

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS

REGULAR PUBLIC MEETING

Tuesday, January 27, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/86337412351?pwd=BJX0rLEysGCM6aUs5aafmnnuffvaew.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on December 16, 2025 and prior to tonight's meeting to discuss matters of emergency services, potential litigation related to agreements, real estate related to the planned Public Works garage, and personnel appointments.

PRESENTATION: Environmental Advisory Council's Going Green Awards

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. Consider authorization to initiate the adoption process, including advertisement of a legal notice for a public hearing, of the Lower Gwynedd Township Comprehensive Plan – a plan that will guide future land use through 2045; and announcement of Town Hall on Thursday, February 19th, 7:00 pm at Gwynedd Mercy University to receive community feedback
2. Presentation of 4-lot subdivision plan for 1521 and 1524 Cedar Hill Road
3. Consider acceptance of deed of dedication for sewer improvements from the Hunt Seat Drive subdivision

GENERAL BUSINESS

1. Discuss proposed agreement to create a consortium to implement the Water Quality Improvement Plan for the Wissahickon watershed
2. Consider approving a contribution toward the match for a multi-municipal PA DCNR grant to fund the Green Ribbon Trail Access & Safety Improvement Plan
3. Approval of Invoice Report for January 27, 2026
4. Approval of minutes – January 5, 2026, and January 13, 2026

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	02/05/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	02/10/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	02/11/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	02/12/2026	6:00 P.M.
PARKS AND RECREATION	TUES	02/17/2026	6:00 P.M.
PLANNING COMMISSION	WED	02/18/2026	7:00 P.M.

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

To: Board of Supervisors

From: John L. Farrell, Project Manager & EMC 

Date: January 23, 2026

Re: EAC Going Green Awards



Recommended action: Present the Going Green Awards.

In 2025, the Township's Environmental Advisory Council (EAC) again opened nominations for their Going Green Awards. Nominations were open to *"Any resident, business, group, organization, non-profit, educational institution, or other entity located in Lower Gwynedd that has taken positive steps to improve or protect the environment."*

Nominations were submitted electronically and reviewed and vetted by a subcommittee of the EAC. Top candidates were interviewed, and the awards were ultimately selected by a vote at the EAC's October 2025 meeting. Maureen Nunn will give a presentation about the process and the winners at the Board's 1/27/2026 meeting.

The 2025 winners are:

- Wissahickon High School Outdoor Educational Club - Pollinator Garden
 - o 2025 Going Green Award
- Deanne Moyer Morris – Walk, Bike & Roll to School Event
 - o 2025 Community Outreach Award
- Renee Messant – Native Plant Landscaping
 - o 2025 Conservation Award



MEMORANDUM

ATTN: Board of Supervisors

DATE: January 23, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Comprehensive Plan Adoption & Town Hall

Jamie Worman

Recommended Motion: To authorize the commencement of the 45-day public review period pursuant to the requirements of the PA Municipalities Planning Code.

The 2045 Lower Gwynedd Township Comprehensive Land-Use Plan is ready to proceed to its final phase, public review and adoption. The Comprehensive Plan is a long-range planning document that will guide growth and development in Lower Gwynedd Township over the next 20 years. Throughout its development, the Township gathered input through steering committee meetings and public outreach efforts, while applying sound planning principles to shape a shared community vision.

The adoption of the final Comprehensive Plan is governed by the Pennsylvania Municipalities Planning Code (MPC) and includes the following general steps:

1. Public Review Period

A public comment period of at least 45 days is required prior to municipal adoption. The 45-day period begins once the required reviewing agencies receive notice of the draft plan's availability for comment. During this review period, the following actions will occur:

- a. Planning Agency Public Meeting:** The draft Comprehensive Plan will be presented to the Lower Gwynedd PC at a regularly scheduled meeting.
- b. Public Comment from Required Entities:** The draft plan must be shared with surrounding municipalities, the school district, the county, and the state. The MCPC will provide a notification letter, which the Township will email to the required entities. The letter will include a link to the draft plan on the Township's website. Hard copies of the draft plan will be made available upon request.

c. **Township Elected and Appointed Officials:** All elected officials and members of the Lower Gwynedd Township PC will be notified of the draft plan's availability for review and comment.

2. Addressing Public Comments

All public comments must be considered prior to adoption. If substantial revisions are made to the draft plan, the 45-day public comment period must be restarted, and all required entities must be re-notified.

3. Advertising

The BOS must advertise a public hearing to consider adoption of the plan, in accordance with public notice requirements.

4. Public Hearing

Following the conclusion of the 45-day public comment period, the BOS must conduct a public hearing pursuant to public notice.

5. Adoption

At or after the public hearing, the BOS may adopt the Comprehensive Plan by resolution.

To encourage community engagement during this final phase, Township staff and consultants will host a public "Town Hall" meeting at Gwynedd Mercy University on February 19, 2026, at 7:00 p.m. This meeting will provide residents with an opportunity to learn more about the plan and offer feedback in advance of the public hearing and anticipated adoption.

Staff respectfully request that the BOS authorize the official commencement of the public review period.



MEMORANDUM

ATTN: **Board of Supervisors**

DATE: **January 23, 2026**

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

SUBJ: **Cedar Hill Road Subdivision (1512-1524 Cedar Hill)-#25-07SUBD**

Jamie Worman

Recommended Motion: Cedar Hill Road Subdivision- To authorize the Township Solicitor to prepare a resolution of conditional approval.

Susan Rice, P.E. of STA Engineering Inc., will attend the BOS meeting on January 27th, 2026, to present the Cedar Hill Road 4-Lot Subdivision plan on behalf of her client, Tisman Group LLC. The applicant proposes to combine the two parcels located at 1512 and 1524 Cedar Hill Road, demolish the existing structures, and then subdivide the combined parcels into four new building lots. The applicant plans to construct four new dwellings with individual stormwater management facilities. The plan depicts open space along the rear portion of the properties but at the request of the Planning Commission (PC), will relocate the open space to the front of the lots where they will also install a trail. There are waivers requested, which are included in the engineer's letter attached to this memo. The applicants received a recommendation from the PC in October with conditions pertaining to open space, and tree replacement. They also suggested that the trail not be paved but felt that it could be determined by the BOS. The minutes from the PC meeting are attached for your reference. Also attached are the review letters, waiver request letter, and the plans are [linked here](#).



October 10, 2025

File No. 19-06051-01

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

Reference: 1512 & 1524 Cedar Hill Road Subdivision
TMP's #39-00-00646-00-8 and #39-00-00649-00-5
Preliminary/Final Land Development Application

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary submission for land development for the above-referenced project. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary/Final Land Development Plans, consisting of 1 through 16 of 16, dated August 25, 2025, as prepared by STA Engineering, Inc. for Tisman Group, LLC.
- B. Erosion and Sediment Control and Post Construction Stormwater Management Plan Narrative, dated August 25, 2025, as prepared by STA Engineering, Inc. for Tisman Group, LLC.

II. Project Description

The subject property consists of two parcels, TMP's #39-00-00646-00-8 and #39-00-00649-00-5 located within the A-1 Residential Zoning District. The subject property is approximately 7.76 acres, currently containing two (2) dwellings with various accessory structures and two (2) swimming pools.

The Applicant proposes to subdivide the combined two parcels with a total area of 7.76- acres into four (4) new lots. Along with this parcel reorganization, the applicant proposes to demolish all existing improvements on the properties, including the dwellings and associated impervious driveways, walkways, accessory buildings, etc. The Applicant proposes the construction of four (4) dwellings with Managed Release Concept basins proposed to the rear of the properties to control the increased runoff. All proposed lots will be served by public water and sewer.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer. However, upon review, we note the following:

1. §1258.08(a)(3) & (9) – Permanent open space of not less than 10% of the gross tract area shall be offered for dedication. We note that the proposed open space area is located in the rear of the property. However, common open space shall be provided with safe and convenient access to the residentially developed area of the tract by adjoining frontage on streets or easements capable of accommodating pedestrian, bicycle and maintenance vehicle traffic. Additionally, common open space shall not be provided in narrow strips of land less than 50 feet in width. We defer to the Board of Supervisors to determine if this location and size is acceptable.

B. Waivers Requested

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

The following waiver requests are noted on the Record Plan, Sheet 2:

1. §1230.07(c) – A waiver is requested to permit a concurrent preliminary/final land development application submission.
2. §1230.45(a) – A waiver from providing the required sidewalks along both sides of existing and proposed streets. **We note that the applicant is proposing a paved trail across the frontage of the subject property. We defer to the Board of Supervisors regarding the material of the trail/sidewalk. However, the plans shall be revised to provide a note stating that the homeowners will be responsible for any necessary repairs and/or maintenance, including snow removal in the winter.**
3. §1230.60(b) – A waiver from the requirement of constructing driveway aprons at all private driveways and within residential areas. **We note that if the Board of Supervisors recommends the construction of concrete sidewalk along the frontage in lieu of the proposed paved trail, then we would not support this waiver and would request the concrete driveway aprons be added to the plans.**
4. §1230.61(a) – A waiver from providing curb along all existing and proposed streets. **We note that curbing has been provided on the opposite side of the street from previous subdivisions, however no curbing exists on the side of the subject property.**
5. §1241.401(n) – A waiver from the requirement of 18" minimum diameter pipe. Instead, 8", 10", 12" and 15" pipe is proposed for stormwater basins. **We note that all pipes are designed to accommodate the 100-year storm. As such, we have no objection to this waiver request.**

A. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.16(b) – The Applicant shall address the following general plan issues:
 - a. We note that the PCSM plan shows the existing inlets that the basin discharge pipe ties into as crossed out. The applicant shall clarify the purpose of crossing out the existing inlets on the plan sheets.

- b. The Construction Improvement Plan, sheet 6, shows the proposed sanitary lateral on Lot 1 connecting into the existing main within the easement. However, it also appears that a separate lateral extends across the rear property of Lot 1 and Lot 3. The Applicant shall clarify the purpose of the additional laterals.
- c. The Zoning Data Schedule on Sheet 2 shall be revised to provide individual information for each lot created as part of this project. All information provided should be quantified for each of the lots.
- d. Dimensions listed as "Proposed" shall be updated to reflect the correct dimension as shown on the proposed layout plan.
- e. A note shall be added to the Record Plan and Post Construction Stormwater Management Plan, Sheets 2, 6 and 9, indicating the amount of impervious surface on each lot that the proposed stormwater BMP's area designed to handle.
- f. The signature block for the sewer authority shall be removed from the plans.
- g. The Plan Sheet Index on the Cover Sheet shall be updated to reference each plan to be recorded.

- 3. §1230.29 & 30 – The Applicant shall provide legal descriptions for each of the new lots, Right-of-Way dedication, the open space area, and any proposed storm and sanitary sewer easements.
- 4. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township shall be copied on all future correspondence with the Conservation District.
- 5. §1230.37(c)&(e) – We note that Cedar Hill Road shall have a right-of-way width of at least 50 feet, which is offered for dedication as stated in notes 8 and 12 on Sheet 2.
- 6. §1230.40(a)(2) – We defer to the Township Traffic Engineer regarding the calculation of any applicable Act 209 fees and any comments related to traffic, signage, sight distance, etc.
- 7. §1230.41(c) – Street trees shall be planted outside the ultimate right-of-way, but not over underground utilities. The plans shall be revised to relocate the trees outside of the ultimate right-of-way. Additionally, we note that several proposed trees, including the proposed street trees are immediately adjacent to the proposed utility lines. The plans shall be revised to provide sufficient separation between the proposed utilities and the proposed trees.
- 8. §1230.41(i) – Each tree having a caliper of six inches or more measured six inches above the ground, that is removed shall be replaced with a shade tree or shade trees, which have a total caliper equal to or greater than the tree removed. We note that the plans have indicated the trees to be removed, however the caliper inches have not been included. The plans shall be revised to include the size of the trees to be removed so the tree replacement requirements can be quantified. Additionally, the Replacement Tree Equivalent table on Sheet 13, appears to utilize other landscaping and planting requirements to satisfy the tree replacement requirement. We note that the tree replacement quantity shall be separate from any other required landscaping.
- 9. §1230.53(a)(1) – All applicants for residential subdivision or land development approval for 10 or fewer single-family residential units shall, concurrent with the submission of a final plan of subdivision or land development, submit and tender to the Township a fixed park and recreation area fee of \$1,000 for each of the proposed dwelling units. We calculate the fee based on four (4) new dwellings to be \$4,000.00.

10. §1230.53(b)(4) – Land for dedication shall be easily and safely accessible from all residential or occupied areas within the development or the general area to be served, and it shall have road frontage or, subject to the sole discretion of the Board of Supervisors, suitable access, ingress and egress from a public roadway for maintenance purposes. We note that the proposed open space area is along the rear of the proposed properties and does not have any road frontage. We defer to the Board of Supervisors to determine whether the location of the open area is acceptable.
11. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
12. §1230.63 – The Applicant shall address the following issues in regards to the proposed sanitary sewer design:
 - a. The Applicant should confirm sewage planning with PA DEP.
 - b. Utility user’s list and contact information should be added to the Plans.
 - c. A note should be added to the Plans that states that construction of all sanitary sewer facilities and appurtenances shall be performed in accordance with Lower Gwynedd Township Standards and Specifications.
 - d. A note shall be added to the plans stating the proper clearances (18" vertical/10'horizontal) from the sanitary sewer to other utilities.
 - e. A note should be added to the Plans stating sanitary sewer laterals shall have a minimum of 4'-0" cover.
 - f. A note should be added to the Plans stating that the proposed sanitary sewer lateral within the right-of-way or easement shall be 6" PVC.
 - g. A note should be added to the Plans that states that the sanitary sewer lateral connection to existing Lower Gwynedd Township sanitary sewer may be installed with a wye saddle in accordance with Lower Gwynedd Township Standards and Specifications.
 - h. We note that the size, slope and inverts shall be added to the plans for the sanitary laterals at the building line, each cleanout, and the connection to the main.
 - i. All applicable sewer details should be included on the plans and should conform to LGT Standard Details.
 - j. The Applicant will be required to enter into a Tapping Agreement with the Township for the sanitary connections. The document will be prepared by the Township Sewer Solicitor. In addition, The Applicant shall pay the required tapping fee to the Township prior to the start of work.
13. §1230.69 – Tree protection fence shall be provided around all trees to remain within or adjacent to the limits of disturbance and shall be shown on the Existing Features Plan and the PCSM Landscape Plan
14. The Applicant will be required to pay a recreation impact fee of \$500 per new dwelling unit, as provided under Chapter 1236 of the Lower Gwynedd Township Code. We calculate the fee based on four (4) new dwellings to be \$2,000.00.

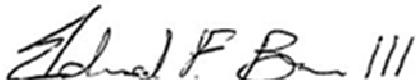
B. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance (SWMO) (Adopted May 2017):

1. §1241.301 – The plans shall be revised to address the following general comments with regard to the stormwater management design.
 - a. It appears that the proposed project will be completed in two (2) phases; where the stormwater and some grading improvements will be completed during Phase 1, and the final grading and construction of the dwellings will be completed in Phase 2. As such, the Applicant will be required to provide plot plans for each new lot prior to the construction of the buildings as stated in Note 20 on Sheet 2. Additionally, depending on the size and configuration of the new dwellings, additional stormwater improvements may be required at the time of the building permit.
 - b. Roof drain location, size and material shall be added to the plans in order to confirm management of all impervious area from the dwellings.
 - c. If the waiver for curbing is denied, the applicant will be required to install the appropriate stormwater improvements along Cedar Hill Road, including but not limited to stormwater piping and inlets to capture the runoff from the roadway.
2. §1241.401.j – Storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. The basin dewatering calculations shall be added to the stormwater report.
3. §1241.401.y – The minimum freeboard within the emergency spillway flow elevation to the top of berm elevation shall be one (1) foot. It appears that several basins propose less than one (1) of free board required. The freeboard design shall be verified and revised accordingly.
4. §1241.704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and shall be executed prior to the plans being recorded.
5. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We calculate the fee based on 52,699 CF of proposed storage, to be \$26,349.50. We note this fee calculation may change following any revisions to the stormwater design.

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

Sincerely,



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

EB/sl

cc: Jamie Worman Assistant Township Manager
Neil A. Stein, Esq. Township Solicitor
Al Comly, Township Fire Marshal
Chad Dixon, AICP, PP, McMahon Associates, Inc.
Susan Rice, P.E., STA Engineering, Inc.
Jim Hersh, P.E., Vice President, Gilmore & Associates, Inc.

Bowman

October 10, 2025

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

RE: **Traffic Review – Preliminary/Final Subdivision Plans**

1512 & 1524 Cedar Hill Road
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-018

Dear Mimi:

As requested, on behalf of Lower Gwynedd Township, Bowman Consulting Group (Bowman) has completed a traffic review for the proposed subdivision to be located at 1512 & 1524 Cedar Hill Road in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel #39-00-00646-00-8 and Parcel #39-00-00649-00-5 into four lots (Lots 1 to 4) with a single-family home proposed on each lot. Access to Lots 1 to 4 will be provided via individual driveway connections along Cedar Hill Road.

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Subdivision Plans for 1512 & 1524 Cedar Hill Road, prepared by S.T.A. Engineering, Inc., dated August 25, 2025.
- Waiver Request Letter for 1512 & 1524 Cedar Hill Road, prepared by S.T.A. Engineering, Inc., dated September 5, 2025.

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

1. The applicant is requesting a waiver from the following Subdivision and Land Development Ordinance requirements:
 - Section 1230.45(a) – requiring sidewalk along the Cedar Hill Road site frontage. The plans currently show a paved trail along the Cedar Hill Road site frontage in lieu of sidewalk.
 - Section 1230.60(b) – requiring driveway aprons to be constructed at all private driveways and within residential areas.
 - Section 1230.61(a) – requiring curbing along the Cedar Hill Road site frontage.
2. Sight distance measurements should be shown on the plans at the lot 1 to 4 driveway intersections with Cedar Hill Road as required in **Section 1230.38(a)** of the **Subdivision and Land Development Ordinance**.
3. Additional details for the proposed driveways to lots 1 to 4 must be added to the plans. The driveways must be designed in accordance with **Section 1230.38** of the **Subdivision and Land Development Ordinance** with respect to grades and widths. The details should include the following:
 - a. Driveway tie-in radii.
 - b. Driveway width(s).

- c. Driveway grades, as well as the cross-slope grades of the roadway.
- d. Location and distance of driveway grade breaks.

4. Appropriate tapers must be provided to transition the proposed edge of roadway to the existing edge of roadway on each side of the proposed development.

5. The details provided on Sheet 14 of the plan set appear to have a discrepancy in regards to the grass strip width between the edge of pavement and the proposed paved trail. The designer should evaluate and revise as necessary, and the buffer strip should be in accordance with **Section 1230-45** of the **Subdivision and Land Development Ordinance**.

6. The Township Fire Marshal should review the proposed subdivision for the accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.

7. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. Based on Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the proposed 4 single-family homes will generate approximately 4 "new" weekday afternoon peak hour trips. Providing a credit of 2 "new" weekday afternoon peak hour trips for the two existing single-family homes, the number of trips subject to the transportation impact fee is 2, resulting in a transportation impact fee of \$7,730.

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

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

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Chris Condello, Tisman Group, LLC (Applicant)
Susan Rice, P.E., S.T.A. Engineering, Inc. (Applicant's Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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JAMILA H. WINDER, VICE CHAIR
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PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 18, 2025

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

Re: MCPC #20-0225-003
Plan Name: 1512 - 1524 Cedar Hill
(2 lots comprising approximately 7.78 acres)
Situate: Cedar Hill Road (cross streets: Welsh Road (N) and Peterman Lane (S))
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 9, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant is proposing to subdivide two lots (parcels 39-00-00646-00-8 and 39-00-00649-00-5) to create four lots and to construct four single-family detached dwelling units frontage on Cedar Hill Road. The property currently contains two single-family detached dwellings that would be demolished.

The property consists of approximately 7.3 acres, and after the subdivision, each lot would be more than 79,000 gross square feet. The A-1 Residential District requires a minimum lot size of 35,000 square feet in areas of the township where both public sewer and water are available (per § 1258.03(a)(3)). Each of the dwellings would have separate driveway access from Cedar Hill Road.

The property is located on Cedar Hill Road, south of Welsh Road and north of Bethlehem Pike in the A-1 Residential District and would be served by public water and sewer. We reviewed previously submitted proposal for this site in letters dated April 1, 2021 and September 22, 2022.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area as being in the "Suburban Residential" future land use areas. Suburban Residential areas consist primarily of single-family detached homes. Residential development should match the character and type of



housing found in the immediate neighborhood, and environmentally sensitive land should be preserved. Per the 2040 Vision element of the Montco 2040 plan, the applicant's property is situated within a zone demarcated as a "designated growth area." An important theme in the comprehensive plan, sustainable places, focuses on encouraging development where infrastructure already exists and enhancing community character. This objective can be achieved through preserving natural features as well as through advocacy to make communities more walkable.

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

OPEN SPACE

The applicant is proposing to provide approximately 0.78 acres of open space (10% of the gross lot area), which would consist of a 45-foot-wide area at the rear of each of the four lots. The A-1 Residential District requires that developments provide at least 10% of the gross tract area as permanent open space (§ 125.08), which must meet the requirements of the common open space (§ 1258.11). Section 1258.11 requires that open space must be convenient to residential areas, consist predominantly of natural features, provide recreation opportunities, and preserve natural resources, among other requirements. The open space may contain walking, biking or equestrian paths. The common open space shall not be provided in strips of land less than 50 feet wide unless such strips contain trails or have frontage on public roads (§ 125.08(a)(9)).

- A. Zoning Requirements. Based on the plans provided, we feel that the proposed open space does not appear to meet all of the requirements or the goals of the common open space. The open space would be 45 feet wide, narrower than the required 50 feet (§ 125.08(a)(9)). The open space does not appear to be designed for any recreational use but rather would contain slopes down from the stormwater management area on each of the lots towards the rear property line and existing wooded area. Due to the stormwater facilities at the rear of the properties, it does not appear that the proposed open space would preserve the natural resources.

We recommend that the applicant's engineer review with municipal officials how the plan complies with A-1 District open space requirements appearing under §1258.11 of the Zoning Ordinance.

We suggest that the township and the applicant consider using the space along the front of the property to meet the common open space requirement. There appears to be room in the front yard and rear yard to accommodate the setbacks while also providing a 50-foot-wide open space where the trail is currently proposed. Given the proposed trail along the Cedar Hill Road, counting the open space requirement as part of the property frontage would meet more of the goals and requirements of the common open space. Locating the common open space along the frontage of the property would create opportunities for future trail and sidewalk connections along Cedar Hill Road and would be consistent with the priority connections in the Sidewalk & Trail Strategic Plan. In addition, the open space with trail could be designed in a way to enhance the streetscape, including the preservation of mature trees in the front yards and along Cedar Hill Road. Consideration would have to be given to the driveway access across the open space easements.

B. Sidewalk Waiver. The applicant is requesting a waiver from Section 1230-45(a) to permit the construction of a six-foot-wide asphalt trail along the frontage of the subject tract in lieu of a sidewalk. We support the construction of the trail along the property frontage. We recommend that the applicant and township consider the potential future connections and how the proposed trail could connect to future trail development on Cedar Hill Road.

BUILDING DESIGN

A. Garage Placement. During our review, we observed that proposed homes feature side-loaded garages and driveway access from Cedar Hill Road. We commend the building design that orients the driveways and locates the garage entrances on the side of the house, rather than fronting Cedar Hill Road. The placement of garages in residential developments impacts the visual aesthetic of the building façade and front yard.

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 low-density residential development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0225-003) on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Tisman Group LLC Applicant
Susan Rice, P.E., Applicant's Representative
Mimi Gleason, Township Manager
Craig Melograno, Chair, Township Planning Commission

Attachment A: Aerial Image of Site

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



1512-1524 Cedar Hill Road
MCPC#200225003

Montgomery
County
Planning
Commission

Montgomery County, Pennsylvania - Planning Commission
PO Box 311, Norristown, PA 19404-0311
(610) 379-3723 or (610) 270-3341
www.montcopa.org/plancm
Aerial photography provided by Nearmap



N



September 5, 2025

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

Attn: Jamie Worman, Assistant Township Manager

Subj: 1512 & 1524 Cedar Hill Road – 4-Lot Residential Subdivision - WAIVER REQUESTS
Lower Gwynedd Township, Montgomery County
STA Project #6571

Dear Ms. Worman:

Regarding the above-captioned project and on behalf of our client, we respectfully request the following waivers from the Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. From §1230.07.(c): Requires that the presentation of a sketch plan, a preliminary plan and final plan shall each be considered a separate submission.

A waiver is requested to allow concurrent preliminary and final submission due to the subdivision being just 4 lots with relatively minor outside agency permits and approvals.

2. From §1230.45.(a): Requires that sidewalk be provided along both sides of existing and new streets.

A waiver is requested to allow a paved trail across the frontage of the subject property instead of sidewalk.

3. From §1230.60.(b): Requires that driveway aprons be constructed at all private driveways and within residential areas.

A waiver is requested to allow paving and 5 ft. radii at all driveway intersections with the edge of road instead of driveway aprons because a paved trail is proposed instead of sidewalks.

4. From §1230.61.(a): Requires that curbs shall be provided along both sides of all existing and proposed streets.

A waiver is requested because curbs do not currently exist along Cedar Hill Road and are not needed for drainage purposes. Stormwater runoff from Cedar Hill Road sheet flows from the road and into the development property where the runoff is managed in stormwater management facilities on each lot.

Jamie Worman, Assistant Township Manager

September 5, 2025

Page 2

5. From §1241.401.(n): Requires a minimum storm sewer pipe diameter of 18 inches.

A waiver is requested to allow pipes of 8-inch, 10-inch, 12-inch and 15-inch diameter for the stormwater control measures (SCM's) on each lot. The SCM's and the associated pipes will be privately owned and maintained by the individual lot owners. The smaller pipes are needed to further control the stormwater discharges from the property.

Respectfully submitted,



Susan A. Rice, P.E.
S.T.A. Engineering, Inc.

cc: Tisman Group, LLC, Applicant

**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 caliper 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. Dixson if there were any issues in their review letter that need to be addressed. Mr. Dixson 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 Rebuck 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 than 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 statue. 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. Dixson 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. Dixson 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



MEMORANDUM

ATTN: Board of Supervisors

DATE: January 27, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Resolution# 2026- Accepting Dedication of Sewer Improvements

Hunt Seat Drive Subdivision #19-08SUBD

Jamie Worman

Recommended Motion: To approve Resolution #2026- accepting the deed of dedication for the sanitary sewer improvements that have been installed in conjunction with the Hunt Seat Drive Subdivision as described in the deed of dedication.

A deed of dedication has been prepared by the Township Solicitor setting forth the terms of accepting the sanitary sewer facilities that were installed as part of the Hunt Seat Drive Subdivision. The improvements are depicted on the "Preliminary/Final Land Development Plans", prepared by Woodrow & Associates, Inc. dated November 8, 2019, last revised November 30, 2020, and recorded March 19, 2021. The Township Engineer has confirmed that the sewer improvements have been installed, inspected, and found to be acceptable and ready for dedication. The final as-built of the sewer system has also been received.

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE TOWNSHIP OF LOWER GWYNEDD ACCEPTING A DEED OF DEDICATION FOR SANITARY
SEWER IMPROVEMENTS AT THE HUNT SEAT DRIVE SUBDIVISION, LOWER GWYNEDD TOWNSHIP,
PARCEL #39-00-01579-01-1

WHEREAS, the Lower Gwynedd Township Board of Supervisors ("BOS") granted conditional preliminary/final approval of the Plans (herein defined) at its regular meeting on June 23, 2020, to **HUNT SEAT ASSOCIATES, LLC**, a Pennsylvania limited liability company ("Applicant") (collectively, the "Approval") for property located on Hunt Seat Drive, Parcel #39-00-01579-01-1 (the "Property"); and

WHEREAS, the Applicant has offered for dedication (the "Proposed Dedication"), certain sanitary sewer infrastructure, improvements, related appurtenances, and easements within the Property (the "Sewer Improvements"), as depicted on certain Preliminary/Final Land Development Plans, consisting of sheets 1 through 8 of 8, dated November 8, 2019, last revised November 30, 2020 as prepared by Woodrow & Associates, recorded on March 19, 2021, in Book 0054, Page 00426 (the "Plans"); and

WHEREAS, the Proposed Dedication is consistent with the Approval.

NOW, THEREFORE, BE IT RESOLVED by the Lower Gwynedd Township Board of Supervisors, as follows:

1. The BOS will execute the Deed of Dedication accepting for public ownership of the Sewer Improvements dated even date herewith (the "Deed").
2. The BOS Chairperson and/or other appropriate municipal officials, are hereby authorized to execute the Deed and all other documents as are necessary to complete the Proposed Dedication.
3. Acceptance of the Deed is expressly conditioned upon the Applicant having paid all outstanding fees and charges to the Township, if any, on or before the date of this Resolution.
4. This Resolution does not expressly or impliedly accept dedication of any private laterals, sewage grinder/ejector pumps, other improvements, or land, except as expressly set forth in this Resolution.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on the _____ day of January, 2026.

ATTEST:

MIMI GLEASON, TOWNSHIP SECRETARY

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

Prepared By & Return To:

Neil Andrew Stein, Esquire
Kaplin, Stewart, Meloff, Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive, Suite #200
Blue Bell, PA 19422

Property:

Hunt Seat Drive, Lower Gwynedd Township
Parcel #39-00-01579-01-1

DEED OF DEDICATION FOR SANITARY SEWER IMPROVEMENTS

THIS INDENTURE is made this _____ day of _____, 2026,

FROM:

HUNT SEAT ASSOCIATES, LLC, a Pennsylvania limited liability company, with offices at 925 Harvest Drive, Suite #220, Blue Bell, Pennsylvania 19422 ("Grantor"), of the one part,

TO:

LOWER GWYNEDD TOWNSHIP, 1130 N. Bethlehem Pike, Spring House, Pennsylvania 19477 ("Grantee"), of the other part.

WITNESSETH:

THAT, the said Grantor, **THAT** the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America unto it well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed, assigned and confirmed unto the said Grantee, its successors and assigns,

ALL THOSE CERTAIN sanitary sewer lines, including but not limited to those easements, rights-of-way, sanitary sewer lines, mains, manholes, laterals, their accessories, and appurtenances consisting of underground pipe, conduits, manholes, drains, markers, mains, service connections and related apparatus located on Hunt Seat Drive, Parcel #39-00-01579-01-1 (the "Sanitary Sewer Facilities"), as depicted in certain on certain Preliminary/Final Land Development Plans, consisting of sheets 1 through 8 of 8, dated November 8, 2019, last revised November 30, 2020 as prepared by Woodrow & Associates, recorded on March 19, 2021, in Book 0054, Page 00426 (the "Plans").

UNDER AND SUBJECT, nevertheless, to conditions, restrictions, and other matters of record, and without limiting the generality of the foregoing, that certain Deed of Dedication from Grantor herein to Grantee, which is intended to be recorded forthwith in the Public Office.

TOGETHER with the right of ingress, egress and regress and the right to install, construct, reconstruct, replace, remove, enlarge, inspect, operate, repair, maintain and/or make connections thereto and to receive and convey sewage, regardless of source, therethrough.

TO HAVE AND TO HOLD the said above described Sanitary Sewer Facilities unto the said Grantee, as Lower Gwynedd Township, Montgomery County, Commonwealth of Pennsylvania, to and for the only proper use and behoof of said Grantee, its successors and assigns, forever as and for a conveyance of sanitary sewage regardless of the source of such sewage and related public services to the same extent and with the same effect as if the said Sanitary Sewer Facilities had been installed after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND, the said Grantor, for itself, its successors and assigns, does covenant, promise and agree to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, its successors and assigns, shall and will, subject as aforesaid, warrant and forever defend all and singular the title and rights to the rights of way for the Sanitary Sewer Facilities above described and hereby granted unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim same or any parts thereof, by, from or under it or any of them, shall and will warrant and forever defend.

AND the Grantee, by accepting and recording this Deed, accepts the dedication of the Sanitary Sewer Facilities.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed on the day and year first written above.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

GRANTOR:

HUNT SEAT ASSOCIATES, LLC, a Pennsylvania
limited liability company,

By: _____

Print Name/Title: _____

ACCEPTED, by the Board of Supervisors of Lower Gwynedd Township, at a duly convened public meeting held on January _____, 2026.

ATTEST:

MIMI GLEASON, SECRETARY

GRANTEE:

LOWER GWYNEDD TOWNSHIP

By: _____

**DANELLE A. DUCKETT, CHAIRPERSON
BOARD OF SUPERVISORS**

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this, the _____ day of _____, 2026, before me, the undersigned officer, a Notary Public, personally appeared _____, known to me or satisfactorily proven to be the authorized officer or representative of **HUNT SEAT ASSOCIATES, LLC**, a Pennsylvania limited liability company, and acknowledged that he/she executed the same on behalf of said limited liability company for the purposes therein contained.

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

Notary Public
My Commission Expires:

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2026, before me, the undersigned officer, a Notary Public, personally appeared **DANIELLE A. DUCKETT**, known to me (or satisfactorily proven) to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument, and acknowledged that she executed the same on behalf of the Township for the purposes therein contained.

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

Notary Public
My Commission Expires:



MEMORANDUM

ATTN: **Board of Supervisors**

DATE: Friday, January 23, 2026

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

SUBJ: Wissahickon Clean Water Partnership Update

As you are aware, the Wissahickon Clean Water Partnership (WCWP) is looking ahead to the implementation phase of the Water Quality Improvement Plan (WQIP). Lower Gwynedd is one of the 13 participating municipalities, which was formed to improve water quality in the Wissahickon Watershed as an alternative to the EPA's phosphorus Total Maximum Daily Load (TMDL) requirements. In 2023, the BOS agreed that a consortium would be the best governance structure to support implementation of the WQIP once it is approved. This consortium would operate under a new intergovernmental agreement that allows municipalities to implement projects jointly, share project costs, share pollution-reduction credits, and pursue grant funding together. While WCWP is waiting for feedback from regulatory agencies on the WQIP, it is asking each participating municipality to begin reviewing possible language to be included in a future Consortium Agreement. Input for the municipalities will help finalize the agreement.

To: Board of Supervisors

From: John L. Farrell, Project Manager & EMC 

Date: January 23, 2026

Re: Green Ribbon Trail Access & Safety Improvement Plan



Recommended action: Motion to approve a \$5,000 contribution towards a match for a DCNR grant for the Green Ribbon Trail Access & Safety Improvement Plan.

The Green Ribbon Trail (GRT) is a 10.5-mile pedestrian trail that runs through several municipalities between Upper Gwynedd and Whitemarsh. A significant portion of the trail is located within Lower Gwynedd. A coalition of stakeholders, including Wissahickon Trails (who manages the trail), the municipalities, SEPTA, Natural Lands Trust, MCPC, joined together to secure a PA Department of Conservation and Natural Resources (DCNR) grant that will be used to hire a firm and create a plan to improve safe access along the trial. The plan's stated goals are:

- Develop a strategy to improve trail crossing safety.
- Develop a strategy to improve access to the trail from adjacent neighborhoods, parks, open spaces, and other trails.
- Develop a strategy to improve access to/from the trail to adjacent places of local downtowns, other places of commerce, public transportation centers (regional rail & bus).
- Increase knowledge of trail's existence.

Two GRT crossings in Lower Gwynedd will be a key focus of the study: Plymouth Road & Station Lane (near the Gwynedd Valley train station) and Penllyn Pike & Trewellyn Avenue (near China Grace Christian Church).

With Upper Dublin Township taking a lead role, the coalition has already secured a \$35,000 grant from DCNR to fund the plan, but the grant requires a \$35,000 match. The coalition has divided the match among the stakeholders, primarily based on the amount of trail that runs through their service area. They are requesting that Lower Gwynedd contribute \$5,000 towards the matching funds, which would be paid to Upper Dublin Township.

Staff have reviewed this request and recommend contributing. The project is in alignment with the goals of the Sidewalks & Trails Master Plan, and the amount being requested is equitable, based on the amount of the trial located in Lower Gwynedd.

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC 170782 12/31/25 72559 INVOICE: 123125			105495 P	01/27/26	01414	340	LEGAL NOTICES	1,052.43
VENDOR TOTALS			.00	YTD INVOICED		6,713.43	YTD PAID	1,052.43
837 ALBERT M. COMLY, JR. 170800 12/31/25 72577 INVOICE: LG25-00X			105496 P	01/27/26	01414	312	FIRE SAFETY INSPECTOR	487.50
VENDOR TOTALS			600.00	YTD INVOICED		2,610.00	YTD PAID	487.50
3799 ALLEN J. FEDEZKO 170853 12/24/25 72630 INVOICE: 151			105497 P	01/27/26	01409	450	CONTRACTED SERVICES	1,750.00
VENDOR TOTALS			.00	YTD INVOICED		1,750.00	YTD PAID	1,750.00
2637 ALPHASOURCE INC. 170805 12/08/25 72582 INVOICE: 00371637			105498 P	01/27/26	01430	220	SUPPLIES PW	320.00
VENDOR TOTALS			.00	YTD INVOICED		320.00	YTD PAID	320.00
3883 AMAZON CAPITAL SERVICES, INC. 170838 12/31/25 72615 INVOICE: 1MVN-RPGV-LL99			105499 P	01/27/26	01409	220	SUPPLIES- ALL BLDNGS	14.43
170838 12/31/25 72615 INVOICE: 1MVN-RPGV-LL99			105499 P	01/27/26	01409	370	R&M ALL BLDNGS	169.98
170838 12/31/25 72615 INVOICE: 1MVN-RPGV-LL99			105499 P	01/27/26	01401	187	STAFF ENGAGEMENT	48.98
170838 12/31/25 72615 INVOICE: 1MVN-RPGV-LL99			105499 P	01/27/26	01430	220	SUPPLIES PW	350.55
VENDOR TOTALS			.00	YTD INVOICED		583.94	YTD PAID	583.94
2091 ARAMSCO, INC. 170803 12/17/25 72580 INVOICE: S7457779-001			105500 P	01/27/26	01409	220	SUPPLIES- ALL BLDNGS	140.78
VENDOR TOTALS			.00	YTD INVOICED		208.59	YTD PAID	140.78
4188 AT&T GLOBAL LEGAL DEMAND CENTER 170914 01/05/26 72691 INVOICE: 600526			105501 P	01/27/26	01410	222	DETECTIVE OPERATING SUPPL	145.00
VENDOR TOTALS			.00	YTD INVOICED		145.00	YTD PAID	145.00
3435 AVANTI UNLIMITED, INC. 170812 12/17/25 72589 INVOICE: 4436			105502 P	01/27/26	01410	262	VEHICLE MAINTENANCE	375.00

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
170813 INVOICE: 4451	12/30/25 72590		105502 P	01/27/26	01410	262	VEHICLE MAINTENANCE	850.00
170814 INVOICE: 4450	12/29/25 72591		105502 P	01/27/26	30410	700	POLICE EQUIPMENT	21,162.08
VENDOR TOTALS			181.00	YTD INVOICED		23,368.36	YTD PAID	22,387.08
4180 BELA PRINTING & PACKAGING CORP								
170850 INVOICE: 16138	12/18/25 72627		105503 P	01/27/26	01401	200	OFFICE SUPPLIES	60.00
VENDOR TOTALS			.00	YTD INVOICED		60.00	YTD PAID	60.00
500 BERGEY'S, INC.								
170797 INVOICE: 4S456852	12/30/25 72574		105504 P	01/27/26	01410	262	VEHICLE MAINTENANCE	184.95
170798 INVOICE: 4S456330	12/29/25 72575		105504 P	01/27/26	01410	262	VEHICLE MAINTENANCE	443.90
VENDOR TOTALS			1,391.47	YTD INVOICED		4,064.85	YTD PAID	628.85
1116 BOWMAN CONSULTING GROUP, LTD.								
170897 INVOICE: 535444	12/31/25 72674		105505 P	01/27/26	30439	000	INFRASTRUCTURE REBUILDING	12,615.00
170898 INVOICE: 536268	12/31/25 72675		105505 P	01/27/26	30439	000	INFRASTRUCTURE REBUILDING	840.00
170899 INVOICE: 536267	12/31/25 72676		105505 P	01/27/26	30439	000	INFRASTRUCTURE REBUILDING	690.00
170900 INVOICE: 535406	12/31/25 72677		105505 P	01/27/26	01414	313	ENGINEERING	3,150.00
170901 INVOICE: 529453	11/30/25 72678		105505 P	01/27/26	30439	000	INFRASTRUCTURE REBUILDING	1,955.18
170902 INVOICE: 530347	11/30/25 72679		105505 P	01/27/26	30439	000	INFRASTRUCTURE REBUILDING	919.47
170903 INVOICE: 529414	11/30/25 72680		105505 P	01/27/26	01414	313	ENGINEERING	1,837.50
VENDOR TOTALS			2,230.00	YTD INVOICED		24,237.15	YTD PAID	22,007.15
2353 BOYLE CONSTRUCTION CO, INC.								
170904 INVOICE: 25098.01-01	12/31/25 72681		105506 P	01/27/26	30439	725	PUBLIC WORKS PROJECT	5,902.00
VENDOR TOTALS			.00	YTD INVOICED		5,902.00	YTD PAID	5,902.00
328 CARGILL, INC.								
170790 INVOICE: 2911870675	12/30/25 72567		105507 P	01/27/26	01430	221	SNOW/ICE SUPPLIES	3,777.69
170791 INVOICE: 2911864848	12/29/25 72568		105507 P	01/27/26	01430	221	SNOW/ICE SUPPLIES	3,818.14
170792 INVOICE: 2911864848	12/29/25 72569		105507 P	01/27/26	01430	221	SNOW/ICE SUPPLIES	5,543.15

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 2911864847								
VENDOR TOTALS			1,911.09	YTD INVOICED		15,050.07	YTD PAID	13,138.98
3614 DEJANA TRUCK & UTILITY EQUIPMENT CO., LLC	12/29/25 72593		105508 P	01/27/26 01430	262	REPAIRS VEHICLES/TOOLS/MA	REPAIRS VEHICLES/TOOLS/MA	225.67
INVOICE: 10023380								
170816 12/15/25 72594			105508 P	01/27/26 01430	262	REPAIRS VEHICLES/TOOLS/MA	REPAIRS VEHICLES/TOOLS/MA	256.04
INVOICE: 10022734								
170818 12/11/25 72595			105508 P	01/27/26 01430	262	REPAIRS VEHICLES/TOOLS/MA	REPAIRS VEHICLES/TOOLS/MA	316.67
INVOICE: 10022479								
VENDOR TOTALS			.00	YTD INVOICED		798.38	YTD PAID	798.38
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	12/30/25 72560		105509 P	01/27/26 01430	262	REPAIRS VEHICLES/TOOLS/MA	REPAIRS VEHICLES/TOOLS/MA	186.29
INVOICE: 13409665								
170784 12/22/25 72561			105509 P	01/27/26 08429	262	R&M EQUIP/VEHICLES	R&M EQUIP/VEHICLES	1,027.77
INVOICE: 1442247								
VENDOR TOTALS			.00	YTD INVOICED		1,214.06	YTD PAID	1,214.06
3569 DUNLAP & ASSOCIATES, P.C.	01/12/26 72686		105510 P	01/27/26 03489	900	CONTRIBUTION TO N. PENN F	CONTRIBUTION TO N. PENN F	1,250.00
INVOICE: 124729								
VENDOR TOTALS			.00	YTD INVOICED		6,000.00	YTD PAID	1,250.00
3483 ECKERT SEAMANS CHERIN & MELLOT, LLC	01/09/26 72693		105511 P	01/27/26 01401	314	LEGAL SERVICES	LEGAL SERVICES	1,365.00
INVOICE: 1915527								
VENDOR TOTALS			.00	YTD INVOICED		4,257.50	YTD PAID	1,365.00
1488 FIRSTLABORATORIES, INC.	12/31/25 72579		105512 P	01/27/26 01410	450	CONTRACTED SERVICES	CONTRACTED SERVICES	34.92
INVOICE: FL00696066								
170802 12/31/25 72579			105512 P	01/27/26 01430	450	CONTRACTED SERVICES	CONTRACTED SERVICES	106.92
INVOICE: FL00696066								
170802 12/31/25 72579			105512 P	01/27/26 01410	450	CONTRACTED SERVICES	CONTRACTED SERVICES	209.72
INVOICE: FL00696066								
VENDOR TOTALS			.00	YTD INVOICED		351.56	YTD PAID	351.56
3922 FISHERS TRUE VALUE HARDWARE INC.	12/31/25 72616		105513 P	01/27/26 01430	220	SUPPLIES PW	SUPPLIES PW	174.70
INVOICE: 123125								
170839 12/31/25 72616			105513 P	01/27/26 01409	370	R&M ALL BLDNGS	R&M ALL BLDNGS	3.59
INVOICE: 123125								
170839 12/31/25 72616			105513 P	01/27/26 01409	220	SUPPLIES- ALL BLDNGS	SUPPLIES- ALL BLDNGS	16.18
INVOICE: 123125								

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR	NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	AMOUNT	
170839		12/31/25	72616			105513	P	01/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	65.68
	INVOICE:	123125										
	VENDOR TOTALS					.00	YTD INVOICED			260.15	YTD PAID	260.15
66	FLETCHER MOTORS, INC.					105514	P	01/27/26	01410	262	VEHICLE MAINTENANCE	541.45
170915		12/31/25	72692									
	INVOICE:	123125										
170915		12/31/25	72692			105514	P	01/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	306.27
	INVOICE:	123125										
170915		12/31/25	72692			105514	P	01/27/26	01430	220	SUPPLIES PW	301.99
	INVOICE:	123125										
	VENDOR TOTALS					41.65	YTD INVOICED			1,191.36	YTD PAID	1,149.71
147	FRANK CALLAHAN CO., INC.					105515	P	01/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	25.98
170788		12/22/25	72565									
	INVOICE:	10164275-1										
	VENDOR TOTALS					.00	YTD INVOICED			25.98	YTD PAID	25.98
67	GENUINE PARTS COMPANY					105516	P	01/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	71.96
170785		12/29/25	72562									
	INVOICE:	556314										
170786		12/19/25	72563			105516	P	01/27/26	08429	262	R&M EQUIP/VEHICLES	8.99
	INVOICE:	602253										
170787		12/30/25	72564			105516	P	01/27/26	01410	262	VEHICLE MAINTENANCE	219.50
	INVOICE:	556418										
	VENDOR TOTALS					112.62	YTD INVOICED			1,248.90	YTD PAID	300.45
292	GRANTURK EQUIPMENT CO.					105517	P	01/27/26	08429	262	R&M EQUIP/VEHICLES	33,062.05
170789		12/23/25	72566									
	INVOICE:	1161359-01										
	VENDOR TOTALS					.00	YTD INVOICED			33,062.05	YTD PAID	33,062.05
3907	HLM INC.					105518	P	01/27/26	01430	370	R&M PW	196.00
170912		10/29/25	72689									
	INVOICE:	2510-272026										
	VENDOR TOTALS					.00	YTD INVOICED			196.00	YTD PAID	196.00
4186	HOME GENERAL SERVICE					105519	P	01/27/26	01430	370	R&M PW	225.00
170851		10/20/25	72628									
	INVOICE:	102025										
	VENDOR TOTALS					.00	YTD INVOICED			225.00	YTD PAID	225.00
425	HORSHAM CAR WASH INC.					105520	P	01/27/26	01410	262	VEHICLE MAINTENANCE	132.00
170793		10/31/25	72570									

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 103125							
170794	09/30/25 72571		105520	P	01/27/26 01410	262	VEHICLE MAINTENANCE	132.00
	INVOICE: 093025							
170795	09/05/25 72572		105520	P	01/27/26 01410	262	VEHICLE MAINTENANCE	216.00
	INVOICE: 083125							
170796	07/05/25 72573		105520	P	01/27/26 01410	262	VEHICLE MAINTENANCE	635.92
	INVOICE: 063025							
170896	01/05/26 72673		105520	P	01/27/26 01410	262	VEHICLE MAINTENANCE	108.00
	INVOICE: 1065							
VENDOR TOTALS		.00	YTD INVOICED			1,307.92	YTD PAID	1,223.92
3323	JOSEPH P. GROARKE							
170907	12/31/25 72684		105521	P	01/27/26 01414	311	PROF SERV- UCC INSPECTING	592.00
	INVOICE: 12312025							
VENDOR TOTALS		518.00	YTD INVOICED			2,516.00	YTD PAID	592.00
3743	KAPLIN STEWART MELOFF REITER & STEIN, P.C.							
170827	12/12/25 72604		105522	P	01/27/26 01401	314	LEGAL SERVICES	925.00
	INVOICE: 791770							
170828	12/12/25 72605		105522	P	01/27/26 01401	314	LEGAL SERVICES	185.00
	INVOICE: 791771							
170829	12/12/25 72606		105522	P	01/27/26 01401	314	LEGAL SERVICES	462.50
	INVOICE: 791772							
170830	12/12/25 72607		105522	P	01/27/26 01401	314	LEGAL SERVICES	555.00
	INVOICE: 791774							
170831	12/12/25 72608		105522	P	01/27/26 01401	314	LEGAL SERVICES	60.12
	INVOICE: 791775							
170832	12/12/25 72609		105522	P	01/27/26 01401	314	LEGAL SERVICES	5,642.50
	INVOICE: 791767							
170833	12/12/25 72610		105522	P	01/27/26 01401	314	LEGAL SERVICES	185.00
	INVOICE: 791777							
170834	12/12/25 72611		105522	P	01/27/26 30439	725	PUBLIC WORKS PROJECT	2,238.50
	INVOICE: 791778							
170835	12/12/25 72612		105522	P	01/27/26 01401	314	LEGAL SERVICES	2,490.69
	INVOICE: 791779							
170911	10/15/25 72688		105522	P	01/27/26 01414	314	PROF SERV- LEGAL (ZHB)	96.75
	INVOICE: 788553-2							
VENDOR TOTALS		7,334.50	YTD INVOICED			20,175.56	YTD PAID	12,841.06
3358	KEYSTONE MUNICIPAL SERVICES, INC.							
170810	12/10/25 72587		105523	P	01/27/26 01414	311	PROF SERV- UCC INSPECTING	5,700.00
	INVOICE: 39956							
170811	12/22/25 72588		105523	P	01/27/26 01414	311	PROF SERV- UCC INSPECTING	6,750.00
	INVOICE: 40012							
170908	01/06/26 72685		105523	P	01/27/26 01414	311	PROF SERV- UCC INSPECTING	3,862.50
	INVOICE: 40078							

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			.00	YTD INVOICED		22,950.00	YTD PAID	16,312.50
3216 KUHLS LAW FIRM, PLLC 170852 12/22/25 72629 INVOICE: 1906			105524	P	01/27/26 01414	314	PROF SERV- LEGAL (ZHB)	21,780.00
VENDOR TOTALS			.00	YTD INVOICED		21,780.00	YTD PAID	21,780.00
4000 MARK MANJARDI 170840 12/17/25 72617 INVOICE: BOS 120925			105525	P	01/27/26 01414	314	PROF SERV- LEGAL (ZHB)	810.00
VENDOR TOTALS			360.00	YTD INVOICED		1,475.00	YTD PAID	810.00
3646 MCDONALD UNIFORM COMPANY, INC. 170820 12/29/25 72597 INVOICE: 250461			105526	P	01/27/26 01410	238	UNIFORMS	1,176.48
170821 12/29/25 72598 INVOICE: 251058			105526	P	01/27/26 01410	238	UNIFORMS	1,205.98
170822 12/29/25 72599 INVOICE: 251061			105526	P	01/27/26 01410	238	UNIFORMS	1,804.11
VENDOR TOTALS			.00	YTD INVOICED		7,092.92	YTD PAID	4,186.57
3780 NORTH WALES WATER AUTHORITY 170836 12/31/25 72613 INVOICE: SALES0003017			105527	P	01/27/26 08429	450	CONTRACTED SERVICES	1,272.00
170837 12/31/25 72614 INVOICE: SALES0003018			105527	P	01/27/26 08429	450	CONTRACTED SERVICES	85.00
VENDOR TOTALS			.00	YTD INVOICED		2,704.00	YTD PAID	1,357.00
2506 OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C. 170905 12/30/25 72682 INVOICE: 518747334			105528	P	01/27/26 01401	450	CONTRACTED SERVICES	212.00
VENDOR TOTALS			.00	YTD INVOICED		212.00	YTD PAID	212.00
1347 PA MUNICIPAL, INC. 170801 12/16/25 72578 INVOICE: 6235248			105529	P	01/27/26 01430	262	REPAIRS VEHICLES/TOOLS/MA	916.67
VENDOR TOTALS			.00	YTD INVOICED		1,223.59	YTD PAID	916.67
596 PA ONE CALL SYSTEM, INC. 170799 12/31/25 72576 INVOICE: 1132218			105530	P	01/27/26 08429	450	CONTRACTED SERVICES	248.67
VENDOR TOTALS			.00	YTD INVOICED		248.67	YTD PAID	248.67

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
2919 PFM ASSET MANAGEMENT LLC 170809 12/22/25 72586 INVOICE: 15077530			105531	P	01/27/26	01402	310	PROFESSIONAL SERVICES 996.06
170809 12/22/25 72586 INVOICE: 15077530			105531	P	01/27/26	01410	311	PROF. SERVICES - PENSION, 3,279.57
VENDOR TOTALS			.00	YTD INVOICED			4,275.63	YTD PAID 4,275.63
4176 JEROME H RHOADS, INC 170848 12/18/25 72625 INVOICE: 24205350			105532	P	01/27/26	01409	450	CONTRACTED SERVICES 120.80
170849 12/18/25 72626 INVOICE: 24205351			105532	P	01/27/26	01409	450	CONTRACTED SERVICES 439.93
170913 12/05/25 72690 INVOICE: 24163302			105532	P	01/27/26	01409	220	SUPPLIES- ALL BLDNGS 88.66
VENDOR TOTALS			.00	YTD INVOICED			649.39	YTD PAID 649.39
2460 SANG CHUL LEE 170804 12/31/25 72581 INVOICE: 2911			105533	P	01/27/26	01410	238	UNIFORMS 126.00
VENDOR TOTALS			.00	YTD INVOICED			178.00	YTD PAID 126.00
4142 SJ FUEL SOUTH COMPANY, INC. 170841 12/18/25 72618 INVOICE: 191306			105534	P	01/27/26	01410	374	FUEL/ GASOLINE/ DIESEL 850.32
170842 12/17/25 72619 INVOICE: 191293			105534	P	01/27/26	01430	374	FUEL/ GASOLINE/ DIESEL 950.21
170843 12/11/25 72620 INVOICE: 191221			105534	P	01/27/26	01410	374	FUEL/ GASOLINE/ DIESEL 898.11
170844 12/26/25 72621 INVOICE: 191459			105534	P	01/27/26	01410	374	FUEL/ GASOLINE/ DIESEL 662.83
170845 12/10/25 72622 INVOICE: 190988			105534	P	01/27/26	01430	374	FUEL/ GASOLINE/ DIESEL 559.26
170846 12/04/25 72623 INVOICE: 190716			105534	P	01/27/26	01410	374	FUEL/ GASOLINE/ DIESEL 989.53
170847 11/20/25 72624 INVOICE: 190338			105534	P	01/27/26	01410	374	FUEL/ GASOLINE/ DIESEL 823.42
VENDOR TOTALS			.00	YTD INVOICED			7,968.54	YTD PAID 5,733.68
3733 STAPLES 170823 12/13/25 72600 INVOICE: 6050525205			105535	P	01/27/26	01401	200	OFFICE SUPPLIES 14.47
170824 12/13/25 72601 INVOICE: 6050525203			105535	P	01/27/26	01401	200	OFFICE SUPPLIES 13.19
170825 12/13/25 72602 INVOICE: 6050525204			105535	P	01/27/26	01401	200	OFFICE SUPPLIES 64.28
170826 12/06/25 72603 INVOICE: 6050037351			105535	P	01/27/26	01401	200	OFFICE SUPPLIES 93.76

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 25012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				.00	YTD INVOICED		185.70	YTD PAID	185.70
3641 TRAISR, LLC 170819 INVOICE: 4060	11/30/25	72596		105536	P	01/27/26	01414	430	TECHNOLOGY
170819 INVOICE: 4060	11/30/25	72596		105536	P	01/27/26	01430	430	TECHNOLOGY
170910 INVOICE: 4137	12/31/25	72687		105536	P	01/27/26	01414	430	TECHNOLOGY
170910 INVOICE: 4137	12/31/25	72687		105536	P	01/27/26	01430	430	TECHNOLOGY
VENDOR TOTALS				.00	YTD INVOICED		3,200.00	YTD PAID	3,200.00
2906 US BANK 170806 INVOICE: 15083946	12/24/25	72583		105537	P	01/27/26	01410	311	PROF. SERVICES - PENSION,
170807 INVOICE: 15084492	12/24/25	72584		105537	P	01/27/26	01410	311	PROF. SERVICES - PENSION,
170808 INVOICE: 15084606	12/24/25	72585		105537	P	01/27/26	01402	310	PROFESSIONAL SERVICES
VENDOR TOTALS				.00	YTD INVOICED		1,636.86	YTD PAID	819.25
3565 W.B. MASON COMPANY 170815 INVOICE: 258890784	12/17/25	72592		105538	P	01/27/26	01409	220	SUPPLIES- ALL BLDNGS
VENDOR TOTALS				.00	YTD INVOICED		320.00	YTD PAID	320.00
2511 WEST PUBLISHING CORPORATION 170906 INVOICE: 853057980	01/01/26	72683		105539	P	01/27/26	01410	222	DETECTIVE OPERATING SUPPL
VENDOR TOTALS				.00	YTD INVOICED		661.52	YTD PAID	165.38
								REPORT TOTALS	184,757.47

TOTAL PRINTED CHECKS	COUNT	AMOUNT
	45	184,757.47

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

PAID INVOICES REPORT

WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
837 ALBERT M. COMLY, JR. 170945 01/01/26 72722 INVOICE: 01 01 2026			105540 P	01/27/26	01414	312	FIRE SAFETY INSPECTOR	600.00
VENDOR TOTALS			600.00	YTD INVOICED		2,610.00	YTD PAID	600.00
365 APMM 170933 11/09/25 72710 INVOICE: INV-07182-D2T6B2			105541 P	01/27/26	01401	420	TRAINING/DUES/SUBS	185.00
VENDOR TOTALS			185.00	YTD INVOICED		185.00	YTD PAID	185.00
4007 ARRO CONSULTING, INC. 170984 01/15/26 72761 INVOICE: 0115968 170985 12/18/25 72762 INVOICE: 0115187 170986 11/11/25 72763 INVOICE: 0113983			105542 P	01/27/26	01147	000	LEGAL&ENGINEER	2,035.00
			105542 P	01/27/26	01147	000	LEGAL&ENGINEER	2,027.50
			105542 P	01/27/26	01147	000	LEGAL&ENGINEER	329.00
VENDOR TOTALS			4,391.50	YTD INVOICED		7,328.00	YTD PAID	4,391.50
3435 AVANTI UNLIMITED, INC. 170970 01/11/26 72747 INVOICE: 4455			105543 P	01/27/26	01410	262	VEHICLE MAINTENANCE	181.00
VENDOR TOTALS			181.00	YTD INVOICED		23,368.36	YTD PAID	181.00
500 BERGEY'S, INC. 170935 01/06/26 72712 INVOICE: 2P24896 170936 01/05/26 72713 INVOICE: 2P24586 170937 01/05/26 72714 INVOICE: 2P24385 170938 01/06/26 72715 INVOICE: 7S738949 170939 01/06/26 72716 INVOICE: 2P224586-B1 170940 01/12/26 72717 INVOICE: 2P27256-B1 170941 01/08/26 72718 INVOICE: 7S739029			105544 P	01/27/26	01410	262	VEHICLE MAINTENANCE	15.15
			105544 P	01/27/26	08429	262	R&M EQUIP/VEHICLES	42.53
			105544 P	01/27/26	01410	262	VEHICLE MAINTENANCE	56.22
			105544 P	01/27/26	01410	262	VEHICLE MAINTENANCE	139.95
			105544 P	01/27/26	08429	262	R&M EQUIP/VEHICLES	390.90
			105544 P	01/27/26	01410	262	VEHICLE MAINTENANCE	9.50
VENDOR TOTALS			1,391.47	YTD INVOICED		4,064.85	YTD PAID	1,391.47
3753 BONNETT ASSOCIATES INCORPORATED 170981 01/15/26 72758 INVOICE: 5332 170981 01/15/26 72758 INVOICE: 5332			105545 P	01/27/26	01401	430	TECHNOLOGY	146.25
			105545 P	01/27/26	08429	430	TECHNOLOGY	48.75

PAID INVOICES REPORT

WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		195.00	YTD INVOICED			195.00	YTD PAID	195.00
1116 BOWMAN CONSULTING GROUP, LTD.								
170946 11/30/25 72723	INVOICE: 529416		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	52.50
170947 12/31/25 72724	INVOICE: 535411		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	105.00
170948 12/31/25 72725	INVOICE: 535408		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	210.00
170949 12/31/25 72726	INVOICE: 535409		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	420.00
170950 12/31/25 72727	INVOICE: 535410		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	210.00
170951 12/31/25 72728	INVOICE: 535407		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	525.00
170952 11/30/25 72729	INVOICE: 529417		105546 P	01/27/26	01147	000	LEGAL&ENGINEER	707.50
VENDOR TOTALS		2,230.00	YTD INVOICED			24,237.15	YTD PAID	2,230.00
328 CARGILL, INC.								
170931 01/05/26 72708	INVOICE: 2911894708		105547 P	01/27/26	01430	221	SNOW/ICE SUPPLIES	1,911.09
VENDOR TOTALS		1,911.09	YTD INVOICED			15,050.07	YTD PAID	1,911.09
526 CATAPULT WEB DEVELOPMENT INC								
170942 01/01/26 72719	INVOICE: 7826		105548 P	01/27/26	01401	430	TECHNOLOGY	2,700.00
170942 01/01/26 72719	INVOICE: 7826		105548 P	01/27/26	08429	430	TECHNOLOGY	900.00
VENDOR TOTALS		3,600.00	YTD INVOICED			3,600.00	YTD PAID	3,600.00
1571 COMMONWEALTH OF PA								
170955 01/01/16 72732	INVOICE: 1449626		105549 P	01/27/26	31446	001	COMPLIANCE REQUIREMENTS	2,500.00
VENDOR TOTALS		2,500.00	YTD INVOICED			2,500.00	YTD PAID	2,500.00
1416 DAVIDHEISER'S INC.								
170954 01/20/26 72731	INVOICE: 30750		105550 P	01/27/26	01410	220	OPERATING SUPPLIES	192.00
VENDOR TOTALS		192.00	YTD INVOICED			451.00	YTD PAID	192.00
2402 DELAWARE VALLEY HEALTH TRUST								
170958 01/01/16 72735	INVOICE: 30885		105551 P	01/27/26	01401	156	HEALTH INSURANCE	12,986.85
170958 01/01/16 72735			105551 P	01/27/26	01402	156	HEALTH INSURANCE	3,467.28

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 30885 170958	01/01/16 72735	105551 P	01/27/26 01409	156	HEALTH INSURANCE	2,252.14
INVOICE: 30885 170958	01/01/16 72735	105551 P	01/27/26 01410	156	HEALTH INSURANCE	43,898.19
INVOICE: 30885 170958	01/01/16 72735	105551 P	01/27/26 01414	156	HEALTH INSURANCE	1,847.80
INVOICE: 30885 170958	01/01/16 72735	105551 P	01/27/26 01430	156	HEALTH INSURANCE	17,075.16
INVOICE: 30885 170958	01/01/16 72735	105551 P	01/27/26 01451	156	HEALTH INSURANCE	74.00
INVOICE: 30885 170958	01/01/16 72735	105551 P	01/27/26 08487	156	HEALTH INSURANCE	9,266.48
VENDOR TOTALS	90,867.90	YTD INVOICED		90,867.90	YTD PAID	90,867.90
3048 ELLIOTT AUTO SUPPLY CO., INC. 170961	01/05/26 72738	105552 P	01/27/26 01430	220	SUPPLIES PW	14.81
INVOICE: 201-790045 170962	01/12/26 72739	105552 P	01/27/26 01410	262	VEHICLE MAINTENANCE	24.42
INVOICE: 201-795006 170963	01/07/26 72740	105552 P	01/27/26 01430	220	SUPPLIES PW	12.80
INVOICE: 201-792370 170963	01/07/26 72740	105552 P	01/27/26 08429	220	OPERATING SUPPLIES	12.80
INVOICE: 201-792370 170964	01/05/26 72741	105552 P	01/27/26 01410	262	VEHICLE MAINTENANCE	57.78
INVOICE: 201-789733 170965	01/07/26 72742	105552 P	01/27/26 01430	220	SUPPLIES PW	92.80
INVOICE: 201-792360 170966	01/07/26 72743	105552 P	01/27/26 01410	262	VEHICLE MAINTENANCE	123.41
INVOICE: 201-791547						
VENDOR TOTALS	338.82	YTD INVOICED		1,010.93	YTD PAID	338.82
66 FLETCHER MOTORS, INC. 170920	01/08/26 72697	105553 P	01/27/26 01410	262	VEHICLE MAINTENANCE	41.65
INVOICE: 216863						
VENDOR TOTALS	41.65	YTD INVOICED		1,191.36	YTD PAID	41.65
3175 FLOUNDERS COMMUNICATIONS 170968	12/27/25 72745	105554 P	01/27/26 01409	320	COMMUNICATIONS	124.44
INVOICE: 785237						
VENDOR TOTALS	297.08	YTD INVOICED		297.08	YTD PAID	124.44
548 GARY O'CONNOR 170917	01/01/26 72694	105555 P	01/27/26 01410	158	POST-RETIREMENT HEALTH BE	200.00
INVOICE: 010126						

PAID INVOICES REPORT

WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				200.00	YTD	INVOICED	200.00	YTD PAID	200.00
67 GENUINE PARTS COMPANY									
170921 01/12/26 72698				105556	P	01/27/26 01430	262	REPAIRS VEHICLES/TOOLS/MA	10.92
INVOICE: 557326									
170922 01/14/26 72699				105556	P	01/27/26 01430	370	R&M PW	73.99
INVOICE: 557561									
170923 01/06/26 72700				105556	P	01/27/26 08429	262	R&M EQUIP/VEHICLES	27.71
INVOICE: 556875									
VENDOR TOTALS				112.62	YTD	INVOICED	1,248.90	YTD PAID	112.62
1191 GEORGE ALLEN PORTABLE TOILETS, INC.									
170953 01/05/26 72730				105557	P	01/27/26 01430	450	CONTRACTED SERVICES	134.00
INVOICE: I246582									
VENDOR TOTALS				134.00	YTD	INVOICED	268.00	YTD PAID	134.00
96 H. A. THOMSON COMPANY									
170930 10/17/25 72707				105558	P	01/27/26 01401	350	INSURANCE BONDING	2,372.00
INVOICE: 379103									
VENDOR TOTALS				2,372.00	YTD	INVOICED	2,372.00	YTD PAID	2,372.00
3613 HEALTH MATS COMPANY									
170971 01/01/26 72748				105559	P	01/27/26 01409	450	CONTRACTED SERVICES	71.35
INVOICE: 47123									
VENDOR TOTALS				71.35	YTD	INVOICED	142.70	YTD PAID	71.35
3323 JOSEPH P. GROARKE									
170969 01/16/26 72746				105560	P	01/27/26 01414	311	PROF SERV- UCC INSPECTING	518.00
INVOICE: 011626									
VENDOR TOTALS				518.00	YTD	INVOICED	2,516.00	YTD PAID	518.00
3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C.									
170973 10/15/25 72750				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	92.50
INVOICE: 788554-1									
170974 10/15/25 72751				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	370.00
INVOICE: 788554-2									
170975 12/12/25 72752				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	2,571.50
INVOICE: 791769									
170976 10/15/25 72753				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	193.50
INVOICE: 788553-1									
170977 10/15/25 72754				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	370.00
INVOICE: 788553-3									
170978 12/12/25 72755				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	92.50
INVOICE: 791768									
170979 12/12/25 72756				105561	P	01/27/26 01147	000	LEGAL&ENGINEER	1,702.00

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WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 791773 170980 12/12/25 72757 INVOICE: 791776		105561 P	01/27/26	01147	000	LEGAL&ENGINEER	1,942.50
	VENDOR TOTALS		7,334.50	YTD INVOICED		20,175.56	YTD PAID	7,334.50
3963 LEADSONLINE PARENT LLC 170982 10/15/25 72759 INVOICE: 422154			105562 P	01/27/26	01410	222	DETECTIVE OPERATING SUPPL	2,644.00
	VENDOR TOTALS		2,644.00	YTD INVOICED		2,644.00	YTD PAID	2,644.00
4000 MARK MANJARDI 170983 01/12/26 72760 INVOICE: 011226 ZHB MTG			105563 P	01/27/26	01414	314	PROF SERV- LEGAL (ZHB)	360.00
	VENDOR TOTALS		360.00	YTD INVOICED		1,475.00	YTD PAID	360.00
4187 METANI EXAROS 170987 01/12/26 72764 INVOICE: INV-01			105564 P	01/27/26	01401	450	CONTRACTED SERVICES	250.00
	VENDOR TOTALS		250.00	YTD INVOICED		250.00	YTD PAID	250.00
1409 MICHAEL ROGGE 170919 01/01/26 72696 INVOICE: 010126			105565 P	01/27/26	01410	158	POST-RETIREMENT HEALTH BE	400.55
	VENDOR TOTALS		400.55	YTD INVOICED		400.55	YTD PAID	400.55
2874 MODERN HANDLING EQUIPMENT COMPANY 170960 01/05/26 72737 INVOICE: PSI379675			105566 P	01/27/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	299.56
	VENDOR TOTALS		299.56	YTD INVOICED		299.56	YTD PAID	299.56
85 MOTOROLA SOLUTIONS, INC. 170924 01/06/26 72701 INVOICE: OPEN CREDIT ON ACCT			105567 P	01/27/26	01410	430	TECHNOLOGY	-2,185.90
170925 12/29/25 72702 INVOICE: 1411226289			105567 P	01/27/26	01410	430	TECHNOLOGY	13,880.00
170926 01/10/26 72703 INVOICE: 8282263210			105567 P	01/27/26	01410	238	UNIFORMS	125.72
170927 01/08/26 72704 INVOICE: 8282262339			105567 P	01/27/26	01410	238	UNIFORMS	1,449.70
170928 01/08/26 72705 INVOICE: 8282262601			105567 P	01/27/26	01410	238	UNIFORMS	476.05
170929 01/13/26 72706 INVOICE: 8282264136			105567 P	01/27/26	01410	238	UNIFORMS	237.00

PAID INVOICES REPORT

WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		13,982.57	YTD INVOICED			15,782.57	YTD PAID	13,982.57
3119 PENNSYLVANIA MUNICIPAL LEAGUE 170967 10/29/25 72744 INVOICE: INV-06747-J6R1C3			105568 P	01/27/26	01401	420	TRAINING/DUES/SUBS	650.00
VENDOR TOTALS		650.00	YTD INVOICED			650.00	YTD PAID	650.00
706 PHILADELPHIA FREEDOM VALLEY YMCA 170944 01/16/26 72721 INVOICE: 2026 MEMBERSHIP			105569 P	01/27/26	01487	157	FRINGE BENEFITS	468.00
VENDOR TOTALS		468.00	YTD INVOICED			468.00	YTD PAID	468.00
336 PSATS 170932 12/08/25 72709 INVOICE: INV-186399-P9C5			105570 P	01/27/26	01401	420	TRAINING/DUES/SUBS	2,478.00
VENDOR TOTALS		2,478.00	YTD INVOICED			2,478.00	YTD PAID	2,478.00
172 REX WILKINSON 170918 01/01/26 72695 INVOICE: 010126			105571 P	01/27/26	01410	158	POST-RETIREMENT HEALTH BE	336.18
VENDOR TOTALS		336.18	YTD INVOICED			336.18	YTD PAID	336.18
3660 SIGNARAMA LANSDALE 170972 01/13/26 72749 INVOICE: INV-34500			105572 P	01/27/26	01410	220	OPERATING SUPPLIES	101.08
VENDOR TOTALS		101.08	YTD INVOICED			101.08	YTD PAID	101.08
2679 SIRCHIE ACQUISITION COMPANY, LLC 170959 01/13/26 72736 INVOICE: 0727326-IN			105573 P	01/27/26	01410	222	DETECTIVE OPERATING SUPPL	85.70
VENDOR TOTALS		85.70	YTD INVOICED			548.33	YTD PAID	85.70
573 STANDARD INSURANCE COMPANY 170943 01/01/26 72720 INVOICE: 01 01 2026			105574 P	01/27/26	01401	153	DISABILITY & LIFE INS.	630.48
170943 01/01/26 72720 INVOICE: 01 01 2026			105574 P	01/27/26	01402	153	DISABILITY & LIFE INS.	231.58
170943 01/01/26 72720 INVOICE: 01 01 2026			105574 P	01/27/26	01409	153	DISABILITY & LIFE INS.	77.07
170943 01/01/26 72720 INVOICE: 01 01 2026			105574 P	01/27/26	01410	153	DISABILITY & LIFE INS.	3,540.79
170943 01/01/26 72720 INVOICE: 01 01 2026			105574 P	01/27/26	01414	153	DISABILITY & LIFE INS.	217.61
170943 01/01/26 72720			105574 P	01/27/26	01430	153	DISABILITY & LIFE INS.	1,010.97

Lower Gwynedd Township

PAID INVOICES REPORT

WARRANT: 012726

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 01 01 2026 170943 01/01/26 72720			105574	P	01/27/26	01451	153	DISABILITY & LIFE INS 41.50
INVOICE: 01 01 2026 170943 01/01/26 72720			105574	P	01/27/26	08487	153	DISABILITY & LIFE INS. 714.24
INVOICE: 01 01 2026								
VENDOR TOTALS	6,464.24	YTD INVOICED				6,464.24	YTD PAID	6,464.24
							REPORT TOTALS	148,012.22
							COUNT	AMOUNT
							TOTAL PRINTED CHECKS	35 148,012.22

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

PAID INVOICES REPORT

WARRANT: 25021026

TO FISCAL 2026/01 01/01/2026 TO 12/31/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3475 PENN E & R 170892	02/11/25 72669 INVOICE: 26237		105575 P	01/27/26	01414	313	ENGINEERING	2,800.00
170893	03/17/25 72670 INVOICE: 26401		105575 P	01/27/26	01414	313	ENGINEERING	2,590.00
170894	04/16/25 72671 INVOICE: 26614		105575 P	01/27/26	01414	313	ENGINEERING	9,742.50
170895	01/22/26 72672 INVOICE: 28339		105575 P	01/27/26	01414	313	ENGINEERING	11,440.75
VENDOR TOTALS			.00	YTD INVOICED		30,095.25	YTD PAID	26,573.25
						REPORT TOTALS		26,573.25

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	26,573.25

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

VDR NUM	NAME	DBA	ADDR1	ADDR2	CITY	ST	ZIP
<u>4186</u>	HOME GENERAL SERVICE	HGS PRO SEAL INC	1005 PONTIAC RD	SUITE 341	DREXEL HILL	PA	19026
<u>4187</u>	METANI EXAROS	EXAROS PHOTOGRAPHY	1495 MAXWELL CT		LANSDALE	PA	19446
<u>4188</u>	AT&T GLOBAL LEGAL DEMAND CENTER		PO BOX 5071		CAROL STREAM	IL	60197-5071