk crossings at intersections, or crosswalks at signalized intersections. The existing trail crossings included in the preliminary review are located along the following trails:

- Penllyn Pike Trail
- Pen-Ambler Park Trail
- Trewellyn Farm Trail
- South/Middle/North Trewellyn Trail
- Cedar Hill Trail
- North Penn Oak Trail
- Wooded Pond Trail

### **Potential Trail Crossing Improvements**

The purpose of the review was to provide preliminary recommendations, as needed, for existing crossings pertaining to location/alignment, signage and pavement markings, and ADA compliant curb ramp facilities. The attached spreadsheet of the existing crossings reviewed includes a list of potential modifications and

improvements for each crossing location. The following are examples of types of potential improvements identified in the spreadsheet:

- Crosswalk pavement markings
- Pedestrian Crossing warning signs at the crossing
- Pedestrian Crossing warning signs in advance of the crossing
- Supplemental plaques for Pedestrian Crossing warning signs
- Use of fluorescent pedestrian warning signs
- PED AHEAD pavement marking legend in advance of the crossing
- Transverse pavement markings in advance of a raised crossing
- ADA compliant curb ramps at crossing
- Realign or relocate trail crossing
- Provide pedestrian path or sidewalk leading to crossing
- Candidates for Rectangular Rapid Flashing Beacon (RRFB) located at crossing

Continental crosswalk markings are recommended for all crossings included in this preliminary review. Fluorescent yellow Pedestrian Warning signs are encouraged in most settings. Pedestrian Crossing warning signs should be accompanied by the appropriate supplemental plaque. Pedestrian Crossing warning signs posted back-to-back at the crossing and additional warning signs and pavement marking legends in advance of a pedestrian crossing are optional but should be considered and recommended in some instances based on the characteristics of the road such as road classification, geometry of the road, traffic volumes, and travel speeds.

Any signing and pavement marking additions or modifications on any public roadways should be consistent with the guidelines and specifications provided in the Manual on Uniform Traffic Control Devices (MUTCD), and applicable PennDOT Publications. Below are examples of continental crosswalk pavement markings and pedestrian crossing warning signs.



*Pedestrian Crossing Warning Sign*



*Continental Crosswalk Pavement Markings*



*Pedestrian Crossing Ahead Warning Sign*

Several existing crossing locations are identified for feasibility evaluations. Any significant modifications to existing trail crossings such as realignment, relocation of the crossing, addition of flashing warning devices, or new trail crossings will require the completion of a feasibility evaluation to determine the most appropriate improvements and pedestrian facilities.



It is noted that any improvements to trail crossings on roads within the right-of-way owned by Montgomery County and PennDOT may require a Highway Occupancy Permit (HOP). In addition, crossing improvements that include a Rectangular Rapid Flashing Beacon (RRFB), or other warning signals located on any public roadway require a PennDOT Traffic Signal Permit (TSP). Improvements at the following crossings included in the attached spreadsheet will require approval by Montgomery County and/or PennDOT:

- Trewellyn Farm Trail – Sumneytown Pike (County) and Wellington Drive (west) intersection
- Pen-Ambler Park Trail – Pen-Ambler Road (S.R. 2020) and Brights Lane intersection

It should be noted that Penllyn Pike is owned and maintained by Montgomery County. The trail crossings listed in the attached spreadsheet for the Penllyn Pike Trail cross roads owned by Lower Gwynedd Township in the vicinity of the Penllyn Pike corridor. Improvements to these crossings will not require approval from Montgomery County, unless the installation of the improvements encroaches the existing County legal right-of-way.

### **Priority Future Trail Crossings**

The Priority Connections Map for the Strategic Plan identifies priority locations for new trail crossings. Upon initial review, the locations below warrant further consideration and evaluation in the future. Feasibility evaluations should be conducted prior to implementation in accordance with guidelines for pedestrian facilities and crossings provided by PennDOT. The following are general feasibility considerations for some locations and planned improvements for other crossings.

Penllyn Pike – A new crossing is identified in the Strategic Plan in the area of the Carriages at Lower Gwynedd development. The feasibility study is needed to determine if a location for the crossing is feasible due to horizontal and vertical geometry on Penllyn Pike and proximity of Penllyn Pike/Bethlehem Pike connector intersection. In addition, existing driveways, utility poles, stone walls, and other fixed objects located along the road in this area may impact the feasibility in some locations. ADA compliant facilities would be required on each side of the crossing. A new crossing will require Montgomery County HOP approval. If a crossing is implemented on Penllyn Pike, a RRFB signal is recommended for consideration by the Township, County, and PennDOT.

Evans Road (S.R. 2016) – The Strategic Plan identifies two potential crossings in the area of Gwynedd Mercy University, one near the Parsons Lane intersection and the other near Meetinghouse Road. The feasibility study is needed to determine the most appropriate location for each of the crossings. Vertical and horizontal geometry along Evans Road (S.R. 2016) may have an impact on the location of crossings to meet design requirements. A sidewalk or trail with ADA ramps will be required on both sides approaching a crossing on Evans Road. If a crossing is implemented on Evans Road, a RRFB signal is recommended for consideration by the Township and PennDOT. PennDOT HOP and TSP approvals will be required for any new crossing and RRFB.

Tennis Avenue (S.R. 2020) – The Strategic Plan identifies two potential crossings, one in the area of the Old York Road Country Club and the other in the area of the Annasmead Road intersection. A sidewalk or trail with ADA ramps will be required on both sides approaching a crossing on Tennis Avenue. PennDOT HOP approval will be required for any designated crossings on Tennis Avenue. Project coordination will also be required with Upper Dublin Township, since Tennis Avenue serves as the boundary between the townships.

Penllyn Train Station Trail – The Township has recently received grants to design and construct a new trail along Pen-Ambler Road (S.R. 2020) connecting the Pen-Ambler Park and the SEPTA Penllyn Train Station. A master plan for the trail proposes new trail crossings of Pen-Ambler Road near Macklenberg Drive and at the intersection of Pen-Ambler Road and Old Penllyn Pike at the train station. In addition,

the trail will cross Stafford Drive at its intersection with Pen-Ambler Road. The scope of improvements for each crossing will be identified during the engineering design of the trail.

McKean Road – A new crossing is currently under design to be constructed by Janssen at the Wooded Pond Road intersection. The scope of improvements for the crossing includes pedestrian crossing warning signs at the crossing, warning signs and PED AHEAD pavement marking legends in advance of the crossing, and continental crosswalk pavement markings, and ADA ramps.

Meetinghouse Road – The Strategic Plan identifies a crossing at West Lamplighter Lane/Lamplighter Circle intersection. A crossing at this location would provide connections to the Lamplighter Circle and Parsons Lane Trails. A feasibility study is needed to evaluate the horizontal geometry and trees and vegetation along Meetinghouse Road that may have an impact on a crossing to meet design requirements. A sidewalk or trail with ADA compliant ramps will be required on both sides approaching a crossing on Meetinghouse Road.

Dekalb Pike (US 202) – New pedestrian crossings on Dekalb Pike are not included on the Priorities Connections Map. However, during the public comment period for the development of the Strategic Plan, comments were received with suggestions to add pedestrian crossings along the corridor in the Township. Pedestrian crossings were provided at the Sumneytown Pike intersection as part of the US 202 reconstruction project. Providing additional designated crossings along the corridor may be most appropriate at signalized intersections, however there are no sidewalk/paths or ADA ramps at the other existing signalized intersections. The Township may consider and evaluate the feasibility of adding crossings in the future if sidewalks or paths are developed in these areas. PennDOT approval would be required for any crossings along the corridor.



## LOWER GWYNEDD SIDEWALKS AND TRAILS PLAN – EXISTING TRAIL CROSSING PRELIMINARY REVIEW – JULY 2025

PENLLYN PIKE TRAIL		
ROAD/STREET	SPECIFIC LOCATION	POTENTIAL IMPROVEMENTS
Wister Road	Across the Wister Road approach at Old Penllyn Pike	<ul style="list-style-type: none"> <li>Evaluate existing ADA ramp on north side of Wister Road. Replace as necessary.</li> <li>Install ADA ramp on south side of Wister Road.</li> <li>Evaluate feasibility of modifying Old Penllyn Pike cross section to enhance existing pedestrian path.</li> </ul>
Old Penllyn Pike	Across Old Penllyn Pike approach to Penllyn Pike	<ul style="list-style-type: none"> <li>Install a Pedestrian Crossing warning sign with downward arrow plaque on the western side of Old Penllyn Pike to the south of Penllyn Pike facing southbound Penllyn Pike.</li> </ul>
Brights Lane	Along Brights Lane, approximately 50 feet south of Penllyn Pike	<ul style="list-style-type: none"> <li>Trail crossing realignment (closer to Penllyn Pike) and ADA compliant ramps to be installed with 2025 road program.</li> </ul>
Dager Road	Along Dager Road, approximately 250 feet south of Penllyn Pike	<ul style="list-style-type: none"> <li>Pedestrian crossing improvements and Rapid Rectangular Flashing Beacon (RRFB) installed 2022.</li> <li>No improvements in short term future.</li> </ul>
Foxfield Road	Across Foxfield Road approach to Penllyn Pike	<ul style="list-style-type: none"> <li>Install ADA compliant ramps on both sides of Foxfield Road at the crossing.</li> <li>Evaluate location of pavement markings and signs with installation of ADA ramps.</li> </ul>

**PEN-AMBLER PARK TRAIL**

<b>ROAD/STREET</b>	<b>SPECIFIC LOCATION</b>	<b>POTENTIAL IMPROVEMENTS</b>
Pen-Ambler Road (S.R. 2020) and Brights Lane intersection	2 crosswalks along Pen-Ambler Road (S.R. 2020), 1 to the north of Brights Lane and 1 to the south of Brights Lane	<ul style="list-style-type: none"><li>• Conduct a feasibility evaluation to eliminate one of the existing crossings across Pen-Ambler Road (S.R. 2020). The study should recommend the crossing location that provides the best pedestrian visibility and also the location that provides the most suitable area to provide ADA ramps on each side of the crossing.</li><li>• Provide continental crosswalk markings with ADA compliant ramps on both sides of the crossing.</li><li>• Replace Pedestrian Crossing warning signs at and approaching the crossing with fluorescent yellow signs with the appropriate supplemental plaques. Signs at crossing should be posted back-to-back.</li><li>• Install PED AHEAD pavement markings on Pen-Ambler Road (S.R. 2020) in advance of the crossing.</li></ul>

**TREWELLYN FARM TRAIL**

<b>ROAD/STREET</b>	<b>SPECIFIC LOCATION</b>	<b>POTENTIAL IMPROVEMENTS</b>
Sumneytown Pike (County) and Wellington Drive intersection	Across the eastern leg of Sumneytown Pike	<ul style="list-style-type: none"><li>• Conduct feasibility study to evaluate the provision of a RRFB for the existing crossing of Sumneytown Pike.</li><li>• Install sidewalk or trail along Wellington Road leading to/from the crossing.</li><li>• Install ADA compliant ramps on both sides of Sumneytown Pike at the crossing.</li><li>• Refresh the crosswalk and yield bar pavement markings on Sumneytown Pike (County).</li></ul>

**SOUTH/MIDDLE/NORTH TREWELLYN TRAIL**

<b>ROAD/STREET</b>	<b>SPECIFIC LOCATION</b>	<b>POTENTIAL IMPROVEMENTS</b>
Fairland Drive	Along Fairland Drive to the west of Bethlehem Pike	<ul style="list-style-type: none"><li>• Install a continental crosswalk across Fairfield Drive.</li><li>• Evaluate ADA ramps on both sides of Fairfield Drive to confirm if they are ADA compliant. Replace as necessary.</li><li>• Install fluorescent yellow Pedestrian Crossing warning sign with downward arrow plaque on each side of the crossing.</li></ul>



### SOUTH/MIDDLE/NORTH TREWELLYN TRAIL

ROAD/STREET	SPECIFIC LOCATION	POTENTIAL IMPROVEMENTS
Fairland Drive	Along Fairland Drive in the vicinity of 1230 Fairland Drive	<ul style="list-style-type: none"> <li>• Install a continental crosswalk across Fairfield Drive.</li> <li>• Evaluate ADA ramps on both sides of Fairfield Drive to confirm if they are ADA compliant. Replace as necessary.</li> <li>• Install fluorescent yellow Pedestrian Crossing warning sign with downward arrow plaque on each side of the crossing.</li> </ul>
Sloan Way	Along Sloan Way north of Johnson Way	<ul style="list-style-type: none"> <li>• Install fluorescent yellow Pedestrian Crossing warning sign with Ahead plaque on the NB Sloan Way approach to the crossing.</li> <li>• Install a downward arrow plaque under the existing Pedestrian Crossing warning signs on both sides of the crossing (relocate existing No Parking signs on post). Consider replacing existing signs at the crossing with fluorescent signs.</li> <li>• Install transverse pavement markings along both approaches to the raised crossing. Relocate Raised Crosswalk warning signs to start of transverse pavement markings.</li> <li>• Install ADA compliant ramps on both sides of Sloan Way at the crossing.</li> </ul>
Sloan Way	Along Sloan Way in vicinity of 1500 Sloan Way	<ul style="list-style-type: none"> <li>• Install a downward arrow plaque under the existing Pedestrian Crossing warning signs on both sides of the crossing (relocate existing neighborhood signs from posts). Consider replacing existing signs at the crossing with fluorescent signs.</li> <li>• Install transverse pavement markings along both approaches to the raised crossing. Relocate Raised Crosswalk warning signs at start of transverse pavement markings.</li> <li>• Install ADA compliant ramps on both sides of Sloan Way at the crossing.</li> </ul>
Darden Drive	Along Darden Drive in vicinity of 1650 Darden Drive	<ul style="list-style-type: none"> <li>• Install a fluorescent yellow Pedestrian Crossing warning sign with downward arrow plaque on both sides of crossing.</li> <li>• Remove existing Pedestrian in Crosswalk signs on NB and SB Darden Drive approaches to crosswalk.</li> <li>• Install transverse pavement markings along both approaches to the raised crossing.</li> <li>• Install Raised Crosswalk signs in advance of the crossing on both NB and SB Darden Drive approaches.</li> <li>• Install ADA compliant ramps on both sides of Darden Drive at the crossing.</li> </ul>

**CEDAR HILL TRAIL**

<b>ROAD/STREET</b>	<b>SPECIFIC LOCATION</b>	<b>POTENTIAL IMPROVEMENTS</b>
Bardsey Lane	Along Bardsey Lane to the north of Peterman Lane	<ul style="list-style-type: none"><li>• Align the crossing so it crosses Bardsey Lane at 90-degrees.</li><li>• Evaluate ADA ramps on both sides of Bardsey Lane to confirm if they are ADA compliant. Replace as necessary.</li><li>• Install a fluorescent yellow Pedestrian Crossing warning sign with downward arrow plaque on both sides of crossing.</li></ul>
Peterman Lane	Along Peterman Lane to the north of Bardsey Lane	<ul style="list-style-type: none"><li>• Evaluate ADA ramps on both sides of Peterman Lane to confirm if they are ADA compliant. Replace as necessary.</li><li>• Install a fluorescent yellow Pedestrian Crossing warning sign with downward arrow plaque on both sides of the crossing.</li><li>• Install a Pedestrian Crossing warning sign with Ahead plaque on the SB Peterman Lane approach to the crossing.</li></ul>
Cedar Hill Road and Peterman Lane Intersection	Across the northern leg of Cedar Hill Road	<ul style="list-style-type: none"><li>• Upgrade existing Pedestrian Crossing warning signs with downward arrow plaques to be posted back-to-back at crossing.</li><li>• Install PED AHEAD pavement markings along the NB and SB Cedar Hill approaches in advance of the crossing.</li><li>• Install an ADA compliant ramp on the eastern side of Cedar Hill Road.</li></ul>
Red Stone Lane	Along Red Stone Lane in the vicinity of 940 Red Stone Lane	<ul style="list-style-type: none"><li>• Install a fluorescent yellow Pedestrian Crossing sign with downward arrow plaque on both sides of the crossing.</li><li>• Install ADA compliant ramps on both sides of Red Stone Lane.</li></ul>



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**NORTH PENN OAK TRAIL**

<b>ROAD/STREET</b>	<b>SPECIFIC LOCATION</b>	<b>POTENTIAL IMPROVEMENTS</b>
North Penn Oak Road	Along North Penn Oak Road in the vicinity of 916 North Penn Oak Road.	<ul style="list-style-type: none"><li>• Install a downward arrow plaque under existing Pedestrian Crossing warning signs on both sides of the crossing. Consider replacing existing signs at the crossing with fluorescent signs.</li><li>• Install ADA compliant ramps on both sides of North Penn Oak Road.</li></ul>
South Penn Oak Road	Along South Penn Oak Road in the vicinity of 876 South Penn Oak Road.	<ul style="list-style-type: none"><li>• Install downward arrow plaque under existing Pedestrian Crossing warning signs on both sides of the crossing. Consider replacing existing signs at the crossing with fluorescent signs.</li><li>• Install ADA compliant ramps on both sides of North Penn Oak Road.</li></ul>
North Penn Oak Road and Swedesford Road Intersection	Across the North Penn Oak Road approach to Swedesford Road	<ul style="list-style-type: none"><li>• Install a continental crosswalk across the North Penn Oak Road approach to Swedesford Road.</li></ul>

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**WOODED POND TRAIL**

<b>ROAD/STREET</b>	<b>SPECIFIC LOCATION</b>	<b>POTENTIAL IMPROVEMENTS</b>
McKean Road	Along McKean Road at Stone House Road	<ul style="list-style-type: none"><li>• Pedestrian crossing improvements and Rapid Rectangular Flashing Beacon (RRFB) installed 2023.</li><li>• No improvements in short term future.</li></ul>
McKean Road	Along McKean Road at Ambler YMCA driveway	<ul style="list-style-type: none"><li>• Pedestrian crossing improvements and Rapid Rectangular Flashing Beacon (RRFB) installed 2023.</li><li>• No improvements in short term future.</li></ul>



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** July 17, 2025

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

**SUBJ:** Act 2 Closeout Proposals

***Recommended Motion: To approve the Act 2 Closeout Proposal prepared and submitted by Gilmore & Associates Inc. in the amount of \$23,500.***

We received three proposals to complete the remaining items necessary to close-out the Act 2 Study on a portion of the Pen-Ambler Park property and have the site released by PADEP. Although the physical barrier installation at the park is complete, the administrative requirements must be fulfilled. Gilmore & Associates' proposal includes additional sampling and soil analysis along with the completion and submission of the required remedial investigation report, clean-up plan, and final report. Should additional remedial work or a risk assessment be required following this work, there is the possibility that additional funds will be required. If so, Gilmore will provide an estimate of probable cost for these additional items for inclusion in the 2026 budget. Ultimately, an environmental covenant will be prepared by the Township Solicitor. The estimated completion time is approximately 18 months from the approval of the proposal and execution of the contract for services.

As a matter of background, the Act 2 Study began back in the late 1990's when the property was owned by BASF. The Township took over that obligation when they took ownership of the property. The Act 2 Study along with filing a required environmental covenant was started but never completed. This issue resurfaced a few years ago and the Township moved forward with the required tasks to bring the site into compliance.



March 28, 2025

File No. 20-07030

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

Reference: Pen-Ambler Park  
Environmental Consulting Proposal re: Act 2 Closeout

Dear Mimi:

Per your request, please see below proposed scope & fee for a limited environmental assessment in order to address specific data gaps what we have identified related to the current Act 2 closure status at the subject property.

### **Project Understanding**

The property was previously remediated by BASF for nonresidential use. However, remediation to an Act 2 residential standard was not completed. G&A reviewed the previous consultant's (AMO) Final Report: Site Investigation & Remedial Action Results for Pen Ambler Park Soil and PADEP review letter, dated, January 6, 2025. The Final Report documents remediating to residential use of the property, which entailed capping of all identified constituents in soil exceeding the PADEP Residential Direct Contact Statewide Health Standards. Subsequent correspondence with PADEP, dated March 10, 2025, indicated that the previous soil delineation was not complete and accurate in the AMO report. As a result of our review, G&A propose the following scope of work as summarized in the following tasks:

- Task 1 – Department of Environmental Protection Coordination / Consulting
- Task 2 – Additional Site Characterization / Delineation.
- Task 3 – Prepare Remedial Investigation Report, Cleanup Plan and Final Report
- Task 4 – Coordinating with Attorney

Based on the above project understanding we propose the following Scope of Services:

### **Scope of Services**

#### **Task 1 – Department of Environmental Protection Coordination / Consulting**

G&A will host one (1) virtual kick-off meeting with PADEP to discuss the details and process of preparing the remedial investigation report, cleanup plan and final report. The date and time of the meeting will be provided to Upper Gwynedd Township so they can attend.

#### **Task 2 – Additional Site Characterization / Delineation**

G&A will prepare a work plan, site-specific health and safety plan, and investigative waste management plan in accordance with industry standards. G&A will sub-contract a drilling contractor to advance up to five (5)  
65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

borings by direct push methodology. G&A will collect fifteen (15) soil samples to delineate previous soil sample results from boring SB04 on the southern portion of the parking lot area where deeper soils reported contamination. G&A will collect samples from different depths to fully delineate this area. G&A will submit three (3) soil samples to a subcontracted, PA-Accredited laboratory for the constituents of concern exceeding the Residential Direct Contact Statewide Health Standard at boring SB4 in the previous environmental investigation: Hexavalent Chromium, and Arsenic. In addition to the three (3) soil samples collected for analysis, G&A will collect additional twelve (12) contingency soil samples and leave on hold for possible future delineation purposes in the event the analysis identified contamination. Contingency samples will only be analyzed after discussing and receiving approval by the Client. Laboratory analysis will be performed by a Pennsylvania accredited laboratory with a standard turnaround time.

### **Task 3 – Preparation of a Remedial Investigation Report/Cleanup Plan/Final Report:**

G&A will prepare a revised Remedial Investigation Report/Cleanup Plan/Final Report to include the additional soil delineation. G&A will prepare the required public notices for the Remedial Investigation Report/Cleanup Plan/Final Report.

If the results of the additional delineation indicate additional contaminants outside of the capped area, G&A will provide an opinion of probable cost for additional remediation and/or a risk assessment to reach the PA Act 2 Site Specific Standard.

### **Task 4 – Coordination with an Attorney**

G&A will provide details of the post-remediation care plan including inspection requirements and a map, which clearly defines the extents of the engineering controls, with coordinates of the capped areas. G&A will consult with the Client's designated counsel who will prepare an Environmental Covenant.

### **Proposed Services Fee**

Gilmore & Associates, Inc. proposes to conduct the above scope for a fee not to exceed \$23,500.00. A list of assumptions and exclusions is attached to this letter for reference.

Should you have any questions please do not hesitate to contact me directly.

Sincerely,



James J. Hersh, P.E.  
Vice President  
Gilmore & Associates, Inc.

JJH/

Enclosure: List of Assumptions

CC: Jamie Worman, Assistant Township Manager  
Toby Kessler, P.G., Environmental Services Manager, Gilmore & Associates, Inc.  
Chris Freer, P.G., Gilmore & Associates, Inc



### **Assumptions**

- A. 10-Business Day turnaround time for laboratory analysis. Faster turnaround time may be available depending on laboratory availability at additional fee.
- B. Investigative derived waste may be disposed as RCRA nonhazardous.
- C. G&A will submit a PA One Call. G&A will not be responsible for damage to any underground utilities not identified during the One Call or Owner.
- D. G&A's services do not include disposal of regulated substances.
- E. Assumes access to the site to be provided by Client.
- F. Site restoration is not included in the fee other than backfill of sampling locations.
- G. Soil sampling will be completed in one (1) 8-hour day on site. Delay due to unforeseen subsurface or site conditions will result in additional fee.
- J. It is understood that the Client will be responsible for all permit application and/or review fees required by outside agencies.
- K. This Scope of Services is based on the assumption that OSHA Level D protection is sufficient to protect the workers during this field study.
- L. G&A will submit three (3) soil samples for analysis. This proposal includes the cost of 15 samples in the event of contingency analysis.
- M. A Risk Assessment is not included as part of this assessment. Should a Risk Assessment be required by the PADEP, G&A will provide services in a separate proposal.



## Memorandum

To: Board of Supervisors  
Mimi Gleason, Township Manager

From: Sandi Feight, Recreation Director

Date: July 16, 2025

Re: Donation to Horseways Paperchase Sept 21

Betty Rhiew, President of Horseways, reached out requesting a donation for the Annual Paperchase held in September.

A paperchase is a timed ride where riders follow a marked trail, in this case 8 miles throughout Manderley Farm and The Highlands. Riders strive for the best time, team times, etc.

Horseways is an active organization in our community and uses our parks and trails for equestrian riding. Horseways has been part of the Lower Gwynedd/Whitpain community for more than 40 years. They work to preserve and protect open space and trails for horseback riding while supporting an equestrian community for future generations.

The Parks & Recreation Board is making a recommendation for the Board of Supervisors to donate \$200 to the Horseways 2025 Paperchase.





<b>PROJECT</b>	<b>WORK PERFORMED LAST PERIOD</b> (June 24 <sup>th</sup> to July 22 <sup>nd</sup> )	<b>WORK TO BE PERFORMED THIS PERIOD</b> (July 22 <sup>nd</sup> to August 26 <sup>th</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 permit status and perform work as necessary.</li></ul>
2. Misc. Consulting Services	<ul style="list-style-type: none"><li>Trail &amp; Sidewalk plan revisions. Final Report is on BOS agenda for July 22<sup>nd</sup></li><li>Respond to resident drainage complaints.</li><li>Work with staff on suggested Zoning Ordinance revisions for future consideration.</li></ul>	<ul style="list-style-type: none"><li>Coordinate with Township on DEP GreenPort account for future permit submissions.</li><li>Paper street research and coordination.</li></ul>
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none"><li>PECO is currently relocating gas main and that work should be wrapped up week of July 21<sup>st</sup>.</li><li>Bridge shop drawings are approved, and fabrication can begin.</li></ul>	<ul style="list-style-type: none"><li>Work with PECO &amp; Comcast to have utility pole relocated.</li><li>Anticipate bridge construction beginning in the Fall.</li></ul>
4. Road Repaving Program	<ul style="list-style-type: none"><li>Work on liquid fuels approval for road program.</li><li>Coordination w/ Contractor on change order for McKean Road crossing (to be paid for by Jansen).</li></ul>	<ul style="list-style-type: none"><li>Pre-construction meeting for concrete program to occur week of July 21<sup>st</sup>.</li><li>Coordination with paving Contractor on start time. Anticipate paving second half of summer with completion before school is back in session.</li></ul>

PROJECT	WORK PERFORMED LAST PERIOD (June 24 <sup>th</sup> to July 22 <sup>nd</sup> )	WORK TO BE PERFORMED THIS PERIOD (July 22 <sup>nd</sup> to August 26 <sup>th</sup> )
5. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> <li>• Coordination with Township and Gorski on contracts and construction schedule.</li> <li>• Site visit meeting with Little League and Public Works to discuss demolition of existing concession stand.</li> </ul>	<ul style="list-style-type: none"> <li>• Anticipate concession stand demolition beginning the week of July 21<sup>st</sup>.</li> <li>• Schedule provided by Gorski in contract calls for work to begin mid-August and finish up around Thanksgiving.</li> </ul>
<b>PRIVATE DEVELOPMENT PROJECTS</b>		
1. Saint Charles Seminary	<ul style="list-style-type: none"> <li>• No work performed this period.</li> </ul>	<ul style="list-style-type: none"> <li>• Close project out and recommend final CO once they provide notice of termination for NPDES permit.</li> </ul>
2. Hunt Seat Drive	<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 needed.</li> </ul>
3. Goddard School	<ul style="list-style-type: none"> <li>• Construction observation related to Medical Building.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
4. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> <li>• Construction observation and administration.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction observation.</li> <li>• Monitor project status and perform work as necessary.</li> </ul>
5. SHIP Building 14 Parking & Substation Land Development	<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 necessary.</li> <li>• Applicant looking to closeout the substation LD. Work with them and remove project from list once it is closed out.</li> </ul>
6. 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>
7. ACTS (Gwynedd Estates)	<ul style="list-style-type: none"> <li>• Work to get Planning Module on future BOS agenda for approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>
8. 1348 Sumneytown Pike (Whitefield Subdivision)	<ul style="list-style-type: none"> <li>• Review of revised ZHB application.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>



PROJECT	WORK PERFORMED LAST PERIOD (June 24 <sup>th</sup> to July 22 <sup>nd</sup> )	WORK TO BE PERFORMED THIS PERIOD (July 22 <sup>nd</sup> to August 26 <sup>th</sup> )
9. Ducklings Daycare	<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 needed.</li> </ul>

**LOWER GWYNEDD TOWNSHIP  
PROJECT STATUS REPORT  
July 2025**

**SPRING HOUSE INTERSECTION PROJECT – PHASE 2**

- Bowman continues to monitor rainfall and spread of flow at intersection. Contractor to investigate swapping manhole lid with a slotted manhole lid to reduce spread of flow.
- Contractor, Bowman, and Township met in field on 4/16/2025 regarding the pavement failure identified by Montgomery County along Sumneytown Pike.
- Continuing to coordinate with contractor and Montgomery County regarding pavement issues. Montgomery County is still reviewing contractor's response as to responsibility. Bowman reached out to County on 7/16/25.
- Continuing final coordination for vegetation replacement for Beadle property to be provided by Township.

**WELSH ROAD TRAFFIC SIGNAL UPGRADES**

- Traffic signal upgrades for the intersections with Evans Road and Darden Drive/Gwynedd Crossing.
- Township awarded GLG grant of \$324,640 with 20% local match requirement of \$81,160.
- 2<sup>nd</sup> PennDOT submission 3/27/2025. Received PennDOT review comments 5/14/2025.
- Signal Permit plans have been approved by PennDOT.
- Continuing to coordinate for signal easements at the intersection.

**SIDEWALK AND TRAIL PLAN**

- Draft review of existing trail crossings completed April 2025.
- Presentation to Board of Supervisors on 5/13 and 5/27/2025.
- Memorandum for existing and future trail crossings submitted 7/16/2025.

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

- Township awarded DCED LSA grant of \$451,312 with local match of \$112,828.
- Bowman proposal for design/permitting/construction services authorized by Township 1/28/2025.
- Estimated schedule for design/permitting/bidding = 12 – 14 months, heavily dependent on PennDOT and Montgomery County review times.
- Meeting with Church representatives on 4/16/2025 to discuss project scope.
- Topographic survey completed in April 2025; traffic signal design started in May 2025.
- First submission to Montgomery County and PennDOT on 6/18/2025.

**BETHLEHEM PIKE AND PENLLYN PIKE**

- Replace two (2) traffic signal poles based on recent traffic signal maintenance inspection report.
- Bowman to prepare construction bid documents.
- Proposed tentative schedule: Bidding Summer/Fall 2025; Construction Spring/Summer 2026.

**BETHLEHEM PIKE AND TENNIS AVENUE**

- Replace three (3) traffic signal poles, signal heads, pedestrian push buttons, and vehicle detection systems.
- PennDOT ARLE grant application submitted 6/27/2025.



## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	169247	06/16/25	71013		104600	P	07/22/25	01414 340	LEGAL NOTICES	1,533.42
INVOICE:	2729019									
169248	06/09/25	71015			104600	P	07/22/25	01414 340	LEGAL NOTICES	2,255.24
INVOICE:	2725061/2725054									
169249	06/04/25	71016			104600	P	07/22/25	01401 340	LEGAL NOTICES	1,540.62
INVOICE:	2725893									
169404	07/08/25	71173			104687	P	07/22/25	01414 340	LEGAL NOTICES	1,281.62
INVOICE:	2733765									
VENDOR TOTALS				23,141.25 YTD INVOICED				25,670.60 YTD PAID		6,610.90
2967 A & A SALES ASSOCIATES, LLC	169412	07/08/25	71181		104688	P	07/22/25	01430 238	CLOTHING & UNIFORMS	1,388.72
INVOICE:	106905									
169412	07/08/25	71181			104688	P	07/22/25	08429 238	UNIFORMS	462.91
INVOICE:	106905									
VENDOR TOTALS				1,851.63 YTD INVOICED				2,016.98 YTD PAID		1,851.63
3937 ACCESS LOCK TECHNOLOGIES INC.	169365	07/08/25	71134		104601	P	07/22/25	01430 220	SUPPLIES PW	7.55
INVOICE:	79777									
169366	06/18/25	71135			104601	P	07/22/25	01430 220	SUPPLIES PW	37.74
INVOICE:	79436									
169423	07/08/25	71192			104689	P	07/22/25	01409 370	R&M ALL BLDNGS	94.72
INVOICE:	79816									
VENDOR TOTALS				175.11 YTD INVOICED				175.11 YTD PAID		140.01
4144 AJR ENVIRONMENTAL, INC.	169386	07/22/25	71155		104602	P	07/22/25	01430 450	CONTRACTED SERVICES	8,870.00
INVOICE:	17811									
169386	07/22/25	71155			104602	P	07/22/25	31446 450	CONTRACTED SERVICES	1,930.00
INVOICE:	17811									
169387	07/22/25	71156			104602	P	07/22/25	01430 450	CONTRACTED SERVICES	8,870.00
INVOICE:	17896									
169387	07/22/25	71156			104602	P	07/22/25	31446 450	CONTRACTED SERVICES	1,930.00
INVOICE:	17896									
VENDOR TOTALS				21,600.00 YTD INVOICED				21,600.00 YTD PAID		21,600.00
837 ALBERT M. COMLY, JR.	169285	07/07/25	71053		104603	P	07/22/25	01414 312	FIRE SAFETY INSPECTOR	600.00
INVOICE:	070125									
VENDOR TOTALS				4,481.25 YTD INVOICED				6,033.75 YTD PAID		600.00
812 ALDERFER GLASS CO.	169409	07/08/25	71178		104690	P	07/22/25	01409 370	R&M ALL BLDNGS	595.00
INVOICE:	50033222									

## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		595.00 YTD INVOICED			595.00 YTD PAID			595.00		
3799 ALLEN J. FEDEZKO	169357	07/01/25	71125		104604	P	07/22/25	01409 450	CONTRACTED SERVICES	1,487.50
	INVOICE: 145									
	169357	07/01/25	71125		104604	P	07/22/25	08429 450	CONTRACTED SERVICES	262.50
	INVOICE: 145									
VENDOR TOTALS		10,500.00 YTD INVOICED			12,250.00 YTD PAID			1,750.00		
3883 AMAZON CAPITAL SERVICES, INC.	169358	07/01/25	71126		104605	P	07/22/25	01409 220	SUPPLIES- ALL BLDNGS	37.99
	INVOICE: 1P1-T7QX-N3KC									
	169358	07/01/25	71126		104605	P	07/22/25	01410 220	OPERATING SUPPLIES	26.09
	INVOICE: 1P1-T7QX-N3KC									
	169358	07/01/25	71126		104605	P	07/22/25	01410 220	OPERATING SUPPLIES	43.98
	INVOICE: 1P1-T7QX-N3KC									
	169358	07/01/25	71126		104605	P	07/22/25	01410 220	OPERATING SUPPLIES	50.53
	INVOICE: 1P1-T7QX-N3KC									
	169358	07/01/25	71126		104605	P	07/22/25	01430 220	SUPPLIES PW	69.95
	INVOICE: 1P1-T7QX-N3KC									
	169358	07/01/25	71126		104605	P	07/22/25	01430 220	SUPPLIES PW	40.09
	INVOICE: 1P1-T7QX-N3KC									
VENDOR TOTALS		8,566.57 YTD INVOICED			9,062.18 YTD PAID			268.63		
4015 APEX OVERHEAD DOOR CO., INC.	169371	06/16/25	71140		104606	P	07/22/25	01409 370	R&M ALL BLDNGS	395.00
	INVOICE: 23294A									
VENDOR TOTALS		1,090.00 YTD INVOICED			1,090.00 YTD PAID			395.00		
3210 ARMOUR & SONS ELECTRIC, INC.	169341	06/27/25	71109		104607	P	07/22/25	01430 370	R&M PW	288.17
	INVOICE: 910044945									
	169342	06/27/25	71110		104607	P	07/22/25	01430 370	R&M PW	346.07
	INVOICE: 910044934									
VENDOR TOTALS		67,133.75 YTD INVOICED			71,488.75 YTD PAID			634.24		
4007 ARRO CONSULTING, INC.	169370	07/22/25	71139		104608	P	07/22/25	01147 000	LEGAL&ENGINEER	2,093.30
	INVOICE: 0108825									
VENDOR TOTALS		8,509.76 YTD INVOICED			8,509.76 YTD PAID			2,093.30		
3911 BEANIE BOUNCE PARTY RENTALS	169359	07/01/25	71127		104609	P	07/22/25	05453 300	EVENTS	2,046.48
	INVOICE: 070225									



## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS										
								2,046.48 YTD INVOICED		2,046.48 YTD PAID
										2,046.48
500 BERGEY'S, INC.										
169278		07/07/25	71046		104610	P	07/22/25	01410	262	VEHICLE MAINTENANCE
INVOICE:		30JUNE25								906.85
169278		07/07/25	71046		104610	P	07/22/25	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE:		30JUNE25								1,755.06
VENDOR TOTALS										
								16,036.39 YTD INVOICED		16,036.39 YTD PAID
										2,661.91
4049 BOUND TREE MEDICAL, LLC										
169372		06/16/25	71141		104611	P	07/22/25	01410	220	OPERATING SUPPLIES
INVOICE:		85830675								153.90
169373		06/17/25	71142		104611	P	07/22/25	01410	220	OPERATING SUPPLIES
INVOICE:		85812744								368.90
VENDOR TOTALS										
								972.72 YTD INVOICED		972.72 YTD PAID
										522.80
3319 BUCKS COUNTY WATER & SEWER AUTHORITY										
169343		06/27/25	71111		104612	P	07/22/25	08429	450	CONTRACTED SERVICES
INVOICE:		2025-05								4,300.00
169416		07/08/25	71185		104691	P	07/22/25	08429	450	CONTRACTED SERVICES
INVOICE:		2025-06								4,300.00
VENDOR TOTALS										
								43,185.00 YTD INVOICED		47,485.00 YTD PAID
										8,600.00
4130 CAPTUREPOINT, LLC										
169383		06/01/25	71152		104613	P	07/22/25	01430	430	TECHNOLOGY
INVOICE:		SI-220739								5,000.00
169384		05/01/25	71153		104613	P	07/22/25	01430	430	TECHNOLOGY
INVOICE:		SI-217436								2,500.00
VENDOR TOTALS										
								7,500.00 YTD INVOICED		7,500.00 YTD PAID
										7,500.00
3075 CARGO TRAILER SALES, INC.										
169336		06/16/25	71104		104614	P	07/22/25	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE:		216360								6.49
VENDOR TOTALS										
								2,584.05 YTD INVOICED		2,584.05 YTD PAID
										6.49
3085 COMMONWEALTH OF PA										
169413		07/08/25	71182		104692	P	07/22/25	08429	320	COMMUNICATIONS
INVOICE:		1418559								65.00
VENDOR TOTALS										
								65.00 YTD INVOICED		130.00 YTD PAID
										65.00
731 COMMUNITY AMBULANCE ASSOCIATION AMBLER										
169361		07/01/25	71130		104615	P	07/22/25	01412	520	AMBULANCE CONTRIBUTION
INVOICE:		072225								30,000.00

## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				30,000.00	YTD INVOICED				30,000.00	YTD PAID	30,000.00
4097 CORBO LANDSCAPING INC.	169382	07/08/25	71151		104616	P		07/22/25	01430 450	CONTRACTED SERVICES	35,000.00
	INVOICE: 27149										
VENDOR TOTALS				35,000.00	YTD INVOICED				35,000.00	YTD PAID	35,000.00
2612 COUNTY LINE FENCE COMPANY	169323	06/16/25	71091		104617	P		07/22/25	08429 370	R&M PUMP STATIONS/SEWER L	13.20
	INVOICE: 4981										
VENDOR TOTALS				476.77	YTD INVOICED				476.77	YTD PAID	13.20
129 DAVID H LIGHTKEP, INC.	169265	06/10/25	71033		104618	P		07/22/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	53.00
	INVOICE: 595995										
	169266	06/10/25	71034		104618	P		07/22/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	58.00
	INVOICE: 595994										
	169267	05/14/25	71035		104618	P		07/22/25	01430 220	SUPPLIES PW	554.50
	INVOICE: 594716										
	169267	05/14/25	71035		104618	P		07/22/25	08429 220	OPERATING SUPPLIES	554.50
	INVOICE: 594716										
VENDOR TOTALS				1,340.95	YTD INVOICED				1,340.95	YTD PAID	1,220.00
1416 DAVIDHEISER'S INC.	169310	06/16/25	71078		104619	P		07/22/25	01410 220	OPERATING SUPPLIES	298.00
	INVOICE: 29895										
VENDOR TOTALS				881.00	YTD INVOICED				1,182.00	YTD PAID	298.00
4143 DEBBIE RAYSIK	169385	07/22/25	71154		104620	P		07/22/25	05367 410	FALL FEST	25.00
	INVOICE: 072225										
VENDOR TOTALS				25.00	YTD INVOICED				25.00	YTD PAID	25.00
1374 DECKMAN MOTOR & PUMP, INC.	169308	06/16/25	71076		104621	P		07/22/25	08429 370	R&M PUMP STATIONS/SEWER L	350.00
	INVOICE: 7218										
VENDOR TOTALS				4,742.00	YTD INVOICED				4,742.00	YTD PAID	350.00
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	169250	06/13/25	71017		104622	P		07/22/25	08429 262	R&M EQUIP/VEHICLES	106.00
	INVOICE: 1440661										
	169251	06/23/25	71018		104622	P		07/22/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	237.98
	INVOICE: 13394401										
	169252	06/10/25	71020		104622	P		07/22/25	08429 262	R&M EQUIP/VEHICLES	106.00



## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	1440606										
169253	06/10/25	71021			104622	P		07/22/25	08429	262	R&M EQUIP/VEHICLES
INVOICE:	1440467										792.00
VENDOR TOTALS				3,246.38	YTD INVOICED					3,246.38	YTD PAID
											1,241.98
493 DELAWARE VALLEY PROPERTY & LIABILITY TRUST											
169277	07/07/25	71045			104623	P		07/22/25	01401	350	INSURANCE BONDING
INVOICE:	PREM25-LGWYN3										38,271.56
169277	07/07/25	71045			104623	P		07/22/25	08486	351	INSURANCE
INVOICE:	PREM25-LGWYN3										12,757.19
VENDOR TOTALS				153,086.25	YTD INVOICED					153,086.25	YTD PAID
											51,028.75
2402 DELAWARE VALLEY HEALTH TRUST											
169411	07/08/25	71180			104693	P		07/22/25	01401	156	HEALTH INSURANCE
INVOICE:	07312025										15,388.60
169411	07/08/25	71180			104693	P		07/22/25	01402	156	HEALTH INSURANCE
INVOICE:	07312025										2,876.33
169411	07/08/25	71180			104693	P		07/22/25	01410	156	HEALTH INSURANCE
INVOICE:	07312025										42,049.85
169411	07/08/25	71180			104693	P		07/22/25	01414	156	HEALTH INSURANCE
INVOICE:	07312025										1,781.26
169411	07/08/25	71180			104693	P		07/22/25	01430	156	HEALTH INSURANCE
INVOICE:	07312025										18,571.62
169411	07/08/25	71180			104693	P		07/22/25	05451	156	HEALTH INSURANCE
INVOICE:	07312025										2,960.50
169411	07/08/25	71180			104693	P		07/22/25	08487	156	HEALTH INSURANCE
INVOICE:	07312025										8,754.00
VENDOR TOTALS				657,899.68	YTD INVOICED					657,899.68	YTD PAID
											92,382.16
691 DELAWARE VALLEY WORKERS'											
169283	07/07/25	71051			104624	P		07/22/25	01401	350	INSURANCE BONDING
INVOICE:	WCPREM25-LGWN3										20,624.44
169283	07/07/25	71051			104624	P		07/22/25	08486	351	INSURANCE
INVOICE:	WCPREM25-LGWN3										6,874.81
VENDOR TOTALS				82,497.75	YTD INVOICED					100,682.75	YTD PAID
											27,499.25
3756 DELCO SOLUTIONS, LLC											
169356	07/01/25	71124			104625	P		07/22/25	01401	430	TECHNOLOGY
INVOICE:	5075										195.00
169421	07/08/25	71190			104694	P		07/22/25	01401	430	TECHNOLOGY
INVOICE:	5124										195.00
VENDOR TOTALS				2,494.00	YTD INVOICED					2,689.00	YTD PAID
											390.00
3921 EACR INC.											
169360	07/01/25	71128			104626	P		07/22/25	01401	358	RECYCLING
INVOICE:	2328										4,750.00

## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS		4,750.00 YTD INVOICED			4,750.00 YTD PAID			4,750.00				
4078 EDWIN CARRERO	169378	06/27/25	71147		104627	P		07/22/25	01430	238	CLOTHING & UNIFORMS	225.00
	INVOICE:	071425										
	169378	06/27/25	71147		104627	P		07/22/25	08429	238	UNIFORMS	75.00
	INVOICE:	071425										
VENDOR TOTALS		300.00 YTD INVOICED			300.00 YTD PAID			300.00				
3048 ELLIOTT AUTO SUPPLY CO., INC.	169334	06/16/25	71102		104628	P		07/22/25	01430	370	R&M PW	9.90
	INVOICE:	070125										
	169334	06/16/25	71102		104628	P		07/22/25	01410	262	VEHICLE MAINTENANCE	14.36
	INVOICE:	070125										
VENDOR TOTALS		2,967.37 YTD INVOICED			2,967.37 YTD PAID			24.26				
854 EMANUEL TIRE OF PENNSYLVANIA, INC.	169286	07/07/25	71054		104629	P		07/22/25	01430	220	SUPPLIES PW	64.00
	INVOICE:	ETPA_WP10641										
VENDOR TOTALS		502.00 YTD INVOICED			502.00 YTD PAID			64.00				
2614 FASTENAL COMPANY	169324	06/16/25	71092		104630	P		07/22/25	01430	220	SUPPLIES PW	1,130.15
	INVOICE:	PATEL125340										
VENDOR TOTALS		1,130.15 YTD INVOICED			1,130.15 YTD PAID			1,130.15				
2747 FEDEX	169325	06/16/25	71093		104631	P		07/22/25	01402	310	PROFESSIONAL SERVICES	45.69
	INVOICE:	8-902-56581										
	169326	06/16/25	71094		104631	P		07/22/25	01410	220	OPERATING SUPPLIES	78.03
	INVOICE:	8-896-25424										
VENDOR TOTALS		218.17 YTD INVOICED			262.98 YTD PAID			123.72				
1488 FIRSTLABORATORIES, INC.	169312	06/16/25	71080		104632	P		07/22/25	01430	450	CONTRACTED SERVICES	87.35
	INVOICE:	FL00679750										
	169312	06/16/25	71080		104632	P		07/22/25	01410	450	CONTRACTED SERVICES	106.92
	INVOICE:	FL00679750										
VENDOR TOTALS		909.75 YTD INVOICED			909.75 YTD PAID			194.27				
3922 FISHERS TRUE VALUE HARDWARE INC.	169364	06/30/25	71133		104633	P		07/22/25	01430	370	R&M PW	40.64
	INVOICE:	063025										
	169364	06/30/25	71133		104633	P		07/22/25	01430	220	SUPPLIES PW	84.55



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 063025										
VENDOR TOTALS				481.97 YTD INVOICED				481.97 YTD PAID		125.19
66 FLETCHER MOTORS, INC.										
169263	07/08/25	71031			104634	P	07/22/25	01430	262	REPAIRS VEHICLES/TOOLS/MA 77.78
INVOICE: 8748										
169264	06/17/25	71032			104634	P	07/22/25	01430	262	REPAIRS VEHICLES/TOOLS/MA 72.00
INVOICE: 8664										
169405	07/08/25	71174			104695	P	07/22/25	01430	262	REPAIRS VEHICLES/TOOLS/MA 76.97
INVOICE: 8762										
VENDOR TOTALS				508.11 YTD INVOICED				508.11 YTD PAID		226.75
3175 FLOUNDERS COMMUNICATIONS										
169337	06/16/25	71105			104635	P	07/22/25	01409	320	COMMUNICATIONS 123.62
INVOICE: 715255										
169338	06/16/25	71106			104635	P	07/22/25	01409	320	COMMUNICATIONS 89.00
INVOICE: 399998-US20										
VENDOR TOTALS				1,872.47 YTD INVOICED				1,872.47 YTD PAID		212.62
732 FUEL SYSTEM SERVICES, LLC										
169284	07/07/25	71052			104636	P	07/22/25	01430	370	R&M PW 262.20
INVOICE: 19360										
VENDOR TOTALS				262.20 YTD INVOICED				262.20 YTD PAID		262.20
548 GARY O'CONNOR										
169279	07/07/25	71047			104637	P	07/22/25	01410	158	POST-RETIREMENT HEALTH BE 200.00
INVOICE: 070125										
VENDOR TOTALS				1,400.00 YTD INVOICED				1,400.00 YTD PAID		200.00
4094 GENO NAVE										
169381	06/30/25	71150			104638	P	07/22/25	01430	238	CLOTHING & UNIFORMS 225.00
INVOICE: 4094										
169381	06/30/25	71150			104638	P	07/22/25	08429	238	UNIFORMS 75.00
INVOICE: 4094										
VENDOR TOTALS				521.50 YTD INVOICED				521.50 YTD PAID		300.00
1191 GEORGE ALLEN PORTABLE TOILETS, INC.										
169292	06/16/25	71060			104639	P	07/22/25	01430	450	CONTRACTED SERVICES 130.00
INVOICE: I233837										
169293	06/16/25	71061			104639	P	07/22/25	01430	450	CONTRACTED SERVICES 126.00
INVOICE: I234940										
169294	06/16/25	71062			104639	P	07/22/25	01430	450	CONTRACTED SERVICES 126.00
INVOICE: I236063										
169295	06/16/25	71063			104639	P	07/22/25	01430	450	CONTRACTED SERVICES 126.00
INVOICE: I237351										

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
169296 INVOICE: I239227	06/16/25	71064		104639	P	07/22/25	01430 450	CONTRACTED SERVICES	332.00
169297 INVOICE: I239228	06/16/25	71065		104639	P	07/22/25	01430 450	CONTRACTED SERVICES	166.00
169298 INVOICE: I239229	06/16/25	71066		104639	P	07/22/25	01430 450	CONTRACTED SERVICES	166.00
169299 INVOICE: I239226	06/16/25	71067		104639	P	07/22/25	01430 450	CONTRACTED SERVICES	166.00
VENDOR TOTALS			5,088.00 YTD INVOICED				5,596.00 YTD PAID		1,338.00
3626 GEORGE DAVID FRITZ 169419 INVOICE: 1-GS30999	07/08/25	71188		104696	P	07/22/25	01410 262	VEHICLE MAINTENANCE	614.40
VENDOR TOTALS			3,212.00 YTD INVOICED				3,212.00 YTD PAID		614.40
2812 GERALD HUNT 169327 INVOICE: 070225	06/16/25	71095		104640	P	07/22/25	01410 420	TRAINING/DUES/SUBS	53.51
VENDOR TOTALS			179.43 YTD INVOICED				179.43 YTD PAID		53.51
26 GLASGOW, INC 169254 INVOICE: 278471	06/10/25	71022		104641	P	07/22/25	01430 370	R&M PW	61.67
169255 INVOICE: 277491	06/21/25	71023		104641	P	07/22/25	01430 370	R&M PW	249.06
169256 INVOICE: 276349	06/07/25	71024		104641	P	07/22/25	01430 370	R&M PW	479.36
VENDOR TOTALS			2,015.59 YTD INVOICED				2,306.73 YTD PAID		790.09
146 H. A. WEIGAND, INC. 169272 INVOICE: 125867	07/07/25	71040		104642	P	07/22/25	01430 220	SUPPLIES PW	282.00
VENDOR TOTALS			2,867.65 YTD INVOICED				3,301.65 YTD PAID		282.00
3613 HEALTH MATS COMPANY 169389 INVOICE: 36041 06012025	07/22/25	71158		104643	P	07/22/25	01409 370	R&M ALL BLDNGS	71.35
VENDOR TOTALS			428.10 YTD INVOICED				499.45 YTD PAID		71.35
1431 HOME DEPOT CREDIT SERVICES 169397 INVOICE: 063025	07/14/25	71166		104686	P	07/14/25	01430 220	SUPPLIES PW	128.28
169397 INVOICE: 063025	07/14/25	71166		104686	P	07/14/25	01409 370	R&M ALL BLDNGS	34.38



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		2,793.18 YTD INVOICED			3,053.08 YTD PAID			162.66		
425 HORSHAM CAR WASH INC.	169274	07/07/25	71042		104644	P	07/22/25	01410	262	VEHICLE MAINTENANCE
INVOICE: 1005								144.00		
VENDOR TOTALS		468.00 YTD INVOICED			828.00 YTD PAID			144.00		
3054 INTERNATIONAL CODE COUNCIL, INC.	169335	06/16/25	71103		104645	P	07/22/25	01401	450	CONTRACTED SERVICES
INVOICE: Q15.000032151								170.00		
VENDOR TOTALS		170.00 YTD INVOICED			170.00 YTD PAID			170.00		
3323 JOSEPH P. GROARKE	169417	07/08/25	71186		104697	P	07/22/25	01414	311	PROF SERV- UCC INSPECTING
INVOICE: 071525								1,517.00		
VENDOR TOTALS		9,361.00 YTD INVOICED			11,026.00 YTD PAID			1,517.00		
675 KAPPE ASSOCIATES INC.	169282	07/07/25	71050		104646	P	07/22/25	08429	370	R&M PUMP STATIONS/SEWER L
INVOICE: 25-361-W								12,200.00		
VENDOR TOTALS		12,200.00 YTD INVOICED			12,200.00 YTD PAID			12,200.00		
3358 KEYSTONE MUNICIPAL SERVICES, INC.	169344	06/27/25	71112		104647	P	07/22/25	01414	311	PROF SERV- UCC INSPECTING
INVOICE: 39216								7,462.50		
	169345	06/27/25	71113		104647	P	07/22/25	01414	311	PROF SERV- UCC INSPECTING
INVOICE: 39157								6,337.50		
	169418	07/08/25	71187		104698	P	07/22/25	01414	311	PROF SERV- UCC INSPECTING
INVOICE: 39274								6,375.00		
VENDOR TOTALS		95,250.00 YTD INVOICED			112,737.00 YTD PAID			20,175.00		
1287 KONICA MINOLTA BUSINESS SOLUTIONS USA, INC.	169302	06/16/25	71070		104648	P	07/22/25	01410	430	TECHNOLOGY
INVOICE: 110021749								247.00		
	169303	06/16/25	71071		104648	P	07/22/25	01401	430	TECHNOLOGY
INVOICE: 1124337								157.11		
	169305	06/16/25	71073		104648	P	07/22/25	01410	430	TECHNOLOGY
INVOICE: 110021872								9,936.00		
	169306	06/16/25	71074		104648	P	07/22/25	01401	430	TECHNOLOGY
INVOICE: 110022069								1,000.00		
	169396	06/25/25	71165		104648	P	07/22/25	01410	430	TECHNOLOGY
INVOICE: 110021906								1,478.00		
VENDOR TOTALS		113,113.69 YTD INVOICED			113,113.69 YTD PAID			12,818.11		

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
242 LANE ENTERPRISES INC.	169395	07/22/25	71164		104649	P	07/22/25	01430 370	R&M PW	612.00
	INVOICE: 623594									
VENDOR TOTALS				612.00 YTD INVOICED				612.00 YTD PAID		612.00
1041 LWC SERVICES INC.	169287	07/07/25	71055		104650	P	07/22/25	01409 370	R&M ALL BLDNGS	996.00
	INVOICE: 62500073									
	169288	06/16/25	71056		104650	P	07/22/25	01409 370	R&M ALL BLDNGS	212.00
	INVOICE: 62500072									
VENDOR TOTALS				1,208.00 YTD INVOICED				1,208.00 YTD PAID		1,208.00
3988 MARC'S CDL TRAINING	169368	06/18/25	71137		104651	P	07/22/25	01430 420	TRAINING/DUES/SUBS	1,500.00
	INVOICE: 061925									
VENDOR TOTALS				1,500.00 YTD INVOICED				1,500.00 YTD PAID		1,500.00
3646 MCDONALD UNIFORM COMPANY, INC.	169351	07/01/25	71119		104652	P	07/22/25	01410 238	UNIFORMS	267.46
	INVOICE: 246842									
	169352	07/01/25	71120		104652	P	07/22/25	01410 238	UNIFORMS	85.70
	INVOICE: 245241-90									
VENDOR TOTALS				8,061.45 YTD INVOICED				9,620.53 YTD PAID		353.16
1294 MCPWA	169410	07/08/25	71179		104699	P	07/22/25	01430 420	TRAINING/DUES/SUBS	720.00
	INVOICE: 071625									
VENDOR TOTALS				1,105.00 YTD INVOICED				1,105.00 YTD PAID		720.00
1409 MICHAEL ROGGE	169309	06/16/25	71077		104653	P	07/22/25	01410 158	POST-RETIREMENT HEALTH BE	340.32
	INVOICE: 070125									
VENDOR TOTALS				2,382.24 YTD INVOICED				2,382.24 YTD PAID		340.32
4088 MINUTEMAN SECURITY TECHNOLOGIES, INC.	169379	06/30/25	71148		104654	P	07/22/25	30409 721	IMPROVEMENT TO TWP. PROPE	18,660.00
	INVOICE: 154003									
	169379	06/30/25	71148		104654	P	07/22/25	09409 700	CAPITAL IMPROVEMENT BUILD	6,220.00
	INVOICE: 154003									
	169380	06/30/25	71149		104654	P	07/22/25	01409 370	R&M ALL BLDNGS	3,979.55
	INVOICE: 154004									
VENDOR TOTALS				28,859.55 YTD INVOICED				28,859.55 YTD PAID		28,859.55
2533 NORTH MONTCO TECHNICAL CAREER CTR.										



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	169318	06/16/25	71086		104655	P	07/22/25	01401 420	TRAINING/DUES/SUBS	350.00
	INVOICE:	070225								
VENDOR TOTALS				350.00	YTD INVOICED			350.00	YTD PAID	350.00
140 NORTH WALES WATER AUTHORITY										
	169268	06/11/25	71036		104656	P	07/22/25	08429 360	UTILITIES	4.76
	INVOICE:	04267317	061125							
	169269	06/11/25	71037		104656	P	07/22/25	08429 360	UTILITIES	4.76
	INVOICE:	04254546	061125							
	169270	06/11/25	71038		104656	P	07/22/25	08429 360	UTILITIES	4.76
	INVOICE:	03628639	061125							
	169271	07/07/25	71039		104657	P	07/22/25	08429 450	CONTRACTED SERVICES	85.00
	INVOICE:	SALES0002832								
	169406	07/08/25	71175		104700	P	07/22/25	08429 450	CONTRACTED SERVICES	1,440.00
	INVOICE:	SALES0002830								
VENDOR TOTALS				35,120.49	YTD INVOICED			39,451.10	YTD PAID	1,539.28
4050 ODALYS CUMMINS										
	169374	06/17/25	71143		104658	P	07/22/25	01414 314	PROF SERV- LEGAL (ZHB)	595.00
	INVOICE:	071025								
VENDOR TOTALS				1,795.00	YTD INVOICED			1,795.00	YTD PAID	595.00
1347 PA MUNICIPAL, INC.										
	169307	06/16/25	71075		104659	P	07/22/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	872.34
	INVOICE:	6231395								
VENDOR TOTALS				6,763.92	YTD INVOICED			6,763.92	YTD PAID	872.34
596 PA ONE CALL SYSTEM, INC.										
	169280	07/07/25	71048		104660	P	07/22/25	08429 450	CONTRACTED SERVICES	63.95
	INVOICE:	0001109566								
VENDOR TOTALS				63.95	YTD INVOICED			524.03	YTD PAID	63.95
665 PAUL B. MOYER & SONS										
	169281	07/07/25	71049		104661	P	07/22/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	105.90
	INVOICE:	14703								
VENDOR TOTALS				1,335.30	YTD INVOICED			1,419.79	YTD PAID	105.90
5 PECO - PAYMENT PROCESSING										
	169221	07/01/25	70987		104662	P	07/22/25	02434 383	R/M WISTER WOOD DISTRICT	6.94
	INVOICE:	3397391222	070125							
	169222	07/02/25	70988		104662	P	07/22/25	02434 374	R/M WOODED POND DISTRICT	8.59
	INVOICE:	2658111222	070225							
	169223	06/11/25	70989		104662	P	07/22/25	02434 382	R/M GWYNN OAKS DISTRICT	8.62
	INVOICE:	6075873000	0611425							
	169224	06/19/25	70990		104662	P	07/22/25	01430 360	UTILITIES	9.59

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	2793920100	061925								
169225	07/02/25	70991			104662	P	07/22/25	01430 360	UTILITIES	28.55
INVOICE:	8230313000	070225								
169226	06/11/25	70992			104662	P	07/22/25	02434 381	R/M WALNUT FARMS DISTRICT	30.81
INVOICE:	0457866000	061125*								
169227	07/02/25	70993			104662	P	07/22/25	05454 360	UTILITIES	32.99
INVOICE:	8666762000	070225								
169228	07/02/25	70994			104662	P	07/22/25	02434 376	R/M POLO CLUB DISTRICT	33.61
INVOICE:	3840077000	070225								
169229	07/02/25	70995			104662	P	07/22/25	02434 375	R/M FOXFIELD RESERVE DIST	38.12
INVOICE:	4934981222	070225								
169230	06/16/25	70996			104662	P	07/22/25	08429 360	UTILITIES	40.80
INVOICE:	33772985000	061625								
169231	06/09/25	70997			104662	P	07/22/25	05454 360	UTILITIES	41.56
INVOICE:	6865873000	060925								
169232	06/11/25	70998			104662	P	07/22/25	02434 378	R/M CEDAR HILL EST DISTRI	44.74
INVOICE:	0671309000	061125								
169233	06/19/25	70999			104662	P	07/22/25	05454 360	UTILITIES	46.22
INVOICE:	3978998000	061925								
169234	06/09/25	71000			104662	P	07/22/25	08429 360	UTILITIES	48.86
INVOICE:	3161783000	060925								
169235	06/19/25	71001			104662	P	07/22/25	01409 360	UTILITIES	53.59
INVOICE:	2971145000	061925								
169236	07/02/25	71002			104662	P	07/22/25	02434 373	R/M TREWELLYN ESTATE DIST	55.54
INVOICE:	5486784000	070225								
169237	06/09/25	71003			104662	P	07/22/25	05454 360	UTILITIES	58.25
INVOICE:	5210869000	060925								
169238	07/02/25	71004			104662	P	07/22/25	02434 377	R/M BETHLEHEM DISTRICT	178.06
INVOICE:	9909383000	070225								
169239	07/02/25	71005			104662	P	07/22/25	01430 360	UTILITIES	181.65
INVOICE:	393152400	070225								
169240	07/02/25	71006			104662	P	07/22/25	01430 360	UTILITIES	238.61
INVOICE:	8029443000	070225								
169241	06/11/25	71007			104662	P	07/22/25	01430 360	UTILITIES	253.67
INVOICE:	5028407000	061125								
169242	06/19/25	71008			104662	P	07/22/25	05454 360	UTILITIES	265.68
INVOICE:	5759811222	061925								
169243	06/09/25	71009			104662	P	07/22/25	05454 360	UTILITIES	349.48
INVOICE:	4161911222	060925								
169244	07/03/25	71010			104662	P	07/22/25	01430 360	UTILITIES	363.47
INVOICE:	6692667000	070325								
169245	06/18/25	71011			104662	P	07/22/25	08429 360	UTILITIES	368.34
INVOICE:	0251100100	061825								
169246	06/09/25	71012			104662	P	07/22/25	08429 360	UTILITIES	1,808.89
INVOICE:	5166383000	060925								
169390	07/22/25	71159			104662	P	07/22/25	01409 360	UTILITIES	1,960.76
INVOICE:	1665558000	060925								
169398	07/08/25	71167			104701	P	07/22/25	02434 379	R/M GWYNEDD RESERVE DISTR	8.62
INVOICE:	9503468000	070825								
169399	07/08/25	71168			104701	P	07/22/25	05454 360	UTILITIES	20.83
INVOICE:	0548354000	070825								



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169400		07/08/25	71169		104701	P	07/22/25	05454	360	UTILITIES	28.82
	INVOICE:	3270531222	070825								
169401		07/07/25	71170		104701	P	07/22/25	02434	380	R/M GWYNN CREST DISTRICT	30.68
	INVOICE:	7712968000	070725								
169402		07/07/25	71171		104701	P	07/22/25	05454	360	UTILITIES	55.36
	INVOICE:	4325804000	070825								
169403		07/08/25	71172		104701	P	07/22/25	05454	360	UTILITIES	73.24
	INVOICE:	8946494000	070825								
VENDOR TOTALS			47,785.59	YTD INVOICED					56,092.58	YTD PAID	6,773.54
3475	PENN E & R										
	169349	07/01/25	71117		104663	P	07/22/25	01414	313	ENGINEERING	4,489.75
	INVOICE:	27112									
VENDOR TOTALS			11,228.00	YTD INVOICED					15,896.95	YTD PAID	4,489.75
1211	PENN-HOLO SALES & SERVICE										
	169300	06/16/25	71068		104664	P	07/22/25	01430	220	SUPPLIES PW	705.96
	INVOICE:	46832									
	169301	06/16/25	71069		104664	P	07/22/25	01430	220	SUPPLIES PW	130.00
	INVOICE:	47491									
VENDOR TOTALS			2,409.26	YTD INVOICED					2,409.26	YTD PAID	835.96
2919	PFM ASSET MANAGEMENT LLC										
	169333	06/16/25	71101		104665	P	07/22/25	01402	310	PROFESSIONAL SERVICES	1,041.37
	INVOICE:	14828587									
	169333	06/16/25	71101		104665	P	07/22/25	01410	311	PROF. SERVICES - PENSION,	3,385.92
	INVOICE:	14828587									
VENDOR TOTALS			24,952.51	YTD INVOICED					40,451.15	YTD PAID	4,427.29
4072	PILOT THOMAS LOGISTICS, LLC										
	169375	06/16/25	71144		104666	P	07/22/25	01410	374	FUEL/ GASOLINE/ DIESEL	2,009.97
	INVOICE:	1288195-IN									
	169376	06/16/25	71145		104666	P	07/22/25	01410	374	FUEL/ GASOLINE/ DIESEL	1,717.19
	INVOICE:	1299221-IN									
	169376	06/16/25	71145		104666	P	07/22/25	01430	374	FUEL/ GASOLINE/ DIESEL	267.83
	INVOICE:	1299221-IN									
	169377	06/27/25	71146		104666	P	07/22/25	01410	374	FUEL/ GASOLINE/ DIESEL	1,377.93
	INVOICE:	1293837-IN									
	169377	06/27/25	71146		104666	P	07/22/25	01430	374	FUEL/ GASOLINE/ DIESEL	397.63
	INVOICE:	1293837-IN									
VENDOR TOTALS			35,750.72	YTD INVOICED					37,989.52	YTD PAID	5,770.55
2918	PRIMO BRANDS										
	169332	06/16/25	71100		104667	P	07/22/25	01409	220	SUPPLIES- ALL BLDNGS	317.91
	INVOICE:	15G0438012023									

## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS		941.73 YTD INVOICED			941.73 YTD PAID			317.91				
3458 REMCO, INC.	169347	07/01/25	71115		104668	P		07/22/25	01409	370	R&M ALL BLDNGS	338.00
	INVOICE:	851027										
	169348	07/01/25	71116		104668	P		07/22/25	01409	370	R&M ALL BLDNGS	365.00
	INVOICE:	844506										
VENDOR TOTALS		11,353.22 YTD INVOICED			23,878.59 YTD PAID			703.00				
172 REX WILKINSON	169273	07/07/25	71041		104669	P		07/22/25	01410	158	POST-RETIREMENT HEALTH BE	452.45
	INVOICE:	070125										
VENDOR TOTALS		3,167.15 YTD INVOICED			3,167.15 YTD PAID			452.45				
1166 RICHARD H. LUTZ & SONS INC.	169291	06/16/25	71059		104670	P		07/22/25	01430	220	SUPPLIES PW	195.00
	INVOICE:	112596										
VENDOR TOTALS		323.00 YTD INVOICED			323.00 YTD PAID			195.00				
2607 RICOH USA INC	169319	06/16/25	71087		104671	P		07/22/25	01430	450	CONTRACTED SERVICES	63.50
	INVOICE:	590678174										
	169319	06/16/25	71087		104671	P		07/22/25	08429	450	CONTRACTED SERVICES	63.50
	INVOICE:	590678174										
	169320	06/16/25	71088		104671	P		07/22/25	01414	430	TECHNOLOGY	185.40
	INVOICE:	590651798										
	169322	06/16/25	71090		104671	P		07/22/25	01410	450	CONTRACTED SERVICES	178.14
	INVOICE:	590935886										
	169322	06/16/25	71090		104671	P		07/22/25	01401	430	TECHNOLOGY	403.98
	INVOICE:	590935886										
VENDOR TOTALS		6,986.20 YTD INVOICED			6,986.20 YTD PAID			894.52				
3992 ROBERT COLLINS	169369	07/22/25	71138		104672	P		07/22/25	01430	238	CLOTHING & UNIFORMS	67.46
	INVOICE:	071425										
	169369	07/22/25	71138		104672	P		07/22/25	08429	238	UNIFORMS	22.49
	INVOICE:	071425										
VENDOR TOTALS		89.95 YTD INVOICED			709.99 YTD PAID			89.95				
1081 ROBERT E. LITTLE INC.	169289	06/16/25	71057		104673	P		07/22/25	08429	262	R&M EQUIP/VEHICLES	74.95
	INVOICE:	04-1195584										
VENDOR TOTALS		2,303.98 YTD INVOICED			2,303.98 YTD PAID			74.95				



## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
1129 SAFETY-KLEEN SYSTEMS, INC.	169290	06/16/25	71058		104674	P	07/22/25	01430 220	SUPPLIES PW	352.16
	INVOICE: 97281216									
VENDOR TOTALS				1,970.77 YTD INVOICED				2,233.26 YTD PAID		352.16
2460 SANG CHUL LEE	169316	06/16/25	71084		104675	P	07/22/25	01410 238	UNIFORMS	108.00
	INVOICE: 2888									
VENDOR TOTALS				711.75 YTD INVOICED				999.75 YTD PAID		108.00
1519 SPECIALIZED ELEVATOR CORPORATION	169311	06/16/25	71079		104676	P	07/22/25	01409 370	R&M ALL BLDNGS	91.83
	INVOICE: 401689									
VENDOR TOTALS				175.31 YTD INVOICED				175.31 YTD PAID		91.83
573 STANDARD INSURANCE COMPANY	169407	07/08/25	71176		104702	P	07/22/25	01401 153	DISABILITY & LIFE INS.	648.83
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	01402 153	DISABILITY & LIFE INS.	260.97
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	01409 153	DISABILITY & LIFE INS.	77.07
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	01410 153	DISABILITY & LIFE INS.	3,427.49
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	01414 153	DISABILITY & LIFE INS.	235.20
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	01430 153	DISABILITY & LIFE INS.	1,008.43
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	05451 153	DISABILITY & LIFE INS.	183.87
	INVOICE: JULY 1 2025									
	169407	07/08/25	71176		104702	P	07/22/25	08487 153	DISABILITY & LIFE INS.	727.67
	INVOICE: JULY 1 2025									
VENDOR TOTALS				47,738.21 YTD INVOICED				47,738.21 YTD PAID		6,569.53
3733 STAPLES	169353	07/01/25	71121		104677	P	07/22/25	01401 200	OFFICE SUPPLIES	126.89
	INVOICE: 7005783779									
	169354	07/01/25	71122		104677	P	07/22/25	01401 200	OFFICE SUPPLIES	55.34
	INVOICE: 7005708883									
	169355	07/01/25	71123		104677	P	07/22/25	01401 200	OFFICE SUPPLIES	33.95
	INVOICE: 7005635670									
	169355	07/01/25	71123		104677	P	07/22/25	01430 220	SUPPLIES PW	88.41
	INVOICE: 7005635670									
VENDOR TOTALS				1,077.08 YTD INVOICED				1,377.30 YTD PAID		304.59
3934 SWEET BRIAR CART, LLC										

## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR	NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	169422 INVOICE:	07/08/25 060725	71191		104703	P		07/22/25	01410 480	COMMUNITY RESPONSE UNIT	500.00
	VENDOR TOTALS		500.00	YTD INVOICED					500.00	YTD PAID	500.00
3408	THOMAS R. ARENA INC. 169346 INVOICE:	06/09/25 2833	71114		104678	P		07/22/25	01430 450	CONTRACTED SERVICES	7,419.71
	VENDOR TOTALS		19,738.02	YTD INVOICED					19,738.02	YTD PAID	7,419.71
3641	TRAISR, LLC 169350 INVOICE:	07/01/25 3579	71118		104679	P		07/22/25	01414 430	TECHNOLOGY	1,060.00
	169350 INVOICE:	07/01/25 3579	71118		104679	P		07/22/25	01430 430	TECHNOLOGY	640.00
	169350 INVOICE:	07/01/25 3579	71118		104679	P		07/22/25	31446 450	CONTRACTED SERVICES	70.00
	VENDOR TOTALS		8,170.00	YTD INVOICED					12,470.00	YTD PAID	1,770.00
3704	TREASURER, COUNTY OF MONTGOMERY 169424 INVOICE:	01/01/25 45-25-01	71193		104706	P		07/22/25	01410 430	TECHNOLOGY	4,752.00
	VENDOR TOTALS		4,752.00	YTD INVOICED					4,752.00	YTD PAID	4,752.00
2441	TUSTIN GROUP, LLC 169313 INVOICE:	06/16/25 930020949	71081		104680	P		07/22/25	01409 370	R&M ALL BLDNGS	535.00
	169314 INVOICE:	06/16/25 930021149	71082		104680	P		07/22/25	01430 450	CONTRACTED SERVICES	253.00
	169315 INVOICE:	06/16/25 930020852	71083		104680	P		07/22/25	01430 450	CONTRACTED SERVICES	253.00
	VENDOR TOTALS		7,846.18	YTD INVOICED					7,846.18	YTD PAID	1,041.00
2906	US BANK 169329 INVOICE:	06/16/25 14826308	71097		104681	P		07/22/25	01410 311	PROF. SERVICES - PENSION,	110.50
	169330 INVOICE:	06/16/25 14825785	71098		104681	P		07/22/25	01410 311	PROF. SERVICES - PENSION,	474.80
	169331 INVOICE:	06/16/25 14826425	71099		104681	P		07/22/25	01402 310	PROFESSIONAL SERVICES	170.16
	VENDOR TOTALS		3,730.88	YTD INVOICED					5,894.18	YTD PAID	755.46
40	VERIZON 169257 INVOICE:	06/17/25 2156430661	71025 071725		104682	P		07/22/25	08429 320	COMMUNICATIONS	33.39
	169258	06/12/25	71026		104682	P		07/22/25	08429 320	COMMUNICATIONS	33.39



## PAID INVOICES REPORT

WARRANT: 072225

TO FISCAL 2025/07 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	2156160540	061225								
169259	06/12/25	71027			104682	P	07/22/25	08429 320	COMMUNICATIONS	40.93
INVOICE:	2156282913	06225								
169260	06/11/25	71028			104682	P	07/22/25	01409 320	COMMUNICATIONS	46.06
INVOICE:	2152835268	061125								
169261	06/24/25	71029			104682	P	07/22/25	01409 320	COMMUNICATIONS	337.17
INVOICE:	2156461633	062425								
169262	06/24/25	71030			104682	P	07/22/25	01401 320	COMMUNICATION	333.37
INVOICE:	2156282630	061025								
VENDOR TOTALS				5,758.40 YTD INVOICED				5,827.60 YTD PAID		824.31
3202 VERIZON BUSINESS NETWORK SERVICES, INC.										
169414	07/08/25	71183			104704	P	07/22/25	01409 320	COMMUNICATIONS	994.48
INVOICE:	21549500									
VENDOR TOTALS				7,852.01 YTD INVOICED				7,852.01 YTD PAID		994.48
3204 VICTORY GARDEN'S, INC.										
169339	06/16/25	71107			104683	P	07/22/25	01430 220	SUPPLIES PW	1,080.00
INVOICE:	308454									
169340	06/16/25	71108			104683	P	07/22/25	01430 220	SUPPLIES PW	4,200.00
INVOICE:	307549									
169415	07/08/25	71184			104705	P	07/22/25	01430 220	SUPPLIES PW	100.00
INVOICE:	902817									
VENDOR TOTALS				5,655.00 YTD INVOICED				5,755.00 YTD PAID		5,380.00
2511 WEST PUBLISHING CORPORATION										
169317	06/16/25	71085			104684	P	07/22/25	01410 222	DETECTIVE OPERATING SUPPL	157.50
INVOICE:	852203244									
VENDOR TOTALS				1,102.50 YTD INVOICED				1,102.50 YTD PAID		157.50
255 WISSAHICKON VOLUNTEER										
169362	07/01/25	71131			104685	P	07/22/25	03480 910	WISSAHICKON VOL FIRE CO	133,527.24
INVOICE:	072225									
VENDOR TOTALS				133,527.24 YTD INVOICED				133,527.24 YTD PAID		133,527.24
REPORT TOTALS										582,331.19

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	107	582,331.19

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



## Statement

will #514  
6/5/25

Account Name: KENNY, PAUL D Card Number: xxxx-xxxx-xxxx-2252  
 Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 25,000.00  
 Employee ID: 2350  
 Statement Date (MM/DD/YYYY): 05/27/2025 Currency: U.S. DOLLAR

## Statement Summary:

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

Payments: \$ 0.00  
 Adjustments: \$ 0.00  
 Net Purchases: \$ 2,096.16  
 Cash Advance: \$ 0.00  
 Fees: \$ 0.00  
 Other Charges: \$ 0.00  
 New Account Balance: \$ 2,096.16

For your records only. No payment required.

## Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
04/26	04/28 588321935	THEIACP ALEXANDRIA VA <i>Chief of Police dues</i>	\$ 207.55 022762	\$ 12.45 (e)	\$ 220.00 ✓
			SST \$ 8.92 (e)		
			CST \$ 0.00 (e)		
			LST \$ 3.53 (e)		01410.420
04/28	04/29 588521837	21CM PA2 NEWSPAPERS CI WEST CHESTER PA <i>The Record subscription</i>	\$ 18.00 046228	\$ 0.00	\$ 18.00 ✓
04/29	05/01 588942594	CELLEBRITE INC. PARSIPPANY NJ <i>Cantrall - Training</i>	\$ 471.70 075836	\$ 28.30 (e)	\$ 500.00 ✓
			SST \$ 28.30 (e)		
			CST \$ 0.00 (e)		01410.420
			LST \$ 0.00 (e)		
05/04	05/05 589421594	MOTOROLA SOLUTIONS ONL SCHAUMBURG IL <i>Carry Case Battery</i>	\$ 179.16 024294	\$ 0.00	\$ 179.16 ✓
05/06	05/07 589899587	PENN STATE UNIVERSITY PK PA <i>C. Svenson acting in Rank Class</i>	\$ 569.00 083052	\$ 0.00	\$ 569.00 ✓
05/16	05/19 592015644	SMARTSAFETY 2085767000 ID <i>accident diagram Program</i>	\$ 363.21 092781	\$ 21.79	\$ 385.00 ✓
05/17	05/19 592015645	DNS MADE EASY 212-623-4340 VA <i>DNS lines for Gcc domain</i>	\$ 212.27 011786	\$ 12.73	\$ 225.00 ✓
TOTAL CREDITS				xxxx-xxxx-xxxx-2252	\$ 0.00
TOTAL DEBITS				xxxx-xxxx-xxxx-2252	\$ 2,096.16





## Statement

Account Name: FEIGHT-HICKS, SANDI L Card Number: xxxx-xxxx-xxxx-6350  
Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 5,000.00  
Employee ID: 8118  
Statement Date (MM/DD/YYYY): 05/27/2025 Currency: U.S. DOLLAR

## Statement Summary:

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

Payments: \$ 0.00  
Adjustments: \$ 0.00  
Net Purchases: \$ 1,581.56  
Cash Advance: \$ 0.00  
Fees: \$ 0.00  
Other Charges: \$ 0.00  
New Account Balance: \$ 1,581.56

For your records only. No payment required.

## Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
05/05	05/06 589667353	GREENDISK INC ISSAQUAH WA <i>EAC Irish Boxes</i>	\$ 1,084.43 047762	\$ 65.07 (e)	\$ 1,149.50 ✓
			SST \$ 65.07 (e)		
			CST \$ 0.00 (e)		01401.460
			LST \$ 0.00 (e)		
05/21	05/22 592681945	GOPHER FAMILY BRANDS OWATONNA MN <i>Tennis net</i>	\$ 402.38 090152	\$ 29.68 (e)	\$ 432.06 ✓
			SST \$ 27.66 (e)		01430.220
			CST \$ 0.00 (e)		
			LST \$ 2.01 (e)		
TOTAL CREDITS			xxxx-xxxx-xxxx-6350		\$ 0.00
TOTAL DEBITS			xxxx-xxxx-xxxx-6350		\$ 1,581.56



## Statement

Account Name: **WORMAN, JAMIE P.** Card Number: xxxx-xxxx-xxxx-6926  
Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 5,000.00  
Employee ID: 1092  
Statement Date (MM/DD/YYYY): 05/27/2025 Currency: U.S. DOLLAR

## Statement Summary:

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

Payments: \$ 0.00  
Adjustments: \$ 0.00  
Net Purchases: \$ 1,558.00  
Cash Advance: \$ 0.00  
Fees: \$ 0.00  
Other Charges: \$ 0.00  
New Account Balance: \$ 1,558.00

For your records only. No payment required.

## Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
04/29	04/30 588722333	UNIFORM CONSTRUCTION U HARRISBURG PA	\$ 873.00 089016	\$ 0.00	\$ 873.00 ✓
05/06	05/07 589899588	ICMA ONLINE 2022894262 DC	\$ 561.32 058148	\$ 33.68	\$ 595.00 01235.000
05/16	05/19 592015722	FACEBK YAYZHQGMF2 MENLO PARK CA	\$ 2.00 029179	\$ 0.00	\$ 2.00 ✓ 01401.420
05/21	05/22 592680749	EIG CONSTANTCONTACT.C WALTHAM MA	\$ 88.00 030564	\$ 0.00	\$ 88.00 ✓ 01401.430
TOTAL CREDITS			xxxx-xxxx-xxxx-6926		\$ 0.00
TOTAL DEBITS			xxxx-xxxx-xxxx-6926		\$ 1,558.00





## Statement

Account Name: ZOLLERS, FRED Card Number: xxxx-xxxx-xxxx-3803  
Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 10,000.00  
Employee ID: 3259  
Statement Date (MM/DD/YYYY): 05/27/2025 Currency: U.S. DOLLAR

## Statement Summary:

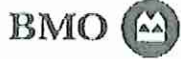
Report any items which do not agree with your records within 30 days of the statement date.

Payments: \$ 0.00  
Adjustments: \$ 0.00  
Net Purchases: \$ 986.27  
Cash Advance: \$ 0.00  
Fees: \$ 0.00  
Other Charges: \$ 0.00  
New Account Balance: \$ 986.27

For your records only. No payment required.

## Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
04/28	04/29 588521838	2003 - AQUARIUS SPLY NORRISTOWN PA	\$ 916.32 075470	\$ 54.98 (e)	\$ 971.30 ✓
		Watering Tower (Gipaco)		SST \$ 54.98 (e) CST \$ 0.00 (e) LST \$ 0.00 (e)	30454.60 0
05/20	05/21 592418571	GIANT 6510 SPRING HOUSE PA	\$ 14.12 004419	\$ 0.85 (e)	\$ 14.97 ✓
		Water		SST \$ 0.85 (e) CST \$ 0.00 (e) LST \$ 0.00 (e)	01401.20 0
TOTAL CREDITS			xxxx-xxxx-xxxx-3803		\$ 0.00
TOTAL DEBITS			xxxx-xxxx-xxxx-3803		\$ 986.27



## Statement

Account Name: ADMIN, CORP Card Number: xxxx-xxxx-xxxx-7362  
Company Name: LOWER GWYNEDD TOWNSHIP Account Limit: \$ 250,000.00  
Employee ID: CORPADMIN  
Statement Date (MM/DD/YYYY): 05/27/2025 Currency: U.S. DOLLAR

### Statement Summary:

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

Payments:	\$ 0.00
Adjustments:	\$ 0.00
Net Purchases:	\$ 100.05
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	\$ 100.05

For your records only. No payment required.

### Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
05/13	05/15 591366979	IL GIARDINO PIZZA CAFE SPRING HOUSE PA	\$ 33.49 086918	\$ 2.01 (e)	\$ 35.50 ✓
		<i>Pizza Linnecity.</i>		SST \$ 2.01 (e)	
				CST \$ 0.00 (e)	01401.187
				LST \$ 0.00 (e)	
05/21	05/23 592899329	IL GIARDINO PIZZA CAFE SPRING HOUSE PA	\$ 60.90 005649	\$ 3.65 (e)	\$ 64.55 ✓
		<i>Bos Dinner</i>		SST \$ 3.65 (e)	
				CST \$ 0.00 (e)	01401.187
				LST \$ 0.00 (e)	
TOTAL CREDITS				xxxx-xxxx-xxxx-7362	\$ 0.00
TOTAL DEBITS				xxxx-xxxx-xxxx-7362	\$ 100.05



VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
4137	CERTUS PUBLIC SAFETY SOLUTIONS, LLC	C/O DR. PAUL O'CONNELL	JAMESTOWN	RI	02835
4140	EK CONSTRUCTION, LLC	4928 B PEARSON AVENUE	PHILADELPHIA	PA	19114
4141	MSI SERVICES, INC.	23 US HIGHWAY 206	STANHOPE	NJ	07874

## 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	Jen O'Brien

### MEETING HIGHLIGHTS

Meeting Date	July 9, 2025
<b>Decisions/Recommendations</b> <ul style="list-style-type: none"> <li>Supervisor McNeely gave an update from the Board of Supervisors</li> <li>Rich gave a high level report on the Comprehensive Plan.</li> </ul>	
<b>Major Discussion Items</b> <ul style="list-style-type: none"> <li>Val Liggett from Gilmore &amp; Associates gave a high level presentation on the strategic forest management plan.</li> <li>Updates were given on Going Green Award, Tree Giveaway, Battery &amp; Techno Trash Collection. Battery portion will end on July 12 until the current provider updates their shipping policy.</li> <li>Single Use Plastics, the Township will reach out to several larger companies to begin the discussion of asking them to voluntarily stop using plastic bags.</li> <li>Karleigh and Sandi will work together in looking at alternatives for restaurants. Karleigh also requested that the EAC look at ways to assist restaurants in composting, her restaurant is currently composting 500 lbs of food weekly.</li> </ul>	

Next Meeting	Wednesday, August 13, 2025
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.



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

Board/Commission	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	Frances McKenzie, Secretary

### MEETING HIGHLIGHTS

Meeting Date	June 15, 2025
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>The Board made a recommendation to help sponsor Horseways' 2025 Paperchase held in September, \$200 donation.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>Val Liggett from Gilmore &amp; Associates gave a high level presentation on the strategic forest management plan.</li> <li>John Farrell informed the Board that the Kiwanis Club will have their 100<sup>th</sup> Anniversary and they are looking to help fund projects for children. Staff will be looking at the master plans for ideas.</li> <li>Next concert is July 23, Morgan will be giving all the contact information for band and vendors to Kathy.</li> </ul>	

Next Meeting	Tuesday, September 17, 2025 (no meeting in August)
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