

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, November 18, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88540321077?pwd=FfsVOGbSwg6qTxtKWl6EtixlZEplGZ.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of real estate related to the Public Works Facility site, potential litigation related to code enforcement, and personnel matters.

Proclamation commending Spring House Tavern for their generosity and community spirit

PUBLIC COMMENTS

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

BUILDING AND ZONING

1. Resolution 2025-16 Approval of land development plan for J&J "Project S" adding a CEAS lab to Building 15, with associated parking, utilities and walkways, and stormwater management
2. Public hearing to consider an amendment to zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District as requested for a proposed townhouse redevelopment of Spring House Nursery and surrounding properties
3. Consider authorization of removal of historic structure on Gwynedd Estates, with conditions

GENERAL BUSINESS

1. Authorize advertisement for the 2026 Preliminary Budget, as amended at the meeting
2. Approval of tax credits for Wissahickon Fire Company qualified volunteers
3. Consider appointment of ARRO Consulting, Inc. as Lower Gwynedd Township's third-party building inspector
4. Resolution 2025-17 authorizing resubmission of a \$999,566 Local Share Account grant application for the new Public Works Building

5. Resolution 2025-18 authorizing resubmission of a \$609,690 Local Share Account grant application for Oxford Park
6. Consider approval of contract with Sewer Specialty Services for \$75,000 to clean and televise sanitary sewer lines and do identified repairs
7. Approval of invoice report for November 18, 2025
8. Financial report – October 2025
9. Township Engineer Report – November 2025
10. Traffic Engineer Report – November 2025
11. Approval of minutes – October 28, 2025 meeting (MT abstains), October 30, 2025 Town Hall, and November 3, 2025 Town Hall

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	12/04/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	12/09/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	12/10/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	12/11/2025	6:00 P.M.
PARKS AND RECREATION	TUES	01/2026	6:00 P.M.
PLANNING COMMISSION	WED	11/19/2025	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: November 14, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: J&J CAES Lab Land Development (Project S)-#25-05LD

Recommended Motion: J&J CAES Lab Land Development- Motion to approve Resolution #2025-16 granting conditional preliminary/final approval to the J&J CAES Lab Land Development application.

At the BOS meeting in October John Walko, Esquire and Kevin Selger (Engineer) presented a proposed land development project for J&J that includes a 41,955 square foot addition to Building 15 on the Spring House Campus. The plan also proposed a service parking lot, utility pads and racks, a generator, subsurface utilities, and associated sidewalks and trails. The building addition will be 56 feet tall and include lab space on the first and second floors with the third floor dedicated to mechanical support. They will not be adding personnel. The applicants received a recommendation from the Planning Commission with conditions and will be before the BOS on November 18th, 2025, for a conditional preliminary/final approval of the proposed land development. The proposed approval resolution is attached to this memo along with the review letters, and a waiver request letter. The plans are linked separately.

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

RESOLUTION NO. 2025-_____

APPLICATION OF JOHNSON & JOHNSON INNOVATIVE MEDICINE, LLC
CEAS LAB ADDITION AND PROJECT EVOLUTION
1400 MCKEAN ROAD - #24-01LD

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

BACKGROUND

A. **JOHNSON & JOHNSON INNOVATIVE MEDICINE, LLC** (the "**Applicant**") is the owner of property, being Tax Map Parcel #39-00-04768-00-8, located at 1400 McKean Road, in the Township's F-1 Limited Industrial District (the "**Property**"). The Property consists of 171.68 acres and is currently the Johnson & Johnson Springhouse Campus.

B. The Applicant has filed a land development application (the "**Application**") proposing the addition of the CEAS Lab addition to Building 15 of forty-one thousand nine hundred fifty-five square feet (41,955 sq. ft.), and also includes a service parking lot, utility pads, utility racks, subsurface utilities, and associated sidewalks (collectively, the "**Development**").

C. The Development is more particularly depicted and described in the following plans and reports, all as prepared by Gilmore & Associates ("**Applicant's Engineer**") for the Applicant (collectively, the "**Plans**"):

(1) Plan set containing thirty-two (32) sheets, titled "CEAS Lab Building / Project Evolution" dated April 3, 2025, last revised September 25, 2025.

(2) Post-Construction Stormwater Management Narrative Report prepared for Campus Project S; CEAS Lab Addition and Project Evolution at the Johnson & Johnson Innovative Medicine, LLC, dated September 25, 2025.

(3) Request for Sewage Facilities Planning Module exemption letter dated September 25, 2025.

(4) Erosion & Sediment Control Plan Narrative Report for Campus Project S: CEAS Lab Addition at Johnson & Johnson Innovative Medicine, LLC, dated July 3, 2025.

(5) Response to Township Traffic Engineer Comments Letter – Johnson & Johnson CEAS Lab Building, dated September 25, 2025.

(6) Response to CKS Comments Letter – Johnson & Johnson CEAS Lab Building, dated September 25, 2025.

(7) Response to Township Fire Marshal Comments Letter – Johnson & Johnson CEAS Lab Building, dated September 25, 2025.

(8) The Applicant's revised waiver request letter dated October 28, 2025 (the "**Waiver Letter**").

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

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

RESOLUTION

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

1. The Planning Commission and the Township Engineer have recommended, and the Board has determined that the waivers requested in the Waiver Letter (and any amendment thereto), are necessary to alleviate the undue hardship created by peculiar conditions pertaining to the Property, will not be contrary to the public interest, and preserve the purpose and intent of the Codes of Lower Gwynedd Township. Therefore, the Board waives strict compliance with the following provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance ("**SALDO**"):

(a) From Section 1241.401(n), to permit an HPDE pipe with a six inches (6") diameter, whereas SALDO requires a minimum diameter of eighteen inches (18").

(b) From Section 1230.46.h, to not install concrete curb or tire stops, as required to protect planting strips and to prevent the overhanding of vehicles into pedestrian walks.

(c) From Section 1230.45.b, to permit a trail width of six feet (6'), wherein the required minimum width of pedestrian trails is to be eight feet (8').

(d) From Section 1240.41.g, which requires a ten foot (10') wide landscape strip for every ten (10) parking spaces.

(e) From Section 1230.37.i, which requires a certain asphalt material and thickness (paving cross-sections), based on a geotechnical engineering evaluation of the site soils. This waiver, if granted, is conditioned upon the Township Engineer's approval of the Applicant's geotechnical report.

(f) From Section 1230.40.a, which requires a traffic impact study for all and subdivisions and land developments for commercial/office buildings or Institutional development consisting of fifteen thousand square feet (15,000 sq. ft.) or more of gross floor area.

2. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated October 23, 2025, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues identified in the Township Fire Marshal's letter dated August 13, 2025, the entire contents of which are incorporated herein by reference.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Engineer's review letter dated October 23, 2025, the entire contents of which are incorporated herein by reference.

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

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

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

8. The Applicant and the Applicant's successors and assigns shall be responsible for the maintenance of all stormwater collection, detention and conveyance facilities depicted in the Plans. Prior to the recording of the Plans, the Applicant shall sign the Township's form of Stormwater Ownership and Maintenance Agreement (the "**Stormwater Agreement**"). The Stormwater Agreement will include a requirement that the Applicant perform a regular inspection of the inlets to ensure that they remain clear of debris and drain properly.

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

(a) **Recreation Impact Fee.** A Recreation Impact Fee as required by the Codified Ordinances of Lower Gwynedd Township, calculated as \$500 per 1000 square feet being constructed. As such, the fee based on 2,711 square feet of building constructed, is calculated to be **Twenty Thousand Nine Hundred Seventy-Seven Dollars and fifty cents (\$20,977.50).**

(b) **Stormwater Management Facility Fee.** Intentionally Omitted.

(c) **Transportation Impact Fee.** The proposed development is subject to the Transportation Impact Fee of **One Hundred Fifteen Thousand Nine Hundred Fifty Dollars (\$115,950.00)**, as set forth in the November 4, 2025 letter from the Applicant's Engineer.

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

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

12. The Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be removed from the Property.

13. **CONSISTENT WITH SECTION 509(B) OF THE MPC (53 P.S. §10509(B)), THE PAYMENT OF ALL APPLICABLE FEES AND THE FUNDING OF ALL ESCROWS UNDER THE DEVELOPMENT AGREEMENT MUST BE ACCOMPLISHED WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE DATE OF THIS RESOLUTION, UNLESS A WRITTEN EXTENSION IS GRANTED BY THE BOARD. UNTIL THE APPLICABLE FEES HAVE BEEN PAID AND THE ESCROWS FULLY FUNDED, THE RECORD PLAN SHALL NOT BE SIGNED OR RECORDED, AND NO CONSTRUCTION PERMITS SHALL BE ISSUED. IF THE FEES HAVE NOT BEEN PAID AND THE ESCROW HAS NOT BEEN FUNDED WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THIS RESOLUTION (OR ANY WRITTEN EXTENSION THEREOF), THIS APPROVAL SHALL EXPIRE AND BE DEEMED TO HAVE BEEN REVOKED.**

14. **UNDER THE PROVISIONS OF THE MPC, THE APPLICANT HAS THE RIGHT TO ACCEPT OR REJECT THE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD. IN THE ABSENCE OF A WRITTEN APPEAL OR A NOTICE OF REJECTION FILED WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS RESOLUTION, THE CONDITIONS SET FORTH HEREIN SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE APPLICANT. IF THE TOWNSHIP RECEIVES WRITTEN NOTICE OF AN APPEAL OR REJECTION OF ANY OF THE CONDITIONS SET FORTH HEREIN WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS RESOLUTION, THE APPROVAL, THE WAIVERS AND DEFERRALS GRANTED HEREIN SHALL BE DEEMED TO BE AUTOMATICALLY RESCINDED AND REVOKED AND THE APPLICATION SHALL BE CONSIDERED DENIED BASED UPON THE FAILURE TO FULLY COMPLY WITH ALL OF THE CONDITIONS SET FORTH HEREIN, ALL AS AUTHORIZED BY SECTION 508 OF THE MPC (53 P.S. §10508).**

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

16. The Plans shall not be recorded unless and until the Applicant presents the Township Solicitor with written confirmation from the Recorder of Deeds that the Plans have been pre-reviewed and are in acceptable form for recording.

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

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on the 18th day of November, 2025.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

ACCEPTED BY THE APPLICANT:

JOHNSON & JOHNSON INNOVATIVE MEDICINE, LLC

By: _____
AUTHORIZED REPRESENTATIVE

Print Name: _____

Title: _____

Dated: November _____, 2025



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 4, 2025

File No. 25-00190

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

Reference: Proposed J&J CEAS Laboratory Building - 1400 McKean Road
Transportation Impact Fee Assessment
Lower Gwynedd Township, Montgomery County, PA

Dear Ms. Gleason,

At the request of Lower Gwynedd Township, Gilmore & Associates, Inc. (G&A) has prepared a transportation impact fee assessment for the proposed CEAS Laboratory Building addition to the J&J Spring House Campus at 1400 McKean Road in Lower Gwynedd Township, Montgomery County, PA. The existing gross square footage of the Campus is 928,733. The proposed addition to the Campus is 41,955 SF, with the total square footage rising to 970,688 SF.

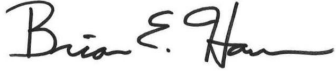
Please note that J&J, with the addition of this new building to the site, has indicated that no new employees will be hired, as the space is for decompression of the existing facility spaces; consequently, no new generated vehicle trips for the site are anticipated. This Assessment is provided at the request of the Township Engineer to account for any potential future hires, in which the new space may be used to accommodate more employees and trips.

As discussed with the Township's Traffic Consultant, G&A's 2021 Transportation Impact Assessment for the site was used to establish existing traffic conditions – 778 PM Peak Hour trips. Utilizing the existing non-mechanical square footage of the Campus (928,733 total existing building area, with 59,764 square feet of mechanical space, resulting in an existing non-mechanical space of 868,969 SF), a Trips Per Square Foot rate was calculated (778 PM Peak Hour trips divided by 868,969 SF = 0.000895314 trips per SF). This rate was applied to the proposed non-mechanical space (41,955 SF total – 9,000 SF mechanical space = 32,955 SF non-mechanical) resulting in 30 additional PM Peak Hour trips. Using the \$3,865 per PM Peak Hour Trip, this results in a Transportation Impact Fee of \$115,950.

Attached is a tabulation of the above calculations.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brian E. Harman". The signature is fluid and cursive, with the first name "Brian" being the most prominent.

Brian Harman, P.E., PTOE
Transportation Manager
Gilmore & Associates, Inc.

ejb/BEH

cc: Chad Dixson, A.I.C.P., P.P., Senior Project Manager, Transportation, Bowman
Kevin Selger, R.L.A., Vice President, Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

AREAS (SF)

Existing Overall	928,733
Existing Mechanical (See below)	59,764
Existing Non-Mechanical	868,969

Proposed Overall Added	41,955
Proposed Mechanical Added	9,000
Proposed Non-Mechanical Added	32,955

Resulting Overall	970,688
Resulting Mechanical	68,764
Resulting Non-Mechanical	901,924

Traffic Impact Fee (per PM Peak Hour Trip) \$ 3,865.00

Existing Trip Generation

778

Calculated Rate (Trips Per SF)

0.000895314

Added Trips

30

Transportation Impact Fee

\$115,950

Total Proposed Trips

808

Mechanical/Electrical Support Space (SF)

Bldg. 13 (Chiller Courtyard)	2,439
Bldg. 19 (Project Evolution)	13,633
Bldg. 21 (Main Plant)	24,935
Bldg. 42 (East Plant)	18,757
Total	59,764



CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksengineers.com

Sent Via Email

October 23, 2025
Ref. #C0005595

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

Attention: Jamie Worman, Assistant Township Manager

Reference: Johnson & Johnson Innovative Medicine, LLC
Campus Project S: CEAS Lab Addition and Project Evolution
Preliminary/Final Land Development

Dear Jamie:

We have reviewed the revised Preliminary/Final Land Development Plan Submission for the above-referenced project consisting of:

- Plan set containing 32 sheets, titled "CEAS Lab Building / Project Evolution" prepared by Gilmore & Associates, Inc., dated April 3, 2025, last revised September 25, 2025.
- Post-Construction Stormwater Management Narrative Report prepared for Campus Project S; CEAS Lab Addition and Project Evolution at the Johnson & Johnson Innovative Medicine, LLC, prepared by Gilmore & Associates, Inc., dated September 25, 2025.
- Request for Sewage Facilities Planning Module exemption letter from Gilmore & Associates, dated September 25, 2025.

We previously received the following documents in support of this land development project:

- Erosion & Sediment Control Plan Narrative Report for Campus Project S: CEAS Lab Addition at Johnson & Johnson Innovative Medicine, LLC, prepared by Gilmore & Associates, Inc., dated July 3, 2025.
- Waiver Request letter from Gilmore & Associates, Inc., dated July 3, 2025, requesting five (5) waivers from the Township Subdivision and Land Development Ordinance.
- Completed Lower Gwynedd Township Subdivision and Land Development Application.

This project "S" proposes a 41,955 s.f. CEAS (Cell Engineering Analytical Sciences) Lab addition to Building 15 as well as a service parking lot, utility pads, utility racks, new generator, subsurface utilities and associated sidewalks and trails on the existing 171.68-acre Johnson & Johnson Spring House Campus in the F-1 Limited Industrial Zoning District. The proposed building addition will be 56 feet tall, with the first and second floors devoted to lab space and the third floor will be for mechanical support space. The applicant has stated that there will be no additional personnel required with this building addition. We have reviewed the submission in relationship with the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance and offer the following comments for the Board's consideration:

1. The applicant is requesting the following waivers from the requirements of the Subdivision and Land Development Ordinance, as noted in a Gilmore & Associates, Inc. letter dated July 3, 2025 and as listed on Sheet 4 of the plans:

- a. From Section 1241.401(n) – to permit an HPDE pipe with a 12" diameter, whereas the Code requires a minimum diameter of 18".

The engineer has stated that the contributing drainage areas are small enough that a 12" diameter pipe has the capacity to convey the 100 year storm event peak flow rate.

- We note that the project proposes 6" diameter pipes and that the Planning Commission had requested that an updated waiver request letter be provided, which has not been received.

- b. From Section 1230.46.h – to not install concrete curb or tire stops, as required to protect planting strips and to prevent the overhanding of vehicles into pedestrian walks.

The applicant is requesting this waiver to not require curbing or tire stops along the planting strips in the existing parking Lot C in order to match the current condition of the existing parking lots.

- c. From Section 1230.45.b – which requires a minimum width of pedestrian trails to be eight (8) feet.

The applicant is requesting a waiver to permit a 6-foot-wide trail, to match the campus's standard trail width.

- d. From Section 1240.41.g – which requires a minimum 10-foot-wide landscape strip for every 10 parking spaces.

The applicant is requesting a waiver from providing the 10-foot landscape strip for every 10 parking spaces since there is an existing 10-foot-wide grass strip in parking Lot C.

- e. From Section 1230.37.i – which requires asphalt material and thickness (paving cross-sections) in accordance with this Ordinance Section.

The applicant requests a waiver from providing the required paving cross-sections, based on a geotechnical engineering evaluation of the site soils.

- We note that the Planning Commission requested that the applicant's engineer provide the geotechnical report to the Township for review. We have not seen this report to review it.

The following additional waiver request has been included on Sheet 4 of the plans, but is not listed in the Waiver Request letter:

- f. From Section 1230.40.a – which requires a traffic impact study as part of the preliminary plan application for all zoning changes and subdivisions and land developments that meet one or more of the following criteria: Commercial/office building or Institutional development consisting of 15,000 square feet or more of gross floor area.

The applicant requests a waiver from providing a traffic impact study since this project is not anticipated to increase flows in and out of the site. They state that this lab/office expansion will be serving current users of the site.

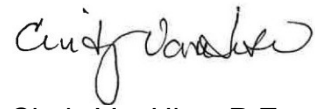
We recommend that an updated Waiver Request letter be provided to the Township.

2. The proposed limit of disturbance (LOD) for the project is noted on the plans to be 335,052 s.f. (7.69-acres). We note that the applicant has applied to the Montgomery County Conservation District for a major amendment to the existing NPDES Permit for the site. We recommend that the Township and our office be copied on all correspondence and approvals from MCCD and that approval of the major amendment to the existing NPDES Permit be received and provided to the Township before any site work commences for this project. (SLDO Sections 1241.301.a.4, 1241.302.a)
3. A new Stormwater Management Operation and Maintenance Agreement for this specific project is required to be prepared, executed and recorded. (SLDO Section 1241.702)
4. Final approval from the Fire Marshall is required for internal site circulation. (SLDO Section 1230.46.e.14)
5. The applicant has provided a "Request for Sewage Facilities Planning Module exemption letter" which states that based on the water usage and wastewater discharge data, as obtained for this property from North Wales Water Authority and the Forest Manor Pumping Station, the average gallon per day (GPD) wastewater flow through December 2024 was 76,125 which is 41,625 GPD less than the current allotment of 117,750 GPD. The proposed development is estimated to increase the GPD by 1,584 for a total GPD of 77,709 which is less than the allotment of 117,750.

6. An itemized construction cost estimate should be submitted for review and approval, which will be utilized in the Development Agreement for this project, which will include the posting of financial security for the improvements that are to be constructed in conjunction with this project.

We recommend that the above comments be acceptably addressed to the satisfaction of Lower Gwynedd Township or made a condition of any consideration for approval.

Very truly yours,
CKS ENGINEERS
Township Engineers



Cindy VanHise, P.E.

CVH/paf

cc: Mimi Gleason, Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil Stein, Esq.
Chad Dixon, AICP, PP, Bowman
James Lilly, Janssen Research & Development, LLC, Applicant
Kevin Selger, RLA, Gilmore & Associates, Inc.
Jeffrey Kelly, P.E., Gilmore & Associates, Inc.
File



October 23, 2025

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

RE: **Traffic Review – Preliminary/Final Land Development Plans**
Proposed J&J CEAS Laboratory Building – 1400 McKean Road
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-017

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed a traffic review for the proposed development to be located at the Janssen Spring House Campus in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed development will consist of constructing a 41,955 square-foot laboratory building expansion to building 15 and parking lot modifications. Access to the site will continue to be provided via the existing driveways along McKean Road and Welsh Road (S.R. 0063).

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Johnson & Johnson Innovative Medicine, LLC, prepared by Gilmore & Associates, Inc., last revised September 25, 2025.
- Response to Township Traffic Engineer Comments Letter – Johnson & Johnson CEAS Lab Building, prepared by Gilmore & Associates, Inc., dated September 25, 2025.
- Response to CKS Comments Letter – Johnson & Johnson CEAS Lab Building, prepared by Gilmore & Associates, Inc., dated September 25, 2025.
- Response to Township Fire Marshal Comments Letter – Johnson & Johnson CEAS Lab Building, prepared by Gilmore & Associates, Inc., dated September 25, 2025.

Based on our review of the documents listed above, Bowman finds that all our prior outstanding traffic-related technical comments associated with the land development plans have been addressed. Bowman offers the following comments for consideration by the Township and the applicant:

1. The applicant is requesting a waiver from the following traffic and parking related ordinance requirements:
 - Section 1230.40(a) – requiring a traffic impact study for the proposed development.
 - Section 1230.41(g) – requiring a 10-foot wide landscape strip for every 10 parking spaces in parking areas for more than 10 vehicles.
 - Section 1230.45(b) – requiring pedestrian trails to be a minimum of 8 feet wide.
 - Section 1230.46(h) – requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on sidewalk area and provide protection of planting strips.

2. The applicant must address all comments from the Township Fire Marshal. If further plan revisions are required, Bowman can review any traffic-related items, if needed.
3. The proposed development is subject to the Transportation Impact Fee of \$3,865 per "new" weekday afternoon peak hour trip based on the addition of approximately 42,000 square feet on the campus. *The applicant's engineer indicates in its response that it will conduct a trip generation evaluation based upon the square footage of the proposed building to determine the number of trips that will be subject to the transportation impact fee.* Upon receiving this information, our office and the Township will determine the transportation impact fee required for the proposed building addition.

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

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/MEE/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil Stein, Esquire, Solicitor
Cindy VanHise, P.E., CKS Engineers, Inc.
Jeffrey Kelley, P.E., Gilmore & Associates, Inc. (Applicant's Engineer)
Kevin Selger, R.L.A, Gilmore & Associates, Inc. (Applicant's Architect)

V:\314087 - Lower Gwynedd Township\314087-01-017 (TRA) - JJ CEAS Lab Building\Engineering\Submissions\2025-09-25 LD\Review\2025-10-23 Review Letter_JJ CEAS Lab.docx

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 5, 2025

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

Re: MCPC #25-0140-001
Plan Name: J&J CEAS Lab Building
(1 lot comprising 6.46 acres)
Situates: 1400 McKean Road (cross street: Welsh Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, J&J Springhouse Campus, is proposing to build a new CEAS Lab Building which would be an extension of an existing building. The proposed building would be in the southeast area of the property that is closest to the intersection of Route 309 and McKean Road. In addition to the new building, the proposal includes associated driveways, subsurface utilities, utility pads, and walkways connecting the parking lot to the proposed CEAS Lab Building. Demolition of an existing building, a parking lot, portions of paved areas and other existing features, would be required. The total impervious coverage will be increased by approximately one-half of an acre. The property is located in the F-1 Limited Industrial Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area located in the "Business Area" future land use area. Business areas consist primarily of business-oriented land uses, such as offices, research facilities, and industrial parks. Secondary uses might include small-scale retail and service businesses, and day care centers. Development should be designed to accommodate automobile trips and make it easy for employees to walk to destinations and throughout the campus.



RECOMMENDATION

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

REVIEW COMMENTS

LANDSCAPING

The township requires additional buffering for properties within the F-1 Zoning District. The F-1 District requires that there be "a suitable and effective landscape barrier to separate the property from any adjacent public street," which is currently established by the existing campus (§ 1288-08(c)). The proposed planting schedule lists 79 trees. To meet the specific requirements, the applicant is proposing to plant 42 trees (one shade tree is required for every 1,000 square feet of gross floor area, as per SALDO § 1230-42(g)) in addition to 32 replacement trees, as required per § 1230-41(i).

- A. Additional Landscaping. The proposal includes a series of 2.5-foot-high retaining walls located between the parking lot and the proposed lab building, which we envision as potentially having a terraced effect. We recommend that the applicant consider additional landscaping for this retaining wall area, including native grasses and shrubs, to add visual interest. The addition of grasses and shrubs would have the added benefit of reducing the need for mowing maintenance, which could be difficult on the top portions of the retaining walls.

STORMWATER MANAGEMENT

- A. Maintenance. It appears that the additional impervious coverage will be handled by the existing stormwater management on the site. Based on the Post Construction Stormwater Management Plan (Sheet No. 13), there appears to be various areas of sump conditions around the inlets. These inlets could get clogged with plant matter and debris over time which could lead to flooding during heavy rain events. We recommend that there be a maintenance plan that requires regular inspection of the inlets to ensure that they remain clear of debris and drain properly.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in the F-1 Limited Industrial District.

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

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

municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (MCPC # 25-0140-001) on any plans submitted for final recording.

Sincerely,

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

Claire Warner, Principal Community Planner I

Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: James Lilly, Applicant
Kevin Selger, Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chair, Planning Commission

Attachment A: Aerial Image of Site

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

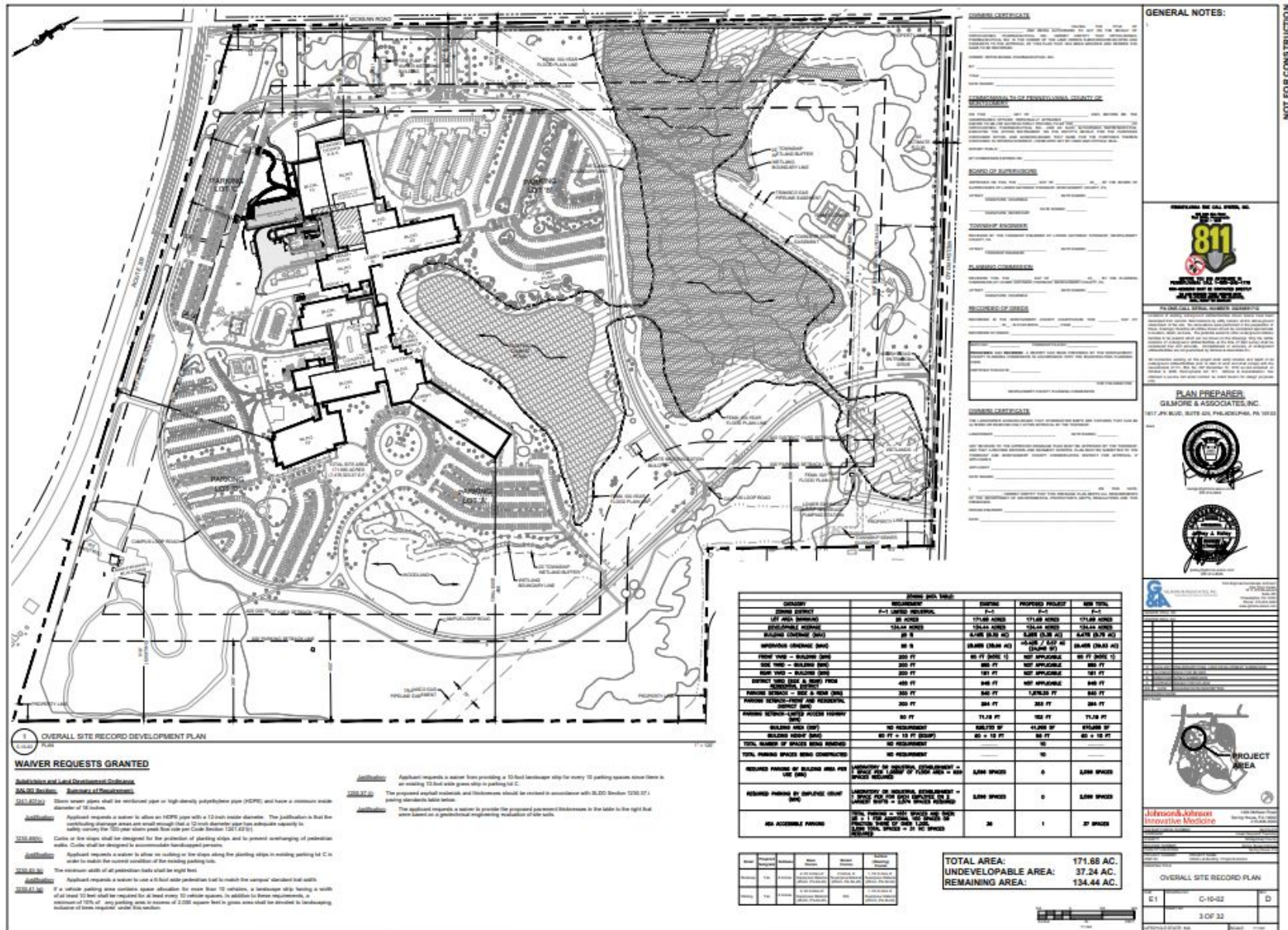


J&J CEAS Lab Building
MCPC#250140001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
P.O. Box 311, Norristown, PA 19380-44311
(610) 278-3723 (t) (610) 278-3941
www.montcopa.org/planning
Aerial photography provided by Noamap

0 400 800 1,600 Feet







GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 28, 2025

Jamie Worman
Assistant Manager
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Waiver Requests
CEAS Lab Addition - Preliminary/Final Land Development Submission
Janssen Spring House, PA Campus

Dear Mr. McAnally:

The following are the waivers being requested from the SALDO/SWMO in support of the Preliminary/Final Land Development Plan for the CEAS Lab addition, Project S, at the J&J Spring House PA campus.

Subdivision and Land Development Ordinance

SALDO Section: Summary of Requirement:

1241.401(n): Storm sewer pipes shall be reinforced pipe or high-density polyethylene pipe (HDPE) and have a minimum inside diameter of 18 inches.

Justification: Applicant requests a waiver to allow an HDPE pipe with a 6-inch inside diameter. The justification is that the contributing drainage areas are small enough that a 6-inch diameter pipe has adequate capacity to safely convey the 100-year storm peak flow rate per Code Section 1241.401(r).

1230.46(h): Curbs or tire stops shall be designed for the protection of planting strips and to prevent overhanging of pedestrian walks. Curbs shall be designed to accommodate handicapped persons.

Justification: Applicant requests a waiver to allow no curbing or tire stops along the planting strips in existing parking lot C in order to match the current condition of the existing parking lots.

1230.45 (b): The minimum width of all pedestrian trails shall be eight feet.

Justification: Applicant requests a waiver to use a 6-foot wide pedestrian trail to match the campus' standard trail width.

One Penn Center at Suburban Station
1617 JFK Boulevard | Suite 425 | Philadelphia, PA 19103 | Phone: 215-687-4246 | Fax: 215-564-1780

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

10/28/2025

1230.41 (g): If a vehicle parking area contains space allocation for more than 10 vehicles, a landscape strip having a width of at least 10 feet shall be required for at least every 10 vehicle spaces. In addition to these requirements, a minimum of 10% of any parking area in excess of 2,000 square feet in gross area shall be devoted to landscaping, inclusive of trees required under this section.

Justification: Applicant requests a waiver from providing a 10-foot landscape strip for every 10 parking spaces since there is an existing 10-foot wide grass strip in parking lot C.

1230.37 (i): The proposed asphalt materials and thicknesses should be revised in accordance with SLDO Section 1230.37.i. paving standards table below.

Justification: The applicant requests a waiver to provide the proposed pavement thicknesses in the table to the right that were based on a geotechnical engineering evaluation of site soils.

1230.40 (a): A traffic impact study shall be submitted as part of the preliminary plan application for all zoning changes and subdivisions and land developments that meet on or more of the following Criteria:

Commercial/Office: a commercial or office building or buildings consisting of 15,000 square feet or more of gross floor space (total floor area on all floors within the exterior walls of the building).

Institutional: any medical, educational or institutional development consisting of 15,000 square feet or more of gross floor area.

Justification: The applicant requests a waiver to provide a traffic impact study since this project is not anticipated to increase flows in and out of the site. This lab/office expansion will be serving current users of the site.

Sincerely,



Kevin Selger, RLA, LLA, ASLA, LEED® AP
Director of Landscape Architecture & Planning
Philadelphia Office Manager
Gilmore & Associates, Inc.

Cc: Jim Lilly, J&J
Jeff Kelley, G&A
Tiffany Bert, G&A

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of August 20, 2025**

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

Patty Furber, B&Z Administrator
Michele Fountain, CKS Engineers
Brian Jones, Bowman

Absent: Craig Melograno, Chairman

Call to Order:

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

Approval of Minutes: May 21, 2025

A motion was made by Ms. Porreca and seconded by Mr. Mrozinski to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of May 21, 2025. The motion carried unanimously.

Land Development: CEAS Lab Building/Project Evolution

**Johnson & Johnson Innovative Medicine, LLC.
1400 McKean Rd.**

#25-05 LD

Present for the land development application was Mr. Kevin Selger, from Gilmore & Associates and Mr. John Walko, from Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.

Mr. Walko explained to the PC that the applicant is proposing a 42,000 square foot, 56' foot tall building addition to the existing building 15 called the CEAS Lab. The proposed building will face the McKean roadside. Mr. Walko stated that CEAS stands for Cell Engineering Analytical Sciences. Mr. Walko stated that this proposed building is essential since J&J are tight on the last space that they currently have. He stated that the technology of innovations for what they're making keeps getting bigger, so they keep getting pressed for more space and this new building is intended to provide the room for essentially cell engineering. Mr. Walko stated that this building will provide a more aesthetically

pleasing addition with no new employees. Mr. Selger stated that the plan is to remove 10 parking spaces and add 10 parking spaces. He stated as part of the condition of the CKS review letter is to provide proof that no extra parking is necessary. He stated that those discussions can happen between the traffic engineers. Mr. Jones stated that the township currently has the plans and is waiting for bids from the contract.

Mr. Selger stated that the proposed building will be located 600' feet from McKean Road and 200' feet from Route 309. He stated about 9,000 square feet of the proposed building will be for mechanical support lab space. He stated that the analytical equipment is evolving and growing, so that's what's really driving this addition. This will be a 3-story building with two floors of lab space; the third floor will be for the mechanical support space. He stated that there's existing service drives with ten existing parking spaces that are going to be replaced and an existing trail that will be removed. He stated that Project Evolution is a current interior conversion for an oncology facility that will need a small driveway for patient deliveries. Mr. Walko stated that this project currently has building permits issued. Mr. Selger stated as part of this project, on the west side building that faces Route 309, they are proposing a series of walkways, one to connect to their existing campus trail system. He stated that there is an accessible entrance with two handicap spaces in the existing parking lot that will have an accessible pathway down to the entrance. He stated that there's going to be pedestrian access from this location, but there are issues with that due to the grade. Ms. Nunn wanted to know if the current trail would be removed. Mr. Selger stated there will be a connection installed to the older section of trail that loops through the entire campus that was recently repaved. He stated that the trail is highly used and there was a requirement to make sure any walkway to the new entrance connects to the existing campus trails. Mr. Walko stated that this was one of the waivers to make sure that what's proposed matches what is already onsite.

Mr. Selger stated as for the stormwater management they received their first review letter and were ready to resubmit for their NPDES permit. He stated that they have already met with the county and had an agreement about using the master plan facilities to offset this project. Mr. Walko stated that they would comply with CKS' review letter. He stated that they had discussions with the Township's traffic engineer, Bowman, and there was nothing drastic that would change the plans. He stated that there might be some interior items that need to be addressed with the Township's Fire Marshal. Mr. Selger stated that they had a sit-down meeting with the Township's Fire Marshal and Building Code Official. He stated they went through their building plans with their architect. Mr. Selger stated that the Fire Marshal had some access points that needed to be addressed. Mr. Walko stated that it's nothing that would change the plans that you see tonight. Mr. Mrozinski wanted to know more about the several different mechanisms for the stormwater. Mr. Selger stated that everything flows to a large pond; they also have a large underground stormwater basin with ample storage of stormwater volume credits that they utilize with various rain gardens. Mr. Selger stated that they currently have a

campus wide NPDES permit for stormwater that they have been maintaining since 2011. He stated that they continue to amend and adhere to the county, DEP and township stormwater ordinances. Ms. Fountain wanted to know what they are doing specifically for this building for volume and recharge? Mr. Selger stated that there were infiltration tests done, that were zero. He stated from a recharge credit standpoint, they are taking credits from the existing basin, which they keep track of with the county. He stated they have smaller landscape area drains with a 6" pipe, so that is why they are requesting a waiver. Ms. Fountain stated that she didn't have a problem with what was being proposed, except that their waiver requests asked for a 12" inch pipe. Mr. Selger stated that it would be adjusted to reflect 6" inches.

Mr. Valiga stated that he was trying to understand the difference between the stormwater that is being collected now versus the stormwater that will be collected. He stated that sheet 13 on their plan set reflects some stormwater collection pipes but was having difficulty trying to figure out where the storm pipes ended. Mr. Selger stated there are a series of storm sewers that flow through the campus that will end up in the pond. He stated that there are a series of lines on the side of the building that go underneath the existing buildings. Mr. Valiga stated that the plans do not show where the new or existing stormwater systems are located. Mr. Walko stated that the routes to the pond can be added to the drawings. Mr. Valiga stated that he understands that the majority of stormwater collected will be from the roof and parking lot water so there's no chance of sediment being built up over years.

Ms. Fountain wanted to discuss their operation of maintenance requirements for the stormwater system. Mr. Selger stated that their systems are inspected regularly, and their site is maintained, they're not going to flood themselves out when they are going to put almost 100 million into a new building. Ms. Fountain stated that they must provide calculations to show they have enough capacity and as part of their NPDES permit they must satisfy their post construction operation and maintenance. Mr. Beardsley stated that he was relying on CKS' expertise knowing this underground sewer system exists and that it's functionally is being maintained. He wanted to know if Ms. Fountain was comfortable with that. She stated she was.

Mr. Selger stated that the existing trailer that's been there for 20 years will be knocked down as part of this project. He stated that a portion of the existing buildings are tight with all the new lab equipment coming in, so they need this new building to decompress the existing spaces, so that the employees have enough room to work. Mr. Valiga wanted to know if they would be adding additional personnel that would affect parking. Mr. Walko stated that it was not proposed for this project and CKS did request verification of that. He stated that we had to provide everyday records to show that the same number of people are coming and going. Mr. Selger stated that the total parking constructed on campus was 2,096 spaces; the current and future seat count is 2,074 with 22 access spaces.

Mr. Selger stated that as part of the construction of this project, some of this lot is going to be taken out of use temporarily for construction trailers.

Ms. Nunn stated that the trail system is heavily used by the surrounding neighbors and wanted to discuss safety precautions during construction. Mr. Selger stated that the whole construction area will be fenced in. He stated that J&J has very high safety requirements for their employees, so anyone that would enter that fenced area would have to be safety trained. He stated that they have 24/7 security that loops around the campus, so no one would be permitted around the construction. He stated that the trail will not be blocked. Ms. Nunn thanked them for doing this. Mr. Selger stated that a crosswalk will be built to connect to the sidewalks at the J&J and Wooded Pond. He stated as of yesterday they were waiting for pricing on the contract.

Mr. Valiga wanted to go over the waivers. Mr. Valiga wanted to know if they were going to revise the 12" HDPE pipe to 6". Mr. Walko stated that they would. Mr. Valiga wanted to know if CKS had any issues with that request. Ms. Fountain stated that if this was on a public dedicated road that the township maintained, we would have more of a concern, but this is on private property, and they show that the capacity of the pipe is adequate. Mr. Valiga stated a waiver was requested not to install concrete curb or tire stops to protect planting strips and prevent the overhanging of vehicles into pedestrian walks. Mr. Valiga stated that he thought this waiver request wasn't too different than what was already there. Mr. Mrozinski stated he agreed but would like to keep it unified. Mr. Valiga stated that the next waiver is for the required minimum width of the pedestrian trails to be eight feet versus the existing ones which are six feet. Mr. Valiga wanted to know if anybody has been complaining about the six-foot trail? Ms. Nunn stated that she was the closest neighbor, and no one had any issues with the six-foot trails. Mr. Valiga stated that the next waiver was regarding the 10-foot-wide landscaping strips for every 10 parking spaces. Mr. Selger stated that instead of having an island every 10 feet, they do long linear strips down the middle of the parking lots. He stated that they find they can get more trees in with efficient parking, and it aids in plow maintenance. Mr. Valiga stated that the next waiver was regarding asphalt material and the thickness paving of the cross section. Mr. Valiga wanted to know what the difference was with what you are proposing versus what the ordinance says. Mr. Selger stated that it is based off the soils, type of vehicles, number of trips, some of these waivers apply every time we come here. Mr. Selger stated that it's based off their geotechnical report. Ms. Fountain stated that she did not see that report. Mr. Valiga requested the report to be sent to Ms. Fountain since that could answer some questions. Ms. Fountain stated that she thought their base did match and was at least 6" which is required by the ordinance. Mr. Valiga stated that waivers 2(a)-(d) are agreed upon but 2(e) the geotechnical report is to be sent to CKS. Ms. Fountain wanted clarification on number 5(d) regarding the paving that will be at a minimum of 1% slope. She stated that she heard earlier in the meeting that they would comply with all of CKS' comments. Mr. Selger stated yes, they would. Mr. Selger stated

that for 5(h) they intend to upsize the pipes down in the bottom to provide extra capacity. He stated that there are stormwater pipes that commonly connect them, the existing 24" pipe goes underneath the building which cannot be upsized. He stated that they did the math and the 24" pipe was adequate. He stated that these pipes could potentially be 18" given the low area, but wanted to provide some extra added insurance, by providing some extra pipe capacity. He stated that is the reason for the waiver of the 36" pipes. Mr. Selger stated that the report reflects that capacity. Ms. Fountain wanted to clarify that there was an increase in the upstream area that it's packed into a 36" inch pipe, but they are going to be connecting to a 24" inch pipe which Mr. Selger stated they cannot change, because it's going underneath the buildings. She stated she would like to know the reason for it. Mr. Selger stated that there's plenty of cover of the pipe and room to provide extra capacity. Ms. Fountain stated that if the 24" inch pipe is not large enough to handle the flow into the 36" pipe CKS is going to strongly recommend that they install a relief pipe system around the building.

Mr. Valiga wanted to know what their timeframe was for construction. Mr. Selger stated they would like to start construction prior to Thanksgiving. Mr. Valiga stated that he understood that, but everything needs to be in order because the supervisors are expecting us to make sure these details are correct. Mr. Valiga wanted to know if the existing maintenance agreement for the stormwater will be revised. Mr. Walko stated anytime new facilities are installed, a new agreement is executed for those facilities.

Mr. Valiga wanted to go over Township Fire Marshal, Al Comly's review letter dated August 13, 2025. Mr. Selger stated that their architect was out looking at firewalls and the interior circulation of the buildings. Mr. Walko stated there will be additional meetings to resolve his comments.

Mr. Valiga discussed the non-native species of trees and wanted to know what percentage that is allowed. He stated if the non-native species percentage equals what is allowed, there is no issue. Ms. Fountain stated that the percentage allowed is 25%. Mr. Valiga discussed the Montgomery County Planning Commission's review letter dated August 5, 2025, that requested additional landscaping on the 2.5' foot retaining walls located between the parking lot and proposed lab building. Mr. Valiga stated he wasn't sure if that was something they wanted to do. Mr. Selger stated that wasn't a township requirement and didn't intend on doing that. Mr. Valiga wanted to know if their lighting plan was consistent with all the lights in all the parking lots. Mr. Selger stated that the "C" lot lights date back to 2002 and are consistent with the height requirements from the 2001-2002 township ordinance; the new lights would be consistent with the current height requirement of 14' foot, the lights would be LED. Mr. Valiga stated that on sheet 19 of their plan set, they talk about recycling material and waste disposal and wanted to know how they are going to stockpile access soil onsite. Mr. Selger stated they will strip and stockpile the soil, but some of the subsoils will have to be hauled offsite since they

are water sensitive and cannot be compacted. Mr. Valiga wanted to know about the asphalt that will be dug up where that would be disposed of and the concrete wash water. Mr. Selger stated that the asphalt would be hauled to an asphalt treatment plant, and they would have concrete washouts onsite.

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

1. The applicant will change Waiver 2(a), the HDPE pipe diameter, to 6" from the listed 12" on Sheet 3, "Waivers Request". CKS acknowledged that their review provided in the 2(a) waiver comment was done for a 6" diameter pipe and not 12" as stated.
2. The applicant to provide documentation for waiver 2(e), regarding CKS' comment with respect to "supplemental" geotechnical information for the asphalt paving waiver. CKS to review and confirm that the geotechnical information will provide structural base to support the applicant's alternative asphalt paving specifications. If CKS' review does not agree with the applicant's geotechnical report, the waiver is denied, and applicant will follow LGT specifications.
3. The applicant to comply with CKS' comment page 3 (h) pertaining to the 36" inch diameter storm sewer pipe. The existing 24" inch pipe will be analyzed by CKS with information supplied by applicant to determine capacity to convey the drainage from the new 36" sewer pipe.
4. The applicant agrees to the recommendations and comments listed on all the other paragraphs one through nine in CKS' review letter dated August 7, 2025.
5. The applicant to work with the Fire Marshal regarding relocation of emergency services arrival point from door at Lobby C to locations A or B and the placement of the FDC connection per his review letter dated August 13, 2025.
6. The applicant to show the connection of the new stormwater pipe into the existing system and reflect the entire stormwater underground basin system in a clearer fashion on sheet 12.

The motion passed with a 6-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Patty Furber, Secretary



MEMORANDUM

ATTN: Board of Supervisors

DATE: November 14, 2025

FROM: Jamie P. Worman, Assistant Township Manager

Jamie P Worman

SUBJ: Gwynedd Point Map & Text Amendment-Ord. #552

Recommended Action: Motion to approve Ordinance #552 to rezone the subject parcels by extending the Lower Pike Overlay District (LPO) as indicated on the map and to amend the LPO District text as it relates to parking.

Pete Penna and his attorney, Dave Shafkowitz, will be present at the BOS meeting on November 18th, 2025, for the public hearing. Mr. Penna presented 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 to the BOS in July and again in September. The combined properties total approximately 9.5 acres, and the proposal is to redevelop the parcels into a residential townhouse community. Mr. Penna has submitted an application for a zoning ordinance map and text amendment for consideration by the BOS. The map amendment request is to extend the existing Lower Pike Overlay (LPO) district along one side of Bethlehem Pike from the Spring House Intersection to Route 309 as depicted on the attached map. In addition, he is proposing an amendment to the text of the LPO related to overflow parking, also attached.

The proposed text and map amendment, Ordinance 552, has been reviewed by both the Lower Gwynedd Township Planning Commission (PC) and the Montgomery County Planning Commission. The PC recommended the proposed amendments for approval by the BOS at their meeting on October 15th, 2025. A public hearing will be held at the regular meeting of the BOS on November 18th, 2025, to consider the proposed text and map amendment. Should the BOS approve Ordinance 552, Mr. Penna may then move forward with the conditional use and land development process as required. The proposed ordinance along with supporting documentation, including a letter from a neighbor requesting changes to the ordinance, are attached to this memo for your reference.

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

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, November 18, 2025, at 7:00 PM, will consider the adoption of the following proposed Ordinance which is summarized below:

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE "LOWER PIKE OVERLAY DISTRICT" BOUNDARIES TO TAX MAP PARCELS #39-00-00658-00-5; #39-00-00661-00-2; #39-00-00664-00-8; #39-00-00277-00-8; #39-00-00280-00-5; AND #39-00-00655-00-8; TO AMEND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE "LOWER PIKE OVERLAY" DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

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

<https://us02web.zoom.us/j/88540321077?pwd=FfsVOGbSwg6qTxtKWl6EtixlZEpIGZ.1>

Meeting ID: 885 4032 1077

Passcode: 037378

Call In #: 1-646-876-9923

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

The proposed ordinance will also be reviewed by the Lower Gwynedd Township Planning Commission at a public meeting, prior to any official action by the Board of Supervisors.

Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township

Publish:

Proof of Publication Required

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 552

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE “LOWER PIKE OVERLAY DISTRICT” BOUNDARIES AND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE “LOWER PIKE OVERLAY” DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Supervisors**”) has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, for the adoption of this Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Supervisors have determined that it is in the best interests of the Township that the text of the Lower Gwynedd Zoning Code (the “**Zoning Code**”) be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, to wit:

SECTION 1. AMENDMENT. Title Six of the Code, entitled “Zoning,” is hereby amended as follows:

- (1) Section 1271.01 Lower Pike Overlay District the following text amendment is proposed which will be added to Section 1271.08 as subsection (e).

Section 1271.08. Off-Street Parking is hereby amended to include:

(e) For proposed residential uses, overflow parking at the ratio of one space for each proposed unit shall be supplied. However, the Applicant, upon a demonstration that such overflow parking is not immediately needed, may place a portion of the overflow parking in reserve, to be constructed at a later date.

(f) Parking in a garage shall not be calculated to satisfy the parking requirements of this Section. Permissible parking spaces, for purposes of this Ordinance, shall be all weather parking spaces, paved in accordance with Subdivision Regulations.

SECTION 2. REZONING. The Lower Pike Overlay District is hereby extended over the following parcels:

- (1) 390000265002
- (2) 390000268008
- (3) 390003097005
- (4) 390000271005
- (5) 390000655008
- (6) 390000277008
- (7) 390000280005
- (8) 390000664008
- (9) 390000661002
- (10) 390000658005
- (11) 390003100002

Township's Zoning Map is hereby amended to reflect the rezoning of the aforesaid parcels. The Township Engineer is hereby directed to revise the Zoning Map to reflect this amendment.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors
this _____ day of _____, 2025.

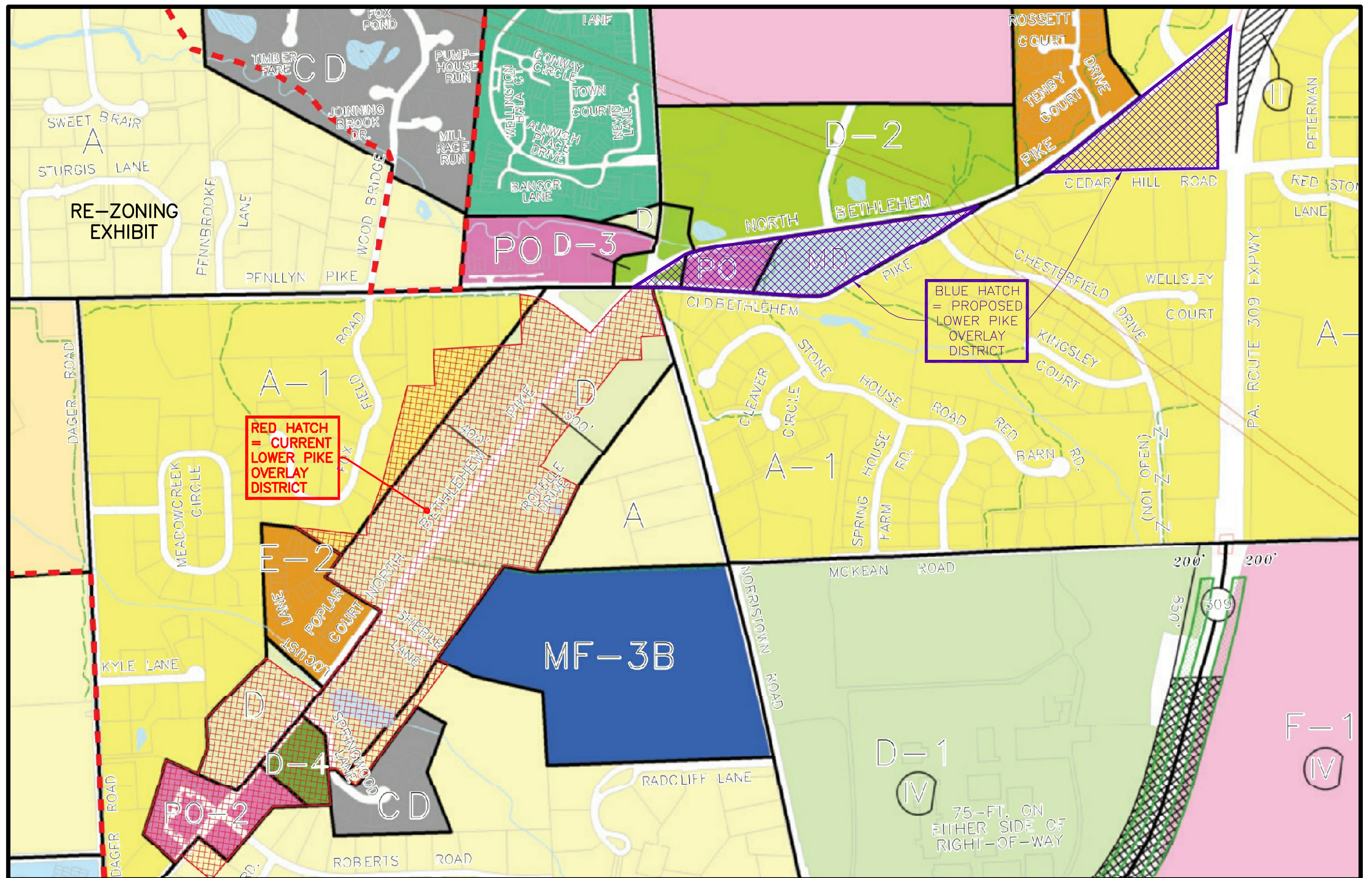
ATTEST:

***LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS***

**Mimi Gleason
Township Manager**

By:

**Danielle A. Duckett
Chairperson**

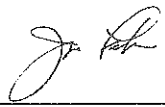


PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

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

STATE OF PENNSYLVANIA,

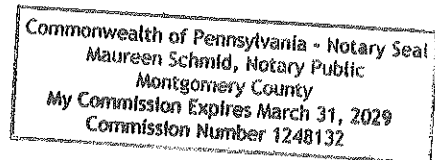
The undersigned  being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of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

LOWER GWYNEDD TOWNSHIP**Published in the following edition(s):**

The Reporter, The Reporter Digital
11/03/25, 11/10/25

Sworn to the subscribed before me this 11/10/25.

Notary Public, State of Pennsylvania
Acting in County of Montgomery

**Advertisement Information**

Client Id: 881248

Ad Id: 2770837

PO: Ord. Adoption

Sales Person: 063308

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

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, November 18, 2025, at 7:00 PM, will consider the adoption of the following proposed Ordinance which is summarized below:

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE "LOWER PIKE OVERLAY DISTRICT" BOUNDARIES TO TAX MAP PARCELS #39-00-00658-00-5; #39-00-00661-00-2; #39-00-00664-00-8; #39-00-00277-00-8; #39-00-00280-00-5; AND #39-00-00655-00-8; TO AMEND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE "LOWER PIKE OVERLAY" DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

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

<https://us02web.zoom.us/j/88540321077?pwd=FfsVOGbSwg6qfxtKWl6EtixlZEpIGZ.1>

Meeting ID: 885 4032 1077 Passcode: 037378
Call in #: 1-646-876-9923

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

The proposed ordinance will also be reviewed by the Lower Gwynedd Township Planning Commission at a public meeting, prior to any official action by the Board of Supervisors.

Neil Andrew Stein, Esquire,
Township Solicitor,
Lower Gwynedd Township

LAN: Nov. 3, 10. a-1

Gwynedd Point

- (1) 390000265002- Robert & Laura Hannum-100 Victoria Lane, Horsham PA 19044 (1100 N Bethlehem Pk)
- (2) 390000268008- SHT Group LLC-321 Bangor Lane, Ambler PA 19002 (1104 N Bethlehem Pk)
- (3) 390003097005- Offices at Gwynedd LP- 1120 N Bethlehem Pike, PO Box 280, Spring House PA 19477
- (4) 390000271005- Lower Gwynedd Township-1130 N Bethlehem Pike
- (5) 390000655008- Charles & Maria Sands- 1201 Cedar Hill Road, Ambler PA 19002
- (6) 390000277008- Andrew Pileggi- 1208 N Bethlehem Pike, Lower Gwynedd PA 19002
- (7) 390000280005- Frank Pileggi Trust- 1224 N Bethlehem Pike, Lower Gwynedd PA 19002
- (8) 390000664008- Frank Pileggi- 1217 Cedar Hill Road, Ambler PA 19002
- (9) 390000661002- Sean Fitz-Patrick & Tara Bevivino- 1213 Cedar Hill Road, Ambler PA 19002
- (10) 390000658005- Kenneth & Karen White- 1209 Cedar Hill Road, Ambler PA 19002
- (11) 390003100002- Paone S Inc- 1120 N Bethlehem Pike, PO Box 280, Spring House PA 19477

Current Resident
1260 Tenby Ct
Ambler, PA 19002

Current Resident
1270 Tenby Ct
Ambler, PA 19002

Current Resident
1145 Stone House Rd
Ambler, PA 19002

Current Resident
910 Redstone Ln
Lower Gwynedd, PA 19002

Current Resident
920 Redstone Ln
Ambler, PA 19002

Current Resident
930 Redstone Ln
Lower Gwynedd, PA 19002

Current Resident
940 Redstone Ln
Lower Gwynedd, PA 19002

Current Resident
1100 Fairland Dr
Ambler, PA 19002

Current Resident
1110 Fairland Dr
Ambler, PA 19002

Current Resident
1120 Fairland Dr
Ambler, PA 19002

Current Resident
1210 Forten Ct
Ambler, PA 19002

Current Resident
1200 Forten Ct
Ambler, PA 19002

Current Resident
1015 Peterman Lane
Lower Gwynedd, PA 19002

Current Resident
1299 Cedar Hill Rd
Ambler, PA 19002

Current Resident
1301 Cedar Hill Rd
Ambler, PA 19002

Current Resident
1309 Cedar Hill
Lower Gwynedd, PA 19002

Current Resident
1200 Tenby Ct
Ambler, PA 19002

Current Resident
1210 Tenby Ct
Ambler, PA 19002

Current Resident
1220 Tenby Ct
Ambler, PA 19002

Current Resident
1230 Tenby Ct
Ambler, PA 19002

Current Resident
1240 Tenby Ct
Ambler, PA 19002

Current Resident
1250 Tenby Ct
Ambler, PA 19002

Current Resident
1201 Tenby Ct
Ambler, PA 19002

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1211 Tenby Ct
Ambler, PA 19002

Current Resident
1221 Tenby Ct
Ambler, PA 19002

Current Resident
1231 Tenby Ct
Ambler, PA 19002

Current Resident
1241 Tenby Ct
Ambler, PA 19002

Current Resident
1251 Tenby Ct
Ambler, PA 19002

Current Resident
1261 Tenby Ct
Ambler, PA 19002

Current Resident
1271 Tenby Ct
Ambler, PA 19002

Current Resident
900 Chesterfield Dr
Ambler, PA 19002

Current Resident
902 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
904 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
901 Chesterfield Dr
Ambler, PA 19002

Current Resident
903 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
905 Chesterfield Dr
Lower Gwynedd, PA 19002

Current Resident
1128 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Current Resident
1124 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Current Resident
1122 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Current Resident
1108 Old Bethlehem Pk
Lower Gwynedd, PA 19002

Ann Marie Doll
547 Canterbury Rd
Norristown, PA 19403

Current Resident
1135 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1130 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1120 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1110 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1125 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1115 Stone House Rd
Lower Gwynedd, PA 19002

Current Resident
1105 Stone House Rd
Lower Gwynedd, PA 19002

Spring House Tavern
1032 N Bethlehem Pike
Ambler, PA 19002

Penn Florida Realty
725 Conshohocken State Rd
Bala Cynwyd, PA 19004

BT-VIII Spring House Plaza
200 Dryden Rd, Ste. 200
Dresher, PA 19025

Couzzins LLC
P.O. Box 554
Gwynedd Valley, PA 19437

PGA
1009 Penllyn Pike
Lower Gwynedd, PA 19002

HEARING NOTIFCATION LIST-Additional Labels

1134 N Bethlehem Pike

Ambler, PA 19002

1138 N Bethlehem Pike

Lower Gwynedd, PA 19002

1142 N Bethlehem Pike

Lower Gwynedd, PA 19002

1200 Cedar Hill Road

Ambler, PA 19002

1204 Cedar Hill Road

P.O. Box 118

Spring House, PA 19477

1212 Cedar Hill Road

Ambler, PA 19002

1216 Cedar Hill Road

Ambler, PA 19002

1605 CEDAR HILL RD AMBLER PA 19002

1601 CEDAR HILL RD AMBLER PA 19002

1604 CEDAR HILL RD LOWER GWYNEDD PA
19002

1521 CEDAR HILL RD	AMBLER PA 19002
1519 CEDAR HILL RD	AMBLER PA 19002
1517 CEDAR HILL RD	AMBLER PA 19002
1513 CEDAR HILL RD	AMBLER PA 19002
1509 CEDAR HILL RD	AMBLER PA 19002
	LOWER GWYNEDD PA
1501 CEDAR HILL RD	19002
1405 CEDAR HILL RD	AMBLER PA 19002
	LOWER GWYNEDD PA
1409 CEDAR HILL RD	19002
1401 CEDAR HILL RD	AMBLER PA 19002
1300 CEDAR HILL RD	AMBLER PA 19002
	LOWER GWYNEDD PA
1309 CEDAR HILL RD	19002
1298 CEDAR HILL RD	AMBLER PA 19002
1299 CEDAR HILL RD	AMBLER PA 19002
1301 CEDAR HILL RD	AMBLER PA 19002
1216 CEDAR HILL RD	AMBLER PA 19002

From: [Michelle Farzetta](#)
To: [Jamie Worman](#)
Subject: Fw: Public Notice for Amendment to Zoning Map
Date: Monday, November 3, 2025 4:14:27 PM
Attachments: [penna.pdf](#)
[image.png](#)

Please see below. This is the notice sent to HOA Representatives. This is who I sent them to.



Michelle Farzetta

Bcc: steveeissler@live.com; washabaugh1@mac.com; Maggie <maggiefillinger@comcast.net>

Michelle Farzetta
Office Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477
215-646-5302 ex. 301

From: Michelle Farzetta <mfarzetta@lowergwynedd.org>
Sent: Monday, November 3, 2025 10:17 AM
Subject: Public Notice for Amendment to Zoning Map

Hello HOA Representatives,

Attached is a Public Notice regarding a Public Hearing for the proposed project at Cedar Hill Road and N. Bethlehem Pike. Please notify those in your community as you feel necessary.

Please let me know if you have any questions.

Regards,

Michelle Farzetta
Office Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477
215-646-5302 ex. 301

troutman.com

David J. Tshudy
D 717.255.1127
david.tshudy@troutman.com

November 13, 2025

VIA E-MAIL

Board of Supervisors
Lower Gwynedd Township
c/o Mimi Gleason, Township Manager
1130 North Bethlehem Pike
Spring House, PA 19477

Re: Proposed Ordinance No. 552

Dear Board of Supervisors:

We represent Cary S. and Lynda G. Levinson, residents at 1204 Cedar Hill Road, Spring House, Pennsylvania. We are writing to you with respect to proposed Ordinance No. 552, which, if adopted by the Board of Supervisors, will rezone approximately 9.5 acres bordering Cedar Hill Road, Bethlehem Pike and Route 309, a limited access highway into the Lower Pike Overlay District. The Ordinance appears to be intended to allow for a residential townhouse development within this area. While Mr. and Mrs. Levinson do not categorically oppose the redevelopment of this area, the proposed ordinance will unnecessarily complicate the community's already stressed lifestyle and infrastructure.

The proposed development area is within the "Low Density Residential" portions of the Future Land Use Map in the Township's Comprehensive Plan Update Presentation of December 10, 2024. This is consistent with the area's existing zoning classification in the A-1 Residential District, which generally limits residential development to single-family detached dwellings with a maximum density of 0.90 dwelling units per developable acre. Considering the existing width of and traffic on Cedar Hill Road, the current zoning classification remains appropriate. Moreover, considering that the current Lower Pike Overlay District is not contiguous to the proposed development area, the proposed ordinance could be viewed as "spot zoning."

Our clients propose a more thoughtful and targeted amendment to the Lower Gwynedd Township Zoning Map and Ordinance. Specifically, they request that the Township's Planning Commission and Board of Supervisors create a new overlay district for the proposed development area, which does allow increased density in the form for townhouses but limits that density to four or less units per developable acre. In addition, the text amendment to the Zoning

Ordinance should include objectively defined development criteria with respect to the exterior materials of the townhouses being brick, stone, stucco, or hardy plank only. The combination of the density provisions and the architectural criteria would allow the community to continue to grow effectively, in a manner that does not adversely affect the ongoing new single-family housing mini-boom.

Before super-imposing the Lower Pike Overlay District, which was intended for parts of the township that are in transition and bordered by a mix of uses, on the proposed development area, we suggest that the Board of Supervisors inquire whether a more specific zoning plan tailored for this parcel would make sense.

My clients are requesting that the Board of Supervisors, following the scheduled public hearing on November 18, 2025, refer the proposed ordinance back to the Planning Commission for additional review and study as to the appropriateness of permitting the more intense and dense residential uses within the proposed development area.

Thank you for your attention to my clients' concerns, and should you have questions do not hesitate to contact me.

Very truly yours,



David J. Tshudy

DJT:jms

cc: Cary S. and Lynda G. Levinson



Lower Gwynedd Township
1130 N. Bethlehem Pike, P.O. Box 625
Spring House, PA 19477
(215)646-5302- phone
(215)646-3357-fax
www.lowergwynedd.org

Received
SEP 16 2025
Lower Gwynedd TWP

**Rezone/Zoning Ordinance & Map Amendment
Request for Public Hearing to the
Board of Supervisors**

1. Date: 9/15/25
2. Classification of Request (check all that apply):
 - ☐ Rezone Request- Individual Parcel
 - ☒ Text Amendment
 - ☒ Map Amendment
 - ☒ Extension or Application of existing overlay
 - ☐ Overlay Proposal
3. Applicant:
 - Name: DFP Property Management, LLC
 - Mailing Address: 545 N. Bethlehem Pike, Suite 201,
Lower Gwynedd, PA 19002
 - Phone Number: 267 250 9794
 - Email Address: pete.ja@dfpproperties.com
 - State owner of legal title, if other than Applicant: Ken and Karen White;
Tara Bevin and Leah Fitz. Patrick; Frank Pileggi; Andrew
 - Tax Parcel No. (list parcel numbers for all subject properties): 39-00-00658-00-5; 39-00-00661-00-2;
39-00-00664-00-8; 39-00-00277-00-8;
39-00-00280-00-5; and
39-00-00655-00-8
4. Applicant's Attorney:
 - Name: Dan O Shaflovitz
 - Mailing Address: 350 S Main Street, Suite 308
Doylestown PA 18901
 - Phone Number: 267 422 3340
 - Email Address: dms@shaflovitzlaw.com
5. Property:

Pileggi
and
Frank
Pileggi
Trust;
Charles
and
Marla
Scaps

1201, 1213
Location: 1209 and 1217 Cedar Hill Road; 1208 and 1224 N. Bethlehem Pike
Present Zoning Classification: A-1

Tax Parcel No. (list parcel numbers for all subject properties): 39-00-00658-00-5;
39-00-00661-00-2; 39-00-00664-00-8; 39-00-00277-00-8
39-00-00280-00-5

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

Applicant proposes to add the Lower Pike Overlay District to the subject properties to redevelop same into a 52 Unit Townhome Subdivision

6. State each section of the zoning ordinance involved in this application:
Chapter 1258 A-1 Residential Zoning District; and
Chapter 1271 Lower Pike Overlay District Section
1271.01 et seq.

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

☐ Yes ☒ No If yes, date and specifics: _____

8. Does this Application involve a proposed subdivision? ☒ Yes ☐ No
If yes, has a subdivision plan been filed with the Township? ☐ Yes ☒ No


Signature of Applicant

GENERAL NOTES:

1. APPLICANT:
PFP PROPERTY MANAGEMENT, LLC
470 AMBLER ROAD
FORT WASHINGTON, PA 19034

2. PROPERTY INFORMATION/OWNER:

TAX BLOCK 18 UNIT 68
PARCEL NUMBER 39-00-00277-00-8
OWNER: FRANK PILLEGGI TRUST
1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 94,119 SF (2.1607 ACRES)

TAX BLOCK 18 UNIT 72
PARCEL NUMBER 39-00-00280-00-5
OWNER: ANDREW PILLEGGI
1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 80,310 SF (1.8437 ACRES)

TAX BLOCK 18 UNIT 21
PARCEL NUMBER 39-00-00655-00-8
OWNER: CHARLES & MARIA SANDS
1201 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1201 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 76,786 SF (1.7628 ACRES)

TAX BLOCK 18 UNIT 78
PARCEL NUMBER 39-00-00658-00-5
OWNER: KENNETH G. & KAREN L. WHITE
1209 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1209 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 30,171 SF (0.6926 ACRES)

TAX BLOCK 18 UNIT 79
PARCEL NUMBER 39-00-00661-00-2
OWNER: TARA BEVIVING &
SEAN M. FITZ-PATRICK
1213 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1213 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 49,826 SF (1.1393 ACRES)

TAX BLOCK 18 UNIT 66
PARCEL NUMBER 39-00-00664-00-8
OWNER: FRANK PILLEGGI
1217 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1217 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 71,551 SF (1.6426 ACRES)

TOTAL TRACT AREA = 402,563 SF (9.2416 ACRES)
TRACT AREA TO EXIST. RIGHT-OF-WAY = 392,642 SF (9.0138 ACRES)

3. BOUNDARY TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN AUGUST 2025.

TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN AUGUST 2025.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:

A-1 RESIDENTIAL DISTRICT
(NOT APPLICABLE, SEE BELOW)

CATEGORY	REQUIRED
LOT AREA (MIN)	35,000 SF*
LOT WIDTH (MIN)	175 FT
BUILDING HEIGHT (MAX)	45 FT/2-1/2 STRY
FRONT YARD (MIN)	65 FT
SIDE YARD (MIN-BOTH)	45 FT
REAR YARD (MIN)	65 FT
DISTRICT YARD (MIN)	60 FT
(ADJ. TO RESIDENTIAL ZONE)	

BUILDING COVERAGE (MAX) 20 %
IMP. COVERAGE (MAX) 25 %
* IF BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE

LOWER PIKE OVERLAY DISTRICT

CATEGORY	REQUIRED
LOT AREA, NON-RESIDENTIAL (MIN)	2 ACRES
LOT AREA W/ RESIDENTIAL (MIN)	3 ACRES
LOT WIDTH (MIN)	150 FT
RES. DENSITY (MAX)	6 DU/ACRE
BUILDING HEIGHT (MAX)	40 FT/3 STRY
FRONT YARD (MIN)	20 FT
SIDE YARD (MIN)	10 FT
REAR YARD (MIN)	20 FT
DISTRICT YARD (MIN)	30 FT
(ADJ. TO RESIDENTIAL ZONE)	

IMP. COVERAGE (MAX) 75 %

6. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL NO. 42091002786, PREPARED FOR MONTGOMERY COUNTY PA, DATE EFFECTIVE MARCH 2, 2016.

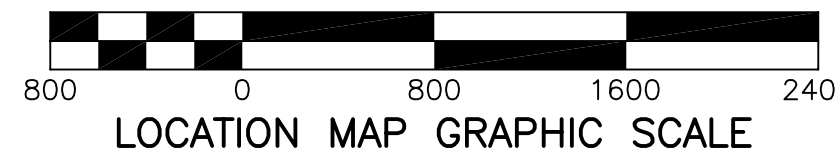
7. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 19, SEPTEMBER 5, 2024. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:

CFA - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES
RHA - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
UdH - UDORTHENTS, SHALE AND SANDSTONE, 8 TO 25 PERCENT SLOPES
UuB - URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES

8. RIGHT-OF-WAYS ALONG BETHLEHEM PIKE AND CEDAR HILL ROAD UP TO THE ULTIMATE RIGHT-OF-WAY LINE ARE HEREBY OFFERED TO THE AGENCY HAVING JURISDICTION.



LOCATION MAP/SCALE: 1"=800'



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, before me the subscriber, a notary public of the Commonwealth of Pennsylvania residing in _____, personally appeared Peter F. Penna, of _____, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My Commission Expires _____

I hereby certify that _____, is the registered owner of the land herein subdivided or developed and that we do hereby adopt this plan.

(Title)

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

President

Secretary

Approved by the Lower Gwynedd Township Engineer on the _____ day of _____.

Engineer

Approved by the Lower Gwynedd Township Planning Commission on the _____ day of _____.

Chairman

Recorder

Recorded this _____ day of _____ in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. _____, Page _____.

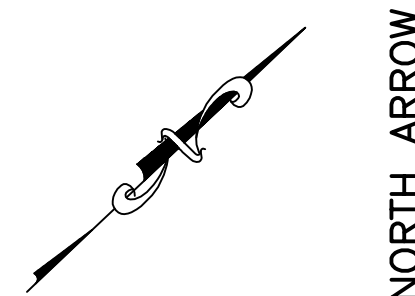
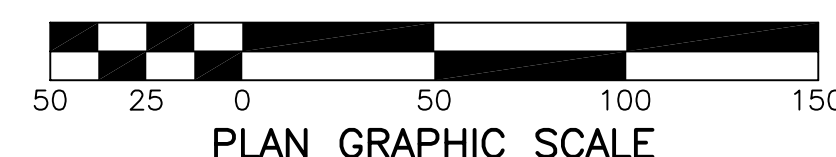
PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that in my best professional this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents.

I further certify that in my best professional this plan meets the requirements of all applicable ordinances affecting this subdivision plan, including the amended Zoning Ordinance of Ambler Borough, in which this subdivision, is located.

(Registered Professional Engineer)

PE-039251-E
(Registration Number)



NORTH ARROW

DRAFT COPY

LAND DEVELOPMENT SKETCH PLAN

PREPARED FOR

1208-1224 NORTH BETHLEHEM PIKE

ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 68
Hatboro, Pennsylvania 19040

Phone (215)442-9280
Fax (215)442-9288



MEMORANDUM

ATTN: Planning Commission
DATE: October 1, 2025 (**Revised**)
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Gwynedd Point Map & Text Amendment

Following our internal Building & Zoning Subcommittee meeting on October 6, 2025, Township Staff has revised the proposed text amendment for the Lower Pike Overlay District (LPO) as it relates to parking. The revised ordinance is attached and is the version that should be reviewed by the PC. This version replaces the ordinance that was circulated on October 1st. This is the ordinance that will be discussed at the PC meeting on October 15, 2025.

Pete Penna presented 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 to the BOS in July and again in September. The combined properties total approximately 9.5 acres, and the proposal is to redevelop the parcels into a residential townhouse community. Mr. Penna has submitted an application for a zoning ordinance map and text amendment for consideration by the BOS. The map amendment request is to extend the existing Lower Pike Overlay (LPO) district along one side of Bethlehem Pike from the Spring House Intersection to Route 309 as depicted on the attached map. In addition, he is proposing an amendment to the text of the LPO related to overflow parking, also attached.

Please review the attached documents. This item will be before the PC for discussion at your meeting scheduled for October 15th, 2025. In order to develop under the LPO, Mr. Penna will be required to go through both a conditional use process and land development. He will be back before the PC in the future to satisfy those requirements. At the current time, the proposed text amendment to the existing ordinance and the proposed map amendment are before the PC. Please let me know if you have any questions.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 15, 2025

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

Re: MCPC #25-0216-001
Plan Name: Gwynedd Point Map Text Amendment
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning map and ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, PRP Property Management LLC, is proposing a zoning map and ordinance amendment with the intent to construct a townhouse development in the future. The proposed zoning map amendment would extend the LPO-Lower Pike Overlay District to encompass parcels north of Norristown Road along the eastern side of Bethlehem Pike that are currently in the D Business, PO Professional Office, MD Municipal, and A-1-Residential Districts.

The zoning text amendment would revise the parking requirements for residential uses in the Lower Pike Overlay District to require three parking spaces per dwelling unit, exclusive of garage space, one of which shall be available for overflow parking. The proposed amendment includes provisions for overflow parking to be in reserve for construction if needed in the future, and that must be in accordance with the requirements of Section 1294.07.

A conceptual plan for a 55-unit townhouse development was provided with the submission for the proposed zoning ordinance and map amendments.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area located in the "Suburban Residential Area" future land use area where single-family attached homes are a primary use. Denser and more compact development should occur in Suburban Residential Areas that are next to centers with significant non-residential development. New development should match the character found in the immediate neighborhood. Trees, steep slopes, wetlands, and other sensitive land should



be preserved. Appropriate landscaping, buffers, and street trees should be provided by all developments. Recreation facilities and central open space should be provided.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed zoning ordinance and map amendments; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to adoption. Our comments are as follows:

REVIEW COMMENTS

ZONING MAP AMENDMENT

The LPO-Lower Pike Overlay District currently covers the area of Bethlehem Pike that is south of the Sumneytown Pike/Norristown Road intersection in an area characterized by a mix of offices, services, commercial shopping centers, and residential that has grown around the corridor for many years. The character of the roadway and land uses is different from the that of North Bethlehem Pike.

We generally support the potential for medium-density residential in this location, such as is illustrated in the concept plan. However, we suggest that the township consider the intent of the LPO District when reviewing the proposed zoning map amendment.

- A. District Intent. The LPO District allows townhouse residential, office, retail, and some commercial uses, and allows a mix of uses on the same property. Based on the uses and density permitted in this district, it is our interpretation that the LPO District is intended to encourage the revitalization of Bethlehem Pike through mixed-use development.

In addition to the Bethlehem Pike corridor, the proposed map amendment would impact future development along Cedar Hill Road. We recommend that the township consider the intent of the LPO District and whether the LPO District best fits the development goals for this area of the township.

- B. Maximum Density. Due to the density that is permitted, the LPO District appears to be the logical district for a medium-density residential development. The LPO Districts permits a maximum density of six dwelling units per acre. Besides the MF-1 Multifamily District that permits a density of up to eight dwelling units per acre (§ 1272.08), the LPO District permits the highest density residential development within the township.

CONCEPTUAL SITE PLAN

The proposed amendment submission includes a conceptual sketch plan of potential development that would be possible in the area between North Bethlehem Pike and Cedar Hill Road, provided the zoning map and text amendment are adopted. Based on the conceptual plan provided, we wish to provide recommendations related to the site design that should be considered when reviewing the zoning map amendment and potential future land development. In addition, we suggest that additional standards, such as the ones listed below, could be addressed in a more comprehensive review of the LPO District.

- A. Building Orientation. The property is located at the corner of North Bethlehem Pike and Cedar Hill Road and as a corner (per § 1298.08), all yards abutting streets would be treated as front yards with the required setback of 20 feet (§ 1271.05). In other areas of the LPO District, we would suggest that the buildings be

oriented towards the street to enhance the streetscape of a mixed-use corridor. However, this section of North Bethlehem Pike and Cedar Hill Road are more residential or open in character. We recommend considering the orientation of the townhouses, and how the front or rear facades of the townhouses would interact with the street.

1. Driveways. Based on the concept plan, it appears that the front entrances of the townhouses would be facing the internal street network. Driveways for each of the units would also be accessed from that internal road network, creating a residential street lined with driveways and parked cars, and with little space for sidewalks or street trees. We recommend considering the townhouse design and orientation to allow for street trees and a better pedestrian environment.
- B. Common Open Space. We recommend that the applicant create a common open space or playground in one of the undeveloped portions of the site, such as along Cedar Hill Road or at the center of the development, that could be accessed by walkways.
- C. Pedestrian Connections. The concept plan shows sidewalks along North Bethlehem Pike and Cedar Hill Road, which we commend. We recommend the applicant consider the internal pedestrian network as well, to allow people to walk safely to the sidewalk or to other areas within the development.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in the LPO-Lower Pike Overlay District.

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

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

Sincerely,



Claire Warner, Principal Community Planner I

Claire.Warner@montgomerycountypa.gov – 610-278-3755

- c: PFP Property Management, LLC, Applicant - peterjr@pfpproperties.com
David Shafkowitz, Applicant's Representative - DMS@SHAFKOWITZLAW.COM
Mimi Gleason, Township Manager
Craig Melograno, Chair, Planning Commission
Neil Stein, Esq., Township Solicitor
Richard Dixon, Twp. Traffic Engineer

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



**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of October 15, 2025**

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

Patty Furber, B&Z Administrator
Jim Hersh, Gilmore & Associates
Chad Dixson, Bowman

Absent: Rusty Beardsley

Call to Order:

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

Approval of Minutes: August 20, 2025

A motion was made by Mr. Mrozinski and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of August 20, 2025. The motion carried unanimously.

Mr. Melograno started with a tribute to the recent passing of former Township Supervisor, Ms. Kathy Hunsicker. Mr. Melograno stated that Ms. Hunsicker was a big element of the township and did a lot for the community. He stated that she was a big part of helping him and some of the other board members become part of the planning commission. She will be missed.

Subdivision:

**1512 & 1524 Cedar Hill Rd.
Tisman Group, LLC.**

#25-07 SUBD

Present for the applicant was Ms. Susan Rice, P.E. with STA Engineering. Ms. Rice informed the board that there are two properties with existing homes that will be demolished and subdivided into four lots. She stated this was previously part of an approved subdivision where they were combining three lots on Cedar Hill Road and then subdividing those lots into seven new lots. However, that plan was abandoned, and her client purchased two of those lots.

Mr. Melograno wanted Ms. Rice to start with the open space and the trails. Ms. Rice stated that the open space came up in the Gilmore & Associates and Montgomery County Planning Commission's review letters. She stated that the prior plan reflected the open space behind the lots, and both review letters suggested that the open space be moved to the front. She stated that it would be a strip of ground, adjacent to the ultimate right of way and if the open space is moved to the front, that would have to be 50' foot wide

instead of 45' foot. Ms. Rice stated that if they were to move the open space to the front, then the front yard setback would be right up against the ultimate right away. Ms. Rice stated that basins are currently in the open space and are quite complicated because of new NPDES permit requirements. She stated that they have two components, an underground component which consists of a stone seepage bed and an aboveground component that's part of the MRC aspect of the basin.

Mr. Melograno wanted to know if moving the trail into the open space would get it more open and if we're getting something out of it. Mr. Hersh stated that this would be a deed restriction, since the township wouldn't want ownership of it. He stated that it's an interesting ordinance that you don't get any benefit from dedicating open space, but you need to dedicate it to do a by-right subdivision. Mr. Hersh stated that we like to try to get the open space adjacent to other open spaces to create a bigger area, but there's no way to have that happen here. He stated that when people have open space in the rear of their properties, they end up installing sheds and fences. He stated that the open space would be maintained by each property owner.

Ms. Rice stated that they are requesting a waiver to install a trail instead of sidewalks. Mr. Melograno wanted to know about the curbing request. Ms. Rice stated that the prior plan did not have any curbing and there was a note in Gilmore's letter that stated that part of the street was curbed. She stated that the reason they are not installing curbing is because the property is lower than the road. If they install curbs, they will have to install drainage structures throughout the property. Mr. Hersh didn't have any objections to their waiver request and felt that Ms. Rice made a good point about the drainage. He stated that there's never going to be curbing on both sides of the road unless the township decides to pay for that, so he had no problem with their curb waiver. Mr. Hersh stated that notes need to be added to the plans regarding the homeowners being responsible for that portion of open space along their frontage.

Mr. Valiga wanted to know about the street trees. She stated that the trees would be six feet from the trail. Mr. Valiga wanted to know if the utilities are shown on the plan. Ms. Rice stated that some of the trees will have to be shifted to install some of the utilities. Mr. Valiga wanted to know if these street trees are counted as replacement trees. Ms. Rice stated no, they are just street trees, that the past surveyor did an assessment of the trees. She stated that they went back out, and it was determined that most of the existing trees on the property were dead, dying and diseased. She stated that the final count of replacement trees is calculated to be 274 caliper inches. She stated if they did three-inch trees that would be around 93 replacement trees. She stated that the street tree requirement is a two-inch caliper, and if they upsized to a 3-inch caliper, they could use that difference in caliber inches to count towards replacement trees. She stated the ordinance has a subdivision and land development ordinance (SALDO) that states one tree per 30 lineal feet of basin perimeter, but in the stormwater ordinance, it's one tree and five shrubs for every 2,500 cubic feet of storage. She stated she wasn't sure what to go by, so they planted extra trees around the basins based on the SALDO ordinance. Mr. Hersh stated that he thought the intention of the stormwater ordinance when it was passed was that the planting requirements for SALDO would be repealed, but they would look it over and choose one. Ms. Rice stated that there's about 28 replacement trees but that's still up in the air since they just received that data today. She stated the ordinance requires the canopy trees to be two-inch caliper, and they are proposing to bump that up to three-and-a-half-inch caliber to account for the required replacement calibers. Mr. Valiga wanted to know if the dead, dying, and diseased trees were not part of the caliper calculations. Ms. Rice stated that was correct. She stated that the total trees were 64, 19 were in fair condition, and 45 were in very poor condition, either dead, diseased or dying. Mr. Hersh stated that they have an arborist on staff who will go onsite to observe the trees to make sure they agree with their assessment.

Mr. Melograno wanted to know if anyone in the audience had questions. Mr. Harold Jones, who resides at 1517 Cedar Hill Road, wanted to know if they were intending to demolish the existing homes? Ms. Rice

stated that yes, those homes would be demolished. Mr. Jones stated that there is concern about runoff to McKean Rd. and how that was a big issue with the last development since the drainage drains from Cedar Hill to the back of the properties. Ms. Rice stated that there are two inlets in the back with some storm piping that takes it down the road and down into a basin. She stated that if you look at this lot, it has a certain stormwater management facility, with two components to it, underground and aboveground, so those should handle all the stormwater runoff from the new development. She stated that they are required to submit a report to the Montgomery County Conservation District to get an NPDES permit which goes through a very vigorous review. Mr. Melograno wanted to know if they made any changes to their stormwater design and the fact that nothing exists currently means that anything that's done will be better than the way it is right now. Ms. Rice stated that an example of what's happening now is that the aboveground is spilling over into the underground and then the underground is taken on that water that goes into the existing inlets. Ms. Nunn stated that the residents on Wooded Pond were all very concerned too since there is a huge drop there.

Mr. Valiga wanted to know how they are going to comply with the emergency spillway flow elevation which is listed in Gilmore's review letter (page 5 (3)). Mr. Hersh stated that they could make the berm higher. Mr. Valiga wanted to know about the waiver from the 18-inch minimum pipe diameter and wanted to know what the proposed pipe sizes are. Ms. Rice stated that the pipes would be 12 and 15 inches and that they're very complicated systems. She stated that they must use multiple different sizes of pipes to control the water that's coming in. She stated that they will be individually maintained by the homeowners. Mr. Valiga wanted to know how the homeowners are going to maintain a pipe that's underground that could potentially be a problem. Ms. Rice stated that there is not a lot of maintenance with those pipes. Mr. Hersh stated that all the basins have underdrains with perforated 4" pipes with clean outs designed at the junctions with catch basins. Mr. Hersh stated that all homeowners will receive disclosure statements with a stormwater management manual attached and a maintenance schedule. Ms. Rice stated that a sheet of notes regarding maintenance requirements is recorded with the stormwater agreement. Mr. Melograno stated that he finds it hard to believe that a homeowner is going to shovel a paved trail, and does it make sense for the trail not to be paved and have it as gravel instead. Ms. Jamie Worman, Assistant Township Manager, was in the audience and stated from a township perspective; public works are going to want that trail paved. Ms. Rice wanted to know if a trail was really needed. Ms. Worman stated that we can see if there is a preference for either gravel or paved. Mr. Melograno stated that he wishes that it was the township that was responsible for the trails. He wanted to know if the trail numbering signage was going to be installed in case someone gets injured, they know where they are. Mr. Adams stated that there are signs posted that the trails are not maintained during the winter months.

Another audience member questioned the permit to use a smaller diameter pipe on the stormwater management systems. He wanted to know if it was true that the smaller pipe size increases the pressure on the system, and if using larger pipes would help reduce the pressure in a 100-year storm scenario. Ms. Rice stated that the smaller pipe is inside the system, and that's what controls how much water leaves the system; that's why it's smaller. She stated the bigger the pipe, the more water leaves the system. The audience member asked if there would be an open basin and an underground structure as well? Ms. Rice stated that it was correct.

Mr. Melograno asked Mr. Dixon if there were any issues in their review letter that need to be addressed. Mr. Dixon stated that they have just minor plan details with no real issues.

Preliminary/final approval to the Board of Supervisors based on the recommendations below:

1. The P.C. recommends that the open space be deed restricted, not dedicated, and 50' feet.

2. The applicant is to comply with the tree replacement requirements in both ordinances and Gilmore's acceptance of the arborist findings.
3. The P.C. supports:
 - a. the curb and pipe waiver, and the concurrent submission waiver for preliminary/final land development
 - b. an asphalt trail but are not opposed to gravel trails
 - c. not requiring driveway aprons
 - d. moving the open space to the front of the properties
4. The applicant will comply with the remaining comments in both Gilmore and Bowman's review letters.

The motion passed with a 6-0 vote.



Zoning Map/Text Amendment:

Ambler Yards

Present for the application was Ms. Christen Pionzio from HRMM&L, Ambler Yards Managing Partner, Mr. Matt Sigel, Mr. Robert Jordan from Woodrow & Associates, Mr. Steve Kline from Regan Cross Kline Architects and Mr. Shawn Rebeck from SAA Architects.

Ms. Pionzio stated that Mr. Sigel and his partner have been through multiple iterations of the proposed plan since 2019. She stated that they have turned this property around; it was contaminated, desolate, and they have completely revitalized it. She stated they had conversations and meetings with the neighbors, and architectural plans were provided back in 2019. She stated that there were three neighbor meetings about tearing down those buildings and doing an apartment building. She stated that they listened to the neighbors, revised the architectural plans numerous times, and submitted a Zoning Hearing Board application which was opposed by the supervisors, so they pulled the plug. She stated six years later they met with the neighbors again, and their biggest issues were traffic, the aesthetics of the building, and how it was situated with people coming out to the street. She stated there was an area where the buses were stored, but they went away, and they weren't sure what to put in that spot. She stated instead of another industrial building, they thought of a self-storage building which has practically no traffic and would appease the neighbors. She stated last year they filed an application to the Zoning Hearing Board, because they felt it was a permitted use within the "F" Industrial District which permits storage and warehouse. She stated that when they went to the Zoning Hearing Board, the township disagreed, so their application was denied. She stated that they have appealed that decision and that is now pending. She stated that they reached out to the township proposing to try and resolve this to get rid of the litigation and revisit this residential piece. She stated that Mr. Sigel and his partner started again to have communications with the neighbors; they hired another architectural firm and started again with those meetings. She stated that they had numerous meetings with the neighbors, received their input, and finally got to a point where they came to an agreement.

She stated that they drafted the ordinance, submitted it in normal course, and met with staff. She stated that this is the only property zoned "F" within the township, which gives them a little freedom to customize what we're doing here. She stated they have a master plan and a conditional use, so there are a lot of people looking this over and a lot of things that they must go through. She stated that the township wanted the apartments and the self-storage in the mixed-use category with a definition for self-storage. She stated no storing of hazardous materials would be added to the definition, per the supervisors' request. She stated that they went to the supervisors twice after a couple meetings with staff, and this is the ordinance in front

of you tonight. Ms. Pionzio stated that the neighbors requested a larger setback for the apartment building and they didn't want any exits or entrances along the street frontages. She stated that they wanted all the activity from the center of the building. She stated that the only doors on the exterior are emergency exit doors, so there's no pedestrian activity along the exterior, no balconies on the exterior, no rooftop decks, and they even asked to eliminate a bench. Mr. Melograno wanted to know how this is going to be memorialized. She stated that the best time to address this is when they come back for a conditional use hearing. You can list the conditions for the storage facility and buildings, so what you see is what you get. She stated that they worked very hard with the neighbors, so they are not going to mess this up.

Ms. Pionzio stated they are proposing 43 apartment units with a mixture of 9 two bedrooms, 18 one bedrooms and 16 one bedrooms with a den that will be located on the corner of Spring Garden and Francis Ave. She stated that they can accomplish 45 parking spaces since there's offices in those existing four buildings. She stated they do have some parking, but that will go away and will be replaced with 45 spaces. She stated that there will be a cross access easement that will enable them to use the Ambler Yards parking lot. She stated if that area is overparked, there's plenty of parking since they are above the requirements. She stated there are some parking spots that are never used, even though it's not the most convenient parking, but it keeps people from parking on the streets and going into the neighborhoods. She stated that the storage facility will be three stories and 84,000 square feet. Mr. Sigel stated there will be a 24-hour security system with cameras and key fobs for access. He stated they would sign a long-term management agreement with a brand name. The self-storage building will have contractor access, so they will pull up to the front with their trucks, while everyone else can use a dolly or a cart to go inside building.

Ms. Pionzio stated trails already exist from when Amber Yards changed some things around. She stated that they currently have a grant application for a pollinator garden. She stated if they don't receive the grant, it'll just be more of a nature area with an extension of the existing trail system. Mr. Sigel stated that the other thing that was added to the ordinance was storage of boats, since there's a demand for that as well. Ms. Pionzio stated that the building will be close to the railroad tracks, not visible and there's space between two buildings. Mr. Melograno wanted to know if there were any restrictions on the location of the building. Ms. Pionzio stated, no there is no restrictions, but the location is something that could be addressed during the conditional use hearing and would be added to their master plan. Mr. Melograno wanted to know if the sidewalk would continue. Ms. Pionzio stated that there were mixed feelings about the sidewalks. Mr. Sigel stated that the only thing the neighbors requested was the continuation of the black aluminum fence.

Ms. Pionzio stated when they first approached this concept, this was part of the live work play atmosphere that they were trying to achieve. She stated that the lot size, everything in the ordinance allows this building to fit where you see it. Mr. Melograno stated some of the parking required for this was on the other side of the entry driveway and was that still like that. Ms. Pionzio stated yes, there will be 43 units and 45 spaces. Mr. Klein stated that one space per bedroom is the requirement, there are 52 bedrooms and 10 spaces available across the street. Mr. Melograno wanted to know if there would be any shared parking for the other uses. Mr. Sigel stated they have around 150 spaces available with 96 access spaces.

Mr. Melograno wanted to know if there would be any further construction in the future or if this was it. Ms. Pionzio stated that she didn't know if they are ever going to ask to build something again. Mr. Sigel didn't know the answer to that and stated if they intend on doing something else, they would amend their master plan. Mr. Melograno stated that someday some of these buildings will become functionally obsolete and the possibility of those being replaced with something else. Ms. Pionzio stated that it's an absolute possibility that could happen. She stated that they are permitted office, admin, warehouse research, industrial manufacturing, storage, commercial and retail restaurants as uses. Mr. Sigel stated that they can't

do anymore residential on the site and that's one of the reasons that building looks vacant because that is the only location they are permitted to do residential.

Mr. Melograno wanted to know how they are going to handle the storage of R.V.'s. Mr. Sigel stated that the access spaces they have now is where the middle school used to park 73 of their school buses. Mr. Melograno wanted to know if they had a circulation plan for EMS and some of the larger vehicles to access the site. Ms. Pionzio stated that they will submit access plans during their conditional use and land development applications.

Ms. Pionzio stated that the residential building there is cross access easement over to the Ambler Yards track. Mr. Valiga wanted to know about the parking area near the building. Ms. Sigel stated it's their hope that when the residents go to work in the morning, the office employees will park there and when they leave for the day those spaces will be available. Ms. Pionzio stated there is a requirement for parking. Mr. Valiga wanted to know what if someone had an SUV or a recreational vehicle how are they going to designate that area for parking. Ms. Pionzio stated that they don't have to have outdoor storage for vehicles, that they can designate spaces, but the bottom line is they must have all the parking to meet the requirements. Mr. Sigel stated that they have enough room for outdoor storage parking of RV's. Mr. Valiga wanted to know if someone wanted to park a tractor-trailer truck, would they be able to accommodate those too. Mr. Sigel stated that tractor-trailers already park onsite. He stated that the neighbors are okay with it since it's a better scenario then when 73 school buses were coming and going.

Mr. Valiga wanted to know about any additional setbacks. Ms. Pionzio stated that all the setbacks are the same for the "F" district, except for the residential. Ms. Pionzio stated that the proposed front yard will be moved 10' feet back further than the existing houses. Mr. Sigel stated that it will be 10' feet off Spring Garden and 50' off Francis Ave. Ms. Pionzio stated that the existing house is now 20 feet from the street and this will be 30 feet.

Mr. Melograno brought up the Montgomery County Planning Commission review letter regarding their concern for a setback, specifically for self-storage and how do we address that concern. He wanted to know if we should pick a setback number for the self-storage. Ms. Pionzio stated when they come in for conditional use, they will include that in with their land development and master plans. Mr. Hersh stated that he thought they used the cross sections to represent what the impact would be and wanted to wait until the conditional use to nail this down. He stated he didn't think the footprint would be changing much, that the building is not going to get any bigger than what's currently proposed. Mr. Melograno stated that everything else can be addressed during their conditional use.

The P.C. recommends approval of the Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.

Zoning Map/Text Amendment:
Gwynedd Point

Present was the applicant, Mr. Pete Penna and his attorney, Mr. David Shafkowitz from

Shafkowitz Law. Mr. Penna stated that he is proposing a zoning map and text amendment to extend the Lower Pike Overlay District from the Spring House Intersection, where it currently stops, to Cedar Hill including the six properties within the triangular piece at Cedar Hill Road and Bethlehem Pike. He stated that his most recent development at Fairland Village is also located within the Lower Pike Overlay with 23 townhouses and a commercial center. He is proposing to develop the 6 properties at Cedar Hill and Bethlehem Pike into a 52-unit townhouse community. He stated that he is here to answer any questions regarding his application.

Mr. Melograno stated that the township has an internal building and zoning meeting and during that meeting it was clarified that the number of parking spaces, not including the garage, need to be at three. Mr. Melograno wanted to make sure that Mr. Penna agreed with that, and he stated yes. Mr. Melograno stated that the idea is for future developments to make sure that there is sufficient parking within these developments.

Mr. Penna stated that he recently had a community open house and keeping green space was a big issue with neighbors. He stated the proposed site is on nine and half acres, they scattered parking around the development, to include more green space. He stated the impervious coverage on this site is already existing at 31% and they are proposing about 45%. Mr. Penna stated there were only two changes that they are proposing... extending the existing overlay district from Bethlehem Pike to include his parcels and then the parking went from one and a half in the driveway and one offsite to three total. He stated however it gets done, every house will basically have five parking spaces, including the garages. He stated that most developments do not have anywhere near this balance and there's plenty of room for it, so it just works. He stated that they are not proposing any type of commercial building which was discussed earlier. He stated that at the open house, the commercial aspect of the development was brought up and was quickly squashed by the residents, so this will be strictly residential. He stated that they would be back with a conditional use application where any conditions can be imposed. He stated at that point he would have elevations and architectural plans available for his development.

Mr. Cary Levinson and his wife, Linda, who reside at 1204 Cedar Hill Rd., were in the audience. Mr. Levinson felt that it was his understanding that in the comprehensive plan, which is currently under consideration, the proposed property, at the triangle, was intended to be low-density. Mr. Levinson felt that if this parcel was included in the overlay ordinance, it's not going to be considered low density, but higher and felt that this was inconsistent from the previous thinking of the township. He stated density affects all kinds of things and that the traffic on Cedar Hill Road has become increasingly significant. He stated that adding the proposed 52 units will have a very significant impact. He stated that he didn't have any formal studies, that he takes walks between his house and the trails and the traffic is becoming very significant. He stated that he was hoping to have some consideration about modifying the plan slightly since it seems to have a little too much flexibility in the statute. He stated that the second thing is that if there could be some consideration regarding the appearance of the proposed townhomes, which would require them to be more consistent with the existing homes, text could be added dictating things like the size of the stone or brick so that it would mimic the existing exteriors. He wanted to know if the PC would consider making these changes to the ordinance to make it more consistent with the community. Mr. Melograno stated that one of the requirements in the ordinance is the applicant is required to submit architectural plans to the township. He stated that we will impose what

you see is what you get, so when Mr. Penna comes in with his architectural plans, there will be the condition that he's going to build exactly what he's showing us. He stated that Mr. Levinson will have an opportunity to express his concerns as it relates to architectural features during Mr. Penna's conditional use and land development. He also informed Mr. Levinson that the Board of Supervisors are the ones who make the ultimate decisions, that the PC is just a recommending body. Mr. Levinson stated that the recommendation given to him about density would be to propose four units, rather than six. Mr. Penna stated there's a lot to go into this engineered plan that can easily lead to modifications and eliminations of density.

Mr. Levinson questioned if the extension of the overlay would create a situation of spot zoning. Mr. Shafkowitz stated that one of the things listed in the Montgomery County Planning Commission's review letter stated that this proposal was consistent with the county's comprehensive plan, they call it a "suburban residential area", and they believe what's being proposed is consistent with the surrounding area. He stated that the development across the street is also a townhouse community, not too dissimilar to this 52-unit proposal. He stated that for this parcel, six units per acre plus a commercial component would be permitted. He stated that it would be more like 58 homes plus commercial, also referenced in the county letter, is eight units per acre. He stated that this plan currently shows five units per acre at almost 10 acres, so they are not asking for maximum density with this.

Mr. Penna stated that there is a sewer easement that goes through the lower end of the property that they will be going over, so there's a lot of things that are going to happen. Mr. Penna stated that there also is a nonconforming commercial use that's currently on this property that they're trying to eliminate. Mr. Melograno stated that Ms. Claire Warner from Montgomery County did a presentation regarding the future land use map and the purpose of her presentation was to get feedback from the steering committee. Ms. Worman stated that parcel was identified as medium density. Mr. Melograno stated that he is part of the steering committee and that this plan is consistent with the new comprehensive plan that is currently under review.

Mr. Melograno wanted to discuss traffic. Mr. Dixon stated that we can put restrictions on right turn in/out. He stated that if this application moves forward and once, they get into the conditional use and land development phases, there will be detailed traffic studies done. This is their best guess right now where the access points may be located on Bethlehem Pike and Cedar Hill Road. He stated the process will start with a scoping study and they will be required to get PennDOT permits for their access to Bethlehem Pike. He stated that we will work with PennDOT during that review process where the accesses should be, how they should be configured and how they need to mitigate their impact both on Cedar Hill Road and Bethlehem Pike. He stated that the Cedar Hill Road access will be taken into consideration, where it's located, and how it will be configured under different scenarios during the traffic study to determine how their access points should be configured. He stated that most of the traffic for the development is going to use Bethlehem Pike to get in and out. He stated that the developer agreed to look at how to potentially realign Cedar Hill Road with Bethlehem Pike to improve the angle where it intersects Bethlehem Pike. Mr. Levinson wanted to know if Cedar Hill would be widened or moved. Mr. Dixon stated that they would look at the alignment and whether any turn lanes need to be added at that intersection during land development.

The P.C. recommends approval of this Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.

--

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Patty Furber, Secretary

DRAFT



MEMORANDUM

ATTN: Board of Supervisors

DATE: November 14, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Gwynedd Estates-Homiller House Request

Recommended Motion: It is recommended that the BOS authorize the removal of the Homiller House on the Gwynedd Estates campus with agreed conditions.

Bernadette Kearney, Esq., will be present at the November 18th, 2025, BOS meeting on behalf of the Acts Community regarding the Homiller House located on the Gwynedd Estates campus. Acts was before the BOS at their October 14th meeting requesting to demolish the house as it has deteriorated and fallen into disrepair over time. The cost of repair would be burdensome, especially since they have no intention of using the structure moving forward.

The Acts Community has made an offer of donation to the Wissahickon Valley Historical Society (WVHS) in consideration of the removal of the home. The WVHS has indicated an interest in documenting the home for historical record keeping purposes prior to any demolition. The BOS requested that Acts return with specific information about what has been done over the years to maintain the home and a plan for the space if the house is demolished. The BOS also requested that Acts consider a deed restriction that would prevent the future development of this area and would instead preserve it as green space with passive recreational use. The proposed deed restriction provided by Ms. Kearney is attached along with a plan exhibit. In addition, Mr. Stein's comparison version of the proposed deed restriction which includes recommended changes for consideration by Acts is also attached.

Prepared by:

Bernadette A. Kearney, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin

Return to:

Bernadette A. Kearney, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin
1684 S. Broad Street, Suite 230
P. O. Box 1479
Lansdale, PA 19446
Telephone: 215-661-0400
E-mail: bkearney@hrmml.com

Parcel No: Part of 39-00-02955-00-3

DECLARATION OF
RESTRICTIVE COVENANT FOR USE OF PROPERTY IN THE LOCATION OF THE
HOMILLER HOUSE

This Declaration of Restrictive Covenant for the Use of Property in the Location of the Homiller House (the “**Declaration**”) is being made as of this ____ day of _____, 2025 by **ACTS RETIREMENT LIFE COMMUNITIES, INC.**, formerly known as **ADULT COMMUNITIES TOTAL SERVICES, INC.** (“**Declarant**”).

Background

A. Declarant is the record owner of that certain parcel of ground located in Lower Gwynedd Township (the “**Township**”), Montgomery County, PA, being identified as 301 Norristown Road and being further identified as tax parcel number 39-00-02955-00-3 (the “**Property**”).

B. The Property is known as Gwynedd Estates and contains an existing retirement community consisting of a large central facility with interconnected wings.

B. The Property also has an existing home identified as the “Homiller House” located as shown on the Homiller House Exhibit Plan prepared by Eustace Engineers, dated November 4, 2025, (the “**Plan**”) a copy of which is attached hereto and made a part hereof as Exhibit “A”.

C. Declarant intends to demolish the Homiller House and to restrict that certain area of approximately 1,722 square feet (“Homiller House Area”) where the Homiller House exists from use as a habitable building. The Homiller House Area will be restricted for use as passive or recreational open space for the Gwynedd Estates residents as set forth in this Declaration.

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions hereinafter set forth in this Declaration, and other good and valuable consideration, receipt of which is hereby acknowledged, Declarant declares and files this Declaration:

1. Purpose. The purpose of the Declaration is to provide notice to ensure the use of the Homiller House Area is restricted to passive or recreational open space for the benefit of the Gwynedd Estates' residents and to ensure that no habitable building is constructed in the Homiller House Area.

2. Permitted Uses. The Homiller House Area shall be permitted to be used for passive open space or recreational open space for the Gwynedd Estates' residents and may contain such improvements appropriate for the residents' recreation. The use of the Homiller House Area shall be permitted to include, but not be limited to, greenscape, hardscape, trails, community gardens, recreational activities similar to croquet, bocce, horseshoes, etc., structures such as benches, pergolas and gazebos. This Declaration will not prevent the Declarant; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Declarant or subsequent property owner from making use of the area(s) that are not expressly prohibited herein and are not inconsistent with the purpose of this Declaration.

3. Restriction. The Homiller House Area shall not include any habitable building. Any use of the Homiller House Area inconsistent with the purpose of the Declaration by the Declarant; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Declarant or subsequent property owner, is prohibited.

4. Declaration of Restrictions and Covenants & Perpetual Duration. Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied, or otherwise disposed of and used subject to this Declaration which shall run with the land in perpetuity and be binding on all heirs, successors, assigns, occupiers, and lessees.

5. Lower Gwynedd Township. The provisions of this Declaration shall, pursuant to its terms, inure to the benefit of Lower Gwynedd Township, and bind the Property, Declarant and its heirs, successors and assigns. The Declaration may be amended only if approved by Lower Gwynedd Township, and such amendment is recorded in the Montgomery County Recorder of Deeds.

6. Recordation. Declarant shall record this Declaration in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

7. Miscellaneous Provisions.

(a) Severability. If any provision of this Declaration or the application of it to any person or circumstance is found to be invalid, the remainder of the provisions of this Declaration and the application of the provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected by the invalid provision.

(b) Controlling Law. The interpretation and performance of this Declaration shall be governed by the laws of the Commonwealth of Pennsylvania.

(c) Captions. The captions in this Declaration have been inserted solely for convenience of reference and are not a part of this Declaration and shall have no effect upon construction or interpretation.

{Rest of Page Intentionally Blank}

IN WITNESS WHEREOF, the undersigned, being the Declarant, have hereunto set their hands and seals on the day and year first above written.

DECLARANT:

**ACTS RETIREMENT LIFE
COMMUNITIES, INC.**, formerly known
as Adult Communities Total Services, Inc.

By: _____
Name:
Title:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF MONTGOMERY :

On the _____ day of _____, 2025, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____ who acknowledged herself to be the _____, of **ACTS RETIREMENT LIFE COMMUNITIES, INC.**, formerly known as Adult Communities Total Services, Inc. and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Notary Public
My Commission Expires:

Exhibit A

Plan

X:\PROJECTS\237308B Gwynedd Estates Assisted Living\AutoCAD\Drawings\Exhibits & Sketches\D2-LAND DEVELOPMENT exhibit 11-04-25.dwg November 4, 2025



Serial Number: 20192891091

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.



ZONING NOTES

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20 ac	25.00 ac	25.00 ac
LOT WIDTH	200 ft	1488 ft	1488 ft
FRONT YARD	200 ft	56.5 ft	200.0 ft
SIDE YARD	75 ft	44.5 ft	75.1 ft
REAR YARD	75 ft	75.5 ft	75 ft
BUILDING COVERAGE	20%	11.71%	13.0% (+14,607 s.f.)
IMPERVIOUS COVERAGE	45%	25.15%	28.3% (+34,415 s.f.)
BUILDING HEIGHT	30 ft / 2 stories	30 ft / 2 stories	30 ft
ACCESSORY BUILDING HEIGHT	14 ft		
PARKING	0.85 / Unit + Employee = 236 spaces	241 spaces includes 1 handicap spaces	278 spaces ** includes 7 handicap spaces

* EXISTING NON-CONFORMING

** VARIANCE FOR PARKING
SETBACK (15 SPACES)

ZHB APPL. 20-032 SECT. 1276.04
TO PERMIT 7 SPACES IN THE SIDE YARD
AND 8 SPACES IN FRONT YARD.
SECT. 1276.07 TO PERMIT 15 SPACES
WITHIN 75 FEET OF THE PROPERTY LINE
DATED 7/15/20.



Location Map
Scale: 1" = 1000'

GENERAL NOTES:

- The Boundary information shown hereon was prepared by Chambers Associates, Inc., and represents the compilation of recorded information and an actual survey completed in January 1997.
- The Plan was prepared without the benefit of a title report and property is subject to Easements, Conditions, and Restrictions etc. contained therein, recorded or unrecorded.
- Topographic features shown hereon were prepared by Chambers Associates, Inc. and represent the data as of 10/18/2019. Benchmark: PA DOT
GPS CM-H94-01-91 Disk in concrete, elevation 313.95
- Said property is located within an area having a flood zone designation "A" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map no. 42091C0267-G with the Date of Identification of March 2, 2016, for Community no. 420953, Lower Gwynedd Township, Montgomery County, Pennsylvania, which is the current flood insurance rate map for the community in which the said premises is situated.
Zone "A" indicates no base flood elevation has been determined for the 1% annual chance flood (100-year flood).
- Area: Gross 25 acres of land more or less.
Net 24.47 acres of land more or less.
- Any damage incurred within the public right-of-way as a result of construction is to be repaired at the owner's sole expense.

Site Data:

Address: 301 NORRISTOWN RD.
SPRINGHOUSE, PA.
Zoned: MF-3 MULTIFAMILY DISTRICT
Lot Area: 25.00 ACRES

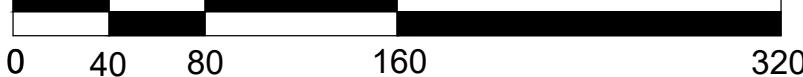
Owner/Applicant:

ACTS RETIREMENT-LIFE COMMUNITIES, INC.
FORMERLY KNOWN AS ADULT COMMUNITIES TOTAL SERVICES, INC.
CORPORATE SERVICES CENTER
420 DELAWARE DRIVE
P.O. BOX 2222
FORT WASHINGTON, PA. 19034

Parcel Information:

Parcel ID: 39-00-02955-00-3
Tax Map ID: BLOCK 19, UNIT 100

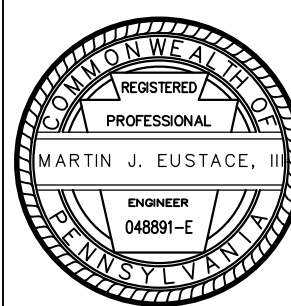
GRAPHIC SCALE



DRAWING SCALE: 1" = 80'

HOMILLER HOUSE EXHIBIT ACTS GWYNEDD ESTATES AL

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
307 Eaton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.
PA Lic. PE048891E

DRAWN BY: JAS
CHECKED BY: MJE
DATE: 11/04/25
DRAWING No.: D 2373 08B 64

Prepared by:

Bernadette A. Kearney, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin

Return to:

Bernadette A. Kearney, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin
1684 S. Broad Street, Suite 230
P. O. Box 1479
Lansdale, PA 19446
Telephone: 215-661-0400
E-mail: bkearney@hrmml.com

Parcel No: Part of 39-00-02955-00-3

**DECLARATION OF
RESTRICTIVE COVENANT FOR USE OF PROPERTY IN THE LOCATION OF THE HOMILLER HOUSE**

THIS DECLARATION OF RESTRICTIVE COVENANT FOR THE USE OF PROPERTY IN THE LOCATION OF THE HOMILLER HOUSE (the "Declaration") is being made as of this ____ day of _____, 2025 by ACTS RETIREMENT LIFE COMMUNITIES, INC., formerly known as ADULT COMMUNITIES TOTAL SERVICES, INC. ("Declarant") in favor of LOWER GWYNEDD TOWNSHIP ("Township") AND THE LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS ("Board") (collectively, the "Beneficiaries").

Background

A. Declarant is the record owner of that certain parcel of ground located in ~~Lower Gwynedd~~ the Township (the "Township"), Montgomery County, PA, being identified as 301 Norristown Road and being further identified as tax parcel number 39-00-02955-00-3 (the "**Property**").

B. The Property is known as Gwynedd Estates and contains an existing retirement community consisting of a large central facility with interconnected wings.

~~BC.~~ The Property also has an existing home identified as the "Homiller House" (the "**Homiller House**") located as shown on the Homiller House Exhibit Plan prepared by Eustace Engineers, dated November 4, 2025, (the "**Plan**") a copy of which is attached hereto and made a part hereof as **Exhibit "A"**.

~~C. Declarant intends to demolish the Homiller House and to restrict that certain area of approximately 1,722 square feet ("Homiller House Area") where the Homiller House exists from use as a habitable building. The Homiller House Area will be restricted for use as passive or recreational open space for the Gwynedd Estates residents as set forth in this Declaration.~~

D. Pursuant to Board Resolution 03-14 ("Resolution") the Board granted Preliminary[Final Land Development Approval (the "LD Approval") for the construction of an additional twenty (20) apartments on the Property (the "Project"). The Resolution provided that the final recorded land development plans contain the following note (the "Note"):

"Any architectural or structural changes to the Homiller house will be subject to the review and approval of the Township."

E. The Declarant represented to the Board that the Homiller House would be restored and thereafter used for offices or guest rooms.

F. The Declarant did not restore the Homiller House, which is now in a dilapidated condition and beyond repair.

G. Declarant now seeks to obtain the Board's approval to remove the Note from the recorded plan, and thereafter to demolish the Homiller House (the "Amended Approval").

H. The Board is willing to grant the Amended Approval, conditioned upon the terms and conditions of this Declaration.

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions hereinafter set forth in this Declaration, and other good and valuable consideration consisting of a contribution to the Wissahickon Valley Historical Society in the amount of Twenty Thousand Dollars (\$20,000.00), receipt of which is hereby acknowledged, Declarant declares and files records this Declaration:

1. **Purpose.** ~~The purpose of the Declaration is to provide notice to ensure the use of the Declarant covenants and agrees, in perpetuity, that the area presently occupied by the Homiller House, consisting of approximately 1,722 square feet, as depicted on the Plan (the "Homiller House Area is restricted to passive or recreational open space for the benefit of the Gwynedd Estates' residents and to ensure that no habitable building is constructed in the Homiller House Area."~~), will be conserved as open space and protected from construction or development (the "**Restriction**")

2. **Permitted Uses.** ~~The Homiller House Area shall be permitted to be used for passive open space or recreational open space for the Gwynedd Estates' residents and may contain such improvements appropriate for the residents' recreation. The use of the Homiller House Area shall be permitted to include, but not be limited to, greenscape, hardscape, trails, community gardens,~~

A. Notwithstanding the Restriction, the following uses and improvements shall be permitted within the Homiller House Area and no others (the "**Permitted Uses**"):

(1) greenscape;

(2) hardscape;

(3) trails

(4) community gardens;

(5) passive recreation; and

(6) recreational activities similar to croquet, bocce, horseshoes, etc., structures such as benches, pergolas and gazebos, This Declaration will not prevent the Declarant; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Declarant or subsequent property owner from making use of the area(s) that are not expressly prohibited herein and are not inconsistent with the purpose of this Declaration.; and

(7) structures such as benches, pergolas and gazebos.

B. The Permitted Uses are depicted on the Plan.

C. The Permitted Uses shall comply with all applicable laws, including but not limited to the Lower Gwynedd Township Code.

3 D. Restriction. ~~The Homiller House Area shall not include any habitable building.~~ Any use of the Homiller House Area inconsistent with the purpose of the Declaration by the Declarant; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Declarant or subsequent property owner, is prohibited.

43. **Declaration of Restrictions and Covenants & Perpetual Duration.** Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied, or otherwise disposed of and used subject to this Declaration, which shall run with the land in perpetuity and be binding on all heirs, successors, assigns, occupiers, and lessees.

54. **Lower Gwynedd Township.** The provisions of this Declaration shall, pursuant to its terms, inure to the benefit of Lower Gwynedd Township and the Board, and shall bind the Property, Declarant and its heirs, successors and assigns. The Declaration may be amended only if approved by ~~Lower Gwynedd Township~~ the Board, and such amendment is recorded in the Montgomery County Recorder of Deeds ("Recorder of Deeds").

6. **Recordation.** Declarant shall record this Declaration in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

7. **Miscellaneous Provisions.**

(a) **Severability.** If any provision of this Declaration or the application of it to any person or circumstance is found to be invalid, the remainder of the provisions of this Declaration and the application of the provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected by the invalid provision.

(b) Controlling Law. The interpretation and performance of this Declaration shall be governed by the laws of the Commonwealth of Pennsylvania.

(c) Captions. The captions in this Declaration have been inserted solely for convenience of reference and are not a part of this Declaration and shall have no effect upon construction or interpretation.

~~{Rest of Page Intentionally Blank}~~

IN WITNESS WHEREOF, the undersigned, being the Declarant, have hereunto set their hands and seals on the day and year first above written.

DECLARANT:

ACTS RETIREMENT LIFE COMMUNITIES, INC.,
formerly known as Adult Communities Total
Services, Inc.

By: _____

Name:

Title:

ACKNOWLEDGMENT

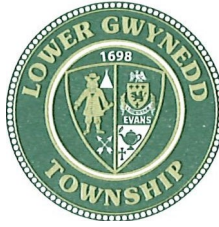
COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF MONTGOMERY :

On the ____ day of _____, 2025, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____ who acknowledged herself to be the _____, of **ACTS RETIREMENT LIFE COMMUNITIES, INC.**, formerly known as Adult Communities Total Services, Inc. and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Notary Public
My Commission Expires:

EXHIBIT "A
HOMILLER HOUSE PLAN
ATTACHED



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

www.lowergwynedd.org

Date: November 13, 2025
To: The Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, CPA Finance Director

Re: 2026 Draft Budget

Recommended Motion: To authorize advertise of the legal notice for the availability of the 2026 Preliminary Budget, as amended at this meeting, for review and public comment

Included in the meeting packet: Draft Budget and 5-Year Capital Plan in Excel
Draft Budget in Munis

There are bookmarks for the various funds in each budget format for ease of reference.

At the October 28th Board Meeting the draft 2026 Budget was presented to the Board of Supervisors.

Items to Note:

- ❖ We were provided with updated numbers from Ambler Wastewater Treatment Plant regarding the Capital Expenditures and Operations that are in the Sewer Operating Account. The new amounts are reflected in the attached Draft Budget. The Ambler Capital increased from \$150,000 to \$325,000 and the Ambler Operations increased from \$1,200,000 to \$1,291,500.
- ❖ The 2026 Draft Budget has collapsed the Recreation Fund (05), and the Open Space Fund (16) into the General Fund and Capital Reserve Fund respectively, as discussed and reviewed at the October 28th presentation.
- ❖ The budget is provided to you in the Excel format that was presented at your October 28th meeting, and in the format from our general ledger software (Munis) that you are used to seeing it in. Both budgets are the same. Please let me know if you have a preference about which format to use for future budgets.

The 2026 final budget will be on your December 9th agenda for approval. I will include any public comments received in the meeting packet.

LOWER GWYNEDD TOWNSHIP

2026 DRAFT BUDGET

WITH 2025 REVISED BUDGET AND PROJECTION

GENERAL OPERATING FUNDS

2026 DRAFT BUDGET

WITH 2025 REVISED BUDGET AND PROJECTION

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
		GENERAL FUND				
		GF REVENUES:				
RE & TRX TAXES	01 -301-100	CURRENT REAL ESTATE TAXES	1,458,815	1,443,000	1,444,231	Mileage 1.047 * 97% Collection Includes Rec Fund
	01 -301-400	DELINQUENT REAL ESTATE TAXES	17,000	7,200	7,500	Receive from Montco Tax Claim Bureau.
	01 -301-600	INTERIM REAL ESTATE TAXES	8,200	4,000	5,000	House Sales and Purchases during year
	01 -310-100	REAL ESTATE TRANSFER TAX	700,000	525,000	600,000	Township receives 0.5% for Real Estate Transfer Tax. Keeping 2025 flat.
ACT 511	01 -310-210	EARNED INCOME TAX - CURR	5,675,000	5,840,000	6,000,000	Per BRKHMR
	01 -310-310	MERCANTILE TAX CURRENT YR	240,000	248,000	240,000	Gross receipts tax on retail and restaurants (1.5mill) and wholesale sales (.2mills). Per BRKHMR
	01 -310-510	LOCAL SERVICES TAX	415,000	440,000	425,000	Per BRKHMR
	01 -310-810	BUS PRIVILEGE TAX CURRENT	440,000	750,000	650,000	1.5 Mill Tax on Gross receipts - paid by service businesses and professionals. Per BRKHMR
	01 -321-610	TRANSIENT RETAILERS	2,000	2,200	2,200	Permit Fees to solicit in the Township.
	01 -321-800	CABLE TV FRANCHISE	235,000	245,000	235,000	5% of cable tv revenue: Verizon and Comcast. Moving downward. People switching on Streaming Services
	01 -331-100	STATE VEHICLE VIOLATIONS	3,000	5,500	6,000	State Police Citations. District Crt
	01 -331-120	CTY VILATNS ORDNCS, STATS	7,500	19,962	10,000	County Citation Income and Bus Citations
	01 -341-000	INTEREST EARNINGS	377,500	338,982	370,000	PLIGIT avg is 4.13% Interest rate is going down Added in rec (Citadel better interest)
	01 -342-210	SEWER REV. LEASE	135,000	135,000	135,000	Sewer Department use of Township Building/ROW/Easements
	01 -342-220	BANK LEASE	155,633	155,632	159,197	Per Lease. (13,048.93 4 mnths 13375.16 8 mnths)
	01 -355-010	PROPERTY TAXES, P.U.R.T.A.	8,850	8,481	8,850	Based on value of property owned by utilities in the Township.
STATE AID	01 -355-012	MUNI. PENSION SYS. STATE AID	377,493	419,937	419,938	State Aid to offset Pension MMO's.
	01 -355-070	VOLUNTEER FIRE RELIEF AID	137,086	141,561	142,000	Volunteer Fire Relief Aid (re: 01.411.000). Split 70/30 Wissahickon/North Penn.
	01 -355-080	ALCOHOLIC BEV(LIQUOR LIC)	1,400	1,800	1,800	
	01 -358-040	NMONTCO RECYCLING COMMISS	15,000	20,501	21,500	DEP 904 Grant Expect small increase due to distribution change. (based on lbs now not population)
	01 -361-300	SUBDIV/DEV/STRMWTR FEE	40,000	24,100	98,000	Penna-Gwynedd Point/ Ambler Yards: Apt & Self Storage Apps and Storm Water Fees
	01 -361-330	ZONING HEARING BD FEES	30,000	30,870	35,000	
	01 -361-340	CONDITIONAL USE, REZONING	6,000	5,000	3,500	
	01 -361-360	RECREATION IMPACT FEE	15,000	2,355	50,000	25: 1616 School House Gwynedd Estates 26/27: Whitefield/Penna/Ambler Yrds Stor&Apts/Cedar
	01 -361-370	ADMIN FEE FOR ENGINEERING/LEGA	8,000	6,965	8,000	Fee for administering Escrow Funds - 10% fee max \$50.
	01 -361-400	PERMITS	409,000	333,916	409,000	Bldng/Electrical/Plumbing/Sewer Lateral Insp Permits
	01 -361-460	FIRE SAFETY INSPECTION FEES	20,000	15,000	20,000	Life Safety Inspections Only No Construction related Permits Fire inspection fees
	01 -361-600	LICENSES	39,000	36,936	39,000	Plumbers/Electrical/Gen Cont Licenses
	01 -361-820	R.O.P. - ST. ENCROACHMENT	20,000	21,856	21,000	Road Opening Permits for Township Roads.
POLICE	01 -362-100	SPECIAL DETAIL REVENUE	10,000	10,000	10,000	Police for school functions; sport events.
	01 -362-110	SALE COPIES OF POLICE REP	12,000	4,000	5,000	Lower b/c can get online for free
	01 -362-120	SCHOOL RESOURCE OFFICER	164,875	80,276	0	SRO has been eliminated by School District
	01 -362-121	CROSSING GUARD	8,800	13,078	9,500	50% salary paid by Wissahickon School District. 50 hrs per pay period 712 hrs per year
	01 -362-130	SECURITY ALARM MONITORING	3,000	6,000	6,000	False Alarm Fees. Billing Qtrly Accrue at year end
	01 -363-433	BRANDYWINE SIGNAL FEE	4,170	4,170	4,170	Brandywine Traffic signal payment once a year.
REC	01 -367-300	PARK RESERVATIONS	5,000	5,000	6,000	Renting Park Facilities
	01 -367-400	PROGRAM FEES	3,000	558	500	Program/Event Revenue
	01 -367-410	FALL FEST	20,000	17,500	22,000	119 Vendors
	01 -380-000	MISCELLANEOUS REVENUE	10,000	12,000	5,000	P-Card Rebate.
	01 -387-010	DVIT DIVIDENDS	30,000	30,000	30,000	
	01 -392-080	TRANSFER FROM SEWER FUND	13,067	13,067	33,773	25% of 2025 Non Uniform Pension MMO (16665) + NU Defined Contribution (118427)
		Total Revenue	11,280,389	11,424,404	11,698,659	

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
	GENERAL FUND					
		GF EXPENSES:				
ADMIN	01 -401-140	WAGES	393,240	393,240	406,435	Wages for BOS & Admin staff
	01 -401-153	DISABILITY & LIFE INS.	8,296	7,786	8,260	Standard Insurance
	01 -401-156	HEALTH INSURANCE	209,727	209,727	248,073	DVHIT and OPT OUT
	01 -401-161	EMPLYR PR TAX	32,076	32,076	33,205	Includes Health OPT Out PR Tax/ Sick buyout PR tax and Wages PR Tax
	01 -401-187	STAFF ENGAGEMENT	28,000	28,000	28,000	Incentive Bonus (\$8K) & Holiday party/Volunteer Reception/Etc. (\$20K)
	01 -401-200	OFFICE SUPPLIES	16,000	16,000	16,000	Office Supplies /Postage
	01 -401-314	LEGAL SERVICES	160,000	160,000	170,000	Solicitor/Labor Attorney
	01 -401-320	COMMUNICATION	7,225	7,600	8,500	Tablets/cell phones for BOS & Admin 2 Tablet Requests
	01 -401-340	LEGAL NOTICES	15,000	15,000	15,000	Advertising ordinances, meetings, & events.
	01 -401-350	INSURANCE BONDING	254,283	254,283	262,000	Bonding 10K & Workers Comp. 75% 83,308.50 Liab 92% 168,928.56
	01 -401-358	RECYCLING	7,500	7,250	7,500	Electronics/Paper shredding annual
	01 -401-420	TRAINING/DUES/SUBS	20,000	11,750	15,000	Newspaper, dues (ICMA, APMM, PSATS, MCCC, MCATO, TMA), Amazon Subscription, EMC training
	01 -401-430	TECHNOLOGY	91,000	100,000	105,000	AV sys/computers/Copier&copies/Navitend/Delco/Constant contact/Adobe/Catapult/ESRI/Zoom/Docusign/Otter AI
	01 -401-450	CONTRACTED SERVICES	15,000	16,765	18,000	Newsletter, website, General Code, new hire drug testing, EMC
	01 -401-460	VOLUNTEER BOARD COMMISSION	10,000	7,500	10,000	Supplies for all volunteer committie & EAC recycling.
FINANCE	01 -402-140	WAGES FINANCE	230,302	180,000	206,052	Finance and Elected Auditors
	01 -402-153	DISABILITY & LIFE INS.	3,791	3,132	3,320	Standard Insurance
	01 -402-156	HEALTH INSURANCE	53,071	53,071	82,000	DVHIT and OPT OUT
	01 -402-161	EMPLYR PR TAX	17,618	13,770	15,763	Fian & Elected Auditor PR Tax Exp
	01 -402-310	PROFESSIONAL SERVICES	100,000	80,000	100,000	HR, auditing, banking,non-uniform pension
	01 -402-420	TRAINING/DUES/SUBSCRIPTIONS	5,000	1,000	5,000	Finance dues/ CPE/ Training. Annual 1099 Software
	01 -402-430	TECHNOLOGY	13,000	32,531	18,500	Tyler Tech 2025: conversion Tyler Annual Fee
	01 -403-110	SALARY ELECTED TAX OFFICIAL	17,457	17,457	17,457	Tax Collector
	01 -403-121	COMMIS-APPT'D-BP/MERC COL	17,500	22,455	20,025	Commission for Berkheimer. 2.25%
	01 -403-122	COMMIS- EIT COLLECTION	65,000	64,240	66,000	Commission for Berkheimer. 1.1% 2nd Qtr .93%
	01 -403-123	COMMIS-LST COLLECTION	7,500	7,700	7,438	Commission for Berkheimer. 1.75%
	01 -403-161	EMPLYR PR TAX	1,336	1,336	1,336	
	01 -403-200	SUPPLIES	3,000	3,000	3,000	Supplies for Elected Tax Collector.
BLDNG	01 -409-140	WAGES- MAINTENANCE	52,144	52,144	53,969	
	01 -409-153	DISABILITY & LIFE INS.	910	925	985	Standard Insurance
	01 -409-156	HEALTH INSURANCE	30,128	30,128	32,000	DVHIT and OPT OUT
	01 -409-161	EMPLYR PR TAX	3,989	3,989	4,129	
	01 -409-220	SUPPLIES- ALL BLDNGS	25,000	17,500	20,000	General supplies (paper towels, trash bags, etc.) for all buildings including Park buildings.and postage
	01 -409-320	COMMUNICATIONS	21,000	17,000	22,000	Landlines for all buildings including Park Buildings. New Phone System 1,675.82/month or 20,110 Annually
	01 -409-360	UTILITIES	55,000	50,000	55,000	All buildings Including Penllyn Woods.
	01 -409-370	R&M ALL BLDNGS	90,000	75,000	90,000	General R&M; light bulbs, doors, windows, mulch etc.
	01 -409-450	CONTRACTED SERVICES	42,000	42,000	21,000	Agreements with 3rd parties (Generator, HVAC, Elevator, Alarm, Pest Services, Not Janitorial Replacing with PW

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
POLICE	01 -410-140	POLICE WAGES	3,018,018	3,018,018	3,115,328	Reg Wages/Longevity/Holiday/Education/OIC
	01 -410-150	NON-UNIFORM WAGES	152,920	152,920	153,110	Admin, Crossing Guard 50/50 w WSD (2026: increase from 4 to 5 hr/day), Mechanic
	01 -410-153	DISABILITY & LIFE INS.	43,396	43,396	46,100	Standard Insurance
	01 -410-156	HEALTH INSURANCE	624,526	624,526	670,000	DVHIT and OPT OUT
	01 -410-158	POST-RETIREMENT HEALTH BENEFIT	11,850	11,850	12,420	OPEB(Add 1 more to receive in 2026)
	01 -410-161	EMPLYR PR TAX	71,684	72,554	59,114	PR Tax for: Police Wages/OT/Festive/Sick buy out/ health opt out/ Special Detail
	01 -410-174	EDUC. TUITION REIMBURSEMENT	15,000	15,000	15,000	Capped at \$15K for entire Dept.
	01 -410-181	POLICE OT	165,000	225,000	225,000	Sgts & Patrolman
	01 -410-184	SPECIAL DETAIL	10,000	10,000	10,000	Expenses associated with reimbursable events, connected to 01362110.
	01 -410-187	UNUSED SICK LEAVE BONUS	10,000	0	4,450	Paid January of Following Year. (2025 paid in Dec 2024)
	01 -410-188	FESTIVE HOLIDAY PAY	49,875	60,000	60,000	New Years, Memorial, Labor, Thanksgiving, Xmas.
	01 -410-201	REGIONAL RESPONSE TEAMS	12,000	5,500	10,000	SWAT, MIRT; New 2026: North Penn Accident Team
	01 -410-220	OPERATING SUPPLIES	35,000	35,000	35,000	Police supplies; Toll plate, police gear, etc. Amo/AD Batteries/Medical Supplies
	01 -410-222	DETECTIVE OPERATING SUPPLIES	10,000	10,000	10,000	Detective specific supplies; Video Camera, Leads tracking, fingerprint dust/evidence bags
	01 -410-238	UNIFORMS	53,200	43,000	53,000	Uniform cleaning & allowance of 3,200.
	01 -410-262	VEHICLE MAINTENANCE	25,000	25,000	25,000	R&M Police Cars
	01 -410-311	PROF. SERVICES - PENSION, OPEB	75,000	75,000	75,000	PFM/USBank/CBIZ.
	01 -410-320	COMMUNICATIONS	9,300	9,300	10,000	Police cell phones & Modems.
	01 -410-374	FUEL/ GASOLINE/ DIESEL	60,000	60,000	50,000	Allocated quarterly.
	01 -410-420	TRAINING/DUES/SUBS	30,000	30,000	30,000	Conferences/professional associations
	01 -410-430	TECHNOLOGY	66,000	89,000	55,000	PowerDMS/Visual Comm /All Traffic/Treas Montco/Lexipol/Motorola/Axon
	01 -410-450	CONTRACTED SERVICES	70,000	45,000	60,000	Hiring, Physical fitness, & Drug testing, New Hire Officer Fit Out
	01 -410-480	COMMUNITY RESPONSE UNIT	15,000	15,000	15,000	Community Service Events.
FIRE	01 -411-000	VOL.FIRE RELIEF AID CONTRIBUTI	137,086	141,561	142,000	State Aid Received in Fall.
AMB	01 -412-520	AMBULANCE CONTRIBUTION	30,000	30,000	35,000	Discretionary by LGT. Last increase: 2021
PLAN/ZONING	01 -414-140	WAGES- BLDNG/ZONING	187,302	187,302	152,493	
	01 -414-153	DISABILITY & LIFE INS.	2,782	3,496	3,750	Standard Insurance
	01 -414-156	HEALTH INSURANCE	61,045	61,045	35,000	DVHIT and OPT OUT
	01 -414-161	EMPLYR PAYROLL TAX	14,890	14,890	12,260	includes PR Tax on Opt out
	01 -414-310	PROF SERV- PLANNING & ZONING	20,000	16,000	10,000	Comp Plan will be complete by EOY 2025
	01 -414-311	PROF SERV- UCC INSPECTING	210,000	172,000	210,000	3rd Party Pending
	01 -414-312	FIRE SAFETY INSPECTOR	10,000	12,000	25,000	3rd Party Pending + Fire Inspection Program Starting
	01 -414-313	ENGINEERING	220,000	195,000	250,000	Twp Engineer, Traffic Engineer, Environmental Engineer Add'l Act 2 Closeout
	01 -414-314	PROF SERV- LEGAL (ZHB)	45,000	73,000	75,000	Court Reporter & ZHB Legal.
	01 -414-340	LEGAL NOTICES	15,000	22,500	25,000	Public notices for meetings.
	01 -414-420	TRAINING DUES SUBSCRIPTIONS	1,000	750	1,000	CPE
	01 -414-430	TECHNOLOGY	12,500	12,500	22,000	GIS TRIASR 60% and Plan Plotter Printer

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
PW	01 -430-140	WAGES PUBLIC WORKS	692,201	702,000	788,124	
	01 -430-153	DISABILITY & LIFE INS.	12,092	12,092	13,000	Standard Insurance
	01 -430-156	HEALTH INSURANCE	234,921	234,921	260,000	DVHIT and OPT OUT
	01 -430-161	EMPLOYER PR TAX	56,194	56,194	63,776	Incl PR Tax on Opt out
	01 -430-181	OT WAGES SNOW/ICE WEATHER	30,000	18,000	22,500	OT for Snow & Ice and Weather
	01 -430-182	OT WAGES PW	0	0	7,500	OT Wages for PW 75% (25% goes to Sewer)
	01 -430-220	SUPPLIES PW	53,000	55,000	55,000	Screws, Paint, Gas mix, etc. and First Aid
	01 -430-221	SNOW/ICE SUPPLIES	4,000	2,500	50,000	Calcium & Snow Equipment Not charging salt to Liquid Fuels in 2026
	01 -430-238	CLOTHING & UNIFORMS	6,000	6,000	6,000	Shirts & Boots etc. reimbursements
	01 -430-262	REPAIRS VEHICLES/TOOLS/MACH	35,000	40,000	40,000	Repairs to PW vehciles/tools/Mach
	01 -430-320	COMMUNICATION	2,700	2,700	2,700	Cell phones & Cell Reimbs for PW
	01 -430-360	UTILITIES	26,200	29,000	30,200	IncludesTraffic Signal & Street Light utilities Add Pen-Ambler & Penllyn street lights Utilities from Parks
	01 -430-370	R&M PW	57,000	40,000	50,000	InfrastructureRepairs Not bldngs and strmwtr
	01 -430-371	STORMWATER R&M	17,500	10,000	15,000	Storm Drain Inlets and repairs
	01 -430-374	FUEL/ GASOLINE/ DIESEL	21,500	21,000	21,000	Allocated quarterly between police/sewer/pw
	01 -430-420	TRAINING/DUES/SUBS	4,000	5,000	4,500	Licenses & certifications; Pest, CDL, Pub. Works assoc. CDL LTAP
	01 -430-430	TECHNOLOGY	8,500	15,000	18,000	TRAISR 40% (640 mnth), Comm Pass Software 5k Annually
	01 -430-450	CONTRACTED SERVICES	70,000	75,000	100,000	Grass cutting (Not basins) 67,500 20k Mulch/ Drug Testing/Port a potty
	01 -430-451	STORMWATER CONTRACTED SERVICES	42,000	45,000	50,000	Street Sweeping and Basin Mowing (10k)
RECREATION	01 -451-140	WAGES RECREATION	148,177	148,177	168,378	Wages (Rec Fund to Dept 451 in GF)
	01 -451-153	DISABILITY & LIFE INS.	1,633	2,157	2,300	Standard Insurance
	01 -451-156	HEALTH INSURANCE	45,791	45,791	50,000	DVHIT and OPT OUT
	01 -451-161	EMPLOYER PR TAX	11,870	11,870	13,447	PR TX
	01 -451-300	EVENTS	10,000	8,000	15,000	Supplies for events ; Spring Events Better Bands
	01 -451-320	COMMUNICATION	804	800	804	Cell phone for REC Director.
	01 -451-341	FALL FEST	20,000	24,000	22,000	Expenses associated with Fall Fest, includes PW staff OT
	01 -451-420	TRAINING/DUES/SUBS	2,000	2,000	2,000	Rec memberships & associations (take in Fall)
POLICE FRINGE	01 -487-157	FRINGE BENEFITS	15,000	5,000	15,000	Gym memberships & Sick buyout. 2026 Sick Buy Out 8495 Gym: 5000 Includes PR Tax for Sick buy out
	01 -487-600	TRANS POLICE PENSION	448,011	448,011	538,689	MMO POLICE CBIZ Est 2026 MMO
	01 -487-610	TRANSFER OPEB	25,000	25,000	25,000	OPEB POLICE
NU FRINGE	01 -487-197	DEFINED CONTRIBUTION PENSION	71,704	45,000	91,434	MMO Est 2025 \$65106 (Per Budget Sheet \$117491 01:80007 05:\$11427 08:\$26057). 05 is now in 01
	01 -487-650	TRANSFER NON UNION PENSION	0	0	16,666	MMO Est 2026 IRR 6.25%
DEBT	01 -492-200	TRANSFER TO DEBT SERVICE	278,343	278,343	273,413	Bond Issue \$5M 2025 Debt Service \$364550 *75%.
		Total Expenses	10,172,608	10,066,019	10,824,403	
		Surplus Deficit Before Discretionary Transfers	1,107,781	1,358,384	874,256	
FIRE	01 -492-030	TRANSFER TO FIRE PROTECTION	165,000	165,000	165,000	Discretionary contributions fire companies; last increase: 2019 Wissahicken Fire Truck 2nd Qtr 2026
	01 -492-300	TRANS TO CAPITAL FUNDS	500,000	500,000	500,000	Discretionary Transfer to Capital Funds
		General Fund: Surplus /Deficit	442,781	693,384	209,256	

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
	STREET LIGHT FUND					
	02 -301-100	CURRENT REAL ESTATE TAXES	14,000	14,000	14,000	Assessment for Street Lights in the specific neighborhoods (Not RE Tax millage).
	02 -341-000	INTEREST EARNINGS	1,620	1,772	1,700	Interest rates going down
		Total Revenue	15,620	15,772	15,700	
	02 -434-373	R/M TREWELLYN ESTATE DISTRICT	1,000	500	1,000	Electric Cost plus 500 for Repairs
	02 -434-374	R/M WOODED POND DISTRICT	630	500	630	Electric Cost plus 500 for Repairs.
	02 -434-375	R/M FOXFIELD RESERVE DISTRICT	850	500	850	Electric Cost plus 500 for Repairs.
	02 -434-376	R/M POLO CLUB DISTRICT	825	500	825	Electric Cost plus 500 for Repairs.
	02 -434-377	R/M BETHLEHEM DISTRICT	2,300	2,300	2,500	Electric Cost plus 500 for Repairs.
	02 -434-378	R/M CEDAR HILL EST DISTRICT	950	500	950	Electric Cost plus 500 for Repairs.
	02 -434-379	R/M GWYNEDD RESERVE DISTRICT	600	500	600	Electric Cost plus 500 for Repairs.
	02 -434-380	R/M GWYNN CREST DISTRICT	825	500	825	Electric Cost plus 500 for Repairs.
	02 -434-381	R/M WALNUT FARMS DISTRICT	810	500	810	Electric Cost plus 500 for Repairs.
	02 -434-382	R/M GWYNN OAKS DISTRICT	600	500	600	Electric Cost plus 500 for Repairs.
	02 -434-383	R/M WISTER WOOD DISTRICT	580	500	580	Electric Cost plus 500 for Repairs.
		Total Expense	9,970	7,300	10,170	
		Street Light Fund: Surplus /Deficit	5,650	8,472	5,530	

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
	FIRE PROTECTION FUND					
	03 -301-100	CURRENT REAL ESTATE TAXES	202,000	201,000	201,392	Mileage .146 at 97% collection
	03 -301-600	INTERIM REAL ESTATE TAXES	1,000	491	500	
	03 -341-000	INTEREST EARNINGS	3,500	13,518	7,076	Interest rates going down
	03 -392-010	TRANSFER FROM GENERAL FUND	165,000	165,000	165,000	To pay discretionary contribution to Fire Co's
		Total Revenue	371,500	380,009	373,968	
FIRE	03 -480-900	N PENN VOL FIRE CO	62,000	62,000	62,690	Contribution from Real Estate Fire Tax plus Interest (30%).
	03 -480-910	WISSAHICKON VOL FIRE CO	144,500	144,500	146,278	Contribution from Real Estate Fire Tax plus Interest (70%).
	03 -489-354	WORKERS COMP - WISSAHICKON	17,000	17,000	17,000	We pay portion of WC Ins to Ambler.
	03 -489-355	WRKS COMP INS N.PENN	11,000	8,536	11,000	We pay portion of WC Ins to N. Wales.
	03 -489-900	CONTRIBUTION TO N. PENN FIRE C	41,000	41,000	41,000	Discretionary Contribution net of insurance (30%).
	03 -489-910	CONTRIBUTION TO WISSAHICKON FI	96,000	96,000	96,000	Discretionary Contribution net of insurance (70%).
		Total Expense	371,500	369,036	373,968	
		Fire ProtectionFund: Surplus /Deficit	0	10,973	0	
	FIRE HYDRANT FUND					
	04 -301-100	CURRENT REAL ESTATE TAXES	39,000	42,000	41,381	Mileage .03 at 97% collcetion
	04 -301-600	INTERIM REAL ESTATE TAXES	200	95	200	
	04 -341-000	INTEREST EARNINGS	3,000	1,852	1,500	Interest rates going down and Deficit using reserves
		Total Revenue	42,200	43,947	43,081	
FIRE	04 -411-360	RENTAL HYDRANT SERVICE	62,000	55,500	58,000	North Wales Annual Hydrant Capacity and Ambler Water 8k. Fund Deficit is planned use of reserves.
		Total Expense	62,000	55,500	58,000	
		Fire Hydrant Fund: Surplus /Deficit	19,800	11,553	14,919	

SEWER FUNDS

2026 DRAFT BUDGET

WITH 2025 REVISED BUDGET AND PROJECTION

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
	SEWER OPERATING FUND					
	08 -341-000	INTEREST EARNINGS	18,000	99,350	144,000	2025 11k interest Sewer Assessment & Citadel higher interest
	08 -364-110	SEWER CONNECTION PERMITS	10,000	6,200	10,000	
	08 -364-111	TAP IN FEE	10,000	64,944	10,000	
	08 -364-120	SEWER USE CHARGE	2,900,000	2,700,000	2,800,000	
	08 -364-130	BY-PASS METER CHARGES	1,500	0	0	
	08 -383-100	SEWER ASSESSMENTS	1,000	22,868	1,000	
		Total Revenue	2,940,500	2,893,362	2,965,000	
	08 -401-314	LEGAL SERVICE	1,500	500	1,000	Attorney fees for Liens etc.
	08 -402-310	FINANCIAL SERVICES	20,000	15,000	15,000	HR, auditing, banking, etc.
	08 -408-310	ENGINEERING SERVICES	5,000	1,000	5,000	Sewer line repair.
	08 -409-383	ALLOCATED EXPENSE REIMBURSEMENT	135,000	135,000	135,000	Cover costs for building/utilities/ROW/Easements
	08 -429-140	SALARIES & WAGES	522,238	522,238	552,512	100% Sewer Superintendant and 25% PW/ADMIN/FIN
	08 -429-181	WAGES OT	1,500	7,000	2,500	OT Sewer. (Not Fall Fest or Snow)
	08 -429-161	EMPLOYER PAYROLL TAX	40,291	40,291	42,588	Incl PR Tax for Opt Out
	08 -429-220	OPERATING SUPPLIES	10,000	3,200	5,000	General supplies for sewer & shut off fees.
	08 -429-238	UNIFORMS	2,500	2,500	2,500	25% of PW plus 100% Sewer Coordinator
	08 -429-262	R&M EQUIP/VEHICLES	25,000	25,000	25,000	R&M Vehciles (25% PW 100% Just Sewer Vehicles)
	08 -429-300	AMBLER TREATMENT OPERATING	1,275,000	1,165,000	1,291,500	Raw SewageTreatment
	08 -429-320	COMMUNICATIONS	6,684	6,500	6,500	Landline for pump-stations & 25% PWcell phones. 100% Sewer Coordinator Cell
	08 -429-360	UTILITIES	19,000	17,000	19,000	For Pump stations.
	08 -429-370	R&M PUMP STATIONS/SEWER LINES	55,000	43,000	55,000	
	08 -429-374	FUEL/ GASOLINE/ DIESEL	7,000	10,750	11,000	Allocated quarterly.
	08 -429-420	TRAINING DUES SUBS	1,000	500	2,000	Licenses & Certifications. Excel Class
	08 -429-430	TECHNOLOGY	20,000	15,000	35,000	Allocated portion of all Twshp wide or software.
	08 -429-450	CONTRACTED SERVICES	100,000	95,000	100,000	3rd party agreements; Meter calibration, PAONECALL(\$12 Per Call), drug testing
	08 -429-730	AMBLER TREATMENT CAPITAL PROJECTS	150,000	150,000	325,000	Per Ambler: no change for 2025; large cap upgrades coming in future years
	08 -486-350	INSURANCE	63,621	59,829	42,500	Liability 8% 14,689 WC 25% 27,769
	08 -487-153	DISABILITY & LIFE INS.	9,515	8,969	9,508	Standard Insurance
	08 -487-156	HEALTH INSURANCE	141,082	141,082	126,000	DVHIT and OPT OUT
	08 -487-197	DEFINED CONTRIBUTION PENSION	18,087	18,087	26,057	Per Non Uniform Salary Sheet 2025 Used Forfieture
	08 -492-010	TRANS TO GENERAL FUND	13,067	13,067	33,773	Transfer to cover MMO DC and Non Uniform Pension
	08-492-200	TRANSFER TO DEBT SERVICE FUND	92,780	92,780	91,138	Bond Issue \$5M 2025 Debt Service \$364550 *25%.
		Total Expense	2,734,865	2,588,293	2,960,076	
		Sewer Operating Fund: Surplus/ Deficit	205,635	305,069	4,924	
	SEWER CAPITAL FUND					
	09 -341-000	INTEREST EARNINGS	230,000	199,500	190,000	Interest rates going down frofm 2025
	09 -354-361	GRANT ACCOUNT	240,000	16,791	0	PA H2O grant for Forrest Manor (\$9291) & Open Door (PSSIBLY \$7500) pump station improvements
	09 -391-000	SALE OF FIXED ASSETS			11,500	From Vehicle Equipment 10 yr Plan
		Total Revenue	470,000	216,291	201,500	
	09 -409-700	CAPITAL IMPROVEMENT BUILDING	53,000	67,000	11,000	2025: roof, fire system, front landscaping; locks/fob system; 2026: HVAC, recessed lighting
	09 -429-740	CAPITAL PURCHASES	6,000	6,000	118,150	100% pick up truck / 25% gator/ 75% tractor
	09 -439-000	INFRASTRUCTURE REBUILDING	200,000	72,000	130,000	2025: Forest Manor PS, Open Door PS, I&I; 2026: I&I, manholes for paving
		Total Expense	259,000	145,000	259,150	
		Sewer Capital Fund: Reserves/ Use of Reserves	211,000	71,291	57,650	

CAPITAL FUNDS

2026 DRAFT BUDGET

WITH 2025 REVISED BUDGET AND PROJECTION

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
	CAPITAL RESERVE /OS FUND					
	30 -341-000	INTEREST EARNINGS	465,000	549,975	481,200	Includes Bond Monies Interest Rates coming down and OS
	30 -345-090	DVIT SAFETY GRANT	1,000	97	15,000	PW COLLAPSABLE LIGHT
	30 -354-090	GENERAL GRANTS	1,236,000	950,497	1,622,234	2025: LSA-Old Beth Brdg Rplcmnt (\$786K) and strmbnk (\$165K); 2026: Ingersoll-LSA (\$220K), Small Water \$55,360; Welsh Rd sig GLG (\$325K), Trewellyn/Penllyn Pk signal LSA (\$451K), Oxford C2P2 partial reimb (\$75K), Pen. Train Trail MontCo (\$250K) & Multi Modal (\$245K)
	30 -354-705	PCCD Grant	15,000	473	0	PCCD Grant Expired NOT PART OF 2026 BUDGET
	30 -391-000	SALE OF FIXED ASSETS	90,000		47,000	From 10 Year Vehicle Plan
	30 -392-010	TRANSFER FROM GF	500,000	778,343	773,413	500k plus 273,413 Debt 2026
	30 -392-080	TRANSFER FROM SEWER FUND		92,780	91,138	Transfer from Sewer to Cover 5M Debt
		Total Revenue	2,307,000	2,372,164	3,029,985	
	30 -409-721	BUILDINGS	236,000	200,000	33,000	2025: roof, fire system, front landscaping, locks and fob system; 2026: HVAC, recessed lighting
	30 -410-700	POLICE EQ	174,000	174,000	205,000	2 New Police Cars Replace 4501 and 4502
	30 -410-705	PCCD GRANT	15,000	945	0	PCCD Grant Expired NOT PART OF 2026 BUDGET
	30 -430-700	CAP. PURCH PW	231,000	199,000	162,000	Pick up 100%/pick up 75%/gator 25%; + \$30K for historic markers
	30 -439-000	INFRASTRUCTURE	1,116,000	140,000	1,164,000	Merged 30.439.300 Prof Services engineering for road pgm; 2025: Paving - moved to 2026; Beth/Penllyn Pk mast arm (\$86K), Beth Pk/Dager mast arm (\$6K), Welsh Rd signal (\$41K), Trewellyn, Penllyn Pk signal (\$33K); 2026: Paving (\$120K), Beth Pk/Dager mast arm (\$89K), Welsh Rd signal (\$371K), Trewellyn/Penllyn Pk signal (\$534K), Beth Pk/Tennis signal (\$50K)
	30 -439-721	BTH PK CUL	915,000	786,000	0	Bid Award 785,642 Project complete 2025
	30 -439-725	PWF PROJ	0	3,340,000	1,000,000	Public Works Project 2025 Land Purchase / 2026 Design
	30 -454-600	PARK IMPROV	926,000	1,177,300	1,040,000	2025: Pen Woods Bldg HVAC and doors (\$112K), Ingersoll baseball (\$824K), Ingersoll rec study (\$5500), pollinator gardens (\$12K), Texaco (\$50K), Penllyn Trn Stn (\$162K), Sdwlk Trl pln (\$18K + \$19K in 2024); 2026: Ingersoll baseball (\$287K-excludes batting cage), Ingersoll rec (\$300K), Oxford Park Gaga (\$75K), Pennlyn Train Trail (\$ 378K)
	30 -471-000	DEBT PRINC	0	235,000	165,000	5M Bond Issuance
	30 -472-000	DEBT INT	0	130,302	199,550	5m Bond Issuance
		Total Expense	3,613,000	6,382,547	3,968,550	
	Capital /OS Fund: Reserves /Use of Reserves		1,306,000	4,010,382	938,565	

	ACCOUNT	DESCRIPTION	2025 REVISED BUDGET	2025 PROJECTION	DRAFT 2026 BUDGET	TEXT FOR BUDGET
		STORM WATER FUND				
	31 -341-000	INTEREST EARNINGS	38,000	31,473	30,000	Interest rates coming down
	31 -354-105	DCED GRANT	345,000		93,671	2026-Flood Mitigation Grant \$27,200; Montco 2040 Marion Culvert-\$66,471;
	31 -387-100	TREE CONTRIBUTION	50,000	39,000	150,000	1616 School House-due at time of permit expect permit 2025; 2026 anticipate Whitefield (100Kwill need a significant waiver; Penna's project likely to need waiver as well (50k);
		Total Revenue	433,000	70,473	273,671	
	31 -446-001	COMPLIANCE REQUIREMENTS	60,000	28,000	60,000	WCWP-2026 fee \$15K; 2027 will be admin + project fee; MS4 permit to be release in 2025-could increase costs-keep at
	31 -446-101	SWM PROJECTS	585,000	204,000	297,000	2025: Old Beth Pk Streambank (\$166K), Marion culvert (\$25K), Penllyn Flood Study (\$13K); 2026: Little Neshaminy (\$220K); Penllyn Flood Study (\$19K); Marion Culvert (\$58K)
	31 -446-102	SWM REPAIRS & UPGRADES	30,000	10,000	15,000	2025: Cathcart; 2026: Township Line Rd
	31 -446-104	TREE GIVEAWAY	22,000	13,500	20,000	Trees and Mulch
	31 -446-450	CONTRACTED SERVICES	175,000	125,000	100,000	Tree work funded from tree bank
		Total Expense	872,000	380,500	492,000	
		Storm Water Fund: Reserves /Use of Reserves	439,000	310,027	218,329	
		TRAFFIC IMPACT FUND				
	33 -341-000	INTEREST EARNED	84,000	67,400	72,000	Interest Rates going down
	33 -361-360	IMPACT FEE	50,000	39,000	425,000	2025- 1616 School House; Gwynedd Estates; J&J; 2026- Penna; Amble yards Y; Whitefield; Cedar Hill (4lot); Act 209
		Total Revenue	134,000	106,400	497,000	
		Total Expense	0	0	0	
		Traffic Impact Fund: Reserves /Use of Reserves	134,000	106,400	497,000	
		HIGHWAY AID FUND				
	35 -341-000	INTEREST EARNINGS	18,000	24,987	18,000	Interest Rates going down
	35 -355-050	MOTOR VEHICLE FUEL TAXES	368,214	367,326	355,556	2025 Actual Received 2026 Letter from State
		Total Revenue	386,214	392,313	373,556	
	35 -430-220	SUPPLIES	20,000	75,000	0	All Snow Supplies to 01.430.221
	35 -439-000	HIGHWAY CONST & REBUILDIN	400,000	0	950,000	Liquid Fuels Projects / Paving Use of Reserves 126K
		Total Expense	420,000	75,000	950,000	
		Highway Aid Fund: Reserves/ Use of Reserves	33,786	317,313	576,444	

5 YEAR CAPITAL PLAN

2026-2030

Lower Gwynedd Township Capital Project Plan, 2026-2030

Last revised: 10/14/2025

PROJECTS	GRANTS	Cost					
		Prior Years	2025 EOY	2026 Bud	2027-2028	2029 +	TOTAL
BUILDINGS							
Public Works Facility (awarded RACP; seeking LSA and 2nd RACP)	\$2,325,000		\$3,340,000	\$1,000,000	\$25,660,000		\$30,000,000
Township Building:							
New roof			\$160,000				\$160,000
Landscaping in front of building		\$6,500	\$13,500				\$20,000
Replace locks and access system			\$69,220				\$69,220
Replace fire system			\$24,880				\$24,880
HVAC: new mini-split (caucus), WIFI therm, glycol maint system				\$28,600	\$50,000		\$78,600
Replace recessed ceiling lights				\$15,000			\$15,000
Needs assessment for post-PWF move					\$30,000		\$30,000
INFRASTRUCTURE (ROADS, BRIDGES, SIGNALS, ETC)							
Annual Road Paving (engin, manholes, paving, ultra-thin)		\$328,556	\$580,000	\$650,000	\$1,400,000	\$750,000	\$3,708,556
Old Bethlehem Pike Bridge Replacement	\$786,000	\$39,000	\$886,000				\$925,000
Traffic Signals:							
Mast Arm Replacements - Bethlehem Pk & Dager Rd			\$86,000				\$86,000
Mast Arm Replacements - Bethlehem Pk & Penllyn Pk			\$6,000	\$89,000			\$95,000
Modernization: Welsh Rd at Evans Rd & Darden Dr	\$324,640	\$11,302	\$41,450	\$371,000			\$423,752
Modernization: Trewellyn Ave & Penllyn Pk	\$451,312		\$33,000	\$534,000			\$567,000
Modernization: Bethlehem Pk & Tennis Ave	\$291,345			\$50,000	\$314,200		\$364,200
Modernization: Norristown Rd & Tennis Ave (seek grant)					\$350,000		\$350,000
Bridges:							
Inspections - Twp bridges < 20' not inspected by PennDOT			\$31,300				\$31,300
Replacement Projects from PennDOT inspections:							
Hunt Seat Dr over Willow Run						\$358,000	\$358,000
Cambridge Dr over Trewellyn Creek						\$395,000	\$395,000
Forrest Hill Dr over Willow Run						\$1,225,000	\$1,225,000
STORMWATER MANAGEMENT							
Old Bethlehem Pike Streambank Restoration	\$164,497	\$9,095	\$166,100				\$175,195
Houston Creek Flood Study Implementation							
Brookside/Marion driveway culvert replacement	\$66,471		\$25,000	\$58,000			\$83,000
WSD basin					\$100,000	\$800,000	\$900,000
Little Neshaminy Streambank Restoration	\$186,000			\$220,000			\$220,000
Penllyn Flood Study	\$27,200		\$13,000	\$19,000			\$32,000
Penllyn Flood Study implementation (placeholder)					\$250,000	\$250,000	\$500,000

PROJECTS	GRANTS	Cost					
		Prior Years	2025 EOY	2026 Bud	2027-2028	2029 +	TOTAL
TRANSPORTATION IMPROVEMENTS							
Penllyn Pike & Old Penllyn Pike Realignment-project scoping for intersection/roundabout alternatives (Fund 33)					\$90,000	\$2,110,000	\$2,200,000
Act 209 Capital Plan Update						\$100,000	\$100,000
Sumneytown Pike (Act 209 Plan)-Widen County road from Bethlehem Pike to Rt.202 (FUTURE- work w/ County; \$18M est)							
PARKS							
Penllyn Woods Community Building:							
Replace air conditioning			\$82,385				\$82,385
Roll up door, building access system			\$29,512				\$29,512
Ingersoll Park:							
Baseball: concession bldg	\$1,106,096	\$77,893	\$824,360	\$286,640			\$1,188,893
Tot lot, memorial, picnic grove	\$700,000			\$300,000	\$400,000		\$700,000
Oxford Park:							
Pollinator garden ('24 PECO Grant \$3K)			\$6,000				\$6,000
Playground 2-5, gaga - awarded C2P2 grant, applied for LSA	\$830,000			\$75,000	\$755,000		\$830,000
Playground 5-12, envir. ed. area (seek grants)						\$1,100,000	\$1,100,000
Playground 5-12, pavilion (seek grants)						\$1,000,000	\$1,000,000
Pen-Ambler Park:							
Pollinator garden ('24 PECO Grant \$3K)			\$6,000				\$6,000
Pickleball, restroom (seek grants)						\$870,000	\$870,000
Playground (seek grants)						\$1,200,000	\$1,200,000
Pavilion, baseball field improvements (seek grants)						\$350,000	\$350,000
Other Parks/Open Space:							
Texaco Gateway - landscaping & sidewalks			\$50,000				\$50,000
Tree Plan for use of tree fee in lieu on Twp properties		\$7,800	\$14,500				\$22,300
Tree plan implementation on Twp properties (tree bank)		\$70,000	\$110,500	\$100,000	\$140,000	\$40,000	\$460,500
TRAILS / PEDESTRIAN IMPROVEMENTS							
Sidewalk/Trail Pedestrian Plan		\$19,000	\$18,275				\$37,275
Penllyn Station Trail	\$495,186		\$162,111	\$378,260			\$540,371
Bethlehem Pike Phase 3-continue to Dager Road (seek grants)					\$250,000	\$875,000	\$1,125,000
SANITARY SEWER							
Inflow & Infiltration- televising & assoc repairs where needed		\$60,000	\$50,000	\$100,000			\$210,000
Forest Manor Pump Station - back-up pump	\$9,291		\$10,931				\$10,931
Open Door Pump Station	\$7,500		\$10,000				\$10,000
AWWTP-per Ambler, upgrades anticipated soon; LGT share TBD						\$1,000,000	\$1,000,000
CAPITAL PROJECT TOTALS	\$7,770,538	\$629,146	\$6,850,024	\$4,274,500	\$29,789,200	\$12,423,000	\$53,965,870

LOWER GWYNEDD TOWNSHIP
MUNIS DRAFT BUDGET 2026

GENERAL OPERATING FUNDS
DRAFT 2026 BUDGET

Lower Gwynedd Township



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:		2024	2025	2025	2025	2025	2026	
GENERAL FUND		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM	COMMENT
01301	100 CRT R/E TX	-1,063,589.23	-1,218,815.00	-1,218,815.00	-1,207,121.38	-1,443,000.00	-1,444,231.00	
	Millage 1.047 97* Collection. Includes Rec Mills							
01301	400 DLQT R/E T	-19,386.22	-17,000.00	-17,000.00	-6,895.22	-7,200.00	-7,500.00	
	Receive from Montco Tax Claim Bureau.							
01301	600 ITRM R/E T	-6,333.29	-6,000.00	-6,000.00	-3,091.78	-4,000.00	-5,000.00	
	House Sales and Purchases during year.							
01310	100 R/E TRANSF	-485,598.52	-700,000.00	-700,000.00	-565,841.47	-700,000.00	-600,000.00	
	Township receives 0.5% for Real Estate Transfer Tax.							
01310	210 EIT CURRT	-5,691,264.94	-5,675,000.00	-5,675,000.00	-4,907,563.42	-5,840,000.00	-6,000,000.00	
	Per J Hunt from Berkheimer.							
01310	310 MERCANT TX	-255,316.34	-240,000.00	-240,000.00	-249,788.79	-248,000.00	-240,000.00	
	Gross receipts tax on retail and restaurants (1.5mill) and wholesale sales (.2 mills).							
01310	510 LOCAL SERV	-424,707.84	-415,000.00	-415,000.00	-383,702.18	-440,000.00	-425,000.00	
	Per J Hunt from Berkheimer.							
01310	810 BUS PRIVIL	-492,487.35	-440,000.00	-440,000.00	-706,613.01	-750,000.00	-650,000.00	
	1.5 Mill Tax on Gross receipts - paid by service businesses and professionals.							
01321	610 TRNSNT RET	-1,620.00	-2,000.00	-2,000.00	-1,140.00	-2,200.00	-2,200.00	
	Permit Fees to solicit in the Township.							
01321	800 CABLE TV F	-254,537.59	-235,000.00	-235,000.00	-183,547.68	-245,000.00	-235,000.00	
	5% of cable tv revenue from Verizon and Comcast. Moving downward. Switching to Streaming							
01331	100 ST VEHI VI	-4,790.31	-3,000.00	-3,000.00	-2,111.18	-5,500.00	-6,000.00	
	State Police Citations District Court							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01331	120	CTY VLTN O	-8,419.56	-7,500.00	-7,500.00	-23,006.56	-19,962.00	-10,000.00	
		District Citation Income. School Bus Citations							
01341	000	INTEREST E	-397,414.70	-375,000.00	-375,000.00	-281,038.32	-338,982.00	-370,000.00	
		PLGIT avg is 4.13% Rates going down Added in Rec							
01342	210	SEWER RV L	-127,200.00	-135,000.00	-135,000.00	-67,500.00	-135,000.00	-135,000.00	
		Sewer Department use of Township Building/ROW/Easements							
01342	220	BANK LEASE	-151,838.04	-155,633.00	-155,633.00	-129,534.52	-155,632.00	-159,197.00	
		Per Lease.							
01355	010	PT PURTA	-8,258.73	-8,850.00	-8,850.00	-8,480.77	-8,481.00	-8,850.00	
		Based on value of property owned by utilities in the Township.							
01355	012	PENSION AI	-377,493.31	-377,493.00	-377,493.00	-419,937.14	-419,937.00	-419,938.00	
		State Aid to offset Pension MMO's.							
01355	070	V.F.R.AID	-137,086.34	-137,086.00	-137,086.00	-141,561.07	-141,561.00	-142,000.00	
		Volunteer Fire Relief Aide (re: 01.411.000). Split 70/30 Wissahickon/North Penn.							
01355	080	LIQUOR LIC	-2,100.00	-1,400.00	-1,400.00	-1,800.00	-1,800.00	-1,800.00	
		Receive in Fall							
01358	040	NMNTCO REC	-17,705.38	-15,000.00	-15,000.00	-20,500.96	-20,501.00	-21,500.00	
		Annual State Recycling Grant - Change: Based on lbs not population							
01361	300	SUB/DEV/SW	-17,050.00	-40,000.00	-40,000.00	-18,900.00	-24,100.00	-98,000.00	
		Penna- Gwynedd Point/Ambler Yards: Apt & Self Storage Apps and Strm Water Fees							
01361	330	ZHB FEES	-59,760.00	-30,000.00	-30,000.00	-26,070.00	-30,870.00	-35,000.00	

Lower Gwynedd Township

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
GENERAL	FUND		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
01361	340	CNDTNL USE	-6,500.00	-6,000.00	-6,000.00	-5,000.00	-5,000.00	-3,500.00
		Berkadia.						
01361	360	IMPCT FEE	.00	-15,000.00	-15,000.00	.00	-2,355.00	-50,000.00
		25- 1616 School Hs Gwynedd Estates 26/27: Whitefield/Penna/Ambler Storage/Apts./Cedar						
01361	370	ADMIN FEE	-8,351.11	-8,000.00	-8,000.00	-5,237.45	-6,965.00	-8,000.00
		Fee for administering Escrow Funds - 10% fee max \$50.						
01361	400	PERMITS	-347,607.39	-409,000.00	-409,000.00	-314,647.25	-333,916.00	-409,000.00
		Bldng/Electrical/Plumbing/Sewer Lateral Insp Fees						
01361	460	FIRE SAFET	-15,475.00	-20,000.00	-20,000.00	-15,662.35	-15,000.00	-20,000.00
		Life Safety Inspections Only. (NO Construction Related Permits Fire Insp Fees)						
01361	600	LICENSES	-33,490.00	-39,000.00	-39,000.00	-28,740.00	-36,936.00	-39,000.00
		Plumbers/Electrical/Gen Cont. Licenses						
01361	820	ROP-ST.ENC	-34,595.00	-20,000.00	-20,000.00	-24,316.06	-21,856.00	-21,000.00
		Road Opening Permits for Township Roads.						
01362	100	SPCL DETL	-10,280.00	-10,000.00	-10,000.00	-13,310.00	-10,000.00	-10,000.00
		Police for school functions; sport events.						
01362	110	SALE POL R	-11,925.00	-12,000.00	-12,000.00	-3,760.00	-4,000.00	-5,000.00
		Lower Can get online for Free						
01362	120	S.R.OFFICE	-155,733.54	-164,875.00	-164,875.00	-80,275.58	-80,276.00	.00
		Eliminated by School District						
01362	121	C.GUARD	-8,776.95	-8,800.00	-8,800.00	-9,178.08	-13,078.00	-9,500.00
		50% salary paid by Wissahickon School District. 50 Hrs per Pay Period						

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026 BUDGET 2026 FOR PERIOD 99

ACCOUNTS FOR:

GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01362	130	SEC.ALARM M	-2,670.00	-3,000.00	-3,000.00	-3,445.00	-6,000.00	-6,000.00	
		False Alarm Fees. Bill Quarterly Accrue at Year End.							
01363	433	SIGNAL FEE	-4,080.00	-4,170.00	-4,170.00	-4,170.00	-4,170.00	-4,170.00	
		Brandywine Traffic signal payment once a year.							
01367	300	PRK RESV	.00	.00	.00	.00	-5,000.00	-6,000.00	
		Renting Park Facilities							
01367	400	PRGRM FEES	.00	.00	.00	.00	-558.00	-500.00	
		Program/Event Revenue							
01367	410	FALL FEST	.00	.00	.00	.00	-17,500.00	-22,000.00	
		Fall Fest 119 Vendors							
01380	000	MISC REVEN	-10,005.16	-10,000.00	-10,000.00	-8,776.98	-12,000.00	-5,000.00	
		P-Card Rebate. Cash Recycle Monies							
01387	010	DVIT DIV	-27,547.00	-30,000.00	-30,000.00	-33,967.00	-30,000.00	-30,000.00	
		Received in Fall							
01392	080	TRSF SEW F	-15,065.00	-13,067.00	-13,067.00	-13,067.00	-13,067.00	-33,773.00	
		25% of 2026 Non-Uniform Pension MMO (\$16,665) & Non-uniform Defined Contribution(118,427) (\$52,269)							
TOTAL GENERAL FUND			-10,696,058.84	-11,007,689.00	-11,007,689.00	-9,919,298.20	-11,599,403.00	-11,698,659.00	
GRAND TOTAL			-10,696,058.84	-11,007,689.00	-11,007,689.00	-9,919,298.20	-11,599,403.00	-11,698,659.00	

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

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
GENERAL FUND			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01401	161	EMPR PR TX	31,924.67	32,076.00	32,076.00	26,938.65	32,076.00	33,205.00	
		Payroll Tax for Health Opt-Out/Sick Buy out/Wages							
01401	187	STAFF ENG	29,516.86	28,000.00	28,000.00	18,297.27	28,000.00	28,000.00	
		Incentive Bonus (\$8K) & Holiday party/Volunteer Reception/Etc. (\$20K)							
01401	200	OFFC SUPL	13,207.14	16,000.00	16,000.00	10,675.69	16,000.00	16,000.00	
		Office Supplies/Postage for entire company							
01401	314	LEGAL	172,575.48	160,000.00	160,000.00	119,911.67	160,000.00	170,000.00	
		Solicitor/Labor Attorney							
01401	320	COMMUNICAT	7,864.46	7,225.00	7,225.00	5,885.08	7,600.00	8,500.00	
		Tablets/cell phones for BOS & Admin 2 Table Requests							
01401	340	LGL NTC	22,230.84	15,000.00	15,000.00	13,471.64	15,000.00	15,000.00	
		Advertising ordinances, meetings, & events.							
01401	350	INS/BONDIN	196,169.50	254,283.49	254,283.49	265,948.61	254,283.49	262,000.00	
		Liability& Workers Comp; 75% Liability/92% Workers Comp. and Bonding							
01401	358	RCYCLNG	10,611.79	7,500.00	7,500.00	6,175.00	7,250.00	7,500.00	
		Electronics/Paper shredding annual							
01401	420	TRNG/DS/SB	8,408.91	20,000.00	20,000.00	8,956.78	11,750.00	15,000.00	
		Newspaper/ Dues: ICMA, APMM,PSATS,MCCC,MCATO,TMA. Amazon Subs, EMC Training							
01401	430	TECH	45,905.98	91,000.00	91,000.00	110,862.84	100,000.00	105,000.00	
		AV Sys/ All Hardware: Laptops, Printers/All Copiers & Copies/Navitend/Delco/Constant Contact/Adobe/Catapult/ESRI/AOOM/DocuSign/ Otter AI							
01401	450	CONT.SERV.	3,421.39	15,000.00	15,000.00	11,630.85	16,765.00	18,000.00	
		Newsletter, website, general code, & New Hire drug testing, EMC							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99					
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	
GENERAL	FUND		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM	COMMENT
01401	460	VOL BRD CM	3,671.54	10,000.00	10,000.00	5,430.76	7,500.00	10,000.00	
		Supplies for all volunteer committee & EAC recycling.							
01402	140	WAGES FIN	182,609.03	230,302.00	230,302.00	163,596.78	180,000.00	206,052.00	
		Finance Wages; Elected Auditors							
01402	153	LIFE INS	3,176.98	3,791.00	3,791.00	3,272.37	3,132.00	3,320.00	
		Disability & Life Ins. Finance.							
01402	156	HEALTH INS	32,350.35	53,070.67	53,070.67	51,348.66	53,071.00	82,000.00	
		DVHIT and Opt Out							
01402	161	EMPR PR TX	14,241.26	17,618.00	17,618.00	12,306.89	13,770.00	15,763.00	
		Includes Elected Auditor PR Tax							
01402	310	PROFES SRV	80,885.12	100,000.00	100,000.00	50,581.21	80,000.00	100,000.00	
		HR, auditing, banking, pension							
01402	420	TRNG/DS/SB	75.00	5,000.00	5,000.00	288.50	1,000.00	5,000.00	
		Finance Dues/ CPE /Training/1099 Software							
01402	430	TECH	9,801.66	13,000.00	13,000.00	31,708.04	32,531.00	18,500.00	
		Tyler Tech Annual							
01403	110	SALARY-ELE	18,016.38	17,457.00	17,457.00	14,905.34	17,457.00	17,457.00	
		Tax Collector							
01403	121	COMMIS-APP	16,667.40	17,500.00	17,500.00	21,249.27	22,455.00	20,025.00	
		Commission BRKHMR 2.25%							
01403	122	COMMIS-EIT	59,969.59	65,000.00	65,000.00	44,846.27	64,240.00	66,000.00	
		BRKHMR Commission 1.1% will be .93% Feb 2026							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
GENERAL	FUND		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
01403	123	COMMIS LST	7,944.00	7,500.00	7,500.00	6,925.72	7,700.00	7,438.00
		BRKHMR 1.75%						
01403	161	PR TAX	1,378.43	1,336.00	1,336.00	1,140.42	1,336.00	1,336.00
		(Merged 01403161).						
01403	200	SUPPLIES	2,941.07	3,000.00	3,000.00	2,714.75	3,000.00	3,000.00
		Supplies for Elected Tax Collector.						
01409	140	WAGES MAIN	51,269.72	52,144.00	52,144.00	45,470.40	52,144.00	53,969.00
01409	153	LIFE INSUR	1,013.79	910.00	910.00	847.77	925.00	985.00
		Disability & Life Insurance.						
01409	156	HEALTH INS	21,736.52	30,127.75	30,127.75	29,030.36	30,127.75	32,000.00
		Health Insurance & Opt out.						
01409	161	PR TAX	3,925.82	3,989.00	3,989.00	3,485.07	3,989.00	4,129.00
		(Merged 01409163).						
01409	220	SUPPLIES	19,558.41	25,000.00	25,000.00	13,397.51	17,500.00	20,000.00
		General supplies (paper towels, trash bags, etc.) for all buildings including Park buildings and postage.						
01409	320	COMNCATNS	23,929.40	21,000.00	21,000.00	17,529.10	17,000.00	22,000.00
		Landlines for all buildings including Park Buildings. New Phone System 1675.82 Month						
01409	360	UTILITIES	36,070.20	55,000.00	55,000.00	34,967.39	50,000.00	55,000.00
		All buildings Including Penllyn Woods.						
01409	370	R&M	119,714.40	90,000.00	90,000.00	44,932.22	75,000.00	90,000.00
		General R&M; light bulbs, doors, windows, mulch etc.						

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99					
ACCOUNTS FOR:									
GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01409	450	CONT.SERV.	20,524.60	42,000.00	42,000.00	27,131.63	42,000.00	21,000.00	
		Agreements with 3rd parties (Generator, HVAC, Elevator, Alarm, Not Janitorial Using PW Employee for Cleaning)							
01410	140	POLICE WGS	3,021,748.66	3,018,018.00	3,018,018.00	2,474,031.81	3,018,018.00	3,115,328.00	
		Reg Wages/Longevity/Holiday/Education/OIC							
01410	150	NONUNIF PR	148,456.05	152,920.00	152,920.00	95,859.74	152,920.00	153,110.00	
		Dispatch, Crossing Guard 50/50 w SD , Mechanic							
01410	153	LIFE INS.	43,807.75	43,396.00	43,396.00	40,193.97	43,396.00	46,100.00	
		Disability & Life Insurance Police.							
01410	156	HEALTH INS	492,848.32	624,526.22	624,526.22	557,125.74	624,526.22	670,000.00	
		Health Ins & Opt out Police							
01410	158	P-RET HEAL	10,406.36	11,850.00	11,850.00	10,920.47	11,850.00	12,420.00	
		OPEB (add 1 more in 2026)							
01410	161	PR TAX	59,189.38	71,684.00	71,684.00	45,029.65	72,554.00	59,114.00	
		PR Tax For: Police Wages/OT/Festive/Sick buy-out/Health Opt-Out/Special Detail.							
01410	174	ED TUITION	7,452.38	15,000.00	15,000.00	9,876.83	15,000.00	15,000.00	
		Capped at \$15K for entire Dept.							
01410	181	POLICE OT	172,549.05	165,000.00	165,000.00	189,780.34	225,000.00	225,000.00	
		Sgts & Patrolman							
01410	184	SPECIAL DE	13,319.29	10,000.00	10,000.00	6,139.39	10,000.00	10,000.00	
		Expenses associated with reimbursable events, connected to 01362110.							
01410	187	UNUSED SIC	6,400.00	10,000.00	10,000.00	.00	.00	4,450.00	
		Paid January of following Year. (2025 paid in 2026)							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01410	188	FESTIVE HO	57,738.77	49,875.00	49,875.00	39,986.91	60,000.00	60,000.00	
		NY, Memorial, Labor, Thanksgiving, Xmas.							
01410	201	REG RSP TM	5,000.00	12,000.00	12,000.00	5,500.00	5,500.00	10,000.00	
		Swat, MIRT, NP Accident Team.							
01410	220	OP SUPPLIE	26,369.91	35,000.00	35,000.00	14,472.03	35,000.00	35,000.00	
		Police supplies; Toll plate, police gear, etc. Amo/AD Batteries/Medical Supplies							
01410	222	DET OP SUP	10,824.39	10,000.00	10,000.00	1,397.17	10,000.00	10,000.00	
		Detective specific supplies; Video Camera, Leads tracking, finger print dust/evidence bags							
01410	238	UNIFORMS	32,446.66	53,200.00	53,200.00	21,700.37	43,000.00	53,000.00	
		Uniform Cleaning/allowance 3,200							
01410	262	VEH MNT	28,059.88	25,000.00	25,000.00	21,697.25	25,000.00	25,000.00	
		R&M Police Cars							
01410	311	PROF. SERV	68,183.17	75,000.00	75,000.00	58,028.09	75,000.00	75,000.00	
		PFM/USBank/CBIZ.							
01410	320	COMMUNICAT	9,945.37	9,300.00	9,300.00	7,496.65	9,300.00	10,000.00	
		Police cell phones & Modems.							
01410	374	FUEL/ GASO	44,244.00	60,000.00	60,000.00	27,454.06	60,000.00	50,000.00	
		Allocated quarterly.							
01410	420	TRNG/DS/SB	20,441.33	30,000.00	30,000.00	23,908.26	30,000.00	30,000.00	
		Conferences/professional associations							
01410	430	TECHNLGY	15,112.12	66,000.00	66,000.00	94,696.34	89,000.00	55,000.00	
		Power DMS/Visual Comm/All Traffic/Treas. Montco./Lexipol/Motorola/Axon							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01410	450	CONTRAC SV	43,426.04	70,000.00	70,000.00	36,565.84	45,000.00	60,000.00	_____
		Hiring, Physical fitness, &	On going Drug testing, New Hire Officer Fit Out						
01410	480	CMNTY RESP	9,388.17	15,000.00	15,000.00	13,947.72	15,000.00	15,000.00	_____
		Community Service Events.							
01411	000	FIRE RELIE	137,086.34	137,086.00	137,086.00	141,561.07	141,561.00	142,000.00	_____
		State Aid Received in Fall.							
01412	520	AMBULANCE	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	35,000.00	_____
		Discretionary by LGT.							
01414	140	WAGES B&Z	163,018.50	187,302.00	187,302.00	118,020.40	187,302.00	152,493.00	_____
01414	153	LIFE INS.	2,744.00	2,782.00	2,782.00	2,626.45	3,496.00	3,750.00	_____
		Disability & Life B&Z.							
01414	156	HEALTH INS	44,409.08	61,045.31	61,045.31	39,265.09	61,045.31	35,000.00	_____
		Health Ins. B&Z. Opt Out							
01414	161	PR TAX	12,606.62	14,890.00	14,890.00	9,376.29	14,890.00	12,260.00	_____
		Includes payroll tax on Opt out.							
01414	310	PROF SERV-	8,516.26	20,000.00	20,000.00	15,395.05	16,000.00	10,000.00	_____
		Comprehensive Plan complete in 2025							
01414	311	PRF S-UCC	195,994.25	210,000.00	210,000.00	163,829.50	172,000.00	210,000.00	_____
		Inspections for new buildings, additions, renovations, etc.							
01414	312	FIRE INSP	14,505.75	10,000.00	10,000.00	10,183.13	12,000.00	25,000.00	_____
		3rd Party & Fire Inspection Program Starting 2026							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01414	313	ENGNRNG	278,122.91	220,000.00	220,000.00	202,922.18	195,000.00	250,000.00	_____
		Twp. Engineer, Traffic Engineer, Environmental Engineer Addl Act 2 Closeout							
01414	314	PRF SRV LG	72,042.34	45,000.00	45,000.00	52,667.18	73,000.00	75,000.00	_____
		Court Reporter & ZHB Legal.							
01414	340	LGL NTCES	16,885.04	15,000.00	15,000.00	17,104.62	22,500.00	25,000.00	_____
		Public notices for meetings.							
01414	420	TRNG/DS/SB	435.00	1,000.00	1,000.00	.00	750.00	1,000.00	_____
		CPE							
01414	430	TECHNLGY	22,176.54	12,500.00	12,500.00	12,409.37	12,500.00	22,000.00	_____
		GIS TRIASR 60% and Plan Plotter Printer							
01430	140	WAGES PW	519,575.61	692,201.00	692,201.00	632,544.75	702,000.00	788,124.00	_____
		Wages Public Works							
01430	153	LIFE INS.	9,729.60	12,092.00	12,092.00	11,037.94	12,092.00	13,000.00	_____
		Disability & Life							
01430	156	HEALTH INS	137,211.27	234,920.89	234,920.89	202,756.07	234,921.00	260,000.00	_____
		Health Ins & Opt-Out							
01430	161	PR TAX	41,097.80	56,193.82	56,193.82	49,672.63	56,193.82	63,776.00	_____
		Includes payroll tax on Opt out.							
01430	181	OT WEATHER	6,987.44	30,000.00	30,000.00	16,309.21	18,000.00	22,500.00	_____
		OT for Snow & Ice and Weather							
01430	182	OT WAGES	.00	.00	.00	.00	.00	7,500.00	_____
		OT Wages for PW 75% (25% goes to Sewer)							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01430	220	SUPPLIES	26,184.33	53,000.00	53,000.00	50,150.83	55,000.00	55,000.00	_____
		Screws, Paint, Gas mix, etc. and First Aid							
01430	221	SNWICE SUP	2,921.77	4,000.00	4,000.00	.00	2,500.00	50,000.00	_____
		Salt, Calcium & Snow Equipment NOT charging Salt to LF.							
01430	238	CLOTHING &	4,185.81	6,000.00	6,000.00	3,393.38	6,000.00	6,000.00	_____
		Shirts & Boots etc. reimbursements							
01430	262	RPRS TOOLS	35,197.77	35,000.00	35,000.00	39,232.00	40,000.00	40,000.00	_____
		Repairs to PW Vehicles/Tools/Machinery							
01430	320	COMMUNICAT	2,691.00	2,700.00	2,700.00	1,110.21	2,700.00	2,700.00	_____
		Cell phones & Reimbursements for PW							
01430	360	UTILITIES	7,019.47	11,200.00	11,200.00	10,885.66	29,000.00	30,200.00	_____
		Including Traffic Signal & Street Light utilities Add Pen-Ambler & Penllyn street lights							
01430	370	R&M PW	49,457.12	57,000.00	57,000.00	46,283.52	40,000.00	50,000.00	_____
		Infrastructure Repair Not Buildings & Vehicles							
01430	371	STMWTR RM	.00	17,500.00	17,500.00	350.82	10,000.00	15,000.00	_____
		Storm Drain Inlets and Repairs							
01430	374	FUEL/ GASO	11,746.97	18,000.00	18,000.00	18,695.50	21,000.00	21,000.00	_____
		Allocated quarterly.							
01430	420	TRNG/DS/SB	4,534.50	4,000.00	4,000.00	5,242.50	5,000.00	4,500.00	_____
		Licenses & certifications; Pest, CDL, Pub. works assoc. etc.							
01430	430	TECHNLGY	130.18	8,500.00	8,500.00	14,309.99	15,000.00	18,000.00	_____
		TRAISR 40% (640/mnth) , Comm Pass Software 5k annually							

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026 BUDGET 2026

FOR PERIOD 99

ACCOUNTS FOR:

GENERAL	FUND		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
01430	450	CONTRACT S	29,159.24	70,000.00	70,000.00	63,886.41	75,000.00	100,000.00	_____
		Grass cutting (Not basins) 67,500k Mulch 20K drug testing, Port a Potty							
01430	451	STRMWTR CS	.00	42,000.00	42,000.00	24,111.99	45,000.00	50,000.00	_____
		Street Sweeping and Basin Mowing (10K)							
01451	140	WAGES REC	.00	.00	.00	.00	148,177.00	168,378.00	_____
		Recreation Wages							
01451	153	DIS/LIFE	.00	.00	.00	.00	2,157.00	2,300.00	_____
01451	156	HLTH INS	.00	.00	.00	.00	45,791.00	50,000.00	_____
		DVHIT and OPT-OUT							
01451	161	EMP PR TAX	.00	.00	.00	.00	11,870.00	13,447.00	_____
		PR Tax includes OPT-OUT OR Tax Exp							
01451	300	EVENTS	.00	.00	.00	.00	8,000.00	15,000.00	_____
		Supplies for Events. Spring Events (Better Bands)							
01451	320	COMMUNICAT	.00	.00	.00	.00	800.00	804.00	_____
		Cell Phone Rec Director							
01451	341	FALL FEST	.00	.00	.00	.00	24,000.00	22,000.00	_____
		Fall Fest includes PW OT for Working Fall Fest							
01451	420	TRNG/DUES	.00	.00	.00	.00	2,000.00	2,000.00	_____
		Rec Memberships and Associations (Take in Fall)							
01487	157	FRINGE BEN	16,498.51	15,000.00	15,000.00	1,963.00	5,000.00	15,000.00	_____
		Gym memberships (5k) & Sick buyout(8,495) Includes PR Tax for Sick Buyout							

Lower Gwynedd Township



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
GENERAL FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
01451	341	FALL FEST	.00	.00	.00	.00	24,000.00	22,000.00
		Fall Fest includes PW OT for Working Fall Fest						
01451	420	TRNG/DUES	.00	.00	.00	.00	2,000.00	2,000.00
		Rec Memberships and Associations (Take in Fall)						
01487	157	FRINGE BEN	16,498.51	15,000.00	15,000.00	1,963.00	5,000.00	15,000.00
		Gym memberships (5k) & Sick buyout(8,495) Includes PR Tax for Sick Buyout						
01487	197	DFND CNTRB	50,493.49	60,827.00	60,827.00	32,449.35	45,000.00	91,434.00
		MMO Est 2025 \$65106, Use Budget Sheet \$117,491 01: 91,434 08: 26057						
01487	600	TX PLC PEN	448,845.00	448,011.00	448,011.00	419,937.14	448,011.00	538,689.00
		MMO CBIZ 2026						
01487	610	TX OPEB	35,549.00	25,000.00	25,000.00	.00	25,000.00	25,000.00
		OPEB Police						
01487	650	TX NU PEN	6,028.00	.00	.00	.00	.00	16,666.00
		MMO Est 2026 IRR 6.25%						
01492	030	TRNSF FIRE	165,000.00	165,000.00	165,000.00	165,000.00	165,000.00	165,000.00
		Discretionary TRX for Fire Companies Wiss Fire Truck 2026						
01492	200	TRNS DEBT	.00	278,343.00	278,343.00	278,343.00	278,343.00	273,413.00
		Bond Issue \$5M 2025 Debt Service \$364,550*75%.						
01492	300	TRX CAP FN	2,017,814.04	500,000.00	500,000.00	.00	500,000.00	500,000.00
		Discretionary Transfer to Capital Funds. Done in Fall.						
TOTAL GENERAL FUND			126,454.80	-439,732.74	-439,732.74	-1,437,666.25	-868,383.30	-209,256.00
TOTAL REVENUE			-10,696,058.84	-11,007,689.00	-11,007,689.00	-9,919,298.20	-11,599,403.00	-11,698,659.00
TOTAL EXPENSE			10,822,513.64	10,567,956.26	10,567,956.26	8,481,631.95	10,731,019.70	11,489,403.00
GRAND TOTAL			126,454.80	-439,732.74	-439,732.74	-1,437,666.25	-868,383.30	-209,256.00

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NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	
STREET LIGHT FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM	COMMENT
02301	100	CRT R/E TX	-16,716.51	-14,000.00	-14,000.00	-9,070.84	-14,000.00	-14,000.00	_____
Assessment for Street Lights in the specific neighborhoods (Not RE Tax millage).									
02341	000	INTEREST E	-1,738.98	-1,620.00	-1,620.00	-1,492.56	-1,772.00	-1,700.00	_____
02434	373	R/M TRE ES	714.45	1,000.00	1,000.00	427.83	500.00	1,000.00	_____
Electric cost plus \$500 for repairs (only have Feb bill. Called PECO Billing issue. will get).									
02434	374	R/M WD POD	126.44	630.00	630.00	78.60	500.00	630.00	_____
Electric cost plus \$500 for repairs.									
02434	375	R/M FOX RE	371.90	850.00	850.00	434.20	500.00	850.00	_____
Electric cost plus \$500 for repairs.									
02434	376	R/M POLO C	350.79	825.00	825.00	317.94	500.00	825.00	_____
Electric cost plus \$500 for repairs.									
02434	377	R/M BETHLE	1,871.65	2,300.00	2,300.00	2,655.48	2,500.00	2,500.00	_____
Electric cost plus \$500 for repairs.									
02434	378	R/M CEDAR	466.12	950.00	950.00	403.87	500.00	950.00	_____
Electric cost plus \$500 for repairs.									
02434	379	R/M G.RESE	84.04	600.00	600.00	88.35	300.00	600.00	_____
Electric cost plus \$500 for repairs.									
02434	380	R/M G.CRES	332.10	825.00	825.00	255.19	500.00	825.00	_____
Electric cost plus \$500 for repairs.									
02434	381	R/M WALNUT	326.89	810.00	810.00	285.29	500.00	810.00	_____
Electric cost plus \$500 for repairs.									

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
STREET LIGHT FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
02434	382	R/M GWYNN	84.62	600.00	600.00	89.19	500.00	600.00
		Electric cost plus \$500 for repairs.						
02434	383	WISTER WOO	75.71	580.00	580.00	68.66	500.00	580.00
		Electric cost plus \$500 for repairs.						
TOTAL STREET LIGHT FUND			-13,650.78	-5,650.00	-5,650.00	-5,458.80	-8,472.00	-5,530.00
TOTAL REVENUE			-18,455.49	-15,620.00	-15,620.00	-10,563.40	-15,772.00	-15,700.00
TOTAL EXPENSE			4,804.71	9,970.00	9,970.00	5,104.60	7,300.00	10,170.00
GRAND TOTAL			-13,650.78	-5,650.00	-5,650.00	-5,458.80	-8,472.00	-5,530.00
** END OF REPORT - Generated by Melinda Haldeman **								

Lower Gwynedd Township



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
FIRE PROTECTION FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
03301	100	CRT R/E TX	-203,989.55	-202,000.00	-202,000.00	-201,021.70	-201,000.00	-201,392.00
		Mileage .146 at 97% Collection						
03301	600	ITM R/E TX	-1,213.49	-1,000.00	-1,000.00	-530.18	-491.00	-500.00
03341	000	INTEREST E	-5,764.30	-3,500.00	-3,500.00	-11,182.60	-13,518.00	-7,076.00
03392	010	TRNSFR GEN	-165,000.00	-165,000.00	-165,000.00	-165,000.00	-165,000.00	-165,000.00
		From GF to pay Discretionary Contribution to Fire Companies						
03480	900	N PENN VOL	.00	62,000.00	62,000.00	20,000.00	62,000.00	62,690.00
		Contribution from Real Estate Fire Tax plus Interest (30%).						
03480	910	WISS VL FR	139,486.33	144,500.00	144,500.00	133,527.24	144,500.00	146,278.00
		Contribution from Real Estate Fire Tax plus Interest (70%).						
03489	354	WC WISSAHI	16,060.70	17,000.00	17,000.00	.00	17,000.00	17,000.00
		We pay portion of WC Ins to Ambler.						
03489	355	WC NP	8,335.00	11,000.00	11,000.00	8,535.87	8,536.00	11,000.00
		We pay portion of WC Ins to N. Wales.						
03489	900	CNTRB N.PE	.00	41,000.00	41,000.00	6,750.00	41,000.00	41,000.00
		Gen. Fund transfer net of insurance (30%).						
03489	910	CTRB WISSA	99,750.00	96,000.00	96,000.00	.00	96,000.00	96,000.00
		Gen. Fund transfer net of insurance (70%).						
TOTAL FIRE PROTECTION FUND			-112,335.31	.00	.00	-208,921.37	-10,973.00	.00
TOTAL REVENUE			-375,967.34	-371,500.00	-371,500.00	-377,734.48	-380,009.00	-373,968.00
TOTAL EXPENSE			263,632.03	371,500.00	371,500.00	168,813.11	369,036.00	373,968.00
GRAND TOTAL			-112,335.31	.00	.00	-208,921.37	-10,973.00	.00

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NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
FIRE HYDRANT FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
04301	100	CRT R/E TX	-37,631.79	-39,000.00	-39,000.00	-41,311.24	-42,000.00	-41,381.00
		Mileage .03 at 97% Collection						
04301	600	ITM R/E TX	-246.32	-200.00	-200.00	-103.74	-98.00	-200.00
04341	000	INTEREST E	-3,221.14	-3,000.00	-3,000.00	-1,547.91	-1,849.00	-1,500.00
04411	360	RNTL HYDRT	55,458.87	62,000.00	62,000.00	43,706.37	55,500.00	58,000.00
		North Wales Annual Hydrant Capacity and Ambler Water \$8k.						
		Fund Deficit is planned use of Reserves						
TOTAL FIRE HYDRANT FUND			14,359.62	19,800.00	19,800.00	743.48	11,553.00	14,919.00
		TOTAL REVENUE	-41,099.25	-42,200.00	-42,200.00	-42,962.89	-43,947.00	-43,081.00
		TOTAL EXPENSE	55,458.87	62,000.00	62,000.00	43,706.37	55,500.00	58,000.00
		GRAND TOTAL	14,359.62	19,800.00	19,800.00	743.48	11,553.00	14,919.00

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SEWER FUNDS
DRAFT 2026 BUDGET

Lower Gwynedd Township

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
SEWER FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
08341	000	INTEREST E	-28,640.03	-18,000.00	-18,000.00	-83,989.57	-99,350.00	-144,000.00
Interest is lower because Sewer Capital Fund did not transfer in money.								
08364	110	S CONN PMT	-9,868.00	-10,000.00	-10,000.00	-6,194.00	-6,200.00	-10,000.00
08364	111	TAP IN FEE	-16,236.00	-10,000.00	-10,000.00	-56,826.00	-64,944.00	-10,000.00
08364	120	SEWER USE	-2,868,037.28	-2,900,000.00	-2,900,000.00	-2,865,715.85	-2,700,000.00	-2,800,000.00
08383	100	ASSESSMENT	.00	-1,000.00	-1,000.00	-22,868.00	-22,868.00	-1,000.00
TOTAL SEWER FUND			-2,922,781.31	-2,939,000.00	-2,939,000.00	-3,035,593.42	-2,893,362.00	-2,965,000.00
TOTAL REVENUE			-2,922,781.31	-2,939,000.00	-2,939,000.00	-3,035,593.42	-2,893,362.00	-2,965,000.00
TOTAL EXPENSE			.00	.00	.00	.00	.00	.00
GRAND TOTAL			-2,922,781.31	-2,939,000.00	-2,939,000.00	-3,035,593.42	-2,893,362.00	-2,965,000.00

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NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
SEWER FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
								COMMENT
08401	314	LEGAL	254.05	1,500.00	1,500.00	185.00	500.00	1,000.00
		Attorney Fees for Liens						
08402	310	FINANCIAL	18,493.53	20,000.00	20,000.00	11,369.64	15,000.00	15,000.00
		HR, auditing, banking, etc.						
08408	310	ENGINEERIN	.00	5,000.00	5,000.00	.00	1,000.00	5,000.00
		Sewer line repair.						
08409	383	EXP REIMB	127,200.00	135,000.00	135,000.00	67,500.00	135,000.00	135,000.00
		Cover Costs for Bldng/Utilities/ROW/Easements						
08429	140	SALAR/WAGE	429,662.71	522,238.00	522,238.00	410,725.38	522,238.00	552,512.00
		100% Sewer Superintendent/PT Sewer Admin/25% PW/ADMIN/FIN						
08429	161	PR TAX	33,120.21	40,291.00	40,291.00	31,796.86	40,291.00	2,500.00
		Includes payroll tax on Opt out.						
08429	181	WAGES OT	3,149.05	1,500.00	1,500.00	4,619.77	7,000.00	42,588.00
		OT Sewer. NOT FALL FEST or SNOW						
08429	220	OPRTNG SPP	28,299.62	10,000.00	10,000.00	1,718.50	3,200.00	5,000.00
		General supplies for sewer & shut off fees.						
08429	238	UNIFORMS	1,436.70	2,500.00	2,500.00	1,345.50	2,500.00	2,500.00
		25% of PW and 100% Sewer Superintendent						
08429	262	RM VEHICLES	16,788.88	25,000.00	25,000.00	26,215.90	25,000.00	25,000.00
		25% PW Vehicles R&M and 100% of Sewer Only Vehicles						
08429	300	AMBLR OPER	1,239,056.80	1,275,000.00	1,275,000.00	1,164,506.00	1,165,000.00	1,291,500.00
		Treatment of Raw Sewage						

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026	FOR PERIOD 99					
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
SEWER FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
08429	320	COMMUNICAT	7,414.57	6,684.00	6,684.00	5,120.74	6,500.00	6,500.00
		Landline for pump-stations & 25% PW cell phones. 100% of Sewer Superintendent Cell						
08429	360	UTILITIES	16,765.98	19,000.00	19,000.00	16,391.90	17,000.00	19,000.00
		For Pump stations.						
08429	370	R&M SEWER	34,811.60	55,000.00	55,000.00	19,694.04	43,000.00	55,000.00
		(Merged 08429371, 429372).						
08429	374	FUEL/ GASO	3,938.91	7,000.00	7,000.00	9,477.05	10,750.00	11,000.00
		Allocated quarterly.						
08429	420	TRNG/DS/SB	.00	1,000.00	1,000.00	.00	500.00	2,000.00
		Licenses & Certifications. Excel Class						
08429	430	TECHNLGY	1,167.67	20,000.00	20,000.00	9,582.47	15,000.00	35,000.00
		Allocated portion of all Township-wide hardware/software.						
08429	450	CNTRCT SRV	109,997.65	100,000.00	100,000.00	75,150.95	95,000.00	100,000.00
		3rd party agreements; Meter calibration, PAONECALL (\$12 per call) , drug testing						
08429	730	AMBLR CAP	749,844.32	150,000.00	150,000.00	56,043.75	150,000.00	325,000.00
		Per Ambler 150K ; Large capital upgrades coming in future.						
08486	350	INSURANCE	48,682.28	59,828.51	59,828.51	60,493.39	59,829.00	42,500.00
		Liability & Property 8% /Workers Comp; 25%						
08487	153	LIFE INSUR	7,011.02	9,515.00	9,515.00	8,155.14	8,969.00	9,508.00
		Dis. & Life Sewer.						
08487	156	HEALTH INS	77,547.44	141,082.27	141,082.27	111,235.20	141,082.27	126,000.00
		Health Ins. & Opt out						

Lower Gwynedd Township



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026							FOR PERIOD 99
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
SEWER FUND									
08487	197	DFND CNTRB	14,356.84	18,087.00	18,087.00	9,280.84	18,087.00	26,057.00	
		Per Uniform Salary Budget Sheet							
08492	010	TRNS TO GF	15,065.00	13,067.00	13,067.00	13,067.00	13,067.00	33,773.00	
		25% Non-uniform Pension MMO & Defined Contribution							
08492	200	TRNS DEBT	.00	92,780.00	92,780.00	92,780.00	92,780.00	91,138.00	
		Bond Issue \$5M 2025 Debt Service \$364,550 *25%.							
TOTAL SEWER FUND			61,283.52	-207,927.22	-207,927.22	-829,138.40	-305,068.73	-4,924.00	
		TOTAL REVENUE	-2,922,781.31	-2,939,000.00	-2,939,000.00	-3,035,593.42	-2,893,362.00	-2,965,000.00	
		TOTAL EXPENSE	2,984,064.83	2,731,072.78	2,731,072.78	2,206,455.02	2,588,293.27	2,960,076.00	
		GRAND TOTAL	61,283.52	-207,927.22	-207,927.22	-829,138.40	-305,068.73	-4,924.00	
** END OF REPORT - Generated by Melinda Haldeman **									

Lower Gwynedd Township

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026			FOR PERIOD 99			
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	
SEWER	CAPITAL	RESERVE	ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM	COMMENT
09341	000	INTEREST E	-236,917.13	-230,000.00	-230,000.00	-166,055.11	-199,500.00	-190,000.00	
09354	361	GRANTS	.00	-240,000.00	-240,000.00	-9,291.00	-16,791.00	.00	
PA H2O grant for Forrest Manor & Open door pump station improvements									
09391	000	FXD ASST	.00	.00	.00	.00	.00	-11,500.00	
Per 10 Year Vehicle and Equipment Plan									
09409	700	CAP IMP BL	18,174.80	53,000.00	53,000.00	26,645.00	67,000.00	11,000.00	
2025 roof, fire system, front landscaping/locks/fob 2026: HVAC and Recessed Lighting									
09429	740	CAPITAL PU	51,315.37	6,000.00	6,000.00	23,062.98	6,000.00	118,150.00	
Purchase 25% Pickup Truck \$20,500, and 25% Gator 20,756 Tractor 100% \$76,875									
09439	000	INFRASTRUC	134,911.36	200,000.00	200,000.00	114,235.60	72,000.00	130,000.00	
2025 Forest Manor PS, Open Door PS, I&I 2026: I&I, Manholes for Paving									
TOTAL SEWER CAPITAL RESERVE			-32,515.60	-211,000.00	-211,000.00	-11,402.53	-71,291.00	57,650.00	
TOTAL REVENUE			-236,917.13	-470,000.00	-470,000.00	-175,346.11	-216,291.00	-201,500.00	
TOTAL EXPENSE			204,401.53	259,000.00	259,000.00	163,943.58	145,000.00	259,150.00	
GRAND TOTAL			-32,515.60	-211,000.00	-211,000.00	-11,402.53	-71,291.00	57,650.00	
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CAPITAL FUNDS
DRAFT 2026 BUDGET

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:		2024	2025	2025	2025	2025	2026	
CAPITAL RESERVE FUND		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM	COMMENT
30341	000 INTEREST E	-383,703.16	-350,000.00	-350,000.00	-427,102.13	-500,000.00	-481,200.00	_____
	Includes 5M Bond Interest and Open Space Interest							
30345	090 DVIT SAFTY	.00	.00	.00	.00	-97.00	-15,000.00	_____
	PW Collapsible Light							
30354	090 GEN'L GRNT	-1,244,596.90	-1,236,000.00	-1,236,000.00	.00	-950,497.00	-1,622,234.00	_____
	2026: Ingersoll-LSA \$220K, Small water \$55,360, Welsh Rd Sig GLG \$325K, Trewellyn/Penllyn Pk Signal LSA \$451K, Oxford C2P2 Partial Reimb \$75K, Pen. Train Trail MontCo \$250K and Multi Modal \$245K							
30354	705 PCCD GRANT	-40,304.37	-15,000.00	-15,000.00	-472.50	-473.00	.00	_____
	Body Cams.							
30391	000 SALE OF FI	-781,000.00	-90,000.00	-90,000.00	.00	.00	-47,000.00	_____
	From 10Year Vehicle and Equip Plan							
30392	010 INTERFUND	-2,017,814.04	-500,000.00	-500,000.00	-278,343.00	-778,343.00	-773,413.00	_____
	500K plus 273,413 Debt 5M							
30392	016 TRX OS	.00	.00	.00	-2,400,000.00	.00	.00	_____
30392	080 INTFND TRX	.00	.00	.00	-92,780.00	-92,780.00	-91,138.00	_____
	Transfer from Sewer to cover 5M Debt							
30409	721 IMPROVEMEN	36,237.48	236,000.00	236,000.00	190,897.50	200,000.00	33,000.00	_____
	HVAC and Recessed Lighting							
30410	700 POLICE EQ	115,165.94	174,000.00	174,000.00	124,688.22	174,000.00	205,000.00	_____
	2 New Police Cars \$102,500 each including Fit Out (Replacing Vehicles 4501 and 4502)							

Lower Gwynedd Township

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026		BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
CAPITAL	RESERVE	FUND	ACTUAL	ORIG. BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM
30410	705	PCCD GRANT	47,824.50	15,000.00	15,000.00	945.00	945.00	.00
		Body Cams.						
30430	700	CAP. PURCH	128,786.25	231,000.00	231,000.00	21,017.43	199,000.00	162,000.00
		Pickup 100% \$63,550/Pickup 75% \$ 61,500/Gator 25% \$ 6,919 and 30k for Historical Markers						
30439	000	INFRSTRC R	395,336.72	1,116,000.00	1,116,000.00	153,863.21	140,000.00	1,164,000.00
		2026: Paving \$100k, Beth Pk/Dager Rd Mast Arm \$89k, welsh Rd Signal \$371k, Terw/Penllyn Pike Signal \$534K abnd Beth Pk/Tennis Signal \$50K						
30439	721	BTH PK CUL	39,111.29	915,000.00	915,000.00	28,064.88	786,000.00	.00
		Currently up for bid.						
30439	725	PW PROJ	19,841.07	.00	.00	3,349,146.24	3,340,000.00	1,000,000.00
		2025 Land Purchase 2026 Design						
30454	600	PARK IMPRO	165,289.26	926,000.00	926,000.00	360,380.30	1,177,300.00	1,040,000.00
		2026 Ingersoll Baseball \$287k Excludes Batting Cages/ Ingersoll Rec \$300k, Oxford Park Gaga \$75K Penllyn Train Trail \$378K						
30471	000	DEBT PRINC	.00	.00	.00	235,000.00	235,000.00	165,000.00
		5M Bond Principal Payment						
30472	000	BOND INT	.00	.00	.00	130,301.66	130,302.00	199,550.00
		5M Bond Interest Payment						
TOTAL CAPITAL RESERVE FUND			-3,519,825.96	1,422,000.00	1,422,000.00	1,395,606.81	4,060,357.00	938,565.00
TOTAL REVENUE			-4,467,418.47	-2,191,000.00	-2,191,000.00	-3,198,697.63	-2,322,190.00	-3,029,985.00
TOTAL EXPENSE			947,592.51	3,613,000.00	3,613,000.00	4,594,304.44	6,382,547.00	3,968,550.00
GRAND TOTAL			-3,519,825.96	1,422,000.00	1,422,000.00	1,395,606.81	4,060,357.00	938,565.00

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NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026 BUDGET 2026

FOR PERIOD 99

ACCOUNTS FOR:

STORMWATER MANAGEMENT			2024 ACTUAL	2025 ORIG. BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
31341	000	INTEREST	-42,752.98	-38,000.00	-38,000.00	-26,555.03	-31,473.00	-30,000.00	_____
31354	105	DCED	-64,497.00	-345,000.00	-345,000.00	.00	.00	-93,671.00	_____
Flood Mitigation Grant \$27,200; Montco 2040 Marion Culvert \$66,471									
31387	100	TREE CONT.	.00	-50,000.00	-50,000.00	.00	-39,000.00	-150,000.00	_____
2026: Whitefield (100K will need a significant waiver) Penna's Project likely to need waiver as well (50K)									
31446	001	COMP REQ	59,727.24	60,000.00	60,000.00	26,001.86	28,000.00	60,000.00	_____
WCWP Fee 15K									
31446	101	SWM PROJ	36,634.40	585,000.00	585,000.00	5,167.40	204,000.00	297,000.00	_____
Little Neshaminy \$220K, Penllyn Flood Study \$19K, Marion Culvert 58K									
31446	102	SWM REPAIR	3,096.00	30,000.00	30,000.00	11,787.00	10,000.00	15,000.00	_____
Township Line Road									
31446	104	TREE GVWAY	13,285.00	22,000.00	22,000.00	1,635.00	13,500.00	20,000.00	_____
Trees and Mulch									
31446	450	CONT SERV	91,409.41	175,000.00	175,000.00	117,859.63	125,000.00	100,000.00	_____
Tree Work Funded by Tree Bank.									
TOTAL STORMWATER MANAGEMENT			96,902.07	439,000.00	439,000.00	135,895.86	310,027.00	218,329.00	_____
TOTAL REVENUE			-107,249.98	-433,000.00	-433,000.00	-26,555.03	-70,473.00	-273,671.00	_____
TOTAL EXPENSE			204,152.05	872,000.00	872,000.00	162,450.89	380,500.00	492,000.00	_____
GRAND TOTAL			96,902.07	439,000.00	439,000.00	135,895.86	310,027.00	218,329.00	_____

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

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

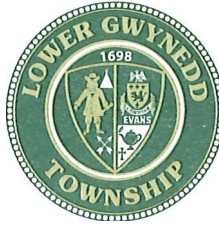
PROJECTION: 2026			BUDGET 2026						FOR PERIOD 99
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	
TRAFFIC IMPACT FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	PRELIM	COMMENT
33341	000	INTEREST E	-89,223.83	-84,000.00	-84,000.00	-54,355.13	-67,400.00	-72,000.00	_____
33361	360	IMPACT FEE	.00	-50,000.00	-50,000.00	.00	-39,000.00	-425,000.00	_____
Penna/Ambler Yards/Whitefield, Cedar Hill (41ot) Act 209									
TOTAL TRAFFIC IMPACT FUND			-89,223.83	-134,000.00	-134,000.00	-54,355.13	-106,400.00	-497,000.00	_____
TOTAL REVENUE			-89,223.83	-134,000.00	-134,000.00	-54,355.13	-106,400.00	-497,000.00	_____
TOTAL EXPENSE			.00	.00	.00	.00	.00	.00	_____
GRAND TOTAL			-89,223.83	-134,000.00	-134,000.00	-54,355.13	-106,400.00	-497,000.00	_____

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

Lower Gwynedd Township

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2026			BUDGET 2026		FOR PERIOD 99				
ACCOUNTS FOR:									
HIGHWAY AID FUND			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 PRELIM	COMMENT
35341	000	INTEREST E	-25,523.02	-18,000.00	-18,000.00	-24,381.98	-24,987.00	-18,000.00	
35355	050	MTR VHC FT	-368,213.97	-368,214.00	-368,214.00	-367,325.97	-367,326.00	-355,556.00	
35430	220	SUPPLIES	27,200.56	20,000.00	20,000.00	71,236.03	75,000.00	.00	
2026 Snow Supplies moved to 01.430.221									
35439	000	HWY CNST R	301,661.25	400,000.00	400,000.00	.00	.00	950,000.00	
2025 Project will be done in 2026. 950K includes 25 and 26									
TOTAL HIGHWAY AID FUND			-64,875.18	33,786.00	33,786.00	-320,471.92	-317,313.00	576,444.00	
TOTAL REVENUE			-393,736.99	-386,214.00	-386,214.00	-391,707.95	-392,313.00	-373,556.00	
TOTAL EXPENSE			328,861.81	420,000.00	420,000.00	71,236.03	75,000.00	950,000.00	
GRAND TOTAL			-64,875.18	33,786.00	33,786.00	-320,471.92	-317,313.00	576,444.00	
** END OF REPORT - Generated by Melinda Haldeman **									



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

www.lowergwynedd.org

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, CPA Finance Director
Date: November 14, 2025
Re: Firefighters Eligible for 2025 Volunteer Service Tax Credits

Recommended Action: Motion to approve the volunteer fire fighters listed in the memo from Wissahickon Fire Company to receive earned income tax credits

The Board of Supervisors adopted an ordinance establishing a Volunteer Service Credit Program, which provides up to \$1,000 credits for earned income tax (EIT) paid by volunteers from the two fire companies that primarily serve Lower Gwynedd Township.

The fire chief from Wissahickon Fire Company has provided a notarized list of Lower Gwynedd taxpayers who satisfied the eligibility criteria in Resolution 2023-16 that implements the ordinance. North Penn Volunteer Fire Company did not have any eligible taxpayers for 2025. Upon Board approval of the list of eligible volunteers, staff will issue certificates to the volunteers to file a claim for their tax credit on their EIT return and will notify Berkheimer, the EIT collector for all Montgomery County local governments. (Note: no volunteers from North Penn were Lower Gwynedd taxpayers who met the eligibility requirements.)

Wissahickon volunteer firefighters eligible for 2025 EIT credits:

- Matthew Innes
- Phillip Koller
- Peter Urban, Sr.
- Vincent Votta
- Jason Stagiano



WISSAHICKON FIRE COMPANY

245 E. RACE STREET, AMBLER, PENNSYLVANIA 19002-4424
Station (215) 646-1266 – Office (215) 646-5592 – Fax (215) 628-3057
www.Station7.org

*Volunteers Protecting
Ambler Borough and
Lower Gwynedd
Township Since 1891*

November 7, 2025

Lower Gwynedd Township Supervisors

Dear Supervisors,

The following Members of the Wissahickon Fire Company have met the volunteer service criteria, that qualifies them as "active engine room" members for the year 2025.

These members also qualify for eligibility for the Lower Gwynedd Township earned income tax "EIT" credit.

Jason Stagiano Matthew Innes
Phillip Koller Peter Urban Sr.
Vincent Votta

Sincerely yours,

Jesse (Jay) Leadbeater

Fire Chief

Wissahickon Fire Company

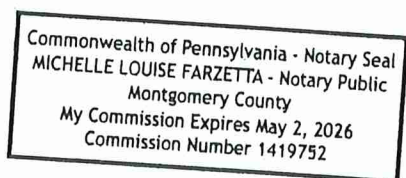
Commonwealth of Pennsylvania - Notary Seal
MICHELLE LOUISE FARZETTA - Notary Public
Montgomery County
My Commission Expires May 2, 2026
Commission Number 1419752

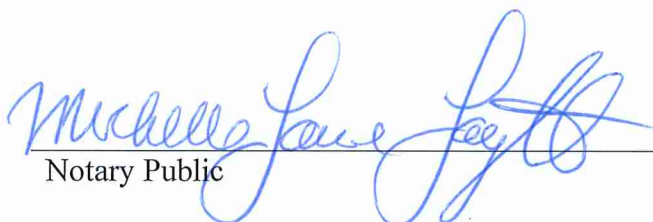
ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this, the 10 day of November, 2025, before the undersigned officer, personally appeared known to me or satisfactorily proven to be the Fire Chief of the Wisschicken Fire Company and as such, being duly authorized to do so, executed the within instrument on behalf of the Volunteers for the purposes therein contained by signing the name of the Fire company by himself as such officer.

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




Notary Public

My Commission Expires:

May 2, 2026

LOCAL EARNED INCOME TAX – VOLUNTEER CREDIT CERTIFICATE

2025

Tax Year

APPLICATION FOR REFUND OF MUNICIPAL EARNED INCOME TAX FOR VOLUNTEER SERVICES PROVIDED TO EMERGENCY SERVICE ORGANIZATION(S)

A copy of this application for credit towards your Local Earned Income Tax (EIT) must be completed by the authorized representative for each organization you provided volunteer services to and have met Lower Gwynedd Township, Montgomery County requirements to qualify for exemption in the above noted year. Once completed, the approved, signed copy of this certificate must be supplied with your Local Earned Income Tax Return for the above noted year.

Credit will not be allowed without signature of the authorized representative.

Name: MATTHEW INNES
Address: 1115 CLEAVER ROAD
City: LOWER GWYNEDD State: PA Zip: 19002
Social Security #: 403-63-1087
Phone #: 502-377-7788

The above named taxpayer has met all of the service requirements in place to be eligible to receive credit for .5% of their total EIT paid up to the maximum \$ 1000.00 established by Lower Gwynedd Township, Montgomery County.

As the authorized representative of WISSAHICKON FIRE CO., I hereby affirm their eligibility to receive credit for the tax year named above.

Authorized Representative Name: JESSE LEADBEATER - FIRE CHIEF

Authorized Representative Signature: Jesse Leadbeater Date: 11-7-25

TAXPAYER INFORMATION

Once this application has been completed by the authorized representative, please complete the worksheet below and include original with your Local Earned Income Tax Return. Credit given may not exceed .5% of your total taxable wages paid for the year or the maximum credit (\$1000.00) allowed as specified by Lower Gwynedd Township, Montgomery County. You should enter the smaller of the 2 figures below as credit on line 12, along with any other credit described for this line.

VOLUNTEER CREDIT WORKSHEET

EARNED INCOME: As shown on line 8 of your return..... (1) _____

Local tax .5% (.005)..... X _____

(2) _____

Maximum Credit as noted on above..... (3) \$1000.00

CREDIT to be used against Local Tax on line 12 enter this amount

Or the amount on line 2 of worksheet, whichever is less..... (4) _____

LOCAL EARNED INCOME TAX – VOLUNTEER CREDIT CERTIFICATE

2025

Tax Year

APPLICATION FOR REFUND OF MUNICIPAL EARNED INCOME TAX FOR VOLUNTEER SERVICES PROVIDED TO EMERGENCY SERVICE ORGANIZATION(S)

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Credit will not be allowed without signature of the authorized representative.

Name: PHILIP KOLLER
Address: 1096 RADCLIFF LANE
City: AMBLER State: PA Zip: 19002
Social Security #: 194-46-1019
Phone #: 267-557-1115

The above named taxpayer has met all of the service requirements in place to be eligible to receive credit for .5% of their total EIT paid up to the maximum \$ 1000.00 established by Lower Gwynedd Township, Montgomery County.

As the authorized representative of WISSAHICKON FIRE CO., I hereby affirm their eligibility to receive credit for the tax year named above.

Authorized Representative Name: JESSE LEADBEATER - FIRE CHIEF

Authorized Representative Signature: Jesse Leadbeater Date: 11-7-25

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LOCAL EARNED INCOME TAX – VOLUNTEER CREDIT CERTIFICATE

2025

Tax Year

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Credit will not be allowed without signature of the authorized representative.

Name: JASON STAGLIANO
Address: 1012 W. WELSH ROAD
City: AMBLER State: PA Zip: 19002
Social Security #: 204-68-9957
Phone #: 267-421-4495

The above named taxpayer has met all of the service requirements in place to be eligible to receive credit for .5% of their total EIT paid up to the maximum \$ 1000.00 established by Lower Gwynedd Township, Montgomery County.

As the authorized representative of WISSAHICKON FIRE CO., I hereby affirm their eligibility to receive credit for the tax year named above.

Authorized Representative Name: JESSE LEADBEATER – FIRE CHIEF

Authorized Representative Signature: Jesse Leadbeater Date: 11-7-25

TAXPAYER INFORMATION

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LOCAL EARNED INCOME TAX – VOLUNTEER CREDIT CERTIFICATE

2025

Tax Year

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Credit will not be allowed without signature of the authorized representative.

Name: PETER A. URBAN SR.
Address: 905 LLANFAIR ROAD
City: AMBLER State: PA Zip: 19002
Social Security #: 168-46-3705
Phone #: 215-416-6055

The above named taxpayer has met all of the service requirements in place to be eligible to receive credit for .5% of their total EIT paid up to the maximum \$ 1000.00 established by Lower Gwynedd Township, Montgomery County.

As the authorized representative of WISSAHICKON FIRE CO., I hereby affirm their eligibility to receive credit for the tax year named above.

Authorized Representative Name: JESSE LEADBEATER - FIRE CHIEF

Authorized Representative Signature: Jesse Leadbeater Date: 11-7-25

TAXPAYER INFORMATION

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(2) _____

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LOCAL EARNED INCOME TAX – VOLUNTEER CREDIT CERTIFICATE

2025

Tax Year

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Credit will not be allowed without signature of the authorized representative.

Name: VINCENT VOTTA
Address: 529 E. MT. PLEASANT AVE.
City: AMBLER State: PA Zip: 19002
Social Security #: 180-54-6906
Phone #: 215-828-7376

The above named taxpayer has met all of the service requirements in place to be eligible to receive credit for .5% of their total EIT paid up to the maximum \$ 1000.00 established by Lower Gwynedd Township, Montgomery County.

As the authorized representative of WISSAHICKON FIRE CO., I hereby affirm their eligibility to receive credit for the tax year named above.

Authorized Representative Name: JESSE LEADBEATER - FIRE CHIEF

Authorized Representative Signature: Jesse Leadbeater Date: 11-7-25

TAXPAYER INFORMATION

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(2) _____

Maximum Credit as noted on above..... (3) \$1000.00

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Or the amount on line 2 of worksheet, whichever is less..... (4) _____



MEMORANDUM

ATTN: Board of Supervisors

DATE: November 14, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Building Inspection Services RFP Recommendation

Recommended Motion: To appoint ARRO Consulting, Inc. as the Third-Party Building Inspector for Lower Gwynedd Township.

In accordance with Resolution 2023-20, which requires a review and selection process every five years for professional consultants that the Township uses on a regular basis, staff requested proposals for Third-Party UCC Inspections Services. The Township received six proposals and interviewed four firms. After careful evaluation, staff recommends that the Board of Supervisors appoint ARRO Consulting, Inc. as the Township's Third-Party Inspector. ARRO Consulting, Inc. submitted a comprehensive proposal demonstrating their ability to provide a wide range of services, including residential and commercial plan reviews and inspections, zoning inspections, code-enforcement support as needed, and assistance with developing a fire inspection program.

ARRO offers extensive resources that will enhance the efficiency and effectiveness of the Township's building inspection process, including technological tools the Township is interested in implementing. Furthermore, through the interview process and reference checks, staff believes the designated inspector will be an excellent fit with Township personnel and an asset to the community.

Attached for your review is the proposal submitted by ARRO Consulting, Inc.

THIRD PARTY INSPECTION & REVIEW SERVICES

PREPARED FOR

LOWER GWYNEDD TOWNSHIP

SUBMITTED BY

ARRO CONSULTING, INC.

680 American Avenue

Suite 302

King of Prussia, PA 19406

CONTACT

ALEX PIENKA, BCO

☎ 717.205.4575

✉ alex.pientka
@arroconsulting.com

AUGUST 7, 2025



CONTENTS

COVER LETTER	1
ARRO AT A GLANCE	2
COMPANY OVERVIEW AND LOCATION	3
ABILITIES AND QUALIFICATIONS	4
Summary of Understanding of Scope of Services	4
ARRO's Abilities: Code Enforcement & Inspection Services	4
Construction Plan and Activity Experience	5
ARRO's Qualifications to Serve Lower Gwynedd	6
MUNICIPAL EXPERIENCE IN PENNSYLVANIA	7
Scope of services provided To Municipal Clients	7
REFERENCES	8
PRIMARY CONTACT	9
THIRD PARTY AGENCY CERTIFICATION & INSPECTOR CREDENTIALS.....	9
LIST OF QUALIFIED INSPECTORS.....	11
EMERGENCY & AFTER-HOURS INSPECTION AVAILABILITY	12
BACKGROUND CHECK POLICY	13
FEE SCHEDULE	14
Detailed Invoicing and Project Activity	14
LETTER OF INTENT TO PROVIDE INSURANCE COVERAGE	16



ARRO Consulting, Inc.
680 American Avenue
Suite 302
King of Prussia, PA 19406

August 7, 2025

Jamie Worman
Assistant Township Manager / Director of Building & Zoning
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: Proposal Submission – Third Party Inspection and Review Services

Dear Ms. Worman:

ARRO Consulting, Inc. is pleased to submit our proposal to provide Third Party Inspection and Review Services for Lower Gwynedd Township. We appreciate the opportunity to support the Township in upholding the Pennsylvania Uniform Construction Code (PA UCC) and ensuring the safety, integrity, and compliance of local development.

As a multidisciplinary municipal consulting firm with nearly eight decades of experience, ARRO has a proven track record of delivering timely, professional code enforcement, inspection, and plan review services across Pennsylvania. Our certified team is prepared to assist the Township with comprehensive UCC support, ranging from day-to-day permitting and inspections to after-hours and emergency response, while maintaining the highest standards of public service and coordination with Township staff.

We understand the importance of efficiency, responsiveness, and professionalism in serving residents, developers, and Township personnel. Our services are designed to complement the efforts of the Building and Zoning Department and Fire Marshal, contributing to a safe, well-regulated, and effectively managed built environment.

We look forward to the opportunity to contribute to the Township's continued success and would welcome the chance to discuss our approach in greater detail. Please feel free to contact Alex Pientka, our UCC Team Lead, at 717.205.4575 or alex.pientka@arroconsulting.com with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Holman", is written over a light blue horizontal line.

Kim Holman
Executive Vice President | Chief Operating Officer

ARRO AT A GLANCE

Location of Requested Services

Lower Gwynedd Township, Montgomery County, PA

Requested Services

Third-party inspection and plan review services under the PA Uniform Construction Code (UCC)

Firm

ARRO Consulting, Inc. – Full-service municipal consulting and engineering firm founded in 1946

Certifications

Certified Third-Party Agency by the PA Department of Labor & Industry

Inspectors hold current UCC credentials in:

- Building (Residential & Commercial)
- Electrical, Mechanical, Plumbing
- Energy, Accessibility, Fire

Personnel

Team includes certified Building Code Officials (BCOs), inspectors, and administrative support staff.

A designated point of contact will be assigned to the Township. In addition, assigned staff—including for Fire and Life Safety Inspections—will coordinate directly with Township personnel to ensure responsive scheduling, clear communication, and continuity of service in line with the Township’s expectations.

Local Staff Presence

Two members of ARRO’s inspection team reside in close proximity to Lower Gwynedd Township, allowing for fast response times, local familiarity, and a strong community connection. This built-in geographic advantage enhances our ability to provide consistent service and on-call support without delay.

Experience

Serving over 200 municipal clients across Pennsylvania

Currently under contract for similar services in Montgomery, Chester, and Berks Counties

Availability

Inspection and plan review support available immediately upon contract execution

ARRO AT A GLANCE



200+

MUNICIPAL CLIENTS

Served across Pennsylvania for inspection, plan review, and code enforcement



79

YEARS OF MUNICIPAL PARTNERSHIP

Founded in 1946 with deep roots in public-sector service



20+

CERTIFIED INSPECTORS & BCOs

In-house team covering all PA UCC categories



10

REGIONAL OFFICES

Including Chester, Montgomery, and Philadelphia Counties

COMPANY OVERVIEW AND LOCATION

ARRO Consulting, Inc. is a multidisciplinary consulting firm offering engineering, code enforcement, operations, and municipal services to public-sector clients across Pennsylvania and Maryland. Established in 1946, ARRO is proud to have built lasting partnerships with more than 200 municipal clients. Our client base is more than 85 percent public-sector, and many of our municipal clients have trusted ARRO for more than 20 years.

Our firm is certified as a Third-Party Agency by the Pennsylvania Department of Labor & Industry to perform plan reviews and inspections in accordance with the Pennsylvania Uniform Construction Code (PA UCC). Our in-house team includes certified Building Code Officials (BCOs) and inspectors who hold individual credentials across all residential and commercial UCC categories, including Building, Electrical, Mechanical, Plumbing, Accessibility, Energy, and Fire. We also have qualified personnel for zoning enforcement and fire & life safety inspections.

We currently deliver UCC-compliant third-party inspection services to a variety of townships and boroughs throughout southeastern Pennsylvania, including several in Montgomery, Chester, Schuylkill, Carbon, Bucks, and Berks Counties.

Our inspectors are committed to providing professional, respectful service to homeowners, contractors, and municipal staff. We bring:

- Consistent, timely response to plan reviews and inspection requests
- Direct communication with applicants and contractors
- Accurate and reliable documentation using Township permitting software (e.g., Traisr)
- Practical experience navigating renovation, new construction, and complex commercial developments

We offer flexibility in providing the level of assistance municipalities need to fulfill their building code review, inspection, and enforcement obligations. Whether supporting internal staff or serving as the Township's full-time enforcement partner, our team brings a depth of experience in both residential and commercial code compliance. Our inspectors are equipped with the technical knowledge, certifications, and soft skills necessary to interact with residents, contractors, engineers, and developers professionally and consistently.

We maintain a strong regional presence, including our Montgomery County office located at 680 American Avenue, Suite 302 in King of Prussia. This local presence allows us to offer timely, cost-effective support and maintain close working relationships with Township staff and contractors.



BUILT FOR MUNICIPAL NEEDS

ARRO serves rural townships and suburban municipalities alike—offering scalable solutions tailored to Lower Gwynedd Township code enforcement needs.

ABILITIES AND QUALIFICATIONS

SUMMARY OF UNDERSTANDING OF SCOPE OF SERVICES

ARRO understands that Lower Gwynedd Township is seeking a qualified third-party agency to provide building code review, inspection, and enforcement services under the Pennsylvania Uniform Construction Code (PA UCC). This includes residential, commercial, and institutional properties, and covers building, accessibility, energy, fire, plumbing, and mechanical systems.

ARRO is fully prepared to deliver these services. Our team includes a certified Building Code Official and experienced inspectors who will complete plan reviews within the required timeframes. If a plan is denied, we will provide a clear explanation for resubmission.

We will perform all required site and zoning inspections, coordinate directly with applicants to schedule them, and document all results in the Township's permit system, Traisr. Certificates of Occupancy and Code Compliance will be issued as required.

In addition to inspections, we will respond to questions from residents and contractors, assist with code enforcement, and support zoning and property maintenance inspections when requested. Our team will work closely with the Township's staff, consultants, and Fire Marshal to ensure clear communication and effective service.

If requested, ARRO can also provide fire and life safety inspections for non-residential properties. Our certified inspectors are available to dedicate time each week to this service and conduct follow-up visits as needed.

We will not subcontract any services without written approval and will provide all required insurance. Our team members remain ARRO employees, not Township staff, to ensure clear responsibilities. We are committed to delivering professional, responsive, and dependable code services that support the Township's goals and serve the public effectively.

ARRO'S ABILITIES: CODE ENFORCEMENT & INSPECTION SERVICES

ARRO provides scalable, professional code enforcement and inspection services tailored to each municipality's structure, permitting process, and workload. Whether serving as a full-service third-party agency or supporting existing Township staff, we adapt to your systems, schedules, and policies.

Our inspectors are fully certified in all major disciplines under the Pennsylvania Uniform Construction Code (PA UCC), with years of field experience in both residential and commercial environments. Beyond code enforcement, our team emphasizes respectful communication and helpful service when working with residents, contractors, and Township staff.

We integrate with digital permitting platforms such as Traisr, ensuring that all inspection results, issued permits, and Certificates of Occupancy or Code Compliance are entered and maintained accurately. Each inspector is equipped with mobile technology to streamline coordination, document inspections in real time, and provide timely reporting.

ARRO is committed to:

- Completing all inspections promptly and professionally across all phases of construction
- Responding to resident and contractor inquiries by phone, email, or on site
- Documenting every inspection, action taken, and follow-up required
- Maintaining flexibility to meet the Township's procedures and expectations
- Supporting zoning and property maintenance enforcement upon request

We view code enforcement as a true partnership with the Township — ensuring public safety and code compliance while providing responsive, high-quality service.

CONSTRUCTION PLAN AND ACTIVITY EXPERIENCE

ARRO's inspectors, code professionals, and plan reviewers provide comprehensive support across all stages of construction, renovation, and enforcement activity. We are experienced in managing the technical and procedural elements of building and zoning compliance, ensuring that all structures meet Pennsylvania Uniform Construction Code (PA UCC) and Township-specific requirements.

We routinely support municipalities with:

- Review of permit applications for new construction, additions, renovations, and tenant fit-outs
- Interpretation of UCC requirements and local building codes
- Inspections at all critical construction stages—from footing to final occupancy
- Development of customized inspection checklists, protocols, and scheduling workflows
- Enforcement of zoning regulations, property maintenance codes, and adopted ordinances
- Investigation of unsafe conditions, resident complaints, and code violations
- Issuance of stop work orders, violation notices, and final compliance documentation
- Coordination with Township staff, contractors, and applicants throughout the inspection process
- Integration with permit management platforms (e.g., Traisr) for documentation and tracking
- Public education and technical support related to code compliance and enforcement procedures

As construction work progresses, we provide:

- Scheduled, on-call, and after-hour inspections when needed
- Stop work orders or temporary approvals, as dictated by site conditions
- Final inspections and issuance of Certificates of Occupancy and Compliance
- Comprehensive closure reporting and integration with Township documentation systems

Our inspectors balance code knowledge with field responsiveness, ensuring not just compliance, but confidence in the construction process from permit to completion.

ARRO'S QUALIFICATIONS TO SERVE LOWER GWYNEDD

In addition to our technical capabilities, ARRO is committed to proactive communication, flexible service delivery, and high-quality customer service. Our team members are known for treating residents, contractors, and Township officials with courtesy and professionalism. Whether serving as a full-service third-party agency or supplementing existing staff, we tailor our approach to each municipality's unique needs and permitting procedures.

WHY ARRO?

◆ Trusted, Local, Responsive

ARRO's local inspectors are already familiar with area construction practices and enforcement expectations. We aim to function as a seamless extension of the Township's internal Building and Zoning Department.

🏛 Certified Third-Party Agency

Our team maintains up-to-date PA UCC certifications and has served as the designated third-party inspection agency for multiple municipalities — ensuring consistency, accountability, and efficiency on every project.

👤 Trusted by 200+ Municipal Clients

Trusted by public-sector partners across Pennsylvania for code enforcement and inspection support.

📋 Comprehensive Inspector Credentials

In-house team holds UCC certifications in Building, Electrical, Mechanical, Plumbing, Accessibility, Energy, and Fire.

📍 Regional Presence in SE PA

Serving Montgomery, Chester, Schuylkill, Carbon, Bucks, and Berks Counties, with offices for fast local response.

📁 Full-Service Support Model

Plan reviews, inspections, zoning/code enforcement, stop work orders, violation notices and permit system integration.

💛 Responsive Municipal Relationships

Clear communication with applicants, contractors, and staff—tailored to Township needs.

MUNICIPAL EXPERIENCE IN PENNSYLVANIA

ARRO Consulting, Inc. brings decades of experience delivering third-party inspection, plan review, and enforcement services under the Pennsylvania Uniform Construction Code (PA UCC). We are certified as a Third-Party Agency by the PA Department of Labor & Industry and have a proven track record supporting over 200 municipal clients across Pennsylvania.

Our proposed team for Lower Gwynedd Township includes certified Building Code Officials (BCOs) and inspectors credentialed across all major UCC categories. With regional offices in southeastern Pennsylvania and a designated local point of contact, we are well positioned to respond quickly to Township needs—offering both day-to-day coverage and after-hours support when necessary.

In addition to technical qualifications, ARRO is known for respectful communication with applicants and contractors, proactive coordination with municipal staff, and consistent attention to code compliance. We tailor our services to each community and work as a seamless extension of the Township's internal operations.

SCOPE OF SERVICES PROVIDED TO MUNICIPAL CLIENTS

ARRO routinely provides the following third-party services to municipalities across Pennsylvania:



REFERENCES

ARRO Consulting, Inc. is proud to support numerous municipalities across southeastern Pennsylvania with UCC inspection services, plan review, and code enforcement. The following clients are representative of our experience delivering responsive, professional third-party services in suburban townships with active development activity.

Client	Services Provided	Scope
East Brandywine Township <i>Luke Reven</i> <i>Township Manager</i> <i>O: 610.269.8230</i> <i>Lukeereven@ebrandywine.org</i>	Ongoing inspection and code enforcement services, including fire & life safety and residential plan review	- Integrated with Township scheduling process - Direct coordination with local Fire Marshal - After-hours inspections available
East Goshen Township <i>Derek Davis</i> <i>Township Manager</i> <i>O: 610.692.7171</i> <i>ddavis@eastgoshen.org</i>	Third-party commercial and residential inspection services under Pennsylvania UCC, including site inspections, plan review, and coordination with Township building and zoning staff.	- Coordination with Township Engineering - Inspector availability during peak permit season - Integration with digital recordkeeping system
East Whiteland Township <i>Steven Brown</i> <i>Township Manager</i> <i>O: 610.897.4268</i> <i>sbrown@eastwhiteland.org</i>	Third-party plan review and inspection services under the Pennsylvania UCC, including residential and commercial construction, property maintenance enforcement, and occupancy certifications.	- Full-service inspection coverage - Coordination with Township zoning staff - Use of digital permit documentation tools
West Whiteland Township <i>Pam Gural-Bear</i> <i>Township Manager</i> <i>O: 610.363.9525</i> <i>guralblbear@westwhiteland.org</i>	Third-party inspection and UCC plan review for residential and commercial development projects, including site work, building, mechanical, electrical, and accessibility inspections.	- Field inspection support - UCC compliance documentation - Stop Work Order and Violation Notice enforcement

PRIMARY CONTACT

The primary contact for Lower Gwynedd Township's Third Party Inspection and Code Enforcement Services will be:

Alex Pientka
UCC Team Lead

Phone: 717.205.4575

Email: alex.pientka@arroconsulting.com

Office: 680 American Avenue, Suite 302, King of Prussia, PA 19406

Mr. Pientka is a certified Building Code Official (BCO) with experience in UCC plan review, field inspections, and Traisr. He will serve as the Township's day-to-day point of contact, coordinating inspection scheduling, plan review turnaround, and any required communication with applicants, contractors, or Township officials. Alex is supported by a team of certified inspectors, administrative personnel, and senior technical staff to ensure consistent, responsive service delivery.

THIRD PARTY AGENCY CERTIFICATION & INSPECTOR CREDENTIALS

ARRO Consulting, Inc. is certified by the Pennsylvania Department of Labor & Industry as a Third-Party Agency authorized to provide plan review and inspection services under the Pennsylvania Uniform Construction Code (PA UCC). Our agency certification is current and covers all UCC codes specified in Chapter 401 and 403 of the PA UCC regulations.

As part of our ongoing partnership with municipalities, ARRO maintains a roster of fully certified inspectors holding current credentials across multiple inspection disciplines.

The following personnel will be assigned to support Lower Gwynedd Township and are available to provide inspection and plan review services upon request:

COMPLIANCE CREDENTIALS



ARRO is certified by PA Dept. of Labor & Industry as a Third-Party Agency.

All proposed inspectors maintain current certifications in:

- Residential & Commercial Building
- Electrical, Mechanical, Plumbing
- Accessibility, Energy, Fire
- Certified Building Code Officials (BCOs)

CONTACT

717.205.4575

alex.pientka@
arroconsulting.com

CREDENTIALS:

- B.A/Business and Managerial Economics/Legal Studies/Manhattanville College/2005
- Certified Plans Examiner
- EPA Lead Certified
- OSHA 30 Certified
- UCC Certification # 006761
- 10 – Residential Building Inspector
- 12 – Residential Mechanical Inspector
- 13 – Residential Plumbing Inspector
- 15 – Building Inspector
- 20 – Mechanical Inspector
- 21 – Plumbing Inspector
- 23 – Accessibility Inspector/Plans Examiner
- 24 – Commercial Building Plans Examiner
- 26 – Commercial Mechanical Plans Examiner
- 29 – Building Code Official / BCO
- ICC Certification #9378822
- ICC IBC B1/B2/B3
- ICC IPC P1/P2/P3
- ICC A117.1-2009 Accessibility Plans Examiner
- ICC IMC & IFGC M1/M2/M3

ALEX J. PIENTKA, BCO

UCC TEAM LEAD

PROFESSIONAL OVERVIEW

Alex Pientka, BCO has over 20 years of experience in the construction and building code enforcement industry. He is a seasoned Building Code Official with a strong track record of service at Upper Merion Township and Whitemarsh Township. In his prior role as Lead Commercial Building Code Official at Upper Merion Township, Alex oversees major commercial projects, including those for GSK, Lockheed Martin, and the King of Prussia Mall, covering more than 10 million square feet of office and business use space.

He is certified as a UCC Building Code Official (BCO), ICC Plans Examiner, and holds multiple credentials including EPA Lead Certification and OSHA 30. Alex brings a rare combination of technical expertise and leadership, shaped by his two decades of experience in project management and business ownership in the construction industry.

His background also includes service as a Code Enforcement Officer and Building Inspector, where he conducted field inspections, reviewed plans for code compliance, and provided technical guidance to developers, contractors, and architects. Alex's commitment to safety, clear communication, and interdepartmental coordination makes him a reliable resource for both public sector partners and private clients.

CONTACT

484.525.4546

keith.dick@
arroconsulting.com

CREDENTIALS:

- OSHA/30-Hour Construction Safety & Health/Course Completion Certificate
- ACI Certified

KEITH F. DICK

FIELD OPERATIONS MANAGER

PROFESSIONAL OVERVIEW

Keith Dick brings over 30 years of experience in construction, building supply, dock and seawall systems, and project management. He has held leadership roles as Vice President of multiple masonry and concrete supply centers, and as a senior operations leader for companies specializing in docks, boatlifts, seawalls, structural foundations, stormwater systems, and site construction.

Keith's strength lies in his deep understanding of the construction process from start to finish. He has successfully overseen projects while identifying design or construction issues before they escalate—helping engineers, contractors, and clients avoid costly delays. His communication skills and field leadership allow him to coordinate effectively with installation crews, engineers, architects, government agencies, and property owners.

Known for his hands-on management style, Keith motivates teams by leveraging individual strengths and promoting collaboration. His ability to lead, solve problems, and keep projects on schedule makes him a trusted field resource and respected team member.



LIST OF QUALIFIED INSPECTORS

ARRO has available a core team of professionals who offer extensive experience and resources to meet Lower Gwynedd Township's (Township) needs with respect to zoning and code enforcement services in response to the Township's Request for Proposals. There are no complaints to the Department of Labor and Industry regarding our inspectors.

ARRO commits to staffing your projects with qualified and capable personnel; key personnel proposed for this assignment include the following:

ARRO's employees are well qualified and have extensive knowledge in the State adopted UCC Codes as well as zoning and floodplain management and have all required certificates.

Employee	Certification Category
Keith Dick	Field Operations Manager
Alex J. Pientka Certification #006761	UCC Team Lead 10 – Residential Building Inspector 12 – Residential Mechanical Inspector 13 – Residential Plumbing Inspector 15 – Building Inspector 20 – Mechanical Inspector 21 – Plumbing Inspector 23 – Accessibility Inspector/Plans Examiner 24 - Commercial Building Plans Examiner 26 – Commercial Mechanical Plans Examiner 29 – Building Code Official / BCO
Matthew Spellman Certification #005747	10 – Residential Building Inspector 11 – Residential Electrical Inspector 15 – Commercial Building Inspector 18 – Fire Inspector 20 – Commercial Mechanical Inspector 21 – Commercial Plumbing Inspector 22 – Commercial Energy Inspector 23 – Accessibility Inspector / Plans Examiner 24 – Commercial Building Plans Examiner 29 – Building Code Official / BCO

Employee	Certification Category
John DiStefano <i>Certification #007292</i>	10 – Residential Building Inspector 12 – Residential Mechanical Inspector 15 – Commercial Building Inspector 20 – Commercial Mechanical Inspector 29 – Building Code Official / BCO
Ryon J. Triplett <i>Certification #006764</i>	10 – Residential Building Inspector 11 – Residential Electrical Inspector 12 – Residential Mechanical Inspector 13 – Residential Plumbing Inspector 14 – Residential Energy Inspector 15 – Commercial Building Inspector 19 – Commercial Electrical Inspector 20 – Commercial Mechanical Inspector 21 – Commercial Plumbing Inspector 22 – Commercial Energy Inspector 23 – Accessibility Inspector / Plans Examiner 24 – Commercial Building Plans Examiner 25 – Commercial Electrical Plans Examiner 26 – Commercial Mechanical Plans Examiner 27 – Commercial Plumbing Plans Examiner 28 – Energy Plans Examiner 29 – Building Code Official / BCO

EMERGENCY & AFTER-HOURS INSPECTION AVAILABILITY

ARRO inspectors will provide their cell phone numbers to contractors and homeowners. This allows our staff to be available to answer questions and schedule inspections. ARRO inspectors often work with contractors, vendors, and property owners to schedule inspections after hours and on weekends as the situation dictates. Our staff is focused on customer service and do their best to accommodate the needs of our clients and their residents. Our staff is also available after hours for emergency situations as needed by Township staff.

Local Staff Presence

Alex Pientka, our UCC Team Lead, and Keith Dick, our Field Operations Manager, both reside in Lower Gwynedd Township and are readily available to respond to urgent local needs and ensure timely support within the community.

BACKGROUND CHECK POLICY

ARRO's policy for background checks on employees is as shown below from the ARRO Consulting, Inc. Employee Policy & Procedures Manual.

SECTION 115: BACKGROUND CHECKS AND REFERENCE CHECKS

PURPOSE

The purpose of this policy is to ensure that individuals who join ARRO are well qualified and to ensure that ARRO maintains a safe and productive work environment. It is ARRO's policy to conduct pre-employment background checks on all applicants who accept an offer of employment. Background checks may include verification of any information on the applicant's resume or application form.

SCOPE

This policy applies to all regular and temporary employees.

POLICY

It is ARRO's policy that all offers of employment are conditioned on receipt of a background check report that is acceptable to ARRO. All background checks are conducted in conformity with the Federal Fair Credit Reporting Act, the Americans with Disabilities Act, and state and federal privacy and antidiscrimination laws. Reports are kept confidential and are only viewed by individuals involved in the hiring process.

If information obtained in a background check would lead ARRO to deny employment, a copy of the report will be provided to the applicant and the applicant will have the opportunity to dispute the report's accuracy. Background checks may include a criminal record check, although a criminal conviction does not automatically bar an applicant from employment.

Additional checks such as a driving record or credit report may be made on applicants for particular job categories, if appropriate and job related.

ARRO also reserves the right to conduct a background check for current employees to determine eligibility for promotion or reassignment in the same manner as described above.

FEE SCHEDULE

DETAILED INVOICING AND PROJECT ACTIVITY

ARRO has a comprehensive accounting system that will be utilized to prepare detailed monthly invoices that reflect time charges and detailed descriptions for project. If requested, we will review our invoicing documentation with your designee. We often adapt our reporting to meet your needs, however, we will want to establish your expectations within the first 90 days to minimize confusion. From time to time, we can make additional change upon your request.

ARRO CONSULTING, INC.
ZONING AND UNIFORM CONSTRUCTION CODE RATE SHEET
Designated Engineer

Calendar Year 2025

I. COMPENSATION FOR PERSONNEL SHALL BE IN ACCORDANCE WITH THE FOLLOWING HOURLY RATES:

Residential Plan Review and Inspections	\$105.00 per hour
Commercial Plan review and Inspections	\$145.00 per hour
Zoning Officer	\$115.00 per hour
Special Meeting Attendance	\$150.00 per hour

II. COMPENSATION FOR EXPENSES AND OTHER CHARGES SHALL BE AS FOLLOWS:

Mileage	Federal Allowable Vehicle Reimbursement Rate
Commercial Travel/Living Expenses	Net Cost
Data Processing & Duplicating Work	Schedule Supplied Upon Request
Outside Services	Net Cost Plus 15%

III. TECHNOLOGY SURCHARGE WILL BE APPLIED TO COVER LICENSING FEES/ UPGRADES FOR COMPUTER-RELATED SERVICES (GIS, CADD, GPS, SURVEYING, HYDRAULIC MODELING, AND OTHER PROPRIETARY SOFTWARE).

IV. STATEMENTS WILL BE RENDERED MONTHLY AND ARE PAYABLE UPON RECEIPT.

V. CERTIFICATES OF INSURANCE COVERAGE WILL BE SUPPLIED UPON REQUEST.

VI. EXCEPTIONS TO OR DEVIATION FROM ANY OF THE FOREGOING TERMS SHALL BE VALID ONLY AS SPECIFICALLY AND MUTUALLY AGREED UPON.

VII. CHARGES ARE SUBJECT TO REVISION.

All services performed by ARRO are performed in accordance with and subject to the attached Standard Terms and Conditions. ARRO expressly rejects any other terms and conditions which may be presented to it, including any presented as part of a municipal appointment. Client will be notified of any changes to these Standard Terms and Conditions.

LETTER OF INTENT TO PROVIDE INSURANCE COVERAGE

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

RE: Proof of Insurance – RFP: Third Party Inspection and Code Enforcement Services

To Whom It May Concern:

ARRO Consulting, Inc. hereby affirms our intent to provide all required insurance coverage as specified in the Township's Request for Proposals for Third Party Inspection and Code Enforcement Services. Upon award of contract, ARRO will furnish current Certificates of Insurance naming Lower Gwynedd Township, Spring House, Pennsylvania, as an additional insured, and demonstrating the following minimum coverages:

- Commercial General Liability: \$1,000,000 per occurrence
- Umbrella/Excess Liability Coverage: \$5,000,000
- Automobile Liability Insurance
- Professional Liability Insurance (Errors & Omissions)
- Workers' Compensation and Employer's Liability Insurance

ARRO maintains continuous coverage through A.M. Best-rated carriers and will ensure all certificates remain valid throughout the term of our engagement with the Township.

Please do not hesitate to contact us should you require additional documentation or specific endorsements.

Sincerely,



Kim Holman
Executive Vice President | Chief Operating Officer

**ARRO HOLDINGS, LLC; THE ARRO GROUP & SUBSIDIARIES,
ARRO CONSULTING, INC., CKS ENGINEERS, CASTLE VALLEY
CONSULTANTS STANDARD TERMS AND CONDITIONS**

1. OPINION OF PROBABLE COSTS

Opinions of probable construction and related costs, financing and acquisition of land and rights-of-way prepared by ARRO represent its judgment as a design professional and are supplied for the general guidance of the Client. Since ARRO has no control over cost of labor, materials, equipment or services furnished by others, over contractors' methods of determining prices, over costs of financing, acquisition of land or rights-of-way or over competitive bidding, market or negotiating conditions, ARRO does not guarantee that any such opinions will not vary from actual costs or contractors' bids to the Client.

2. INSTRUMENTS OF SERVICE

All reports, plans, specifications, drawings, field data, notes, formulae, calculations, codes, computer programs and any other documents used in the preparation of the work hereunder or delivered to the Client hereunder, including electronic or digitized versions thereof, are instruments of service of ARRO and shall remain the property of ARRO. Client has the right to use the work delivered hereunder for an indefinite period of time for the purposes outlined in this Agreement. However, the work furnished by ARRO hereunder, whether in document form or electronic or digitized versions thereof, are not to be reused by the Client or any other person or entity for extensions of the project for which they were prepared or on any other project. Any reuse of the documents or their electronic or digitized versions without specific written verification or adaptation by ARRO will be at the Client's sole risk and without liability to ARRO, and Client agrees to waive any claim against ARRO and agrees to defend, indemnify, and shall hold ARRO harmless from any claims or damages resulting from such reuse, including claims of infringement of proprietary information.

3. CHANGED CONDITIONS

ARRO has used its professional judgment in establishing the scope of services and fee for this project, given the information provided by the Client or known to ARRO about the project's nature and risks and current laws, codes, regulations, standards and permit conditions in effect thirty (30) days prior to the date of this proposal/Agreement. Occurrences or discoveries that were not originally contemplated by or known to ARRO shall constitute changed conditions and shall require an equitable adjustment in scope, schedule and/or fee under this Agreement. If ARRO should request an adjustment to this Agreement, ARRO shall identify the changed conditions and the Client shall promptly and in good faith enter into a renegotiation of this Agreement. If the Client refuses to renegotiate, ARRO may terminate this Agreement.

4. ADDITIONAL WORK

The Client or ARRO may, from time to time, during the course of the work request changes or modifications in the "Scope of Services" to be performed hereunder. Such changes and/or modifications, including any increase or decrease in the amount of ARRO's compensation, which are mutually agreed upon between the Client and ARRO, shall be incorporated in written amendments to this Agreement. In the event the Client desires additional work performed, which is not covered by the proposal and/or Agreement, the parties shall execute an amendment to this Agreement, and ARRO shall be paid for the additional work in accordance with the terms and conditions for extra work as set forth in the Agreement.

5. DELAYS

In the event of delays through no fault of ARRO, the Client shall pay all costs which have been reasonably incurred by ARRO in suspending the services including all costs incurred in reactivating the services. This is in addition to compensation for services performed and costs incurred prior to suspension.

6. STANDARD OF CARE AND RISK ALLOCATION

ARRO warrants that it shall exert the degree of care and skill in the performance of its services normally exercised by similar professionals under similar circumstances. This warranty is in lieu of and excludes all other warranties whether express or implied, by operation of law or otherwise, including any warranty of fitness for particular purpose.

ARRO's liability to the Client for losses, injuries, damages or expenses caused by ARRO's services under this Agreement and which are covered by ARRO's liability insurances shall be limited to the then remaining limits of ARRO's applicable liability insurance coverage(s). For any other losses, injuries, damages or expenses arising from ARRO's services, Client agrees that ARRO's total aggregate liability therefore shall not exceed the amount of ARRO's service revenue under this Agreement.

In addition, the Client agrees to extend any and all liability limitations and indemnifications provided by the Client to ARRO to those individuals and entities ARRO retains for performance of the services under this Agreement, including ARRO's subconsultants and their assigns.

For purposes of this Agreement the term "liable" and "liability" shall mean liability of any kind that may be found to rest upon ARRO, whether arising from the negligence of ARRO, its subcontractors, agents or employees, breach of warranty, breach of contract, strict or absolute liability and/or any other cause.

7. CONSEQUENTIAL DAMAGES

Neither ARRO, ARRO's subconsultants, nor Client shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault or whether it was committed by ARRO or the Client, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

8. TERMS OF PAYMENT

In the event that payment is not made within thirty (30) days from date of billing, interest will be charged at the rate of one percent (1%) per month, or the maximum amount permitted by law.

9. PATENTS

ARRO will not conduct patent searches in the performances of its services and assumes no responsibility or liability for any patent or copyright infringement arising therefrom. Nothing contained herein shall be construed as a warranty or representation that anything made, used or sold arising out of the services provided for the project will be free from infringement of patents.

10. SUSPENSION OF SERVICES

If payment of ARRO's invoices is not maintained as per the Terms of Payment set forth herein, ARRO may by seven (7) days written notice to the Client suspend further services without liability until the Client has paid in full all amounts due ARRO on account of services rendered and expenses incurred, including interest on past due invoices. Suspension exceeding ninety (90) days shall, at ARRO's option, make this Agreement subject to renegotiation or termination. Any suspension shall extend the time schedule for performance in a manner that is satisfactory to ARRO.

11. TERMINATION

This Agreement for ARRO's services may be terminated by either party upon thirty (30) days prior written notice to the other party. In the event of termination, ARRO shall be compensated for services performed and expenses incurred up to the date of termination, plus reasonable actual costs incurred by ARRO as a result of a termination by the Client.

12. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties and their respective successors and assigns. ARRO may employ such independent consultants, associates and subcontractors as it may deem appropriate. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the parties.

13. SEVERABILITY AND REFORMATION

Any provision or part thereof of this Agreement held to be void or unenforceable under any law or order of court shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Client and ARRO. In addition, the parties agree that this Agreement shall be reformed to replace such stricken provision(s) or part(s) thereof with a valid and enforceable provision(s) which comes as close as possible to expressing the intention of the stricken provision(s).

14. EMPLOYEE LIABILITY

The Client acknowledges that ARRO is a corporation and agrees that any claim made by the Client arising out of any act or omission of any director, officer or employee of ARRO in the execution or performance of this Agreement, shall be made against ARRO and not against such director, officer or employee.

15. FORCE MAJEURE

Client and ARRO agree that there shall be no liability on the part of either party for any failure or delay in the performance of any obligations hereunder resulting from any cause beyond their reasonable control, including, but not limited to: acts of God; acts or omissions of civil or military authority; acts or omissions of contractors or suppliers; fires; floods; epidemics; quarantine restrictions; severe weather; strikes; embargoes; wars; political strife; riots; delays in transportation; compliance with any regulations or directives of any national, state, local, or municipal governments or any department thereof; fuel, power, materials or labor shortages.

16. ENTIRE AGREEMENT

This Agreement, upon its acceptance by the Client, shall constitute the entire and integrated understanding between the parties and supersedes all prior and contemporaneous negotiations and agreements, whether oral or written, with respect to the subject matter herein. This Agreement may be amended only by a written instrument signed by both parties.

17. ASBESTOS, HAZARDOUS, OR TOXIC MATERIALS AND/OR PHASE I & II ENVIRONMENTAL SERVICES

ARRO's scope of services does not include any services related to asbestos, hazardous or toxic materials, or Phase I & Phase II Environmental Site Assessments. ARRO shall have no responsibility under this Agreement to determine the existence, location, quantity, type or composition of any hazardous or toxic or contaminated materials that may exist at the site. In the event ARRO or any other party encounters asbestos or hazardous or toxic or contaminated materials at the site, or should it become known in any way that such materials may be present at the site or any adjacent areas that may affect the performance of ARRO's services, ARRO may, at its option and without liability for consequential or other damages, suspend performance of services on the project until the Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the site is in full compliance with applicable laws and regulations.

18. THIRD PARTY BENEFICIARY

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or ARRO. ARRO's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against ARRO because of this Agreement or the performance or nonperformance of services hereunder. The Client agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

19. JOBSITE SAFETY

Neither the professional activities of ARRO, nor the presence of ARRO, its employees or subconsultants at a construction/project site, shall impose any duty on ARRO, nor relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequences, techniques, procedures, or jobsite safety, including, but not limited to, injury and illness prevention programs or similar plans intended to mitigate or prevent injuries or exposure to pollutants, viruses, bacteria or pathogens of any kind, and necessary for performing, superintending or coordinating the Work in accordance with the Contract Documents and any health or safety precautions required by any regulatory agencies ("Contractor Duties"). ARRO and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite and worker safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the General Contractor and subcontractors shall defend and indemnify the Client, ARRO and ARRO's subconsultants from and against any claims, causes of action, demands or damages arising out of or relating to Contractor Duties. The Client also agrees that the Client, ARRO and ARRO's subconsultants shall be made additional insureds under the General Contractor's policies of general liability insurance.

20. GOVERNING LAW

The laws of the Commonwealth of Pennsylvania shall govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the Courts of Common Pleas of Pennsylvania having jurisdiction.



You Live Our Work[®]



MEMORANDUM

ATTN: Board of Supervisors

DATE: Friday, November 14, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: LSA 2025 Grant Application Submission & Resolution

Recommended action: Motion to approve Resolution 2025-17 authorizing the submission of the LSA 2025 Grant application in the amount of \$999,566 for site work, stormwater management facilities, and the installation of various utilities in preparation for a new public works building and granting the Township Manager and Assistant Manager the authority to execute all required grant documentation.

Township Staff is requesting that the BOS authorize resubmission of a grant application to the PA Department of Community and Economic Development's Statewide Local Share Account Grant Program in the amount of \$999,566. The funds will be used for site work, stormwater management facilities, and the installation of various utilities in preparation for a new public works building located in Lower Gwynedd Township. The Township submitted the same grant application in 2024 but grant awards have not yet been announced and the deadline to submit for 2025 is November 30th. Therefore, we would like to resubmit. In addition to the authorization to submit a grant application, Resolution #2025-17 is before the BOS requesting permission to grant the Township Manager and Assistant Township Manager authorization to sign the grant documents as required.

RESOLUTION #2025-17

**A RESOLUTION OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY,
AUTHORIZING THE SUBMISSION OF A
STATEWIDE LOCAL SHARE ACCOUNT GRANT APPLICATION FOR
FUNDING TOWARDS A NEW PUBLIC WORKS FACILITY**

Be it RESOLVED, that Lower Gwynedd Township of County of Montgomery hereby request a Statewide Local Share Assessment grant of \$999,566.00 from the Commonwealth Financing Authority to be used for site work, stormwater management facilities, and the installation of various utilities in preparation for a new public works building located in Lower Gwynedd Township.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Mimi Gleason, Township Manager and Jamie Worman, Assistant Township Manager as the officials to execute all documents and agreements between Lower Gwynedd Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Mimi Gleason, duly qualified Secretary of Lower Gwynedd Township, County of Montgomery, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held November 18, 2025, and said Resolution has been recorded in the Minutes of Lower Gwynedd Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Gwynedd Township, this 18th day of November 2025.

Lower Gwynedd Township
Name of Applicant

Montgomery County
County

Mimi Gleason, Secretary



MEMORANDUM

ATTN: Board of Supervisors

DATE: Friday, November 14, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: LSA 2025 Grant Application Submission & Resolution

Recommended action: Motion to approve Resolution 2025-18 authorizing the submission of a LSA 2025 Grant application in the amount of \$609,690 for the Oxford Park Playground Improvement Project-Phase 1 and granting the Township Manager and Assistant Manager the authority to execute all required grant documentation.

Township Staff is requesting that the BOS authorize a grant application resubmission for the Oxford Park Playground Improvement Project-Phase 1 to the PA Department of Community and Economic Development's Statewide Local Share Account Grant Program in the amount of \$609,690. Improvements at Oxford Park are focused on creating a park where community members can bring their kids to a safe and exciting new space. To that end, a new playground is proposed to replace and expand upon the existing playground. The proposed playground will include structures for two- to five-year-olds to enjoy along with a gaga ball pit, benches, landscaping, and stormwater management facilities. The Township submitted the same grant application in 2024 but grant awards have not yet been announced and the deadline to submit for 2025 is November 30th. Therefore, we would like to resubmit. This project has been awarded a Community Conservation Partnership Program Grant in the amount of \$250K through the PA Department of Conservation and Natural Resources as well. The additional grant funding requested through the LSA submission will help offset the total project cost which is now estimated at approximately \$860K. In addition to the authorization to submit a grant application, Resolution #2025-18 is before the BOS requesting permission to grant the Township Manager and the Assistant Township Manager authorization to sign the grant documents as required.

RESOLUTION #2025-18

**A RESOLUTION OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY,
AUTHORIZING THE SUBMISSION OF A
STATEWIDE LOCAL SHARE ACCOUNT GRANT APPLICATION FOR
THE OXFORD PARK PLAYGROUND IMPROVEMENT PROJECT PHASE 1**

Be it RESOLVED, that Lower Gwynedd Township of County of Montgomery hereby request a Statewide Local Share Assessment grant of \$609,690.00 from the Commonwealth Financing Authority to be used for Oxford Park Playground Improvement Project Phase 1 located in Lower Gwynedd Township.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Mimi Gleason, Township Manager, and Jamie Worman, Assistant Township Manager, as the officials to execute all documents and agreements between Lower Gwynedd Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Mimi Gleason, duly qualified Secretary of Lower Gwynedd Township, County of Montgomery, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held November 18, 2025, and said Resolution has been recorded in the Minutes of Lower Gwynedd Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Gwynedd Township, this 18th day of November 2025.

Lower Gwynedd Township
Name of Applicant

Montgomery County
County

Mimi Gleason, Secretary



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: November 10, 2025

To: Mimi Gleason, Township Manager

From: James J. Hersh, P.E., Gilmore & Associates, Inc.

cc: John Solecki, – Gilmore & Associates, Inc.
Fred Zoller, Township Public Works Director

Reference: 2025 Inflow & Infiltration (I/I) Evaluation of Sanitary Sewer
Clean, TV Inspection, and Repair Contract

In support of the Township's efforts to continue monitoring the sanitary sewer collection and conveyance system for infiltration and inflow, Gilmore & Associates (G&A) has solicited a quote from Sewer Specialty Services for cleaning, inspection, and repairs. A tabulation of the scope and pricing are included as an attachment to this memo.

Sewer Specialty Services (SSS) has an active Costars contract, and this work will be completed in accordance with the provided Costars pricing. Additionally, we have worked with SSS in the past and are confident in their ability to complete the work.

If pipe deficiencies are identified and need to be repaired, SSS has the capability to perform the work immediately after direction from G&A without the need to re-mobilize. Typical maintenance work includes grouting of pipe joints and lateral connections, cured in place pipe liners, and manhole rehabilitation.

In conclusion, we respectfully ask the Board to authorize the Township Manager to execute a contract with Sewer Specialty Services Co. in an amount not to exceed **\$75,000.00** for the scope as defined above and within the attached.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Project: 2025 Sanitary Sewer Maintenance Project
#999-1022-03

Owner:
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

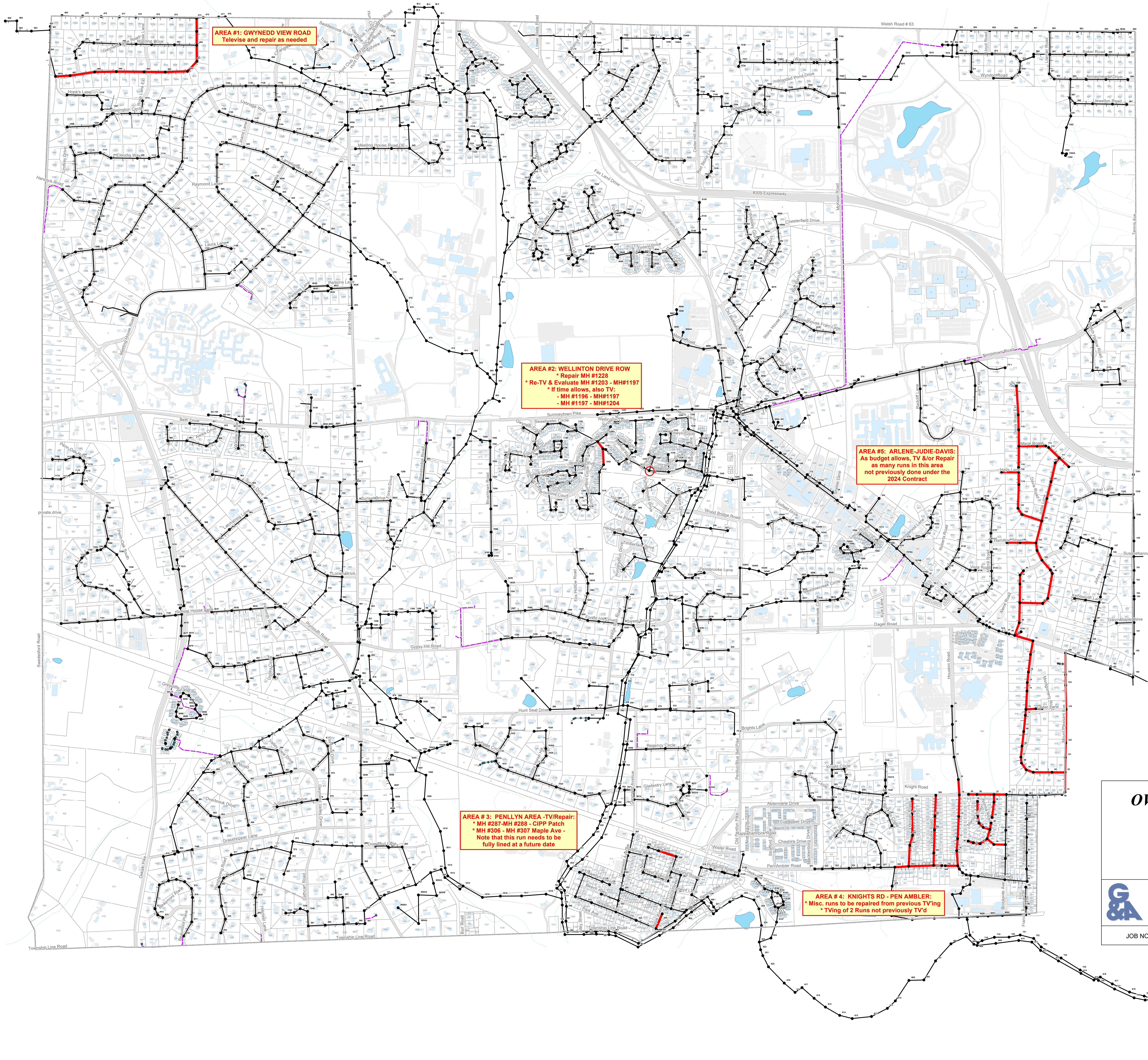
Date:
October 8, 2025

Item No.	Description of Work	Quantity	Unit	Unit Price	Value
1	Mobilization, Setup and Demobilization	2	EA	3600 ⁰⁰	\$ 7200 ⁰⁰
2	8" - 14" Sanitary Sewer Clean and TV	5,773	LF	1.90	\$ 10,968.70
3	8" - 14" Hydraulic Cleaning Sanitary Sewer	2,887	LF	1.65	\$ 4,763.55
4	Joint Testing and Grouting Set-Up	10	EA	900 ⁰⁰	\$ 9,000 ⁰⁰
5	8" - 14" Sanitary Sewer Joint Testing	100	JT	25 ⁰⁰	\$ 2,500 ⁰⁰
6	8" - 14" Sanitary Sewer Joint Sealing	20	JT	25 ⁰⁰	\$ 500 ⁰⁰
7	Joint Sealing Grout	500	GAL	15 ⁰⁰	\$ 7,500 ⁰⁰
8	Lateral Internal Televising (from Main)	4	EA	775 ⁰⁰	\$ 3,100 ⁰⁰
9	Trim Protruding Lateral tap	1	EA	150 ⁰⁰	\$ 150 ⁰⁰
10	Lateral Wye Connection Grouting Setup	1	EA	1000 ⁰⁰	\$ 1,000 ⁰⁰
11	Lateral Wye Connection Grouting	8	EA	345 ⁰⁰	\$ 2,760 ⁰⁰
12	Lateral Wye Connection Grout	32	GAL	15 ⁰⁰	\$ 480 ⁰⁰
13	Lateral Root Removal and Cleaning (from Main)	3	EA	575 ⁰⁰	\$ 1,725 ⁰⁰
14	Manhole Internal Grouting	1	EA	850 ⁰⁰	\$ 850 ⁰⁰
15	Manhole Grout	150	GAL	18 ⁰⁰	\$ 2,700 ⁰⁰
16	Manhole Chimney Sealing (Parson Epoxy)	1	EA	500 ⁰⁰	\$ 500 ⁰⁰
17a	Manhole Coating System - Concrete: Low to moderate corrosion (0' - 6' Deep)	1	EA	1950 ⁰⁰	\$ 1,950 ⁰⁰
17b	Manhole Coating System - Concrete: Low to moderate corrosion (Additional Feet)	2	VF	375 ⁰⁰	\$ 750 ⁰⁰
18	Cured In Place Pipe Repair (Fewer than 3 repairs in run)	4	EA	1,600 ⁰⁰	\$ 6,400 ⁰⁰
19	Cured In Place Pipe Repair (3 or more repairs in run)	1	EA	1,350 ⁰⁰	\$ 1,350 ⁰⁰
20	Traffic Control	2	Day	2,500 ⁰⁰	\$ 5,000 ⁰⁰
21	Emergency Sewer Blockage Clearing	8	HR	625 ⁰⁰	\$ 5,000 ⁰⁰
TOTAL:					\$ 76,147 ³⁵

Note: The Contractor is being notified that they should be viewing these videos to check for evidence of any recent work. If the Contractor finds that the areas requested to be TV'd/Repaired have any indications that these areas may have previously been TV'd/Repaired relatively recently, the Contractor is directed to immediately notify the G&A contact to discuss findings. Depending on the outcome of the findings, the Township reserves the right to relocate the Contractor to another area.

COMPANY NAME: Sewer Specialty Services Co., Inc.

COMPANY CO-STARs #: 016 - E23-3000



Lower Gwynedd Township
MONTGOMERY COUNTY, PENNSYLVANIA

- Legend**
- Manholes
 - Clean Out
 - Sewer Mains
 - Force Main
 - Streams
 - Lakes

**OVERALL WORK DIRECTIVE MAP
FOR 2025 SANITARY SEWER
MAINTENANCE PROJECT**

LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE NEW BRITAIN, PA 19901-5106 - (215) 345-4330 - www.gilmore-assoc.com

JOB NO: 999-1022-03	DATE: November 2025	SCALE: 1" = 500'
---------------------	---------------------	------------------

AREA #1: GWYNEDD VIEW ROAD
Televise and repair as needed

AREA #2: WELLINTON DRIVE ROW
* Repair MH #1228
* Re-TV & Evaluate MH #1203 - MH#1197
* If time allows, also TV:
- MH #1196 - MH#1197
- MH #1197 - MH#1204

AREA #5: ARLENE-JUDIE-DAVIS:
As budget allows, TV &/or Repair
as many runs in this area
not previously done under the
2024 Contract

AREA #3: PENLLYN AREA-TV/Repair:
* MH #287-MH #289 - CIPP Patch
* MH #306 - MH #307 Maple Ave -
Note that this run needs to be
fully lined at a future date

AREA #4: KNIGHTS RD - PEN AMBLER:
* Misc. runs to be repaired from previous TV'ing
* TVing of 2 Runs not previously TV'd

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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	170285	10/19/25	72062		105234	P	11/13/25	01414 340	LEGAL NOTICES	496.29
INVOICE: 2765992	170285	10/19/25	72062		105234	P	11/13/25	01401 340	LEGAL NOTICES	613.06
INVOICE: 2765992										
VENDOR TOTALS				29,767.71 YTD INVOICED				32,297.06 YTD PAID		1,109.35
3787 ADVANCED ELECTRICAL CONTRACTORS, INC.	170381	10/28/25	72158		105235	P	11/13/25	01409 370	R&M ALL BLDNGS	473.15
INVOICE: 408029										
VENDOR TOTALS				2,335.80 YTD INVOICED				2,949.01 YTD PAID		473.15
4144 AJR ENVIRONMENTAL, INC.	170393	11/01/25	72170		105236	P	11/13/25	01430 450	CONTRACTED SERVICES	9,010.00
INVOICE: 18183	170393	11/01/25	72170		105236	P	11/13/25	01430 451	STORMWATER CONTRACTED SER	1,790.00
INVOICE: 18183										
VENDOR TOTALS				64,800.00 YTD INVOICED				64,800.00 YTD PAID		10,800.00
3799 ALLEN J. FEDEZKO	170382	10/25/25	72159		105237	P	11/13/25	01409 450	CONTRACTED SERVICES	1,750.00
INVOICE: 149										
VENDOR TOTALS				17,500.00 YTD INVOICED				19,250.00 YTD PAID		1,750.00
2784 ALLIED LANDSCAPE SUPPLY	170326	10/23/25	72103		105238	P	11/13/25	01430 370	R&M PW	135.90
INVOICE: 169385	170327	10/23/25	72104		105238	P	11/13/25	01430 220	SUPPLIES PW	130.00
INVOICE: 314902	170328	10/23/25	72105		105238	P	11/13/25	01409 370	R&M ALL BLDNGS	159.90
INVOICE: 169373	170329	11/05/25	72106		105238	P	11/13/25	01430 370	R&M PW	300.00
INVOICE: 169693										
VENDOR TOTALS				1,683.42 YTD INVOICED				1,683.42 YTD PAID		725.80
3883 AMAZON CAPITAL SERVICES, INC.	170384	11/01/25	72161		105239	P	11/13/25	01409 370	R&M ALL BLDNGS	33.27
INVOICE: 1P3N-14GV-WMXQ	170384	11/01/25	72161		105239	P	11/13/25	01410 430	TECHNOLOGY	79.67
INVOICE: 1P3N-14GV-WMXQ	170384	11/01/25	72161		105239	P	11/13/25	01410 220	OPERATING SUPPLIES	420.34
INVOICE: 1P3N-14GV-WMXQ	170384	11/01/25	72161		105239	P	11/13/25	01409 220	SUPPLIES- ALL BLDNGS	201.54
INVOICE: 1P3N-14GV-WMXQ	170384	11/01/25	72161		105239	P	11/13/25	05453 300	EVENTS	639.90
INVOICE: 1P3N-14GV-WMXQ										

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	170384	11/01/25	72161		105239	P	11/13/25	01401 200	OFFICE SUPPLIES	100.37
	INVOICE:	1P3N-14GV-WMXQ								
	170384	11/01/25	72161		105239	P	11/13/25	01430 220	SUPPLIES PW	306.75
	INVOICE:	1P3N-14GV-WMXQ								
	VENDOR TOTALS		11,879.28	YTD INVOICED				12,374.89	YTD PAID	1,781.84
142 AMBLER COAL BUILDING SUPPLY										
	170298	10/16/25	72075		105240	P	11/13/25	01430 370	R&M PW	6.99
	INVOICE:	2510-104022								
	VENDOR TOTALS		364.39	YTD INVOICED				364.39	YTD PAID	6.99
1607 APEX ELEVATOR INSPECTION AND TESTING LLC										
	170323	10/24/25	72100		105241	P	11/13/25	01409 450	CONTRACTED SERVICES	70.00
	INVOICE:	70687								
	VENDOR TOTALS		140.00	YTD INVOICED				140.00	YTD PAID	70.00
2738 ARBOR VALLEY TREE SURGEONS, INC.										
	170325	10/30/25	72102		105242	P	11/13/25	31446 450	CONTRACTED SERVICES	2,400.00
	INVOICE:	2537								
	VENDOR TOTALS		23,250.00	YTD INVOICED				23,250.00	YTD PAID	2,400.00
4007 ARRO CONSULTING, INC.										
	170247	09/19/25	72022		105243	P	11/13/25	01414 313	ENGINEERING	448.00
	INVOICE:	0112043								
	170248	09/19/25	~		105243	P	11/13/25	01414 313	ENGINEERING	701.50
	INVOICE:	0112040								
	170249	09/19/25	72024		105243	P	11/13/25	01147 000	LEGAL&ENGINEER	986.70
	INVOICE:	0112041								
	170250	10/16/25	72025		105243	P	11/13/25	01147 000	LEGAL&ENGINEER	149.00
	INVOICE:	0113051								
	170251	10/16/25	72026		105243	P	11/13/25	01147 000	LEGAL&ENGINEER	1,341.00
	INVOICE:	0113052								
	VENDOR TOTALS		19,858.96	YTD INVOICED				19,858.96	YTD PAID	3,626.20
3435 AVANTI UNLIMITED, INC.										
	170341	08/28/25	72118		105244	P	11/13/25	01410 262	VEHICLE MAINTENANCE	84.40
	INVOICE:	4337								
	170342	09/17/25	72119		105244	P	11/13/25	01410 262	VEHICLE MAINTENANCE	300.00
	INVOICE:	4350								
	VENDOR TOTALS		6,015.86	YTD INVOICED				6,316.17	YTD PAID	384.40
500 BERGEY'S, INC.										
	170303	10/24/25	72080		105245	P	11/13/25	01410 262	VEHICLE MAINTENANCE	59.80
	INVOICE:	438947B								
	170304	10/20/25	72081		105245	P	11/13/25	08429 262	R&M EQUIP/VEHICLES	476.42

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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: 436303B										
170305	10/28/25	72082			105245	P	11/13/25	01410 262	VEHICLE MAINTENANCE	48.19
INVOICE: 439816B										
170306	10/31/25	72083			105245	P	11/13/25	01410 262	VEHICLE MAINTENANCE	104.48
INVOICE: 441554B										
170307	11/04/25	72084			105245	P	11/13/25	01410 262	VEHICLE MAINTENANCE	366.72
INVOICE: 442880B										
170308	11/04/25	72085			105245	P	11/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	184.95
INVOICE: 735115										
VENDOR TOTALS			21,265.54	YTD INVOICED				21,265.54	YTD PAID	1,240.56
118 BISHOP'S FENCING & OUTDOOR PRODUCTS										
170295	10/21/25	72072			105246	P	11/13/25	01430 370	R&M PW	864.00
INVOICE: 321924										
VENDOR TOTALS			864.00	YTD INVOICED				864.00	YTD PAID	864.00
617 BOROUGH OF AMBLER										
170310	10/22/25	72087			105247	P	11/13/25	08429 730	AMBLER CAPITAL PROJECTS	25,765.92
INVOICE: 1693										
170311	10/22/25	72088			105247	P	11/13/25	08429 300	AMBLER TREATMENT OPERAT	291,126.50
INVOICE: 1698										
VENDOR TOTALS			1,220,549.75	YTD INVOICED				1,725,980.27	YTD PAID	316,892.42
1116 BOWMAN CONSULTING GROUP, LTD.										
170211	09/30/25	71986			105248	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	630.00
INVOICE: 520477										
170226	08/31/25	72001			105248	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	145.00
INVOICE: 516567										
170227	08/31/25	72002			105248	P	11/13/25	01414 313	ENGINEERING	3,175.00
INVOICE: 514709										
170228	08/31/25	72003			105248	P	11/13/25	30439 000	INFRASTRUCTURE REBUILDING	6,936.00
INVOICE: 514885										
170229	08/31/25	72004			105248	P	11/13/25	30439 000	INFRASTRUCTURE REBUILDING	4,980.00
INVOICE: 514888										
170230	09/30/25	72005			105248	P	11/13/25	30439 000	INFRASTRUCTURE REBUILDING	89.32
INVOICE: 522154										
170231	09/30/25	72006			105248	P	11/13/25	30439 000	INFRASTRUCTURE REBUILDING	600.00
INVOICE: 522155										
170252	09/30/25	72029			105248	P	11/13/25	01147 000	LEGAL&ENGINEER	3,032.50
INVOICE: 09 30 2025										
170253	08/31/25	72030			105248	P	11/13/25	01147 000	LEGAL&ENGINEER	3,137.50
INVOICE: 08 31 2025										
170254	08/31/25	72031			105248	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	530.00
INVOICE: 514711										
170255	09/30/25	72032			105248	P	11/13/25	01414 313	ENGINEERING	2,815.00
INVOICE: 521824										
170256	09/30/25	72033			105248	P	11/13/25	01414 313	ENGINEERING	3,995.00
INVOICE: 520476										

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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		159,256.13 YTD INVOICED			191,396.90 YTD PAID			30,065.32		
3319 BUCKS COUNTY WATER & SEWER AUTHORITY	170339	10/23/25	72116		105249	P	11/13/25	08429 370	R&M PUMP STATIONS/SEWER L	1,060.00
INVOICE: 2025-1020										
VENDOR TOTALS		57,145.00 YTD INVOICED			61,445.00 YTD PAID			1,060.00		
3075 CARGO TRAILER SALES, INC.	170338	10/21/25	72115		105250	P	11/13/25	01430 370	R&M PW	99.50
INVOICE: 219366										
VENDOR TOTALS		2,723.48 YTD INVOICED			2,723.48 YTD PAID			99.50		
449 CBIZ BENEFITS & INSURANCE SERVICES	170395	10/16/25	72172		105251	P	11/13/25	01402 310	PROFESSIONAL SERVICES	2,915.00
INVOICE: 10234854										
	170396	10/16/25	72173		105251	P	11/13/25	01410 311	PROF. SERVICES - PENSION,	3,667.60
INVOICE: 10234853										
VENDOR TOTALS		27,186.35 YTD INVOICED			28,458.35 YTD PAID			6,582.60		
4137 CERTUS PUBLIC SAFETY SOLUTIONS, LLC	170389	10/27/25	72166		105252	P	11/13/25	01410 450	CONTRACTED SERVICES	13,725.00
INVOICE: 102725										
VENDOR TOTALS		27,010.36 YTD INVOICED			27,010.36 YTD PAID			13,725.00		
3614 DEJANA TRUCK & UTILITY EQUIPMENT CO., LLC	170351	10/27/25	72128		105253	P	11/13/25	01430 220	SUPPLIES PW	110.86
INVOICE: 10020508										
VENDOR TOTALS		3,284.20 YTD INVOICED			3,284.20 YTD PAID			110.86		
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	170286	11/05/25	72063		105254	P	11/13/25	08429 262	R&M EQUIP/VEHICLES	75.63
INVOICE: 13405722										
	170287	11/06/25	72064		105254	P	11/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	84.20
INVOICE: 13405833										
VENDOR TOTALS		3,556.39 YTD INVOICED			3,556.39 YTD PAID			159.83		
2402 DELAWARE VALLEY HEALTH TRUST	170405	08/01/25	72182		105294	P	11/13/25	01401 156	HEALTH INSURANCE	15,388.60
INVOICE: 29727										
	170405	08/01/25	72182		105294	P	11/13/25	01402 156	HEALTH INSURANCE	2,876.33
INVOICE: 29727										
	170405	08/01/25	72182		105294	P	11/13/25	01409 156	HEALTH INSURANCE	2,163.65
INVOICE: 29727										
	170405	08/01/25	72182		105294	P	11/13/25	01410 156	HEALTH INSURANCE	42,049.85

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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: 29727											
170405	08/01/25	72182			105294	P		11/13/25	01414 156	HEALTH INSURANCE	1,781.26
INVOICE: 29727											
170405	08/01/25	72182			105294	P		11/13/25	01430 156	HEALTH INSURANCE	16,407.97
INVOICE: 29727											
170405	08/01/25	72182			105294	P		11/13/25	05451 156	HEALTH INSURANCE	2,960.50
INVOICE: 29727											
170405	08/01/25	72182			105294	P		11/13/25	08487 156	HEALTH INSURANCE	8,754.00
INVOICE: 29727											
VENDOR TOTALS			1,033,924.64	YTD INVOICED					1,033,924.64	YTD PAID	92,382.16
125 DENNEY ELECTRIC SUPPLY											
170296	10/21/25	72073			105255	P		11/13/25	01409 370	R&M ALL BLDNGS	379.05
INVOICE: S102495967.001											
VENDOR TOTALS			1,073.24	YTD INVOICED					1,085.30	YTD PAID	379.05
3885 DENNIS GRAVINESE, JR											
170385	11/06/25	72162			105256	P		11/13/25	08429 238	UNIFORMS	56.84
INVOICE: 110625											
VENDOR TOTALS			214.20	YTD INVOICED					214.20	YTD PAID	56.84
149 EAGLE POWER & EQUIPMENT CORP.											
170299	11/04/25	72076			105257	P		11/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	66.88
INVOICE: P04198											
VENDOR TOTALS			66.88	YTD INVOICED					66.88	YTD PAID	66.88
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC											
170345	10/10/25	72122			105258	P		11/13/25	01401 314	LEGAL SERVICES	487.50
INVOICE: 1899079											
VENDOR TOTALS			6,630.00	YTD INVOICED					6,630.00	YTD PAID	487.50
3048 ELLIOTT AUTO SUPPLY CO., INC.											
170334	10/24/25	72111			105259	P		11/13/25	01410 262	VEHICLE MAINTENANCE	335.55
INVOICE: 201-741594											
170335	11/03/25	72112			105259	P		11/13/25	01410 262	VEHICLE MAINTENANCE	95.66
INVOICE: 201-747946											
170336	11/05/25	72113			105259	P		11/13/25	01430 220	SUPPLIES PW	47.12
INVOICE: 201-750150											
170337	11/06/25	72114			105259	P		11/13/25	01410 262	VEHICLE MAINTENANCE	192.76
INVOICE: 201-751398											
VENDOR TOTALS			6,658.58	YTD INVOICED					6,658.58	YTD PAID	671.09
515 FISHER & SON CO. INC.											
170309	10/06/25	72086			105260	P		11/13/25	01430 220	SUPPLIES PW	1,128.00
INVOICE: 292101-IN											

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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		23,284.90 YTD INVOICED						23,284.90 YTD PAID		1,128.00
3175 FLOUNDERS COMMUNICATIONS	170403	11/03/25	72180		105261	P	11/13/25	01409 320	COMMUNICATIONS	89.00
	INVOICE: 425795-US20									
VENDOR TOTALS		2,765.24 YTD INVOICED						2,765.24 YTD PAID		89.00
67 GENUINE PARTS COMPANY	170289	10/23/25	72066		105262	P	11/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	31.71
	INVOICE: 550911									
	170290	11/03/25	72067		105262	P	11/13/25	01410 262	VEHICLE MAINTENANCE	465.00
	INVOICE: 551851									
	170291	11/05/25	72068		105262	P	11/13/25	08429 262	R&M EQUIP/VEHICLES	163.97
	INVOICE: 552096									
	170292	11/06/25	72069		105262	P	11/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	87.56
	INVOICE: 552169									
VENDOR TOTALS		4,989.80 YTD INVOICED						5,049.63 YTD PAID		748.24
1191 GEORGE ALLEN PORTABLE TOILETS, INC.	170315	10/24/25	72092		105263	P	11/13/25	01430 450	CONTRACTED SERVICES	332.00
	INVOICE: I244006									
	170316	10/24/25	72093		105263	P	11/13/25	01430 450	CONTRACTED SERVICES	166.00
	INVOICE: I244005									
	170317	10/24/25	72094		105263	P	11/13/25	01430 450	CONTRACTED SERVICES	166.00
	INVOICE: I244008									
	170318	10/24/25	72095		105263	P	11/13/25	01430 450	CONTRACTED SERVICES	166.00
	INVOICE: I244007									
	170319	11/05/25	72096		105263	P	11/13/25	01430 450	CONTRACTED SERVICES	260.00
	INVOICE: I244453									
VENDOR TOTALS		9,946.00 YTD INVOICED						10,454.00 YTD PAID		1,090.00
1619 GILMORE & ASSOCIATES	170214	10/15/25	71989		105264	P	11/13/25	30439 721	OLD BETHLEHEM PIKE CULVER	1,100.00
	INVOICE: PS-INV2512199									
	170215	10/15/25	71990		105264	P	11/13/25	01414 313	ENGINEERING	6,766.45
	INVOICE: PS-INV2512202									
	170216	10/15/25	71991		105264	P	11/13/25	01414 313	ENGINEERING	692.50
	INVOICE: PS-INV2512208									
	170217	10/15/25	71992		105264	P	11/13/25	30454 600	PARK IMPROVEMENTS	3,126.37
	INVOICE: PS-INV2512210									
	170218	10/15/25	71993		105264	P	11/13/25	30454 600	PARK IMPROVEMENTS	6,466.25
	INVOICE: PS-INV2512220									
	170219	10/15/25	71994		105264	P	11/13/25	01414 313	ENGINEERING	3,849.08
	INVOICE: PS-INV2512221									
	170220	10/15/25	71995		105264	P	11/13/25	31446 001	COMPLIANCE REQUIREMENTS	4,666.25
	INVOICE: PS-INV2512222									
	170221	10/15/25	71996		105264	P	11/13/25	30439 000	INFRASTRUCTURE REBUILDING	2,786.92

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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:	PS-INV2512223									
170222	10/15/25	71997			105264	P	11/13/25	09439 000	INFRASTRUCTURE REBUILDING	8,485.82
INVOICE:	PS-INV2512224									
170223	10/15/25	71998			105264	P	11/13/25	01414 313	ENGINEERING	1,802.50
INVOICE:	PS-INV2512225									
170224	10/15/25	71999			105264	P	11/13/25	01414 313	ENGINEERING	3,540.00
INVOICE:	PS-INV2512226									
170225	10/15/25	72000			105264	P	11/13/25	01147 000	LEGAL&ENGINEER	8,453.42
INVOICE:	10 15 2025									
170232	10/15/25	72007			105264	P	11/13/25	30439 725	PUBLIC WORKS PROJECT	700.00
INVOICE:	PS-INV2512213									
170233	09/17/25	72008			105264	P	11/13/25	01414 313	ENGINEERING	160.00
INVOICE:	PS-INV2511047									
170234	09/17/25	72009			105264	P	11/13/25	30439 721	OLD BETHLEHEM PIKE CULVER	798.44
INVOICE:	PS-INV2511048									
170235	09/17/25	72010			105264	P	11/13/25	01414 313	ENGINEERING	197.50
INVOICE:	PS-INV2511050									
170236	09/17/25	72011			105264	P	11/13/25	30454 600	PARK IMPROVEMENTS	1,751.80
INVOICE:	PS-INV2511060									
170237	09/17/25	72012			105264	P	11/13/25	31446 450	CONTRACTED SERVICES	1,085.20
INVOICE:	PS-INV2511062									
170238	09/17/25	72013			105264	P	11/13/25	31446 001	COMPLIANCE REQUIREMENTS	597.50
INVOICE:	PS-INV2511068									
170239	09/17/25	72014			105264	P	11/13/25	30454 600	PARK IMPROVEMENTS	137.50
INVOICE:	PS-INV2511069									
170240	09/17/25	72015			105264	P	11/13/25	01414 313	ENGINEERING	4,583.00
INVOICE:	PS-INV2511070									
170241	09/17/25	72016			105264	P	11/13/25	31446 001	COMPLIANCE REQUIREMENTS	2,577.50
INVOICE:	PS-INV2511071									
170242	09/17/25	72017			105264	P	11/13/25	30439 000	INFRASTRUCTURE REBUILDING	2,674.86
INVOICE:	PS-INV2511072									
170243	09/17/25	72018			105264	P	11/13/25	09439 000	INFRASTRUCTURE REBUILDING	7,870.00
INVOICE:	PS-INV2511073									
170244	09/17/25	72019			105264	P	11/13/25	01414 313	ENGINEERING	2,910.10
INVOICE:	PS-INV2511074									
170245	09/17/25	72020			105264	P	11/13/25	01414 313	ENGINEERING	4,637.24
INVOICE:	PS-INV2511075									
170246	09/17/25	72021			105264	P	11/13/25	01147 000	LEGAL&ENGINEER	16,874.63
INVOICE:	09 17 2025									
VENDOR TOTALS				574,998.73 YTD INVOICED				682,635.11 YTD PAID		99,290.83
3613 HEALTH MATS COMPANY										
170350	11/01/25	72127			105265	P	11/13/25	01409 450	CONTRACTED SERVICES	71.35
INVOICE:	44197									
VENDOR TOTALS				784.85 YTD INVOICED				856.20 YTD PAID		71.35
3582 JRP OIL SERVICE, INC.										
170349	11/03/25	72126			105266	P	11/13/25	01430 220	SUPPLIES PW	100.00
INVOICE:	25002									

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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		100.00 YTD INVOICED			100.00 YTD PAID			100.00		
3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C.										
170355	INVOICE: 788552	10/15/25	72132		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	185.00
170356	INVOICE: 787213	09/15/25	72133		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	1,572.50
170357	INVOICE: 787220	09/15/25	72134		105267	P	11/13/25	01401 314	LEGAL SERVICES	4,828.50
170358	INVOICE: 787221	09/15/25	72135		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	512.25
170359	INVOICE: 787222	09/15/25	72136		105267	P	11/13/25	01401 314	LEGAL SERVICES	740.00
170360	INVOICE: 787223	09/15/25	72137		105267	P	11/13/25	01401 314	LEGAL SERVICES	1,165.50
170361	INVOICE: 787224	09/15/25	72138		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	166.50
170362	INVOICE: 787211	09/15/25	72139		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	391.24
170363	INVOICE: 787212	09/15/25	72140		105267	P	11/13/25	01401 314	LEGAL SERVICES	1,554.00
170364	INVOICE: 787216	09/15/25	72141		105267	P	11/13/25	01401 314	LEGAL SERVICES	555.00
170365	INVOICE: 787217	09/15/25	72142		105267	P	11/13/25	01401 314	LEGAL SERVICES	185.00
170366	INVOICE: 787218	09/15/25	72143		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	148.00
170367	INVOICE: 787219	09/15/25	72144		105267	P	11/13/25	01401 314	LEGAL SERVICES	832.50
170368	INVOICE: 788551	10/15/25	72145		105267	P	11/13/25	01401 314	LEGAL SERVICES	3,700.00
170369	INVOICE: 788555	10/15/25	72146		105267	P	11/13/25	01401 314	LEGAL SERVICES	888.00
170370	INVOICE: 788558	10/15/25	72147		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	185.00
170371	INVOICE: 788556	10/15/25	72148		105267	P	11/13/25	01401 314	LEGAL SERVICES	3,848.00
170372	INVOICE: 788557	10/15/25	72149		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	92.50
170373	INVOICE: 788540	10/15/25	72150		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	3,128.90
170374	INVOICE: 788541	10/15/25	72151		105267	P	11/13/25	01401 314	LEGAL SERVICES	92.50
170375	INVOICE: 788542	10/15/25	72152		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	92.50
170376	INVOICE: 788544	10/15/25	72153		105267	P	11/13/25	01401 314	LEGAL SERVICES	76.40
170377	INVOICE: 788545	10/15/25	72154		105267	P	11/13/25	01401 314	LEGAL SERVICES	1,110.00
170378		10/15/25	72155		105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	980.50

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 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:	788546									
170379	10/15/25	72156			105267	P	11/13/25	01401 314	LEGAL SERVICES	925.00
INVOICE:	788547									
170380	10/15/25	72157			105267	P	11/13/25	01401 314	LEGAL SERVICES	185.00
INVOICE:	788548									
170398	09/15/25	72175			105267	P	11/13/25	01147 000	LEGAL&ENGINEER	462.50
INVOICE:	787210									
170399	09/15/25	72176			105267	P	11/13/25	01147 000	LEGAL&ENGINEER	999.00
INVOICE:	787215									
170400	10/15/25	72177			105267	P	11/13/25	01147 000	LEGAL&ENGINEER	1,813.00
INVOICE:	788543									
170402	09/15/25	72179			105267	P	11/13/25	01414 314	PROF SERV- LEGAL (ZHB)	555.00
INVOICE:	787214									
VENDOR TOTALS		155,436.56	YTD INVOICED					197,919.43	YTD PAID	31,969.79
3358 KEYSTONE MUNICIPAL SERVICES, INC.										
170340	10/14/25	72117			105268	P	11/13/25	01414 311	PROF SERV- UCC INSPECTING	8,250.00
INVOICE:	39704									
VENDOR TOTALS		149,362.50	YTD INVOICED					166,849.50	YTD PAID	8,250.00
242 LANE ENTERPRISES INC.										
170300	10/15/25	72077			105269	P	11/13/25	31446 102	SWM REPAIRS & UPGRADES	317.00
INVOICE:	635296									
VENDOR TOTALS		929.00	YTD INVOICED					929.00	YTD PAID	317.00
2835 MANKO, GOLD, KATCHER & FOX, LLP										
170330	10/14/25	72107			105270	P	11/13/25	01401 314	LEGAL SERVICES	812.50
INVOICE:	10065-00005-127313									
VENDOR TOTALS		812.50	YTD INVOICED					812.50	YTD PAID	812.50
3447 MITCHELL KULP										
170343	11/04/25	72120			105271	P	11/13/25	01430 238	CLOTHING & UNIFORMS	135.75
INVOICE:	110425									
170343	11/04/25	72120			105271	P	11/13/25	08429 238	UNIFORMS	45.25
INVOICE:	110425									
VENDOR TOTALS		310.00	YTD INVOICED					310.00	YTD PAID	181.00
85 MOTOROLA SOLUTIONS, INC.										
170293	09/23/25	72070			105272	P	11/13/25	01410 430	TECHNOLOGY	4,191.00
INVOICE:	8282207566									
170294	09/13/25	72071			105272	P	11/13/25	01410 430	TECHNOLOGY	637.88
INVOICE:	8282201120									
VENDOR TOTALS		32,687.78	YTD INVOICED					32,687.78	YTD PAID	4,828.88
140 NORTH WALES WATER AUTHORITY										

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 01/01/2025 TO 12/31/2025

VENDOR	NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
		170297	10/03/25	72074		105273	P	11/13/25	08429	450	CONTRACTED SERVICES	1,656.00
		INVOICE:	SALES0002934									
		VENDOR TOTALS		54,114.15	YTD INVOICED					58,444.76	YTD PAID	1,656.00
469	NYCO CORPORATION	170302	10/22/25	72079		105274	P	11/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	123.14
		INVOICE:	255407									
		VENDOR TOTALS		412.98	YTD INVOICED					627.62	YTD PAID	123.14
665	PAUL B. MOYER & SONS	170312	10/22/25	72089		105275	P	11/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	-29.07
		INVOICE:	25110									
		170313	10/22/25	72090		105275	P	11/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	92.52
		INVOICE:	25111									
		170314	10/22/25	72091		105275	P	11/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	99.85
		INVOICE:	25112									
		170404	09/03/25	72181		105275	P	11/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	19.99
		INVOICE:	21271									
		VENDOR TOTALS		3,168.40	YTD INVOICED					3,252.89	YTD PAID	183.29
5	PECO - PAYMENT PROCESSING	170284	11/03/25	72061		105276	P	11/13/25	01430	360	UTILITIES	370.74
		INVOICE:	6692667000	110325								
		VENDOR TOTALS		79,804.50	YTD INVOICED					88,111.49	YTD PAID	370.74
4175	PENN FABRICATION LLC	170394	11/07/25	72171		105277	P	11/13/25	08429	262	R&M EQUIP/VEHICLES	1,850.00
		INVOICE:	25-8462									
		VENDOR TOTALS		1,850.00	YTD INVOICED					1,850.00	YTD PAID	1,850.00
1211	PENN-HOLO SALES & SERVICE	170320	11/04/25	72097		105278	P	11/13/25	01430	220	SUPPLIES PW	164.90
		INVOICE:	75782									
		170321	11/03/25	72098		105278	P	11/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	396.00
		INVOICE:	74889									
		VENDOR TOTALS		3,000.16	YTD INVOICED					3,000.16	YTD PAID	560.90
2919	PFM ASSET MANAGEMENT LLC	170397	10/28/25	72174		105279	P	11/13/25	01402	310	PROFESSIONAL SERVICES	1,058.36
		INVOICE:	15001403									
		170397	10/28/25	72174		105279	P	11/13/25	01410	311	PROF. SERVICES - PENSION,	3,457.02
		INVOICE:	15001403									
		VENDOR TOTALS		43,840.04	YTD INVOICED					59,338.68	YTD PAID	4,515.38

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4030 PXC, INC.	170401	11/05/25	72178		105280	P	11/13/25	01402 310	PROFESSIONAL SERVICES	241.75
	INVOICE: 12769657									
VENDOR TOTALS				1,971.71 YTD INVOICED				2,480.71 YTD PAID		241.75
3458 REMCO, INC.	170344	10/27/25	72121		105281	P	11/13/25	01409 370	R&M ALL BLDNGS	257.00
	INVOICE: 898994									
VENDOR TOTALS				99,278.46 YTD INVOICED				111,803.83 YTD PAID		257.00
3992 ROBERT COLLINS	170386	11/01/25	72163		105282	P	11/13/25	01430 238	CLOTHING & UNIFORMS	143.14
	INVOICE: 110125									
	170386	11/01/25	72163		105282	P	11/13/25	08429 238	UNIFORMS	47.71
	INVOICE: 110125									
VENDOR TOTALS				280.80 YTD INVOICED				900.84 YTD PAID		190.85
3871 SHAHIDA MALIK	170383	08/11/25	72160		105283	P	11/13/25	31446 102	SWM REPAIRS & UPGRADES	11,470.00
	INVOICE: 2025-1442									
VENDOR TOTALS				11,470.00 YTD INVOICED				11,470.00 YTD PAID		11,470.00
4142 SJ FUEL SOUTH COMPANY, INC.	170390	10/16/25	72167		105284	P	11/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	905.50
	INVOICE: 189239									
	170391	10/22/25	72168		105284	P	11/13/25	01430 374	FUEL/ GASOLINE/ DIESEL	447.58
	INVOICE: 189451									
	170392	10/23/25	72169		105284	P	11/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	850.04
	INVOICE: 189487									
VENDOR TOTALS				9,453.93 YTD INVOICED				9,453.93 YTD PAID		2,203.12
3733 STAPLES	170353	10/11/25	72130		105285	P	11/13/25	01401 200	OFFICE SUPPLIES	232.47
	INVOICE: 6045048566									
	170354	10/11/25	72131		105285	P	11/13/25	01401 200	OFFICE SUPPLIES	173.86
	INVOICE: 6045048565									
VENDOR TOTALS				2,745.33 YTD INVOICED				3,045.55 YTD PAID		406.33
3499 STEPHENSON EQUIPMENT INC.	170346	10/30/25	72123		105286	P	11/13/25	08429 262	R&M EQUIP/VEHICLES	977.99
	INVOICE: P0294908									
VENDOR TOTALS				977.99 YTD INVOICED				977.99 YTD PAID		977.99
3641 TRAISR, LLC										

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	170352	09/30/25	72129		105287	P	11/13/25	01414 430	TECHNOLOGY	960.00
	INVOICE: 3900									
	170352	09/30/25	72129		105287	P	11/13/25	01430 430	TECHNOLOGY	640.00
	INVOICE: 3900									
VENDOR TOTALS				14,770.00 YTD INVOICED				19,070.00 YTD PAID		1,600.00
2906 US BANK										
	170331	10/24/25	72108		105288	P	11/13/25	01410 311	PROF. SERVICES - PENSION,	112.98
	INVOICE: 14996687									
	170332	10/24/25	72109		105288	P	11/13/25	01410 311	PROF. SERVICES - PENSION,	510.69
	INVOICE: 14996993									
	170333	10/24/25	72110		105288	P	11/13/25	01402 310	PROFESSIONAL SERVICES	179.08
	INVOICE: 14993994									
VENDOR TOTALS				426,802.99 YTD INVOICED				428,966.29 YTD PAID		802.75
3565 W.B. MASON COMPANY										
	170347	10/16/25	72124		105289	P	11/13/25	01409 220	SUPPLIES- ALL BLDNGS	359.99
	INVOICE: 257559571									
	170348	11/05/25	72125		105289	P	11/13/25	01401 200	OFFICE SUPPLIES	28.54
	INVOICE: 258007525									
VENDOR TOTALS				4,103.55 YTD INVOICED				4,334.19 YTD PAID		388.53
4029 WEAVER COMPANIES, INC.										
	170387	10/28/25	72164		105290	P	11/13/25	30409 721	IMPROVEMENT TO TWP. PROPE	3,750.00
	INVOICE: 191037									
	170387	10/28/25	72164		105290	P	11/13/25	09409 700	CAPITAL IMPROVEMENT BUILD	1,250.00
	INVOICE: 191037									
	170388	10/28/25	72165		105290	P	11/13/25	30409 721	IMPROVEMENT TO TWP. PROPE	975.00
	INVOICE: 191038									
	170388	10/28/25	72165		105290	P	11/13/25	09409 700	CAPITAL IMPROVEMENT BUILD	325.00
	INVOICE: 191038									
VENDOR TOTALS				210,250.00 YTD INVOICED				210,250.00 YTD PAID		6,300.00
395 WISSAHICKON SCHOOL DISTRICT										
	170301	10/23/25	72078		105291	P	11/13/25	05453 141	FALL FEST	768.06
	INVOICE: 3973									
VENDOR TOTALS				768.06 YTD INVOICED				768.06 YTD PAID		768.06
2433 WITMER PUBLIC SAFETY GROUP, INC.										
	170324	10/17/25	72101		105292	P	11/13/25	01410 220	OPERATING SUPPLIES	719.95
	INVOICE: INV765086									
VENDOR TOTALS				29,225.84 YTD INVOICED				32,307.49 YTD PAID		719.95
1364 ZEP MANUFACTURING CO.										
	170322	09/29/25	72099		105293	P	11/13/25	01430 220	SUPPLIES PW	224.85

PAID INVOICES REPORT

WARRANT: 111325

TO FISCAL 2025/11 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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INVOICE: 9011831893

VENDOR TOTALS	1,135.43	YTD INVOICED	1,135.43	YTD PAID	224.85
		REPORT TOTALS	672,658.56		

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	61	672,658.56

** END OF REPORT - Generated by Rachael Kang **



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):	10/27/2025	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:	\$ 285.97
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	\$ 285.97

For your records only. No payment required.

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
10/02	10/06 615395460	BLUE BELL INN BLUE BELL PA EE Retirement Send off	01 401.187 MCL \$ 155.53 067973	\$ 9.33 (e)	\$ 164.86
10/09	10/10 616360803	GIANT 6510 SPRING HOUSE PA Flowers for Volunteer Reception	01 401.187 MCF \$ 59.88 006933	\$ 3.60	\$ 63.48
10/09	10/10 616360802	FEDEX31617368 MEMPHIS TN Overnight delivery - WSFS	01 402.310 \$ 39.63 057127	\$ 0.00	\$ 39.63
10/13	10/14 616938982	21CM PA2 NEWSPAPERS CI WEST CHESTER PA Reporter subscription	01 401.420 MCF \$ 18.00 068386	\$ 0.00	\$ 18.00

TOTAL CREDITS	xxxx-xxxx-xxxx-7362	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-7362	\$ 285.97

MCL

MCF



Please return by 11/11 - Thanks!

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): 10/27/2025 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: \$ 538.70
Cash Advance: \$ 0.00
Fees: \$ 0.00
Other Charges: \$ 0.00
New Account Balance: \$ 538.70

For your records only. No payment required.

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
10/02	10/03 615192759	TST SPRING HOUSE TAVER AMBLER PA <i>Fail Fast Committee Wrap 05453300</i>	\$ 220.00 025550	\$ 4.62	\$ 224.62 ✓
10/04	10/06 615395457	SUZY-JO DONUTS NORRISTOWN PA <i>For Staff & Volunteers 01401460</i>	\$ 41.58 076661	\$ 2.50 (e)	\$ 44.08 ✓
10/15	10/16 617217532	PAYPAL WECONSERVE 7172194074 PA <i>EAC Fall Mtg 01401460</i>	\$ 84.91 031667	\$ 5.09	\$ 90.00 ✓
10/15	10/16 617217534	PAYPAL WECONSERVE 7172194074 PA <i>EAC Fall Mtg 01401460</i>	\$ 84.91 019614	\$ 5.09	\$ 90.00 ✓
10/15	10/16 617217533	PAYPAL WECONSERVE 7172194074 PA <i>EAC Fall Mtg 01401460</i>	\$ 84.91 078923	\$ 5.09	\$ 90.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-6350 \$ 0.00
TOTAL DEBITS xxxx-xxxx-xxxx-6350 \$ 538.70

MD
10/25/25

Please return by 11/10 - Thanks!



Statement

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): 10/27/2025 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: \$ 7,921.39
Cash Advance: \$ 0.00
Fees: \$ 0.00
Other Charges: \$ 0.00
New Account Balance: \$ 7,921.39

For your records only. No payment required.

Transaction Summary:

Paul Ku 11/12/2025

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
✓ 10/03	10/06 615395458	GIANT 6510 SPRING HOUSE PA 01-410-220	\$ 25.03 057922	\$ 1.50 (e)	\$ 26.53 ✓
✓ 10/03	10/06 615395459	THE BAGEL & BREAD HOS HORSHAM PA 01-410-220	\$ 69.66 052122	\$ 4.18	\$ 73.84 ✓
✓ 10/08	10/09 616142914	GOVX 8884685511 CA 01-410-238	\$ 126.16 003100	\$ 9.78 (e)	\$ 135.94 ✓
✓ 10/10	10/13 616839023	FSP MY TRAINING GROUP HORSHAM PA 01-410-470	\$ 283.02 031702	\$ 16.98 (e)	\$ 300.00 ✓
✓ 10/13	10/14 616938981	LAW ENFORCEMENT SEMINA GARLAND TX 01-410-222	\$ 822.17 017556	\$ 67.83 (e)	\$ 890.00 ✓
✓ 10/17	10/20 617795244	NU CPS REGISTRATION EVANSTON IL 01-410-4120	\$ 4,311.93 003438	\$ 388.07 (e)	\$ 4,700.00 ✓
✓ 10/23	10/24 618886195	THE MAG SHACK TALLAHASSEE FL 01-410-220	\$ 495.08 084623	\$ 0.00	\$ 495.08 ✓
✓ 10/24	10/27 619076139	PATC TRAINING INDIANAPOLIS IN 01-410-222	\$ 1,000.00 072385	\$ 0.00	\$ 1,000.00 ✓
✓ 10/25	10/27 619076138	CLASSMARKER.COM MEREWETHER 01-410-450	\$ 300.00 035828	\$ 0.00	\$ 300.00 ✓

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00
TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 7,921.39

MR



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): 10/27/2025 **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: \$ 99.00
Cash Advance: \$ 0.00
Fees: \$ 0.00
Other Charges: \$ 0.00
New Account Balance: \$ 99.00

For your records only. No payment required.

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
10/21	10/22 618444908	CCI CONSTANT-CONTACT WALTHAM MA	01. 401 450 093507	\$ 99.00 \$ 0.00	\$ 99.00

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00
TOTAL DEBITS xxxx-xxxx-xxxx-6926 \$ 99.00

ML

grw 11/10/25

Please return by 11/10 - Thanks!

Page 1 of 3



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): 10/27/2025 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: \$ 2,488.10
 Cash Advance: \$ 0.00
 Fees: \$ 0.00
 Other Charges: \$ 0.00
 New Account Balance: \$ 2,488.10

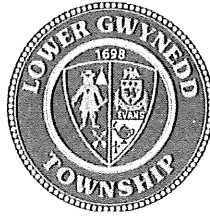
For your records only. No payment required.

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount	
10/02	10/03 1 615192835	L&S DEMO RECYCLING CONSHOHOCKEN PA 30-454.600 APZ	\$ 345.92 087333	\$ 20.76 (e)	\$ 366.68	✓
10/02	10/03 2 615192833	L&S DEMO RECYCLING CONSHOHOCKEN PA 30 454.600 APZ	\$ 218.43 046210	\$ 13.11 (e)	\$ 231.54	✓
10/02	10/03 3 615192834	L&S DEMO RECYCLING CONSHOHOCKEN PA 30 454 600 APZ	\$ 348.25 026935	\$ 20.90 (e)	\$ 369.15	✓
10/03	10/06 615395535	GIANT 6510 SPRING HOUSE PA 01409 220 APZ	\$ 8.85 050774	\$ 0.53 (e)	\$ 9.38	✓
10/03	10/06 615395536	TST MR P PIZZA AND PAS NORTH WHALES PA 01430 220 APZ	\$ 106.00 037640	\$ 6.35	\$ 112.35	✓
10/09	10/10 616360804	RVT NORTH MONTCO LANSDALE PA 01430 460 AF	\$ 1,132.08 096232	\$ 67.92 (e)	\$ 1,200.00	✓
10/24	10/27 4 619076214	L&S DEMO RECYCLING CONSHOHOCKEN PA 01430 220 APZ	\$ 187.74 044167	\$ 11.26 (e)	\$ 199.00	✓

TOTAL CREDITS xxxx-xxxx-xxxx-3803 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-3803 \$ 2,488.10

mt



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

www.lowergwynedd.org

Finance Memorandum

Date: November 12, 2025
To: Mimi Gleason, Township Manager
From: Melinda Haldeman, CPA Finance Director

MN

RE: October 31, 2025, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of October 31, 2025
- ❖ Fund Balances as of October 31, 2025
- ❖ Summary of Cash and Investments as of October 31, 2025
- ❖ YTD Budget Report with Prior Years Actuals through October 31, 2025

Items to Note:

- ❖ All cash account reconciliations are current through October 31, 2025
- ❖ The Volunteer Fire Relief Aid of \$141,56 was disbursed to the Volunteer Fire Companies in October.
- ❖ Operating, Sewer and Capital Reserve Cash earned interest income in October totaling \$109,537. PLIGIT's current yield for October is 3.97% on Class Checking and 4.23% on Prime Savings. Citadel's current yield for September was 3.26% on Money Market Accounts.
- ❖ Pension State Aid received \$419,937.14 was disbursed to the Police Pension Fund to go against the 2025 MMO of \$448,011. The Balance of the Police Pension MMO, \$28,074.00, will be paid in December. The Non-Uniform Pension MMO is zero for 2025. The Defined Contribution is paid Bi-weekly with Payroll.

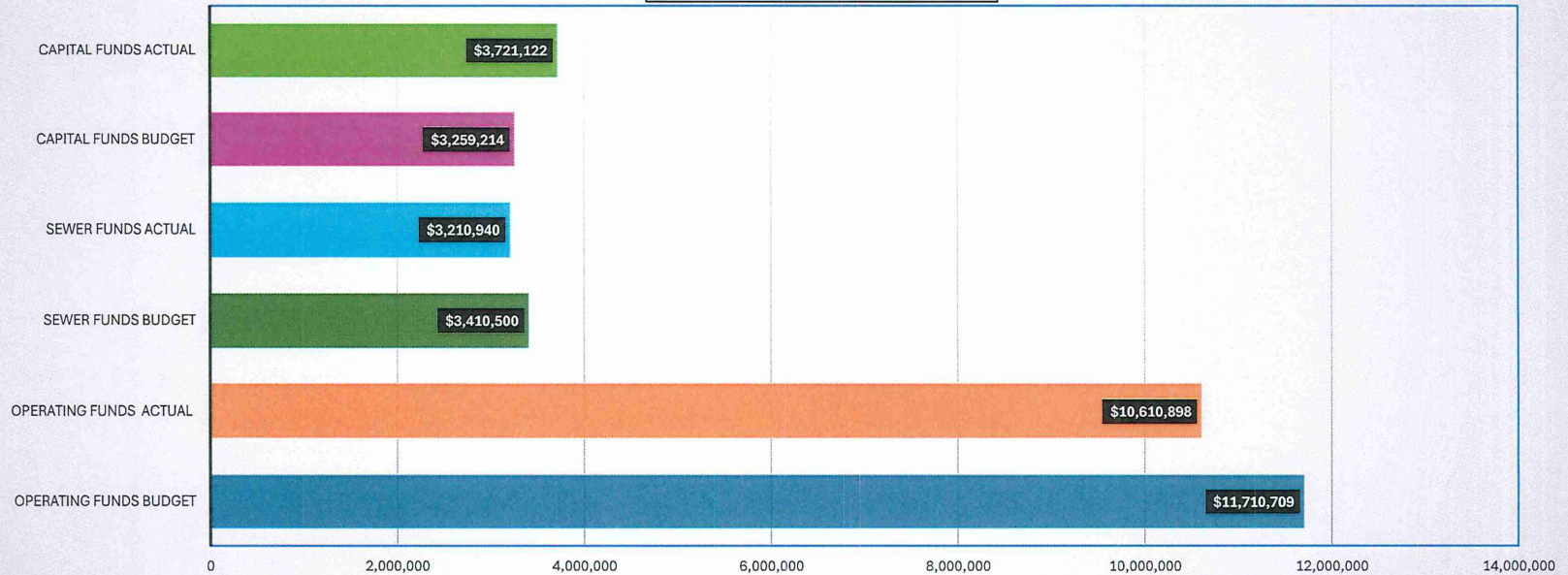
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

Revenue Actual to Budget YTD Thru Oct 31, 2025



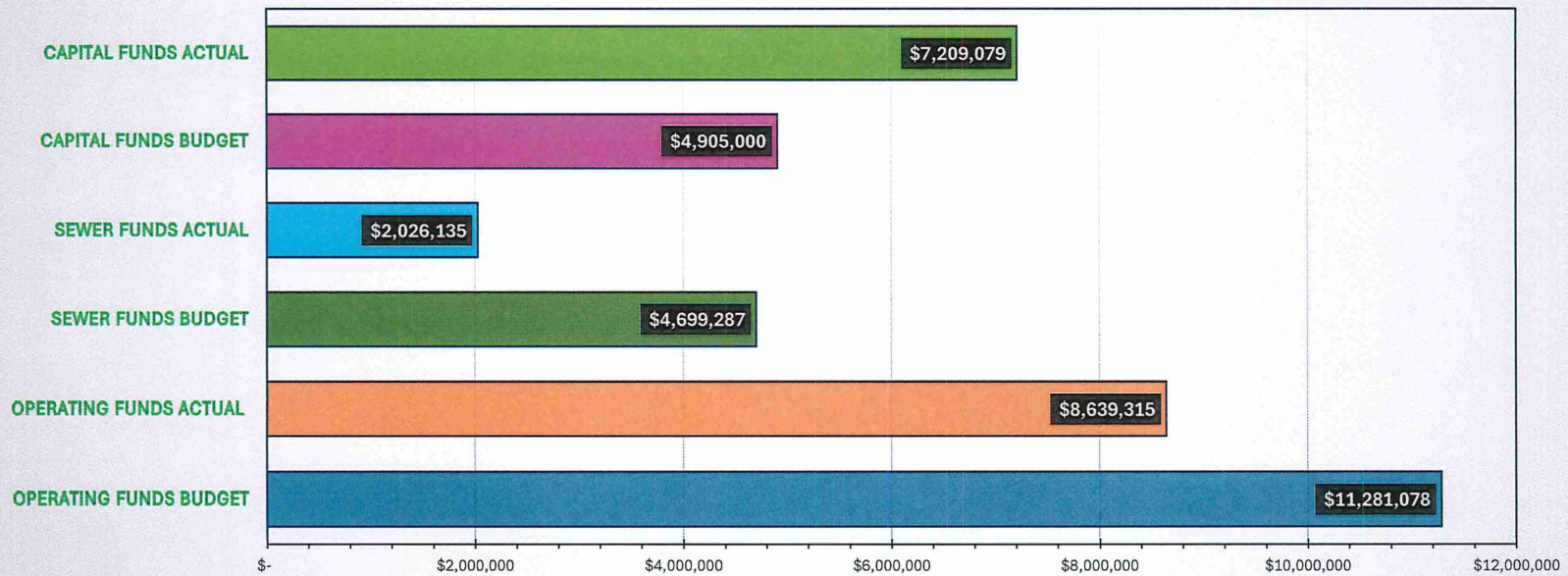
83.33 % through the year as of October 31, 2025

Capital Funds Revenue: Capital Revenue is 114.17 % of Budget. Unbudgeted transfer of 2.4M from Open Space to Capital Fund. PW Land Purchase

Sewer Funds Revenue: Sewer Revenue is 94.15% of Budget. On Target 4th Qtrly Billing occurred in October.

Operating Funds Revenue: Operating Revenue is 90.61% of Budget. On target. Real Estate Taxes 97.6% collected. BPT collected 237k over annual budget

Expenses Actual to Budget YTD Thru Oct 31, 2025



83.33% through the year as of October 31, 2025

Capital Funds Expenses:

Expenses are 146.97 %of Budget. Unbudgeted 3.3M land purchase PW Bldng

Sewer Funds Expenses:

Expenses 43.12% of Budget. Ambler Capital Treatment Charge was not received till November

Operating Funds Expenses:

Expenses 76.58% of Budget. Code/Fire Official . Pension MMO's made in Fall. Transfers to Capiatl Funds

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

Lower Gwynedd Township
Fund and Cash Balances as of October 31, 2025

FUND #	FUND	FUND BALANCE @ 01/01/2025 FINAL	(INCREASE)DECREASE THRU 10/31/2025	FUND BALANCE @ 10/31/2025
01	GENERAL	-7,869,055.87	-1,714,744.98	-9,583,800.85
02	STREET LIGHT	-38,387.08	-5,792.09	-44,179.17
03	FIRE PROTECTION	-174,128.45	-208,921.37	-383,049.82
04	FIRE HYDRANT	-45,166.37	743.48	-44,422.89
05	RECREATION	73,456.99	-42,868.32	30,588.67
	GENERAL OPERATING FUNDS SURPLUS	-8,053,280.78	-1,971,583.28	-10,024,864.06
08	SEWER OP	-5,500,055.65	-1,171,827.45	-6,671,883.10
09	SEWER CAPITAL	-4,503,969.89	-12,977.53	-4,516,947.42
	SEWER FUNDS SURPLUS	-10,004,025.54	-1,184,804.98	-11,188,830.52
16	ACQ OPEN SPACE	-2,372,249.57	2,350,193.41	-22,056.16
30	CAPITAL RESERVE	-11,983,414.61	1,390,881.81	-10,592,532.80
31	STORMWATER MNGMNT	-733,430.74	121,708.86	-611,721.88
33	TRAFFIC IMPACT	-1,762,165.10	-54,355.13	-1,816,520.23
35	HIGHWAY AID	-465,446.90	-320,471.92	-785,918.82
	CAPITAL FUNDS	-17,316,706.92	3,487,957.03	-13,828,749.89

YTD ALL FUNDS: 331,568.77

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
10/31/2025

10/31/2025		
FUND #		Cash Balance
01	GENERAL	7,869,301.57
02	STREET LIGHT	45,266.41
03	FIRE PROTECTION	516,023.86
04	FIRE HYDRANT	52,920.53
05	RECREATION	36,774.62
	GENERAL OPERATING FUNDS CASH	\$ 8,520,286.99
08	SEWER OP	4,045,432.79
09	SEWER CAPITAL	4,582,686.85
	SEWER FUNDS CASH	\$ 8,628,119.64
16	ACQ OPEN SPACE	22,056.16
30	CAPITAL RESERVE	11,142,725.08
31	STORMWATER MNGMNT	715,514.28
33	TRAFFIC IMPACT	1,816,520.23
35	HIGHWAY AID	785,918.82
	CAPITAL FUNDS CASH	\$ 14,482,734.57
Total Cash		\$ 31,631,141.20

10/31/2025	
Banking Institution	Cash Balance
PLIGIT	27,514,131.71
CITADEL	4,117,009.49
	<u> </u>
	\$ 31,631,141.20

Reserves per Fund Balance Policy	Reserves Per Policy 2025	10/31/2025 Cash Balance
General Fund Reserves	2,641,989.00	7,869,301.57
Sewer Fund Reserves	1,029,175.00	4,045,432.79
Sewer Capital Reserves	1,000,000.00	4,582,686.85

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

11/12/2025
12:15:35

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 1
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	ANNUAL
01 GENERAL FUND		ACTUALS	ACTUALS	ACTUALS	ACTUALS	CY REV
		2022	2023	2024	2025	BUDGET
REVENUES	301 REAL ESTATE TAXES	-1,046,731.67	-1,070,900.48	-1,070,785.11	-1,217,108.38	-1,241,815.00
	310 LOCAL TAX ACT 511	-6,363,160.56	-6,206,476.97	-6,161,297.81	-6,813,508.87	-7,470,000.00
	321 BUSINESS LICENSES & PRMTS	-204,600.87	-201,497.45	-193,194.39	-184,687.68	-237,000.00
	331 FINES	-6,029.33	-8,078.90	-9,888.63	-25,117.74	-10,500.00
	341 INTEREST EARNINGS	-46,831.22	-246,079.06	-334,156.38	-281,038.32	-375,000.00
	342 RENTS & ROYALTIES	-181,885.31	-186,721.39	-189,976.70	-197,034.52	-290,633.00
	351 FEDERAL GRANTS	-15,996.18	.00	.00	.00	.00
	354 ST. CAPITAL & OP. GRANTS	.00	-753.10	-2,081.68	.00	.00
	355 STATE SHARED REV & ENTLMT	-426,781.19	-484,911.20	-524,938.38	-571,778.98	-524,829.00
	358 LOCAL GOVT ENTITLEMENT	-24,290.85	.00	-17,705.38	-20,500.96	-15,000.00
	361 PERMITS/DEVELOPMENT	-499,770.36	-506,264.89	-451,204.70	-438,573.11	-587,000.00
	362 PUBLIC SAFETY	-164,146.18	-171,198.48	-182,370.49	-109,968.66	-198,675.00
	363 HGWYS & STS	-3,900.00	-3,990.00	-4,080.00	-4,170.00	-4,170.00
	380 MISCELLANEOUS REVENUE	-1,860.72	-1,681.03	-1,217.36	-8,776.98	-10,000.00
	387 DIVIDENDS/MISC REV	-25,097.14	-16,441.00	.00	-33,967.00	-30,000.00
	392 INTERFUND OPERATING TRANS	-4,164.00	.00	.00	-13,067.00	-13,067.00
	401 EXECUTIVE	684,952.07	692,827.79	850,715.25	1,106,223.28	1,267,347.60
	402 FINANCIAL ADMIN	195,916.39	335,844.82	258,132.23	300,383.21	422,781.67
	403 TAX COLLECTION	89,572.72	89,175.71	91,038.84	91,781.77	111,793.00
	409 BUILDNGS & PLANT	217,489.81	201,211.23	234,071.64	206,989.82	320,170.75
EXPENSES	410 POLICE	3,046,701.50	3,402,790.62	3,481,411.33	3,675,859.70	4,632,769.22
	411 FIRE	.00	134,431.76	137,086.34	141,561.07	137,086.00
	412 AMBULANCE	.00	30,000.00	30,000.00	30,000.00	30,000.00
	413 GEN GOVT-CODE ENFORCEMENT	13,697.50	7,008.00	.00	.00	.00
	414 PLANING & ZONING	459,141.42	487,667.39	587,270.38	617,311.82	799,519.31
	429 PW-WASTEWTR COLL	1,341.40	.00	.00	.00	.00
	430 PW-HIGHWAY RDS STS	586,020.87	659,610.40	628,728.29	1,136,750.06	1,354,307.71
	461 OPEN SPACE CONSERVATION	13,789.25	9,771.36	.00	.00	.00
	487 EMPLOYEE BENEFITS	298,830.87	357,940.98	43,083.87	454,349.49	548,838.00
	491 REFUND PRIOR YEAR REVENUES	-248.66	.00	.00	.00	.00
	492 INTERFUND OPERATING TRANS	2,490,000.00	600,000.00	1,382,814.04	443,343.00	943,343.00
	TOTAL GENERAL FUND	-918,040.44	-2,096,713.89	-1,418,544.80	-1,714,744.98	-439,732.74
	TOTAL REVENUES	-9,015,245.58	-9,104,993.95	-9,142,897.01	-9,919,298.20	-11,007,689.00
	TOTAL EXPENSES	8,097,205.14	7,008,280.06	7,724,352.21	8,204,553.22	10,567,956.26
	TOTAL 01 GENERAL FUND	-918,040.44	-2,096,713.89	-1,418,544.80	-1,714,744.98	-439,732.74

11/12/2025
12:15:36

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 2
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
02	STREET LIGHT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
301	REAL ESTATE TAXES	-16,567.98	-18,220.74	-16,467.69	-9,070.84	-14,000.00
341	INTEREST EARNINGS	-224.65	-1,026.77	-1,419.95	-1,492.56	-1,620.00
434	PW -STREET LGHTNG	11,252.45	8,970.28	6,416.43	4,771.31	9,970.00
	TOTAL STREET LIGHT FUND	-5,540.18	-10,277.23	-11,471.21	-5,792.09	-5,650.00
	TOTAL REVENUES	-16,792.63	-19,247.51	-17,887.64	-10,563.40	-15,620.00
	TOTAL EXPENSES	11,252.45	8,970.28	6,416.43	4,771.31	9,970.00
	TOTAL 02 STREET LIGHT FUND	-5,540.18	-10,277.23	-11,471.21	-5,792.09	-5,650.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 3
glactrpt

ACCOUNTS FOR: 03	FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301	REAL ESTATE TAXES	-196,096.80	-201,681.22	-201,888.95	-201,551.88	-203,000.00
341	INTEREST EARNINGS	-1,232.69	-4,839.41	-3,704.84	-11,182.60	-3,500.00
392	INTERFUND OPERATING TRANS	-165,000.00	.00	-165,000.00	-165,000.00	-165,000.00
480	MISC EXPENDITURES	184,663.46	.00	139,486.33	153,527.24	206,500.00
489	OTHER MISC EXP	145,550.00	141,121.00	24,395.70	15,285.87	165,000.00
	TOTAL FIRE PROTECTION FUND	-32,116.03	-65,399.63	-206,711.76	-208,921.37	.00
	TOTAL REVENUES	-362,329.49	-206,520.63	-370,593.79	-377,734.48	-371,500.00
	TOTAL EXPENSES	330,213.46	141,121.00	163,882.03	168,813.11	371,500.00
	TOTAL 03 FIRE PROTECTION FUND	-32,116.03	-65,399.63	-206,711.76	-208,921.37	.00

11/12/2025
 12:15:38

 Lower Gwynedd Township
 YTD BUDGET REPORT WITH PRIOR YEARS
 THRU OCT 2022/2023/2024/2025
 FOR PERIOD 10 OF 2025

 PAGE 4
 glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
04	FIRE HYDRANT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
301	REAL ESTATE TAXES	-40,426.66	-39,794.08	-37,196.88	-41,414.98	-39,200.00
341	INTEREST EARNINGS	-639.60	-2,599.04	-2,736.58	-1,547.91	-3,000.00
411	FIRE	33,401.07	39,160.62	43,706.37	43,706.37	62,000.00
	TOTAL FIRE HYDRANT FUND	-7,665.19	-3,232.50	3,772.91	743.48	19,800.00
	TOTAL REVENUES	-41,066.26	-42,393.12	-39,933.46	-42,962.89	-42,200.00
	TOTAL EXPENSES	33,401.07	39,160.62	43,706.37	43,706.37	62,000.00
	TOTAL 04 FIRE HYDRANT FUND	-7,665.19	-3,232.50	3,772.91	743.48	19,800.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 5
glactrpt

ACCOUNTS FOR: 05	RECREATION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301	REAL ESTATE TAXES	-392,587.09	-393,693.80	-398,570.42	-234,778.05	-242,200.00
341	INTEREST EARNINGS	-1,972.06	-9,268.92	-778.73	-1,858.13	-2,500.00
358	LOCAL GOVT ENTITLEMENT	.00	.00	.00	-96.76	-1,000.00
361	PERMITS/DEVELOPMENT	-6,152.50	-9,500.00	-16,252.00	.00	.00
367	RECREATION	-17,972.00	-37,035.00	-25,516.00	-23,606.50	-28,000.00
387	DIVIDENDS/MISC REV	-85.93	-25.00	.00	.00	.00
437	PW REPR TOOL&MAC	12,251.24	9,181.64	7,956.28	.00	3,500.00
451	COMMUNITY PROGRAMS	162,855.40	187,957.01	189,769.66	165,468.50	210,275.22
452	PARTICIPANT RECREATION	.00	7,030.41	.00	.00	.00
453	RECREATION EVENTS	14,853.74	15,379.62	19,935.51	31,064.19	30,000.00
454	PARKS	255,170.17	310,935.57	183,712.58	15,227.38	15,000.00
486	INSURANCE	4,222.36	13,510.12	29,535.84	.00	.00
487	EMPLOYEE BENEFITS	12,023.38	13,809.42	15,241.19	5,711.05	10,877.00
	TOTAL RECREATION FUND	42,606.71	108,281.07	5,033.91	-42,868.32	-4,047.78
	TOTAL REVENUES	-418,769.58	-449,522.72	-441,117.15	-260,339.44	-273,700.00
	TOTAL EXPENSES	461,376.29	557,803.79	446,151.06	217,471.12	269,652.22
	TOTAL 05 RECREATION FUND	42,606.71	108,281.07	5,033.91	-42,868.32	-4,047.78

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 6
glactrpt

ACCOUNTS FOR: 08	SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341	INTEREST EARNINGS	-14,655.87	-59,919.56	-20,926.18	-83,989.57	-18,000.00
361	PERMITS/DEVELOPMENT	-186.66	-50.00	.00	.00	.00
364	SANITATION	-2,688,929.29	-2,724,434.04	-2,831,714.40	-2,928,735.85	-2,921,500.00
383	SPECIAL ASSESSMENTS	.00	-900.00	.00	-22,868.00	-1,000.00
401	EXECUTIVE	6,188.59	-1,610.76	155.05	185.00	1,500.00
402	FINANCIAL ADMIN	8,162.27	16,294.24	17,847.75	11,369.64	20,000.00
408	ENGINEERING	3,841.06	4,000.00	.00	.00	5,000.00
409	BUILDNGS & PLANT	62,350.00	63,600.00	63,600.00	67,500.00	135,000.00
429	PW-WASTEWTR COLL	1,118,482.13	1,209,540.07	1,572,398.31	1,508,723.71	2,235,213.00
486	INSURANCE	20,130.84	20,413.32	51,982.18	60,493.39	63,620.51
487	EMPLOYEE BENEFITS	84,958.68	87,359.89	69,990.39	109,647.23	168,684.27
492	INTERFUND OPERATING TRANS	604,164.00	.00	100,000.00	105,847.00	105,847.00
	TOTAL SEWER FUND	-795,494.25	-1,385,706.84	-976,666.90	-1,171,827.45	-205,635.22
	TOTAL REVENUES	-2,703,771.82	-2,785,303.60	-2,852,640.58	-3,035,593.42	-2,940,500.00
	TOTAL EXPENSES	1,908,277.57	1,399,596.76	1,875,973.68	1,863,765.97	2,734,864.78
	TOTAL 08 SEWER FUND	-795,494.25	-1,385,706.84	-976,666.90	-1,171,827.45	-205,635.22

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 7
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
09	SEWER CAPITAL RESERVE	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-37,702.58	-159,826.03	-201,008.18	-166,055.11	-230,000.00
354	ST. CAPITAL & OP. GRANTS	.00	.00	.00	-9,291.00	-240,000.00
392	INTERFUND OPERATING TRANS	-600,000.00	.00	-100,000.00	.00	.00
409	BUILDNGS & PLANT	9,149.75	.00	18,174.80	25,070.00	53,000.00
429	PW-WASTEWTR COLL	28,131.99	35,781.00	39,615.78	23,062.98	6,000.00
439	CONSTRUCTION & REBUILDING	72,191.25	73,473.98	62,067.43	114,235.60	200,000.00
	TOTAL SEWER CAPITAL RESERVE	-528,229.59	-50,571.05	-181,150.17	-12,977.53	-211,000.00
	TOTAL REVENUES	-637,702.58	-159,826.03	-301,008.18	-175,346.11	-470,000.00
	TOTAL EXPENSES	109,472.99	109,254.98	119,858.01	162,368.58	259,000.00
	TOTAL 09 SEWER CAPITAL RESERVE	-528,229.59	-50,571.05	-181,150.17	-12,977.53	-211,000.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 8
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
16	ACQUISITION OF OPEN SPAC	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-20,422.35	-93,093.48	-102,682.48	-49,806.59	-115,000.00
342	RENTS & ROYALTIES	-6,500.00	.00	.00	.00	.00
392	INTERFUND OPERATING TRANS	-700,000.00	.00	.00	.00	.00
454	PARKS	25.00	4,462.98	.00	.00	.00
492	INTERFUND OPERATING TRANS	.00	.00	.00	2,400,000.00	.00
	TOTAL ACQUISITION OF OPEN SPAC	-726,897.35	-88,630.50	-102,682.48	2,350,193.41	-115,000.00
	TOTAL REVENUES	-726,922.35	-93,093.48	-102,682.48	-49,806.59	-115,000.00
	TOTAL EXPENSES	25.00	4,462.98	.00	2,400,000.00	.00
	TOTAL 16 ACQUISITION OF OPEN SPAC	-726,897.35	-88,630.50	-102,682.48	2,350,193.41	-115,000.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 10
glactrpt

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
30 CAPITAL RESERVE FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341 INTEREST EARNINGS	-48,892.74	-191,898.65	-331,650.60	-427,102.13	-350,000.00
351 FEDERAL GRANTS	-603,593.36	-250,000.00	-310,980.00	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	-935,219.77	-472.50	-1,251,000.00
391 FIXED ASSETS PROCEEDS	-47,187.00	.00	-709,980.00	.00	-90,000.00
392 INTERFUND OPERATING TRANS	-725,000.00	-600,000.00	-1,217,814.04	-2,771,123.00	-500,000.00
401 EXECUTIVE	.00	82,130.00	362,036.63	.00	.00
407 DATA PROCESSING	5,926.78	18,572.00	17,069.68	.00	.00
409 BUILDNGS & PLANT	38,956.10	20,894.29	31,237.48	186,172.50	236,000.00
410 POLICE	41,754.25	129,831.00	136,823.44	125,633.22	189,000.00
411 FIRE	300,000.00	.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	.00	35,781.00	119,951.41	21,017.43	231,000.00
439 CONSTRUCTION & REBUILDING	100,829.70	47,296.57	603,308.36	3,531,074.33	2,031,000.00
454 PARKS	137,536.63	90,316.58	109,414.14	360,380.30	926,000.00
471 DEBT PRINCIPAL	.00	.00	.00	235,000.00	.00
472 DEBT INTEREST	.00	.00	.00	130,301.66	.00
492 INTERFUND OPERATING TRANS	.00	33,655.00	.00	.00	.00
TOTAL CAPITAL RESERVE FUND	-799,669.64	-583,422.21	-2,125,803.27	1,390,881.81	1,422,000.00
TOTAL REVENUES	-1,424,673.10	-1,041,898.65	-3,505,644.41	-3,198,697.63	-2,191,000.00
TOTAL EXPENSES	625,003.46	458,476.44	1,379,841.14	4,589,579.44	3,613,000.00
TOTAL 30 CAPITAL RESERVE FUND	-799,669.64	-583,422.21	-2,125,803.27	1,390,881.81	1,422,000.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 11
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
31	STORMWATER MANAGEMENT	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-3,267.89	-14,030.17	-36,308.07	-26,555.03	-38,000.00
354	ST. CAPITAL & OP. GRANTS	-4,500.00	.00	-64,497.00	.00	-345,000.00
387	DIVIDENDS/MISC REV	-85,769.50	-66,749.50	-34,727.50	.00	-50,000.00
446	STORMWATER MANAGEMENT	71,969.84	70,791.93	146,017.64	148,263.89	872,000.00
	TOTAL STORMWATER MANAGEMENT	-21,567.55	-9,987.74	10,485.07	121,708.86	439,000.00
	TOTAL REVENUES	-93,537.39	-80,779.67	-135,532.57	-26,555.03	-433,000.00
	TOTAL EXPENSES	71,969.84	70,791.93	146,017.64	148,263.89	872,000.00
	TOTAL 31 STORMWATER MANAGEMENT	-21,567.55	-9,987.74	10,485.07	121,708.86	439,000.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 12
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
33	TRAFFIC IMPACT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-13,527.41	-67,156.79	-79,097.90	-54,355.13	-84,000.00
354	ST. CAPITAL & OP. GRANTS	2,417.50	.00	-1,004,454.28	.00	.00
361	PERMITS/DEVELOPMENT	-79,975.00	.00	.00	.00	-50,000.00
392	INTERFUND OPERATING TRANS	-900,000.00	.00	.00	.00	.00
402	FINANCIAL ADMIN	917.50	24,388.74	.00	.00	.00
433	PW -TRAFFIC	49,128.52	427,841.69	1,870,675.38	.00	.00
439	CONSTRUCTION & REBUILDING	.00	12,673.09	5,824.02	.00	.00
	TOTAL TRAFFIC IMPACT FUND	-941,038.89	397,746.73	792,947.22	-54,355.13	-134,000.00
	TOTAL REVENUES	-991,084.91	-67,156.79	-1,083,552.18	-54,355.13	-134,000.00
	TOTAL EXPENSES	50,046.02	464,903.52	1,876,499.40	.00	.00
	TOTAL 33 TRAFFIC IMPACT FUND	-941,038.89	397,746.73	792,947.22	-54,355.13	-134,000.00

11/12/2025
12:15:38

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU OCT 2022/2023/2024/2025
FOR PERIOD 10 OF 2025

PAGE 13
glactrpt

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
35 HIGHWAY AID FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341 INTEREST EARNINGS	-6,490.32	-24,706.93	-21,979.18	-24,381.98	-18,000.00
355 STATE SHARED REV & ENTLMT	-359,978.98	-368,867.51	-368,213.97	-367,325.97	-368,214.00
392 INTERFUND OPERATING TRANS	.00	-33,655.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	37,144.48	6,527.77	27,200.56	71,236.03	20,000.00
439 CONSTRUCTION & REBUILDING	232,979.88	296,793.60	301,661.25	.00	400,000.00
TOTAL HIGHWAY AID FUND	-96,344.94	-123,908.07	-61,331.34	-320,471.92	33,786.00
TOTAL REVENUES	-366,469.30	-427,229.44	-390,193.15	-391,707.95	-386,214.00
TOTAL EXPENSES	270,124.36	303,321.37	328,861.81	71,236.03	420,000.00
TOTAL 35 HIGHWAY AID FUND	-96,344.94	-123,908.07	-61,331.34	-320,471.92	33,786.00
GRAND TOTAL	-4,829,997.34	-3,911,489.79	-4,272,122.82	331,568.77	799,520.26



PROJECT	WORK PERFORMED LAST PERIOD (October 28 th to November 18 th)	WORK TO BE PERFORMED THIS PERIOD (November 18 th to December 31 st)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	• Prep for and attend PA DEP inspection on October 30th.	• Monitor permit status and perform work as necessary.
2. Misc. Consulting Services	• Follow up research on Claudia Way resident complaints.	• Bid work for Marion Culvert project once DEP permit is obtained.
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	• Coordination with contractor regarding anticipated start date and crane requirements for bridge installation. • Coordination with PECO on “make-safe” power de-energization during bridge installation.	• Alert Township as soon as bridge closure date is known so that they may communicate to residents.
4. Road Repaving Program	• Coordination w/ Township re: cancellation of the road paving contract. • Coordination w/ Armor & Sons to upgrade signal at McKean & Welsh Road.	• Coordinate w/ Township Staff on game plan for re-bidding paving to happen in 2026.

PROJECT	WORK PERFORMED LAST PERIOD (October 28 th to November 18 th)	WORK TO BE PERFORMED THIS PERIOD (November 18 th to December 31 st)
5. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	• Coordination with Little League & Township re: batting cage pavilion. • Site meetings and coordination with Gorski, Township, and sub-contractors for Ingersoll Building construction.	• Ingersoll Park construction project is ongoing and construction of the building began week of November 10th. • Construction administration for Ingersoll Park project. • Continue final design for Penllyn Station Trail. • Coordination with Township re: design & funding of final Phase at Ingersoll Park. • Revised Opinion of Probable Cost for Oxford Park LSA grant application.
PRIVATE DEVELOPMENT PROJECTS		
1. Hunt Seat Drive	• No work completed this period.	• Monitor project status and perform work as needed. • Coordinate the dedication of installed sewer line.
2. Goddard School	• Construction observation related to Medical Building.	• Monitor project status and perform work as needed.
3. 776 Johns Lane (Hughes Subdivision)	• Construction observation.	• Monitor project status and perform work as needed.
4. ACTS (Gwynedd Estates)	• No work completed this period.	• Monitor project status and perform work as needed.
5. 1512 & 1524 Cedar Hill Road	• Review LD Application & Attend PC Meeting.	• Monitor project status and perform work as needed.
6. Spring House Nursery Redevelopment (Penna)	• Coordination with design engineer on stormwater management and sanitary sewer design.	• Monitor project status and perform work as needed.
7. Ambler Yards (Self Storage & Apartments)	• Review minor revisions to zoning text amendment.	• Monitor project status and perform work as needed.

LOWER GWYNEDD TOWNSHIP PROJECT STATUS REPORT November 2025

SPRING HOUSE INTERSECTION PROJECT – PHASE 2

- Bowman continued coordination with Montgomery County regarding pavement. Montgomery County is still reviewing contractor's response as to responsibility and obtaining bids. Bowman will continue to follow up with County.
- Township Public Works installed final tree plantings on the Beadles property in November.

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.
- Signal Permit plans have been approved by PennDOT.
- Draft traffic signal easement exhibits and legal descriptions for Evans Road intersection developed and submitted to Township for review and preparation of deeds.

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.
- Meeting with Church representatives on April 2025 to discuss project scope.
- Topographic survey completed in April 2025; traffic signal design started in May 2025.
- First Highway Occupancy Permit (HOP) and Traffic Signal Permit Plan (TSP) submission to Montgomery County and PennDOT June 2025.
- PennDOT and County reviews received September 2025.
- Revised HOP and TSP resubmission to Montgomery County and PennDOT October 2025.

BETHLEHEM PIKE AND PENLLYN PIKE

- Replace two (2) traffic signal poles based on recent traffic signal maintenance inspection report.
- Bid posted on PennBid on 9/12/2025 and opened on 10/10/2025 for review.
- Bid awarded to Kuharchik Construction, Inc. in the amount of \$83,305 at 10/28/2025 Board meeting.
- Bowman working with Kuharchik and Township to finalize contract documents.
- Tentative construction in 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 June 2025. Grant request for \$291,345 with local match of \$72,837.
- Grant awards anticipated late 2025/early 2026.