

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, March 24, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/89342838575?pwd=zThhoCCAaQaUWYm3vPwcjkmall8m28.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on March 20, 2026 and prior to tonight's meeting to discuss matters of personnel, real estate related to the public works garage and a lease on Township property, and potential litigation.

There will be a special Board of Supervisors meeting on April 7, 2026 at 7:00 p.m. to hear a presentation and obtain community feedback about the resubmission of BET's proposed plan to redevelop the Spring House Corporate Center on Norristown Road & Route 309 with apartments and retail.

PRESENTATION: Proposed Gwynedd/Penllyn School Memorial Playground at Ingersoll Park

BUILDING AND ZONING

1. Public hearing to review and consider for adoption Lower Gwynedd's 2045 Comprehensive Land Use Plan, including a **presentation** by the Montgomery County Planning Commission
 - Consider Resolution 2026-07 adopting the 2045 Comprehensive Plan
2. Consider approval of Ordinance #552 amending zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District
3. Public hearing to consider a conditional use application for a 48-unit townhouse redevelopment of Spring House Nursery and surrounding properties on Bethlehem Pike and Cedar Hill Road by Route 309 in the Lower Pike Overlay District
4. Review the Zoning Hearing Board application for 1348 Sumneytown Pike (Whitefield subdivision of the Owens-Evans property) and determine action to be taken, if any

PUBLIC COMMENTS

Citizen comments, concerns, questions

GENERAL BUSINESS

1. Consider awarding a contract for the concrete, milling and paving portion of the 2026 road paving program to James D. Morrissey, Inc. in the amount of \$913,739.05.
2. Consider awarding a contract for the ultra-thin bonded wearing course portion of the 2026 road paving program to Asphalt Maintenance Solutions, Inc. in the amount of \$77,826.
3. Financial report – February 2025
4. Approval of invoice report for March 10, 2026
5. Approval of minutes – February 24, 2026 meeting

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	04/02/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	04/14/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	04/08/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	04/16/2026	6:00 P.M.
PARKS AND RECREATION	TUES	04/21/2026	6:00 P.M.
PLANNING COMMISSION	WED	04/15/2026	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: March 24, 2026
Re: Proposed memorial playground at Ingersoll



Recommended action: Discussion only; review the concepts for a memorial in place of the McCormick House, provide feedback, and allow the public to submit feedback through the Township website through 3/29/2026.

Staff have been working with Alloy5 Architects to develop concepts for consideration to memorialize the former Penllyn/Gwynedd School at Ingersoll Park. The Township acquired the McCormick property next to Ingersoll Park in 2021. Before the building on the property was known as the McCormick house, it served as one of the original one-room schoolhouses in Lower Gwynedd. The Penllyn/Gwynedd School was in service from approximately 1888-1923, and was attended by both black and white students. While the school's history as an early point of integration is significant, the current structure does not resemble the original schoolhouse, nor does it provide any mechanism for telling the structure's rich story.

Alloy5 Architecture developed concepts to recognize the school's place in our Township's history that would fit into the park, including:

- A memorial play area that will incorporate some of the existing structure's foundation into a custom playground that resembles a schoolhouse;
- A mural telling the school's story on one wall of the playground structure;
- A walking path with "looking glass" memorial markers that show what the original schoolhouse looked like on the site, as well as text to explain the site's significance; and
- A picnic area with visibility to the park's baseball fields and this play area.

The team from Alloy5 will present the concepts at the 3/24/2026 Board meeting, so that the Supervisors and public have a chance to review and comment.

Members of the Penllyn community have provided initial feedback on the concepts, and additional discussions with community members are planned for the next few weeks. The goal is to both receive feedback and to learn more about the original schoolhouse from stories, pictures, diplomas, and any other artifacts that could help tell the story.

Township staff recommend posting information about the concepts on the Township website, and allowing the public to submit their feedback on the plan through March 29, 2026. Staff will continue to receive pictures and other historical records/accounts of the schoolhouse until a final design is approved. The ultimate goal is to have a concept plan in place by the end of the month, so that Township staff can prepare it for a grant application in April.

LOWER GWYNEDD - PENLLYN SCHOOL MEMORIAL

Conceptual Design | 2026-03-24





AGENDA

- 01** Existing School House
- 02** Site Plan Concept Goals & Considerations
- 03** Preliminary Concept Renderings
- 04** Memorial Signage Renderings
- 05** Next Steps - Community Input











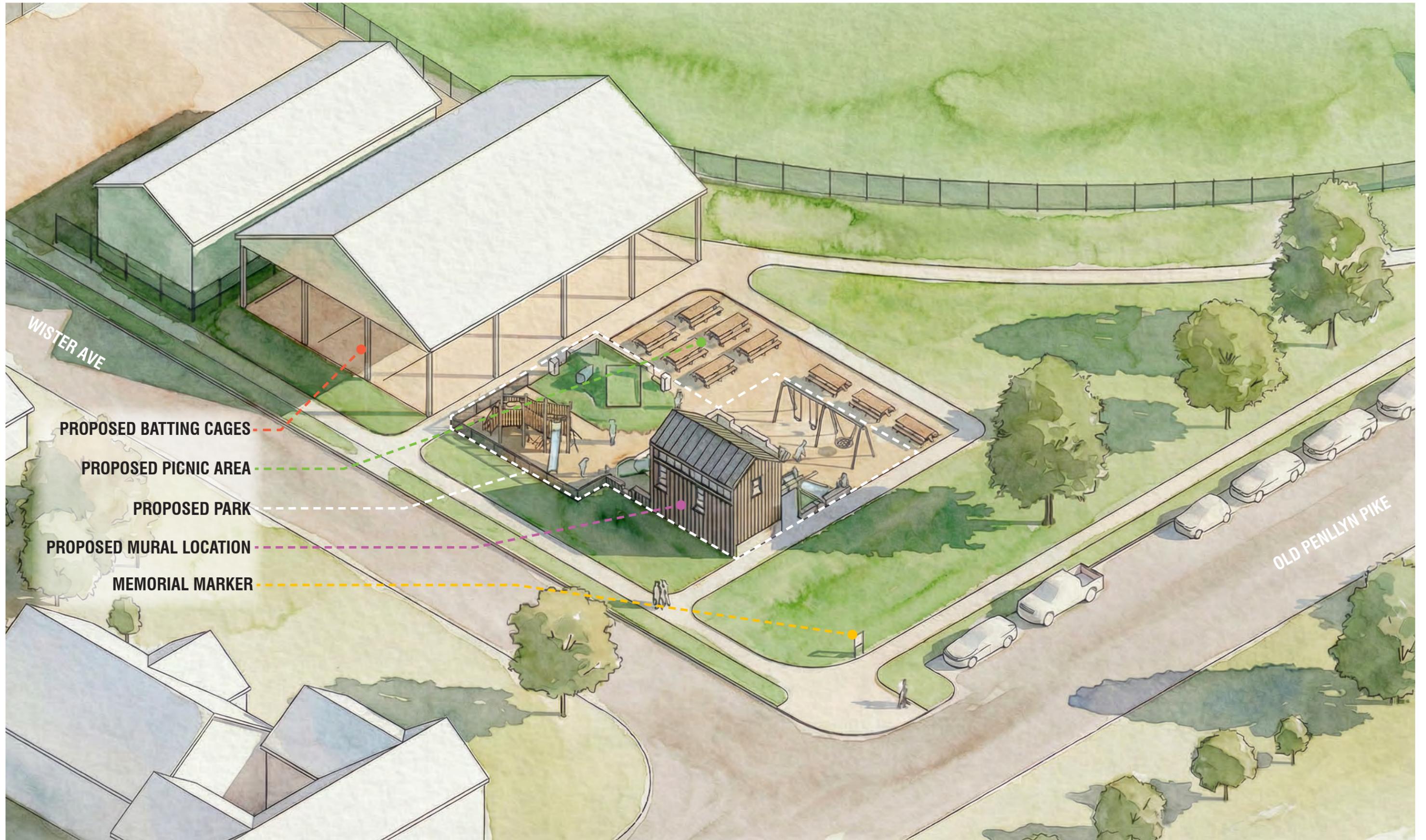
THE PARK



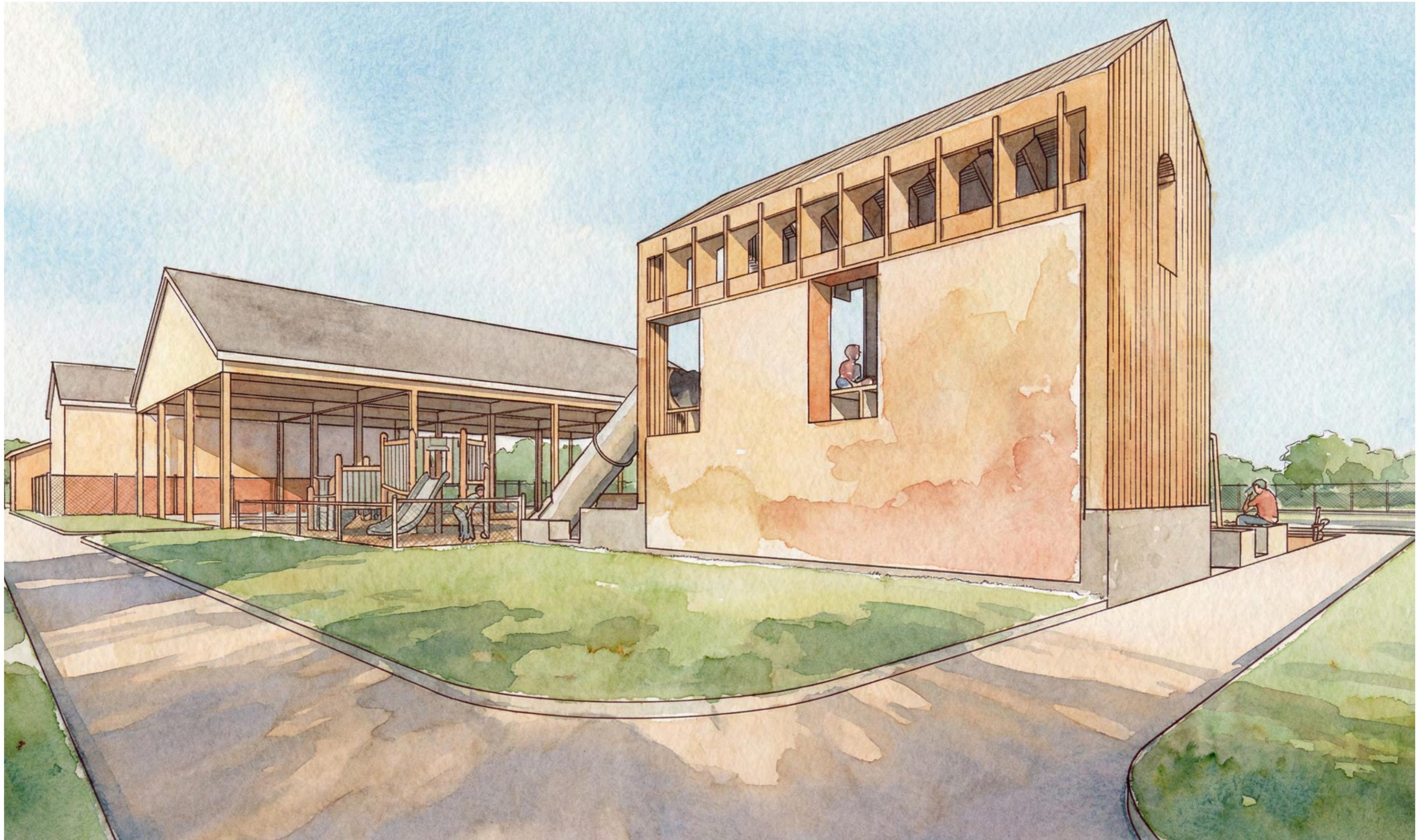
MAP KEY

- MEMORIAL PARK
- HISTORICAL MARKERS
- PEDESTRIAN PATH
- 50' X 70' BATTING CAGES
- PICNIC AREA
- PROPOSED PARKING





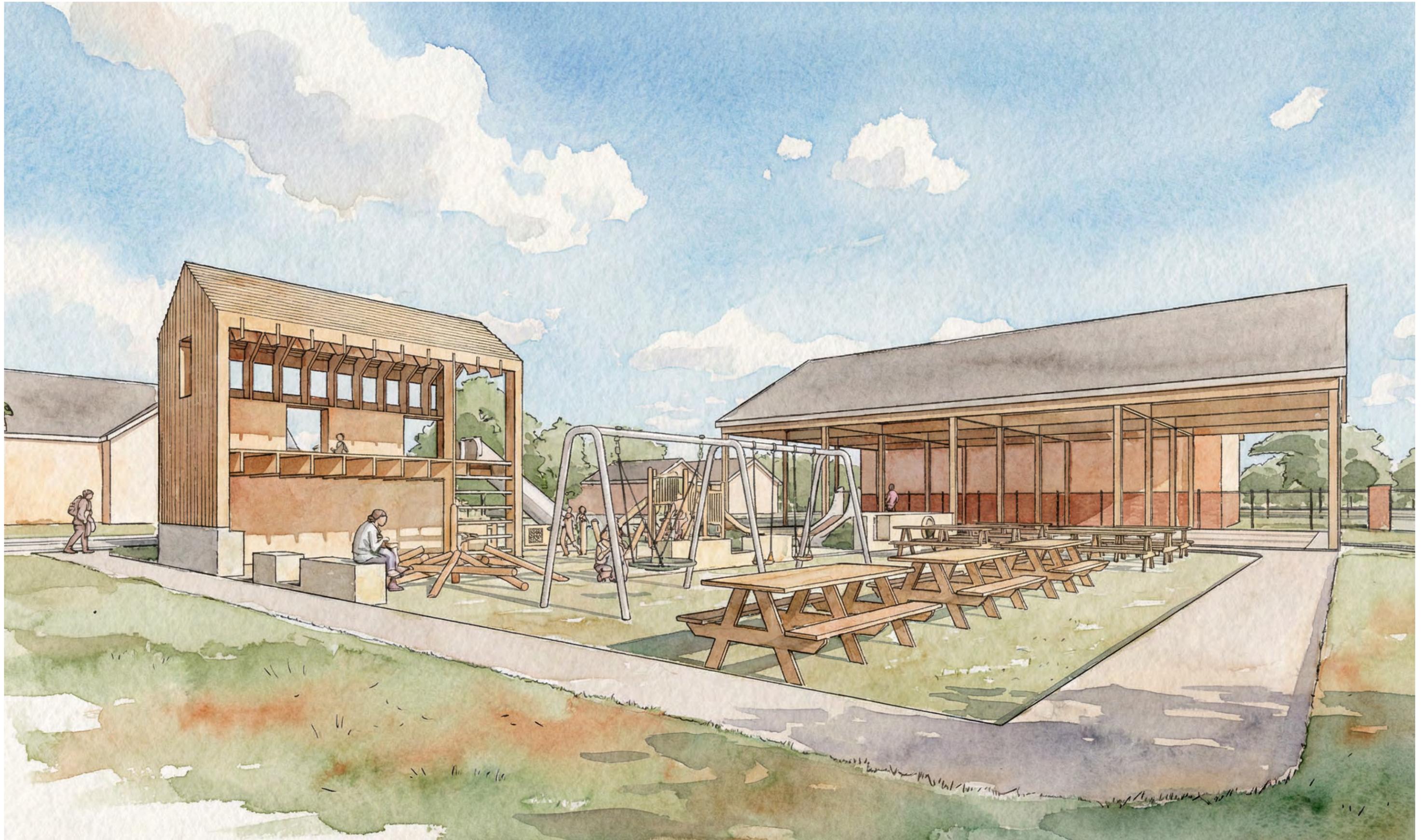




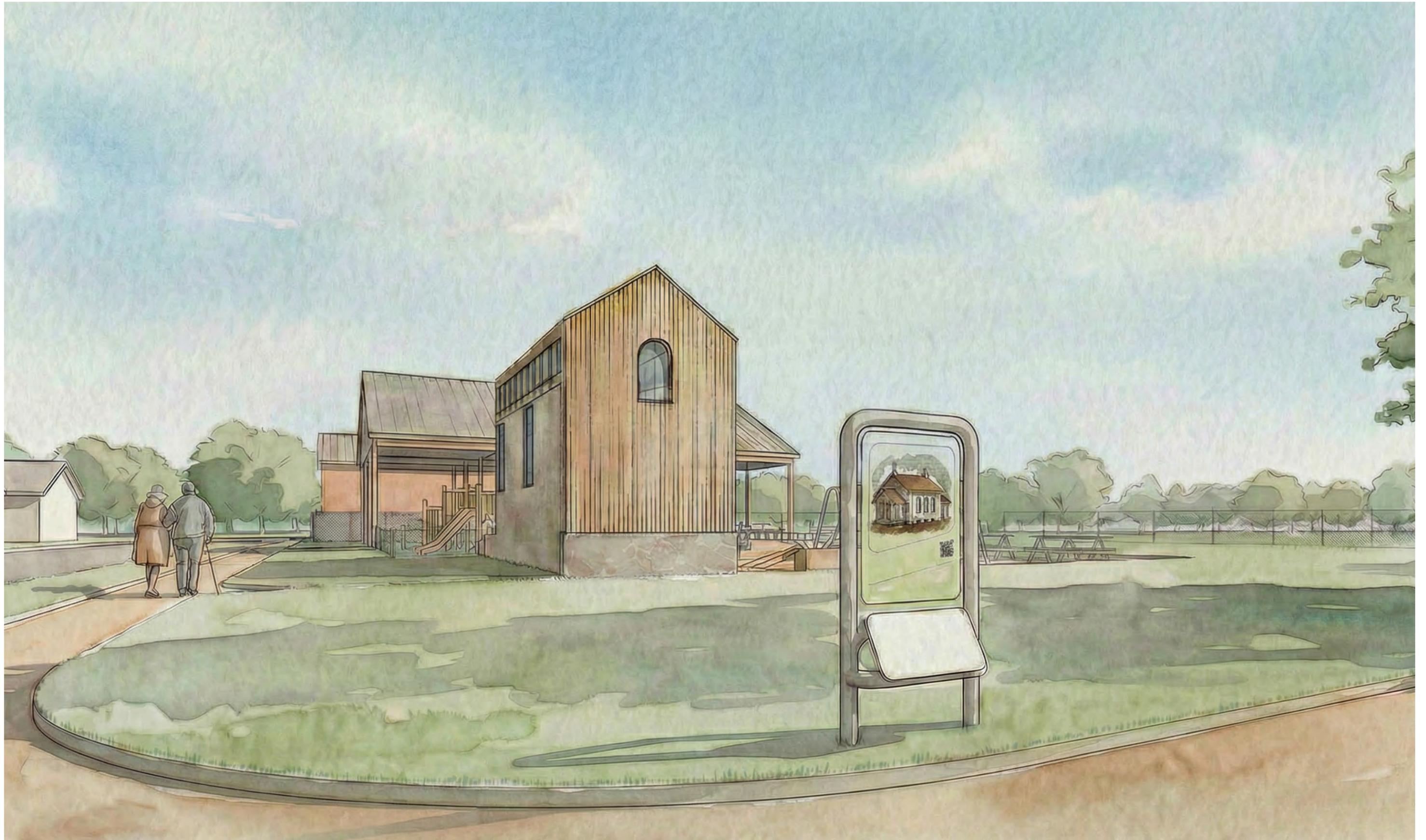




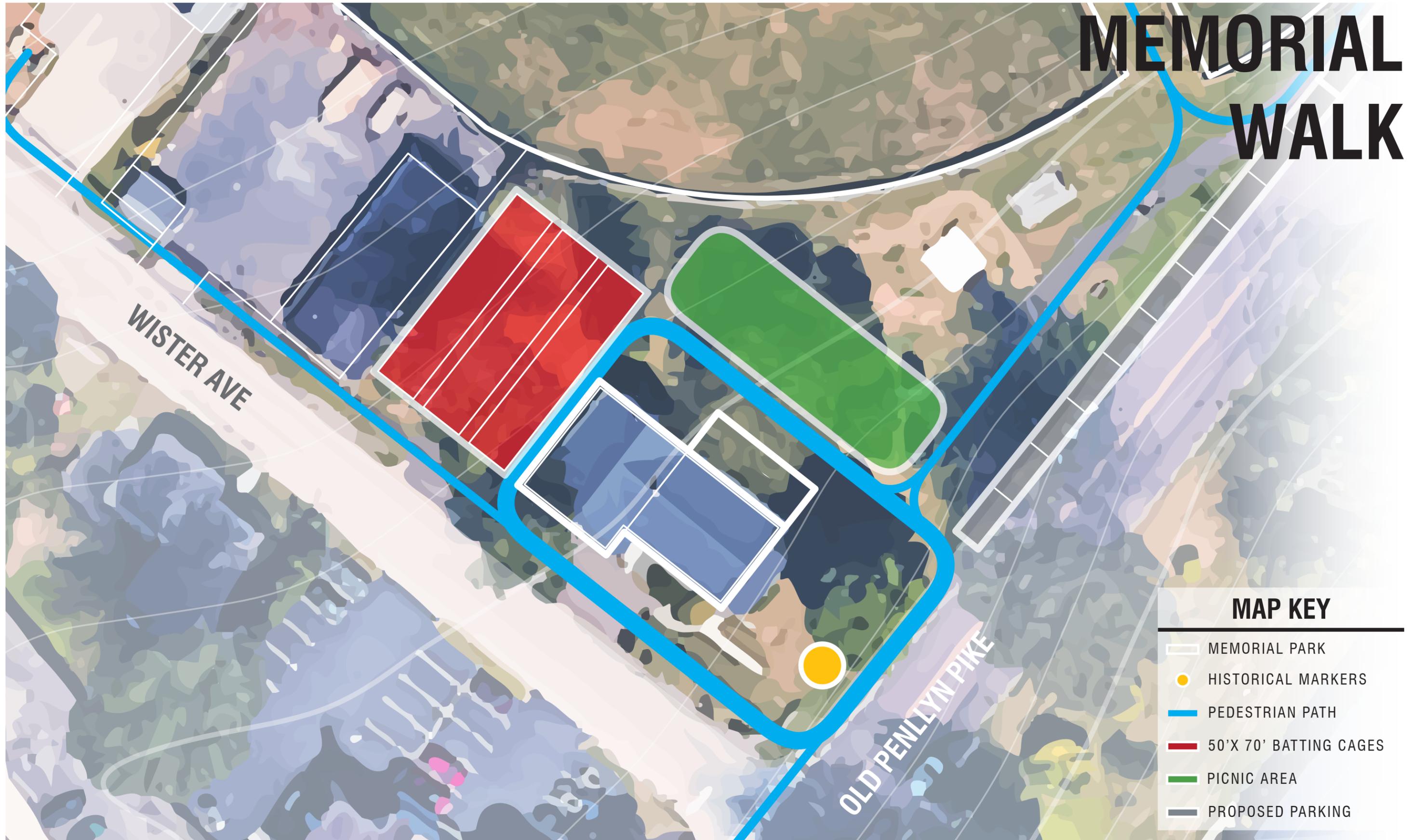








MEMORIAL WALK



MAP KEY

- MEMORIAL PARK
- HISTORICAL MARKERS
- PEDESTRIAN PATH
- 50' X 70' BATTING CAGES
- PICNIC AREA
- PROPOSED PARKING

MEMORIALIZATION METHOD



Memorial Markers:

- Each marker will provide a short description of the history and stories of the community.
- Looking glass markers will be oriented so that in perspective the viewer can line up the context to see what used to exist in the past.
- Common markers will be placed to extend the history along a walking trail.
- QR codes will be provided at each so viewers can read further.



HISTORICAL LOOKING GLASS FIRST BAPTIST CHURCH (c. 1935)

2



The original Elyria **First Baptist Church** was a Greek Revival style structure built on the southeast corner of Middle Avenue (known as Cheapside) and Second Street in 1838-39, on land donated by Elyria's founder, Heman Ely, Sr. In 1883, this church was replaced by the second Baptist Church, a large building designed in the Gothic style of architecture, shown here. To the right of this church stood the six-story Elyria Masonic Temple, built 1905-06, but destroyed by fire in 1956. This is now the site of the Lorain County Administration Building.

In 1950, the Baptist congregation moved to Washington Avenue and sold this building to the Northern Savings & Loan Company, which demolished the church and built a bank on this land by 1953. Northern Savings & Loan underwent a series of name changes until it closed for good in 2021, after purchase by Huntington Bank.



**MEMORIAL SIGNAGE 01:
THE LOOKING GLASS**



LOOKING GLASS TO THE PAST

Penllyn School



The new Penllyn School, built in 1923, operated for nearly 30 years near the intersection of Old Penllyn Pike and Wister Avenue. The building's memory tells an interesting story of education in Lower Gwynedd Township and community members' efforts to integrate.

In the mid-19th century, the first Penllyn School was established as one of four common schools in Gwynedd, alongside Cedar Hill, Dager and Maple Grove. While its exact location is unknown, Penllyn was notable for educating both black and white students.

By 1928, Lower Gwynedd had only two schools, the new Penllyn School and Spring House School. Children began to attend school not based on where they lived, but based on their race. There were inequities in the buildings, grounds, amenities and supplies of the two schools, a pattern that was reflected across the nation.





MEMORIAL SIGNAGE CONCEPT 01: THE LOOKING GLASS



LOOKING GLASS TO THE PAST

Penllyn School



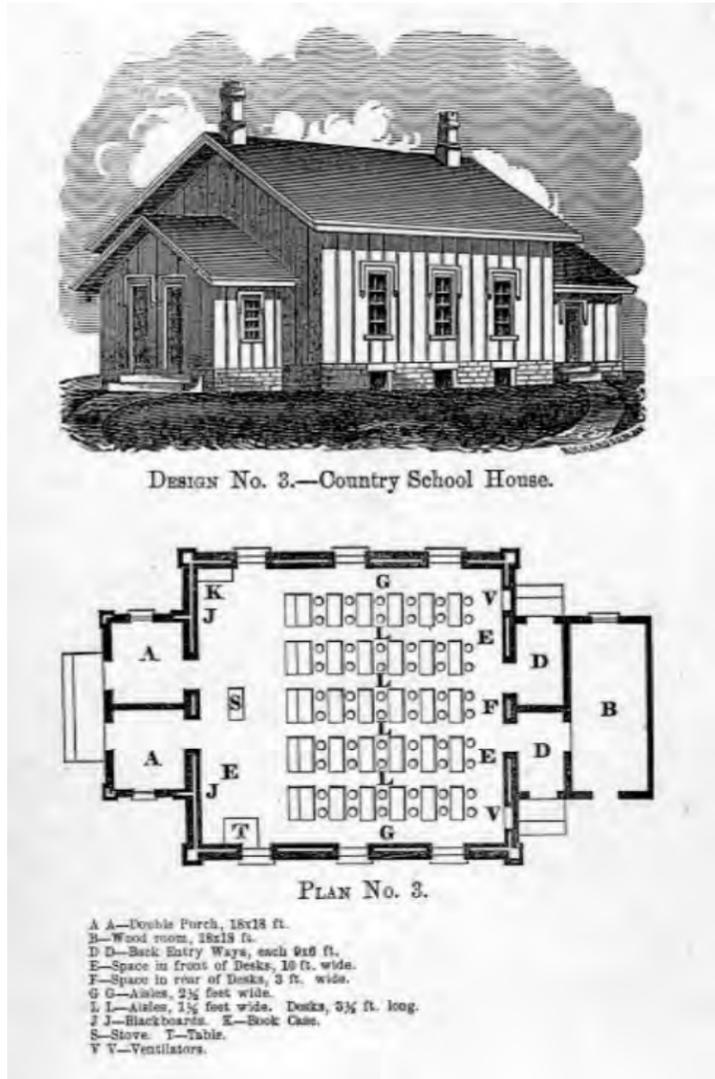
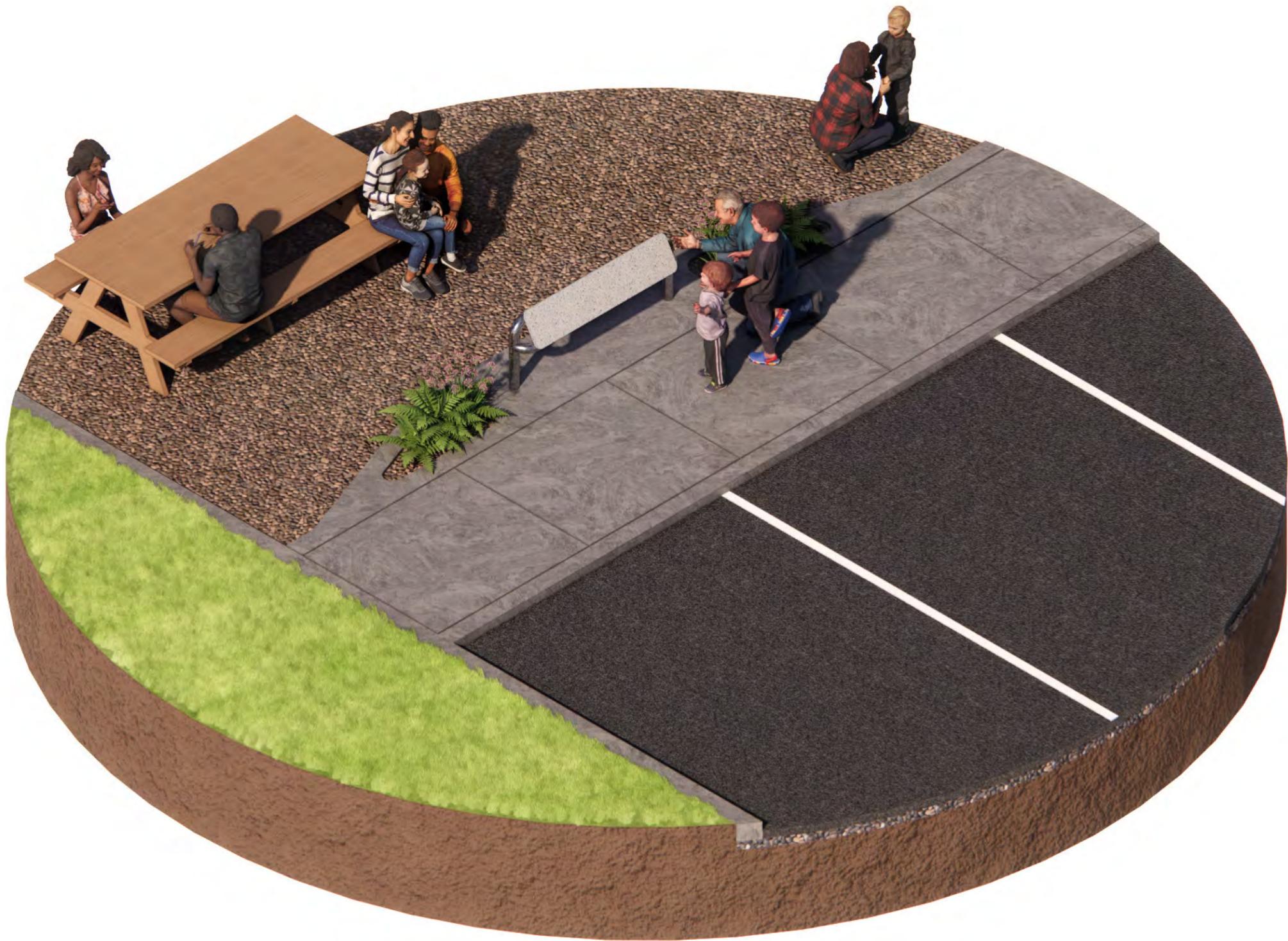
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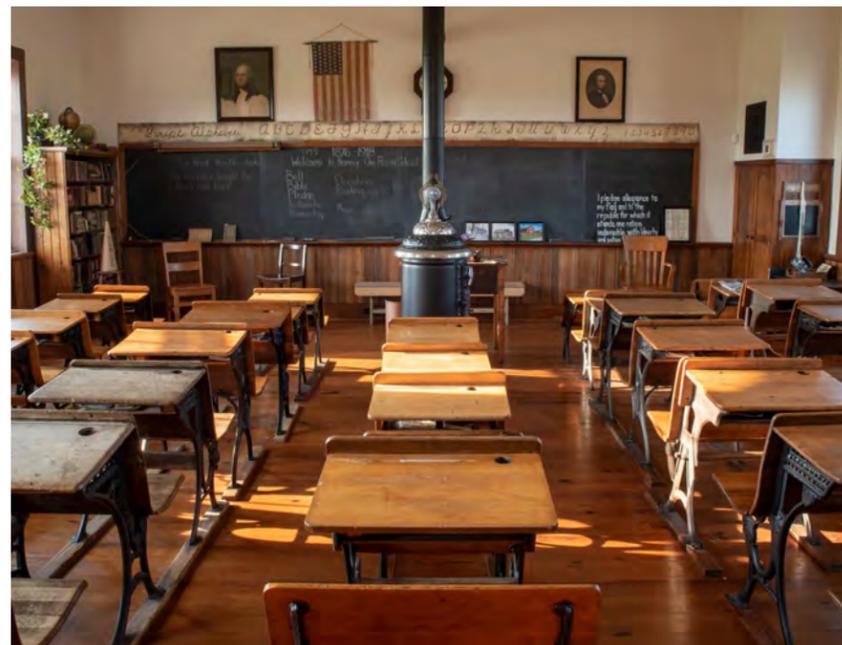
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MEMORIAL SIGNAGE CONCEPT 02: LOOK & LEARN





WE NEED YOUR HELP FINDING:

- 01** Photos
- 02** Artifacts
- 03** Documents
- 04** Stories / History
- 05** Transcripts



MEMORANDUM

ATTN: Board of Supervisors
DATE: Friday, March 20, 2026
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Comprehensive Plan- Presentation & Public Hearing

Recommended Motion: To approve Resolution 2026-07 granting approval of the Lower Gwynedd Township Comprehensive Plan 2045.

Claire Warner from the Montgomery County Planning Commission will attend the March 24 meeting to present an overview of the Comprehensive Plan. The 2045 Lower Gwynedd Township Comprehensive Land Use Plan is currently in its final phase: public review and adoption. This long-range planning document will guide growth and development in Lower Gwynedd Township over the next 20 years. Throughout the planning process, the Township gathered input through steering committee meetings and public outreach efforts, while applying sound planning principles to help shape a shared community vision.

Adoption of the final Comprehensive Plan is governed by the Pennsylvania Municipalities Planning Code (MPC) and involves several required steps, including a 45-day public review period that ended on March 20, 2026, as well as a presentation to the Planning Commission, which occurred on March 18, 2026. A public hearing on the plan is scheduled for March 24, 2026, during the regular meeting of the Board of Supervisors. The public hearing has been duly advertised as required.

Township staff and consultants also held a public “Town Hall” meeting at Gwynedd Mercy University on February 19, 2026. The meeting provided residents with an opportunity to learn more about the plan and offer feedback in advance of the public hearing and anticipated adoption. Key themes from the town hall discussion included concerns about traffic, interest in redevelopment along Bethlehem Pike, and questions regarding “high-density” housing depicted in a conceptual redevelopment illustration included in the plan.

While the illustrations were meant to serve as examples of possible redevelopment scenarios, they appeared to cause confusion, so those illustrations have been removed. We have received written comments from one resident and a letter of support from Whitpain Township. The supporting information including an approval resolution is attached to this memo for your reference.

The [draft comprehensive plan](#) is on the website for review.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**NOTICE OF PUBLIC HEARING ON
PROPOSED LOWER GWYNEDD TOWNSHIP COMPREHENSIVE PLAN UPDATE 2026**

The Lower Gwynedd Township Board of Supervisors will hold a Public Hearing at 7:00 PM on March 24, 2026, at the Lower Gwynedd Township Municipal Building located at 1130 N. Bethlehem Pike, Spring House, PA 19477, on the proposed “Lower Gwynedd Township Comprehensive Plan 2045” Update, dated February, 2026 (“**Proposed Plan**”). The purpose of the Public Hearing is to inform the public about the Proposed Plan, to allow for and obtain public comment on the Proposed Plan, and for the Board of Supervisors to consider and possibly adopt by resolution the Proposed Plan. Public comment and participation at the Public Hearing is welcome. The Proposed Plan highlights the Township’s vision for future growth in the Township.

The Public Hearing may also be accessed via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/89342838575?pwd=zThhoCCAaQaUWyM3vPwcjkmaIL8m28.1>

Meeting ID: 893 4283 8575

Passcode: 425303

Call In Number: 1-646-876-9923

Members of the public can view the Proposed Plan on the Township website at:

<https://www.lowergwynedd.org>.

A complete and true copy of the Proposed Plan is on file and may be examined without charge or obtained for a charge no greater than the cost of reproduction, by the public at the Lower Gwynedd Township Municipal Building located at 1130 N. Bethlehem Pike, Spring House, PA 19477, during the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday.

The Public Hearing will be an item on the Board of Supervisor’s regular meeting agenda being held the same date, time, and location as the above-referenced Public Hearing. The Board may consider, act on, and pass a resolution approving and adopting the Proposed Plan at its regular public meeting on March 24, 2026, subsequent to the conclusion of the Public Hearing on the Proposed Plan. Copies of the full text of the proposed Resolution and Proposed Plan are available at the Township offices and the offices of this newspaper during normal business hours.

All interested parties are invited to attend this public hearing and meeting. If you wish to attend the hearing and are a person with a disability requiring an auxiliary aide, service, or other accommodation, please contact the Lower Gwynedd Township Office at (215) 646-5302 to discuss how the Township can best accommodate your needs.

Lower Gwynedd Township
Mimi Gleason, Township Manager

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov



**Montgomery County
Planning Commission**

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

March 6, 2026

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

Re: MCPC #26-0029-001
Lower Gwynedd Comprehensive Plan 2044
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced comprehensive plan in accordance with Section 302 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 10, 2026. We forward this letter as a report of our review.

BACKGROUND

In collaboration with our office, Lower Gwynedd Township has drafted a new comprehensive plan, *Lower Gwynedd 2045*. The plan is a result of detailed data collection and analysis; several public meetings and surveys; and consultation with a steering committee. The plan includes a future land use plan and several topic-based chapters such as housing and neighborhoods, transportation, economic development, and environmental sustainability. In addition, the plan includes a focus area of the Bethlehem Pike corridor which provides additional background information and recommendations for design concepts and pedestrian safety improvements and along the corridor.

COMPREHENSIVE PLAN COMPLIANCE

CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN

MontCo 2040: A Shared Vision is centered around three major themes. Each of these is examined below as it compares to the proposed *Lower Gwynedd 2045* Plan. The county's future land use map is also compared with the proposed future land use map in *Lower Gwynedd 2045*.

- A. *MontCo 2040* Theme: Connected Communities. *Lower Gwynedd 2045* recommends several projects and ideas that will further the Connected Communities goals, such as expanding trails and supporting town centers and community destinations.

- B. MontCo 2040 Theme: Sustainable Places. *Lower Gwynedd 2045* emphasizes several goals of the Sustainable Places theme, including improving stormwater management, preservation of historic properties, and improving walkability to encourage healthy lifestyles.
- C. MontCo 2040 Theme: Vibrant Economy. Many goals from this section are supported by *Lower Gwynedd 2045* including welcoming and supporting the aging population, allowing flexibility to adapt to changing market conditions and demographics, and encouraging enhanced design standards along Bethlehem Pike to support corridor revitalization.
- D. Land Use. The proposed future land use plan by *Lower Gwynedd 2045* is generally consistent with the county's future land use map in *MontCo 2040: A Shared Vision*. The mixed-use, residential, and business and industrial areas are closely aligned with the categories on the proposed future land use map.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the adoption of Lower Gwynedd Township's proposed comprehensive plan. We commend the township for creating a comprehensive long-range plan with many forward-thinking recommendations that integrate land use, transportation, economic development, and sustainability. We encourage the township to utilize the plan in guiding continued planning efforts within the township.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposed comprehensive plan, *Lower Gwynedd 2045*, and feels that the the plan will asst the township in updating their regulatory controls and other policies to implement the community vision outlined in the comprehensive plan.

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

Should the governing body adopt this proposed zoning ordinance amendment, Section 306 of Act 247, "The Municipalities Planning Code," requires that we be sent an official copy within 30 days.

Sincerely,



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

- c: Mimi Gleason, Township Manager
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor
Chad Dixon, Twp. Traffic Engineer



WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

960 WENTZ ROAD
BLUE BELL, PA 19422-1835
(610) 277-2400
FAX: (610) 277-2209

March 17, 2026

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

Attn: Jamie P. Worman, Assistant Township Manager

Re: **2045 Lower Gwynedd Township Comprehensive Plan**

Dear Ms. Worman:

Thank you for sharing the 2045 Lower Gwynedd Township Comprehensive Plan.

We have reviewed the Plan and have no specific comments to offer at this time concerning its content. We commend the Township for undertaking the Comprehensive Plan and are impressed with the overall format and the level of detail contained in the Plan.

Should you require any additional information, please contact me at your convenience. I may be reached via email at jblanch@whitpaintownship.org or by phone at (610) 277-2400.

Sincerely,

A handwritten signature in blue ink that reads "Jim Blanch".

James E. Blanch, P.E.
Township Engineer

cc: Eric Traub, Township Manager

From: lwoodward@ashassociates.net
To: [Jamie Worman](mailto:Jamie.Worman)
Cc: claire.warner@montgomerycountypa.gov
Subject: Comprehensive Plan comments
Date: Wednesday, March 18, 2026 3:07:08 PM

Hello Jamie and Claire

We are writing to comment on the Draft Comprehensive Plan.

We appreciate the Township's efforts regarding Bethlehem Pike and agree that increased zoning flexibility in that area could be beneficial.

However, we have significant concerns about the proposed changes affecting the Spring House Corporate Center property.

Currently, there is no commercial zoning in this area. The existing office building is surrounded by residential neighborhoods and Route 309. We do not believe that introducing this type of zoning is appropriate for this location. It gives the impression that this change is being included in the Comprehensive Plan primarily to facilitate a future rezoning for a specific development proposal.

Additionally, the proposed residential density is too high for this area, and mixed-use development does not align with the existing character of the neighborhood. There is nothing comparable currently in the township or in the immediate surrounding area. Perhaps a Residential medium density housing like what you are proposing at the neighboring property would be more appropriate.

We attended the town hall meeting and shared our concerns at that time, and we want to ensure they are formally included in the record.

At that meeting, we also raised a question regarding pedestrian access along Norristown Road under the Route 309 overpass. We were advised to follow up separately, so we are formally requesting clarification: How will safe and practical pedestrian access be provided under the overpass? This appears to be a key component of the BET proposal and a central justification for creating a "walkable" community.

Thank you for your time and consideration.

Landon and Leslie Woodward
765 Tennis Ave.
Ambler, PA 19002
215-367-5261 Office
610-312-1245 Cell

**LOWER GWYNEDD TOWNSHIP
RESOLUTION #2026-07**

**A RESOLUTION OF LOWER GWYNEDD TOWNSHIP
ADOPTING AND APPROVING THE
LOWER GWYNEDD TOWNSHIP COMPREHENSIVE PLAN**

WHEREAS, pursuant to Article III of the *Pennsylvania Municipalities Planning Code*, Act 247, municipalities are required, from time to time, to prepare, adopt, and update their comprehensive plan; and

WHEREAS, after careful consideration, the Lower Gwynedd Township Board, with the assistance of a citizen steering committee and the Montgomery County Planning Commission, has completed a comprehensive plan that will serve as a guide for future growth and development; and

WHEREAS, the comments received from the public at public hearings, and from the Montgomery County Planning Commission, contiguous municipalities, and the Wissahickon School District have been duly noted; and

WHEREAS, the Lower Gwynedd Township Planning Commission and the Lower Gwynedd Township Board have reviewed and recommended the adoption of the comprehensive plan that addresses community objectives, existing and future land uses, housing, infrastructure, the transportation network, environmental protection, economic development, parks and open space, and historic preservation; and

WHEREAS, the Lower Gwynedd Township Comprehensive Plan incorporates maps, charts, data, and text with respect to demographics, land uses, environmental characteristics, housing, transportation, public water and sewer infrastructure, open space, and community facilities; and

WHEREAS, the Lower Gwynedd Township Comprehensive Plan has been the subject of a duly advertised public hearing held by the Lower Gwynedd Township Board on March 24, 2026.

NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Lower Gwynedd Township Comprehensive Plan, prepared by the Lower Gwynedd Township Board with the assistance of a citizen steering committee and the Montgomery County Planning Commission, as the official comprehensive plan of Lower Gwynedd Township.

RESOLVED AND ADOPTED Tuesday, March 24, 2026.

Attest:

Mimi Gleason
Township Manager

Danielle Duckett
Township Board Chairperson



MEMORANDUM

ATTN: Board of Supervisors

DATE: March 20, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Gwynedd Point Village Conditional Use Application #26-03

Recommended Motion: To authorize the Township Solicitor to prepare a decision and order approving the conditional use application for Gwynedd Point Village.

Mr. Pete Penna and his attorney, Mr. Dave Shafkowitz, will attend the March 24, 2026, Board of Supervisors meeting for a public hearing on the Gwynedd Point Village Conditional Use Application.

In January, Mr. Penna presented a plan to the Planning Commission proposing the residential redevelopment of the Spring House Nursery and adjacent properties within the triangular area bound by Cedar Hill Road and Bethlehem Pike. The proposal includes a townhouse community with stormwater management, green space, pedestrian improvements, and a realignment of the Cedar Hill Road and Bethlehem Pike intersection.

On March 18, Mr. Penna returned with a revised plan addressing PC comments. Updates include an increased right-of-way along Bethlehem Pike (resulting in the removal of one unit), relocation of overflow parking, revisions to address Fire Marshal concerns regarding circulation and parking, and updated intersection realignment details. The Planning Commission recommended approval of the conditional use application, with noted caveats, and also supported the necessary zoning and map amendment to extend the Lower Pike Overlay to these parcels.

A traffic study has been completed and reviewed by the Township Traffic Engineer alongside the revised plan. A PennDOT scoping study application was also submitted. Supporting materials, including review letters, revised plans, and renderings, are attached for reference.

LEGAL ADVERTISEMENT
CONDITIONAL USE HEARING NOTICE

Notice is hereby given that the Lower Gwynedd Township Board of Supervisors (the “**Board**”), on Tuesday, March 24, 2026, at 7:00 p.m., will hold a public hearing to consider the conditional use application (“**Application**”) of PFP Property Management, LLC (“**Applicant**”), equitable owner of properties known as 1208 N. Bethlehem Pike (Parcel #39-00-00277-00-8), 1224 N. Bethlehem Pike (Parcel #39-00-00280-00-5), 1201 Cedar Hill Road (Parcel #39-00-00655-00-8), 1209 Cedar Hill Road (Parcel #39-00-00658-00-5), 1213 Cedar Hill Road (Parcel #39-00-00661-00-2) and 1217 Cedar Hill Road (Parcel #39-00-00664-00-8), consisting of approximately 9.24 acres in the aggregate, and at the time of the hearing, located within the A-1 Residential District and the Lower Pike Overlay District (“**Property**”). The Applicant proposes the development of the Property for approximately forty-eight (48) attached carriage homes, parking, and related improvements (the “**Proposed Use**”). Conditional use approval is required pursuant to § 1271.09, Special Requirements, subparagraph (a) of the Lower Gwynedd Township Zoning Code (“**Zoning Code**”). The Application must meet the objective requirements of Section 1298.07 of the Zoning Code. The Board may vote on the Application at the conclusion of the hearing.

At the hearing, The Board will consider testimony and evidence from the Applicant and the Applicant’s witnesses in support of the Application. A copy of the Application may be viewed at the Lower Gwynedd Township Building during normal business hours. Please contact the Township at (215) 646-5302 or mfarzetta@lowergwynedd.org, to schedule an appointment.

The public may participate in the meeting in person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA 19477; online at _____; or by calling _____ and entering the meeting ID number _____ when prompted.

At the hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, and appeal from the decision to court. Party status is not required to provide comments only, and comments may be presented in writing, or verbally at the conclusion of the hearing. Anyone requesting party status or who wishes to submit written comments in advance of the hearing, are encouraged, but not required, to email the Township Solicitor, Neil Andrew Stein, Esquire, nstein@kaplaw.com, with your name, address, e-mail address, telephone number and your comments.

Neil Andrew Stein, Esquire
Lower Gwynedd Township Solicitor

PLEASE PROVIDE PROOF OF PUBLICATION



NEIGHBORHOOD STREETScape
BETHLEHEM PIKE

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.



1/20/2026

672501_1



NEIGHBORHOOD STREETScape
BETHLEHEM PIKE

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1



NEIGHBORHOOD STREETScape
BETHLEHEM PIKE

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.



1/20/2026 672501_1



NEIGHBORHOOD STREETScape
BETHLEHEM PIKE

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1



FRONT ELEVATION
END UNIT - END UNIT

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.



1/20/2026

672501_1



FRONT ELEVATION
END UNIT - END UNIT

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1



SIDE ENTRY ELEVATION
END UNIT

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1



SIDE ENTRY ELEVATION
END UNIT

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1



REAR ELEVATION
END UNIT - INTERIOR UNIT - END UNIT

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA

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1/20/2026

672501_1



REAR ELEVATION
END UNIT - INTERIOR UNIT - END UNIT

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA

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1/20/2026

672501_1



NEIGHBORHOOD STREETScape
CEDAR HILL ROAD

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

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NEIGHBORHOOD STREETScape
CEDAR HILL ROAD

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 13, 2026

File No. 25-01054

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

Reference: Spring House Nursery Redevelopment
Conditional Use Review 2

Dear Ms. Gleason:

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

I. Submission

- A. Conditional Use Plans, consisting of sheets 1, 3, 4, 9, 11, & 12 of 14, dated November 28, 2025, last revised February 5, 2026, as prepared by Protract Engineering Inc.
- B. Right-of-Way Changes Exhibit, prepared by Protract Engineering.
- C. Post Construction Stormwater Management Plan and Volume Control Worksheets, dated November 28, 2025, last revised February 5, 2026, as prepared by Protract Engineering Inc.
- D. Tree Assessment & Inventory, dated January 14, 2026, as prepared by Rockwell Associates.
- E. Tree Assessment Matrix, dated January 12, 2026, as prepared by Rockwell Associates.
- F. Tree Location Map.
- G. PennDOT Scoping Application & Cedar Hill Road Realignment, , dated November 28, 2025, last revised February 5, 2026, as prepared by Protract Engineering Inc.

II. General Information

The subject property consists of six (6) parcels located within the A-1 Residential Zoning District. Additionally, the properties are subject to a Zoning Map Amendment to extend the Lower Pike Overlay to encompass the subject properties. The overall tract is approximately 8.7 acres and currently contains four (4) single-family dwellings and an existing landscaping business.

The Applicant proposes to remove all existing improvements and combine the properties to construct a 48 unit townhouse development. The proposed townhouse development is permitted as a conditional use in Lower Pike Overlay District. The subject property will be accessed from Bethlehem Pike and Cedar Hill Road and will contain internal drives for access to each townhome. Additional improvements include parking areas, curbing, sidewalk, landscaping, and associated stormwater management facilities.

II. Review Comments

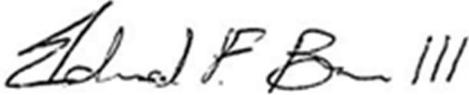
A. Conditional Use

The existing properties are subject to a proposed Zoning Map Amendment to extend the Lower Pike Overlay District to incorporate the proposed development. In the event that the Board decides to extend the Overlay District to this property, the Applicant has submitted a Conditional Use application. As such, we have reviewed the plan in accordance with the Lower Pike Overlay District where each project shall have its design be subject to conditional use approval. Upon review of the conditional use application, we offer the following comments. The comments contained in this section should not be misconstrued as requirements, but rather discussion points for the Board's consideration when evaluating the Conditional Use Application.

1. We note that the conceptual locations for stormwater management facilities are shown on the plans and the Applicant has provided preliminary calculations to show the conceptual size and locations of the facilities can control the runoff from the proposed development. Upon review, it appears that the preliminary calculations indicate that the proposed sizes of the stormwater facilities can meet the volume control requirements of the ordinance. We note that a more comprehensive review of the stormwater management design will be completed at the time of the land development submission.
2. All roadway improvements, including realignments, tuning lanes, line striping, and signage shall be reviewed and approved by Township Traffic Engineer.
3. The Applicant should have discussions with PennDOT regarding a potential pedestrian crossing of Bethlehem Pike to the Fairlands Road neighborhood with access to the Township trails. We note that this crossing may require several safety regulations including pavement markings and flashing beacons.
4. The Lower Pike Overlay District requires that the design of landscaping, lighting, streetscape improvements, and architectural elements be established and reviewed for the project during Conditional Use. We note that the Applicant has provided renderings showing the architectural elements of the proposed development, including landscaping, lighting and streetscape improvements. We defer to the Board to determine if additional streetscape elements shall be provided.
5. We note that the plans have been revised to provide a curbed island at the intersection of Cedar Hill Road and N. Bethlehem Pike to realign the intersection so that the roads insect at a 90-degree angle. We defer to the review of the realignment and the potential need for pedestrian facilities in this area to the Township Traffic Engineer.
6. The plans shall indicate the trees to removed for all areas of the project including the realignment of Cedar Hill Road.
7. We note that a turning template has been provided for review. We defer to the Lower Gwynedd Township Fire Marshal to determine whether the size of the emergency vehicle used on the turning template is acceptable.
8. We note that the proposed development will be required to obtain all applicable permits, including but not limited to Montgomery County Conservation District, PA DEP, PennDOT, etc. The Township and our office shall be copied on correspondence with these agencies.

Please note that additional comments will be made during the land development review process. 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: Neil A Stein, Esq., Kaplin Stewart
Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Pete Penna, Applicant
Nicholas Rose, P.E., Protract Engineering, Inc.
Al Comly, Township Fire Marshal
Chad Dixson, P.E., Bowman Consulting Group
Jim Hersh, P.E., Vice President, Gilmore & Associates, Inc.



Office of the Fire Marshal

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

REVIEW MEMORANDUM

TO: Patty Furber, Mimi Gleason, Jamie Worman
FROM: Al Comly
DATE: January 15, 2026

**RE: SPRING HOUSE NURSERY
1224 & 1208 N BETHLEHEM PIKE & 1217 CEDAR HILL ROAD
CONDITIONAL USE APPLICATION**

I have reviewed the Plan circulated for the above property as prepared by ProTract Engineering, Inc. dated 11-28-2025.

While I understand that this project is in a nascent stage of development, I note the following as concerns:

- 1 The internal roadways are dimensioned at 24 feet. This is essentially enough for 2 lanes of traffic. Given the apparent density represented on the plan, I would strongly recommend that these roadways all be posted "No Parking" (both sides of the street) to assure proper access for emergency vehicles. While I anticipate that these units will be equipped with automatic sprinklers complying with NFPA Standard 13R for low-rise multi-unit developments, parking in the roadways could impede or completely obstruct emergency access.
- 2 The intersections of these internal roadways appear very tight (recognizing that no details or dimensions have been provided) for emergency vehicles. The developer must submit an engineered plan showing access for emergency vehicles to assure reasonable access within the development
- 3 I have concerns that the walls separating the units (from foundation to roofline) are properly constructed to prevent the extension of fire to adjoining units
- 4 I question if enough "overflow parking" has been provided, based on experience in the Township with other similar developments. I realize the current zoning establishes this number, but in actual operation,

over time, we have observed numerous cases where that has been insufficient for everyday use.



February 26, 2026

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

RE: **Traffic Review – Transportation Impact Study Scoping Meeting Application & Conditional Use Plan**

Gwynedd Pointe – 1208 – 1224 North Bethlehem Pike (S.R. 2018)
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-019

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic review for the proposed development to be located at 1208 – 1224 North Bethlehem Pike (S.R. 2018) in Lower Gwynedd Township, Montgomery County, PA. Based on the materials provided for review, the proposed development will consist of 48 townhouse units. Access to the proposed development will be provided via a full-movement driveway along North Bethlehem Pike (S.R. 2018) and a full-movement driveway along Cedar Hill Road.

The following documents were reviewed in preparation of our comments:

- [Transportation Impact Study Scoping Meeting Application – 1208 – 1224 North Bethlehem Pike](#), prepared by Horner & Canter Associates.
- [North Bethlehem Pike and Cedar Hill Road Intersection Detail](#), prepared by ProTract Engineering, Inc.
- [North Bethlehem Pike Site Access Detail](#), prepared by ProTract Engineering, Inc.
- [Conditional Use Plan – 1208 – 1224 North Bethlehem Pike](#), prepared by ProTract Engineering, Inc., last revised February 5, 2026.

Based on our review of the documents listed above and the initial traffic assessment completed by the applicant for the conditional use application, Bowman offers the following comments for consideration by the Township and action by the applicant's team.

General

1. A response letter must be provided with the resubmission detailing how the comments below have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.
2. 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 information provided for Land Use Code 215 (Single-Family Attached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the proposed 48

townhouse units will generate approximately 24 "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$92,760. The applicant must provide use and occupancy information from the time of the Roadway Sufficiency Analysis data collection for the Act 209 study in 2003 as the basis for determining the impact fee for this project. Upon receipt of this information, our office will review if a credit is appropriate towards the transportation impact fee for the existing use(s) of the site.

Transportation Impact Study Scoping Meeting Application

3. Since access to this site is provided via North Bethlehem Pike (S.R. 2018), which is a state roadway, the TIS scoping meeting application is being concurrently being reviewed by PennDOT to obtain concurrence and approvals on the access and associated improvements proposed in the study. Any comments from PennDOT should also be coordinated with our office and the Township and evaluated and addressed accordingly in subsequent submissions. A Highway Occupancy Permit (HOP) from PennDOT will be required for any modifications to the site frontage within the legal right-of-way along North Bethlehem Pike (S.R. 2018). The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.
4. The applicant is proposing to realign Cedar Hill Road along their site frontage as part of the proposed land development, so that it intersects North Bethlehem Pike (S.R. 2018) at a 90-degree angle. **Section 1230.39.(C) of the Subdivision and Land Development Ordinance** requires intersecting streets intersect at a ninety-degree angle for a minimum of 50 feet beyond the intersection of the right-of-way lines. It appears from the sketch that the realigned Cedar Hill Road does not meet that requirement. The entire width (east and westbound lanes) of Cedar Hill Road must be realigned to meet this requirement at a minimum. In addition, the design of the realignment should consider the feasibility of providing pedestrian crossings for future connections at the intersection.
5. The study should provide discussion on the feasibility of adding a designated pedestrian crossing on North Bethlehem Pike (S.R. 2018) at a location along the site frontage to connect the sidewalks being provided along site frontages to the Trewellyn Trail located along the western side of North Bethlehem Pike (S.R. 2018). If PennDOT and the Township determines a pedestrian crossing may be feasible, a PennDOT TE-113 form should be completed in accordance with PennDOT Publication 46 and Strike-off Letter 494-25-05 and submitted to the Township and PennDOT for review.
6. The applicant is proposing to provide a left-turn lane along southbound North Bethlehem Pike (S.R. 2018) at the site access. We recommend the left-turn lane be striped with a storage bay length of 75 feet with a 75-foot bay taper, and a transition taper with the appropriate length.
7. Crash analysis for the most recent five years of available crash data (i.e., 2020-2024) must be included in the study for all study intersections and along the site frontage.

Conditional Use Plan

8. The internal roads throughout the site should be a minimum of 26 feet wide as required in **Section 1230.37(c) of the Subdivision and Land Development Ordinance**. The proposed width of the internal roads is 24 feet.

9. Sight distance measurements for the proposed driveways along North Bethlehem Pike (S.R. 2018) and Cedar Hill Road must be shown on the plans as required in **Section 1230.38(a)(3)** of the **Subdivision and Land Development Ordinance** to demonstrate the proposed access locations can provide the required sight distances. Sight distance triangles should be shown on the plans to determine if the proposed planted berms along the site frontages will restrict sight distances. The sight distance requirements for the triangles should meet the minimum intersection sight distance requirements from *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO) since access to the site will be provided via local road connections.
10. The curb radii at the proposed roadway intersection along North Bethlehem Pike (S.R. 2018) should be a minimum of 30 feet as required in **Section 1230.39(a)** of the **Subdivision and Land Development Ordinance**. The plans currently show a 15-foot curb radius on each side of this driveway.
11. According to **Section 1230.45(b)** of the **Subdivision and Land Development Ordinance**, sidewalks should be a minimum of 5 feet wide. The plans currently show a sidewalk width of 4 feet along the North Bethlehem Pike (S.R. 2018) and Cedar Hill Road site frontages.
12. According to **Section 1230.39(b) of the Subdivision and Land Development Ordinance**, the first internal intersection must be separated from the North Bethlehem Pike (S.R. 2018) access by a minimum of 125 feet. We have concerns about the location of the first internal intersection along the North Bethlehem Pike (S.R. 2018) driveway and its close proximity to North Bethlehem Pike (S.R. 2018). Vehicles exiting the internal drive aisle adjacent to North Bethlehem Pike (S.R. 2018) have limited ability to see vehicles entering the site from North Bethlehem Pike (S.R. 2018) at this driveway. The plan should be revised to provide more distance between this internal intersection and North Bethlehem Pike (S.R. 2018), or other design measures should be proposed to address location of this first internal intersection.
13. The emergency vehicle turning template should be revised to demonstrate the ability of an emergency vehicle to make a right-turn into the North Bethlehem Pike (S.R. 2018) driveway and a left-turn into the Cedar Hill Road driveway. It is recommended that the Township Fire Marshal confirm the proper emergency vehicles dimensions were used for the turning templates and review the plans for accessibility and circulation needs of emergency apparatus. Turning templates should also be provided in future land development plan submissions demonstrating the ability of trash trucks and delivery vehicles to maneuver into and out of the site accesses along North Bethlehem Pike (S.R. 2018) and Cedar Hill Road and entirely through the site.
14. Parking along both sides of the internal roads based on the site design, road widths, and location of driveways will need to be prohibited by adequate signing. The Township Engineer and Fire Marshal may also comment on this design.
15. Future land development and PennDOT HOP plan must show pavement markings to delineate ingress and egress lanes for the proposed driveways and crosswalks.
16. A more detailed review will be conducted if and when the project moves forward through a detailed land development and PennDOT HOP review and approval process. Additional comments and

requirements could be raised, and revisions may be required for the proposed site access, roads internal to the development, and transportation improvements for North Bethlehem Pike (S.R. 2018) and Cedar Hill Road at that time.

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

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Mirlene SaintVal, P.E., PennDOT
Nidhi Mehra, P.E., PennDOT
John Gallagher, P.E., PennDOT
Pete Penna, PFP Property Management (Applicant)
Nick Rose, P.E., ProTract Engineering, Inc. (Applicant's Engineer)
Dave Horner, P.E., PTOE, Horner & Canter Associates (Applicant's Traffic Engineer)



TRANSPORTATION IMPACT STUDY (TIS)
DETERMINATION & SCOPING MEETING
APPLICATION

Scoping Meeting Application: Draft

Scoping Meeting Date: Scoping Number: S0620260016

Tax Parcel Number:

Project/Development Name: 1208-1224 North Bethlehem Pike

Applicant Information:

Business Partner ID:

Applicant Name: PFP Property Management LLC

Phone: (267) 250-9794 Email 1: petejr@pfpproperties.com

Primary Contact: Pete Penna Email 2:

Additional Engineering Firm Information:

Business Partner ID:

Engineering Firm: Protract Engineering Inc

Phone: Email 1: nrose@protract.net

Primary Contact: Nick Rose Email 2:

Creator Information:

Business Partner ID: 004633 Firm Name: Horner & Canter Associates, P.C.

Phone: 609-654-4104 Email 1: hkeene@horner-canter.com

(1) LOCATION OF PROPOSED DEVELOPMENT:

PennDOT Engineering District: 06 Email:

County: Montgomery Email:

Municipality: LOWER GWYNEDD Email: cdixson@bowman.com

RPO/MPO: DVRPC MPO

Email: amaron@dvrpc.org

Table with 7 columns: NO., Road Name, Ownership, SR, Segment, Offset, Latitude, Longitude. Row 1: 1, North Bethlehem Pike, State, 2018, 0180, 1065, 40.1948415,-75.2241057

2	Cedar Hill Road	Local Municipality				
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NO.	Proposed Activity	Proposed Access Level	Signalized?	Average Daily Trips	Driveway Classification
1	Construct New Driveway	Full Access	N	156	Local Road
2	Construct New Driveway	Full Access	N	167	Local Road

Describe Existing or Proposed Multimodal Accommodations:
N/A

Are there any vehicle weight or size restrictions along any roadway providing direct access to the site in accordance with 75 PA C.S. ss 4902? : No

(2) DEVELOPMENT SCHEDULE AND STAGING:

Multi-Stage Development ? No
 Anticipated Opening Date: 06-01-2030
 Full Buildout Date: 06-01-2030

Describe Proposed Development Schedule/Staging:

(3) TRIP GENERATION:

Land Use & Size	Land Use Code	Were ITE results used?	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Enter	Exit	Enter	Exit	Enter	Exit
Residential / 49 DU	215	Yes	323	6	17	14	11	N/A	N/A
		TOTAL:	323	6	17	14	11	0	0

(4) LEVEL OF STUDY REQUIRED?

Level of Study Required? Transportation Impact Assessment (TIA)

If Yes, based on:
Not Applicable

Additional considerations as described below:
None

(5) STUDY AREA:

Location Number	Major Street	Minor Street	Signalized?
1	North Bethlehem Pike	Driveway Location #1	N
2	Cedar Hill Road	Driveway Location #2	N
3	North Bethlehem Pk (SR 2018)	Cedar Hill Road	N
4	North Bethlehem Pk (SR 2018)	Fairland Drive	N

Land use context (Refer to PennDOT Design Manual, Part 1X, Appendix B):
Suburban

Known Congestion Areas:
None

Known Safety Concerns:

None

Known Environmental Constraints:

None

Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.):

North Bethlehem Pike corridor serves commercial businesses and residential developments. No existing pedestrian accommodations are provided along North Bethlehem Pk in this area

Transit Review (Current routes/stops):

None

(6) STUDY AREA TYPE:

Study Area Type: Urban

(7) TIS/TIA ANALYSIS PERIODS AND TIMES:

Opening Year: 2030

Full Buildout Year: 2030

Design Year: 2030

Indicate the analysis times to be included in the TIS/TIA:

- 1. AM Peak Hour
- 2. PM Peak Hour
- 3. Saturday Peak Hour
- 4. Other:

AM and PM peak hours only

Analysis periods to be included in the TIS/TIA:

- 1. Existing Conditions
- 2. Opening Year Without Development
- 3. Opening Year With Development and Opening Year With Mitigation (if necessary)

Additional Analysis Periods (Please Specify):

No additional analysis periods

(8) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment (I identify counts requiring adjustment and methodology):

None

PennDOT Growth Factor Report

(b) Annual Base Traffic Growth: 0.13 %/yr. Source: 2025-26

(c) Pass-By Trips (Attach justification where required):

NO.	Land Use	%	Source

(d) Captured Trips for Multi-Use Sites:

N/A

(e) Modal Split Reductions:

N/A

(f) Other Reductions:

N/A

(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

Notes:

To be determined through communication with the local municipality

(10) TRIP DISTRIBUTION AND ASSIGNMENT:

Trip Distribution Notes:

N. Bethlehem Pk to/from the north 30% N. Bethlehem Pk to/from the south 50% Cedar Hill Rd to/from the east 20%

(11) DATA COLLECTION ELEMENTS AND CAPACITY ANALYSIS METHODOLOGIES:

NO.	Major Street	Minor Street	Signalized?	Period	Data Collection Method	Capacity Analysis Method
1	North Bethlehem Pike	Driveway Location #1	N	AM Peak, PM Peak	N/A	HCM 7th Edition
2	Cedar Hill Road	Driveway Location #2	N	AM Peak, PM Peak	N/A	HCM 7th Edition
3	North Bethlehem Pk (SR 2018)	Cedar Hill Road	N	AM Peak, PM Peak	MTM Counts	HCM 7th Edition
4	North Bethlehem Pk (SR 2018)	Fairland Drive	N	AM Peak, PM Peak	MTM Counts	HCM 7th Edition

(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

Roadway Improvements:

None

(13) REQUIRED ANALYSIS:

(a) Analysis Acknowledgement:

Yes

(b) Capacity Analysis:

Yes

(c) Queue Analysis:

Yes

(d) Sight Distance Analysis:

(e) Signal Warrant Analysis:

(f) Turn Lane Warrant Analysis:

Yes

(g) Intersection Control Evaluation:

(h) Crash Analysis:

Yes

(i) Gap Studies:

(j) Identify any other analysis to be performed or revisions to the sections above:

(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:

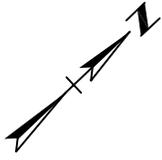
Additional Comments:

Request PennDOT review whether a crosswalk across N. Bethlehem Pk should be installed at the proposed access across from Fairland Dr to link the two residential developments. Also review of proposed radius improvement at N. Bethlehem Pk/Cedar Hill Rd intersection as shown in attached plan

PennDOT Review Comments: (Current Cycle Comments)

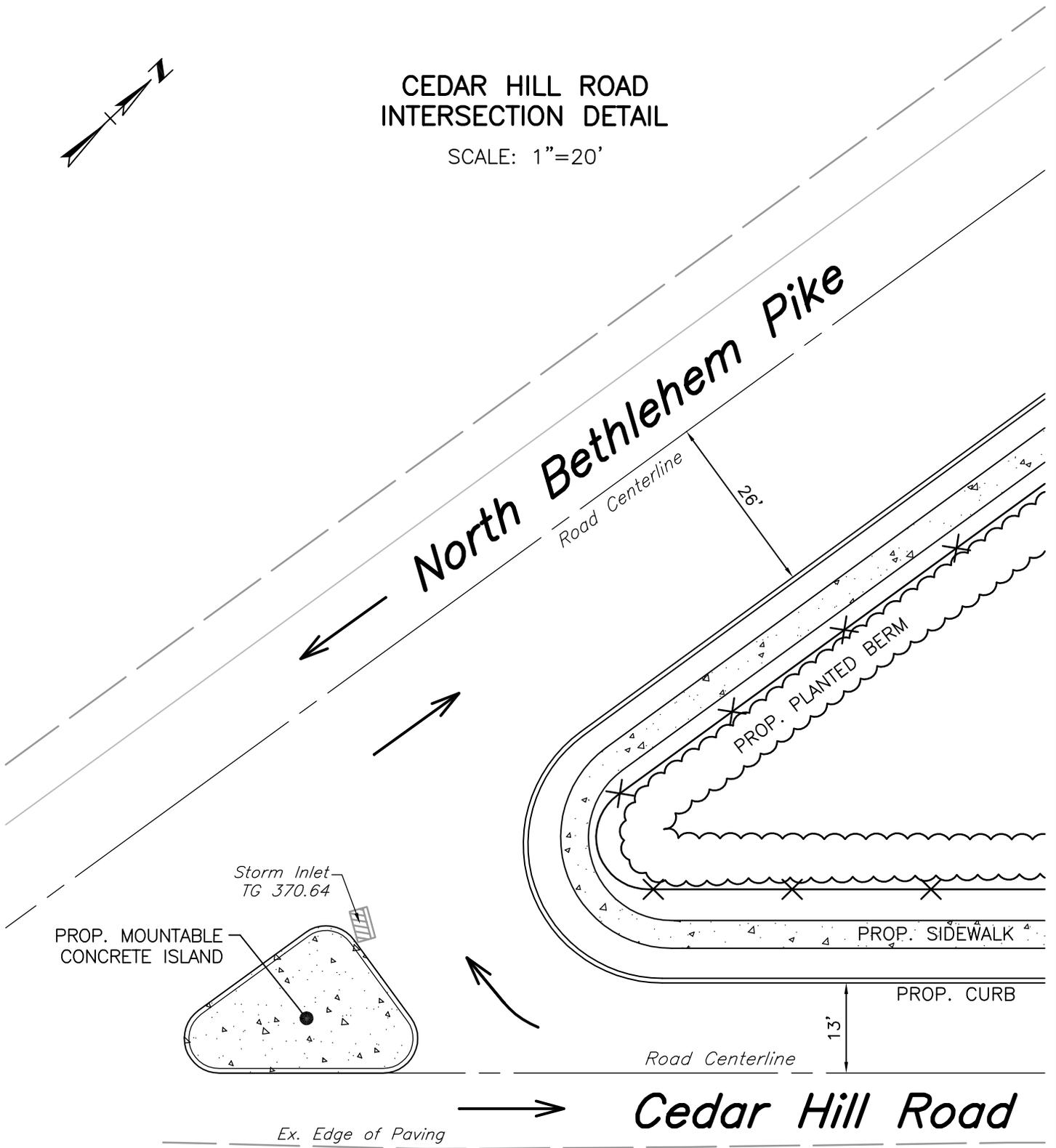
After review of the scoping meeting application, the Department will contact the applicant regarding the need for a scoping meeting prior to applying for a highway occupancy permit.

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CEDAR HILL ROAD INTERSECTION DETAIL

SCALE: 1"=20'



North Bethlehem Pike

Road Centerline

26'

PROP. PLANTED BERM

PROP. SIDEWALK

PROP. CURB

13'

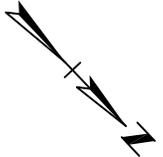
Road Centerline

Cedar Hill Road

Ex. Edge of Paving

Storm Inlet
TG 370.64

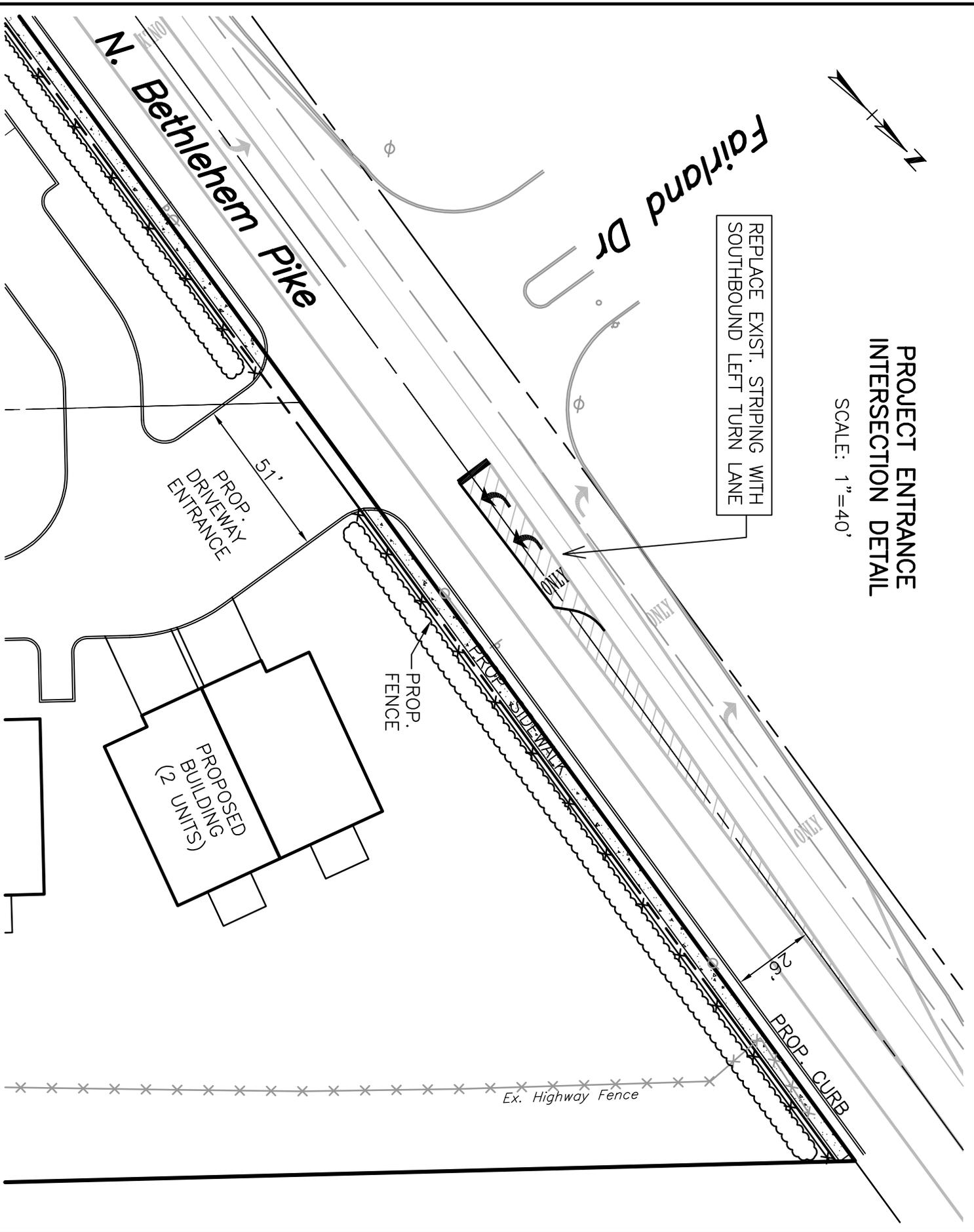
PROP. MOUNTABLE
CONCRETE ISLAND

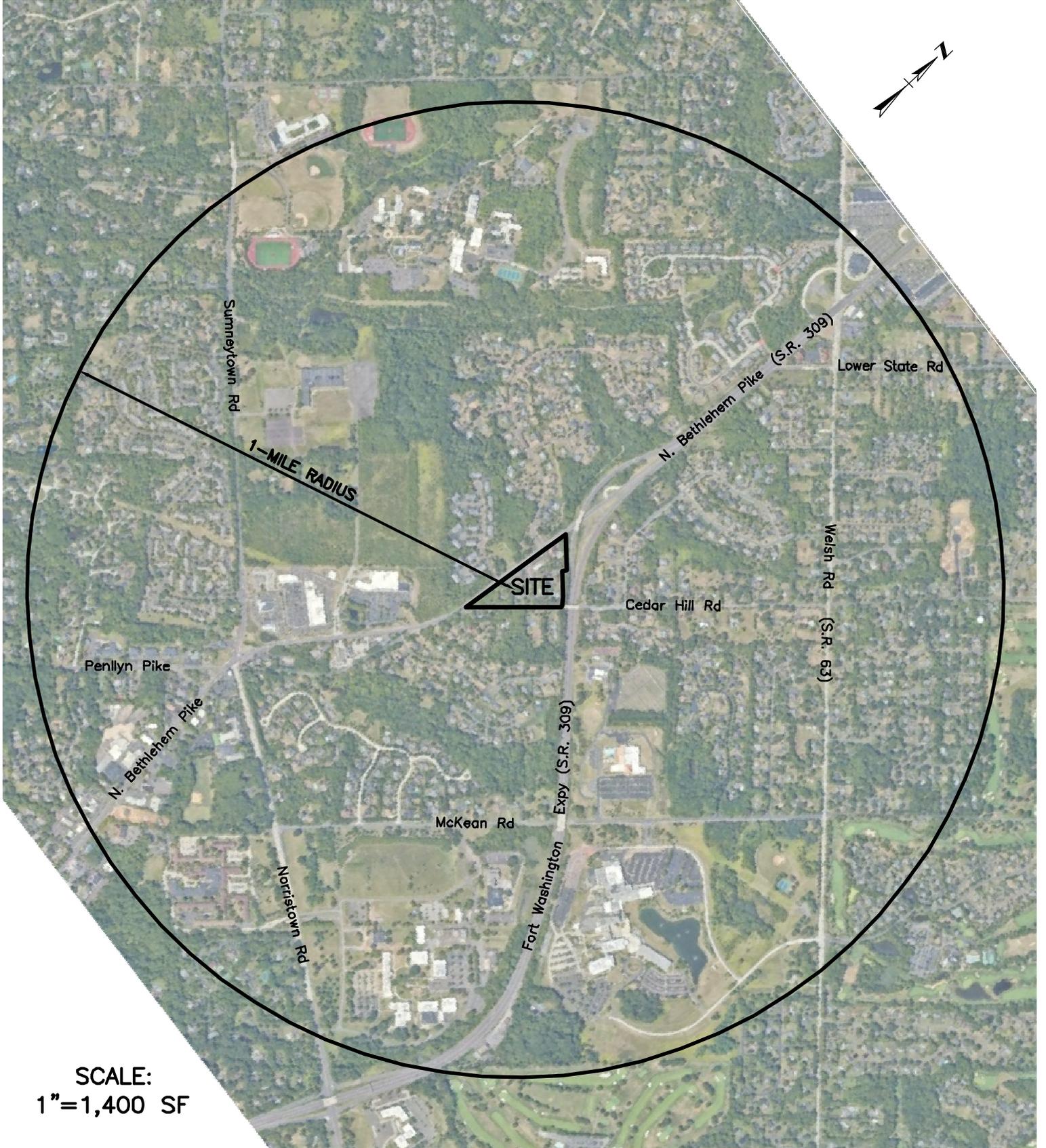


PROJECT ENTRANCE INTERSECTION DETAIL

SCALE: 1"=40'

REPLACE EXIST. STRIPING WITH
SOUTHBOUND LEFT TURN LANE





SCALE:
1"=1,400 SF

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of March 18, 2026**

Present: Craig Melograno, Chairman
Maureen Nunn
Michael Mrozinski
Craig Adams
Robert Sawyer

Jamie Worman, Asst. Township Manager
Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, Bowman

Absent: Rich Valiga, Vice-Chair, Danielle Porreca

Call to Order:

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

Approval of Minutes: February 18, 2026

A motion was made by Mr. Adams and seconded by Mr. Mrozinski to approve the minutes of the Lower Gwynedd Township Planning Commission from the meeting of February 18, 2026. The motion carried unanimously.

Land Development:

#26-05WLD

Goddard Daycare Center
820 N. Bethlehem Pike

Present for the waiver of land development application was Ms. Kate Harper, from Timothy Knox LLP. And Mr. John Smith from Philips Associates. Ms. Harper explained that the property located at 820 N. Bethlehem Pike was previously approved for both a daycare center and a medical office building. The daycare was constructed first and is operating successfully. She stated that when the owner attempted to rent out the medical office building, Goddard Daycare requested to expand into that space, proposing two additional classrooms, office space, and a kitchenette.

Ms. Harper noted that the daycare center obtained zoning hearing board approval for their expansion. The only modifications to the previously approved land development plan are the addition of two handicap ramps and a small, fenced enclosure to provide a safe walkway for teachers and students between the existing daycare and the new classrooms.

Ms. Harper stated they are requesting a waiver from land development since this is just a minor modification to an already approved plan. She added that they may lose a couple of trees to accommodate the changes, and they will either request a tree waiver and offer a fee in lieu or replace the trees on the site. Mr. Melograno initially expressed concern about including waivers with what should be a clean, simple approval, stating that a truly minor modification shouldn't include waiver requests. Mr. Melograno recommended that no waivers be sought, suggesting they simply replant the trees on the property to keep the approval clean and uncontested. He stated that if they remove a tree, then they need to find a place to replant them. Ms. Harper agreed, stating that there was a small area behind the building where they could plant trees.

The applicant also confirmed they would pay additional traffic impact fees for the slight increase in trips generated by the expansion, noting they had previously paid such fees and would pay the difference.

A motion was made by Mr. Sawyer and seconded by Mr. Adams to recommend a waiver of Preliminary/Final Land Development approval to the Board of Supervisors based on the following condition:

- 1) Approved with the condition that no waivers (other than the waiver of land development) are associated with this application, and any trees that are removed must be replaced on the property.

The motion passed with a 5-0 vote.



Gypsy Hill Developers - Lot 2
1622 Gypsy Hill Rd.

#26-04LD

Present for the land development application was Ms. Susan Rice, P.E. with STA Engineering and the applicant, Mr. Chris Condello. Ms. Rice explained this application stems from a previous subdivision that created one building lot, with conditions requiring presentation of building plans and stormwater management details when developing that lot. She explained that upon engineering, they discovered the previously shown approximate building footprint and disturbance area were too small for a viable house, requiring expansion of the limit of disturbance and affecting more trees than originally anticipated. She stated that an arborist report identified 81 replacement trees would be required. The applicant requested waivers for tree replacement (proposing a combination of on-site plantings and fees).

Ms. Rice explained that the sidewalk and street light waivers were appropriate because this is a single lot accessing an existing cul-de-sac with only 50 feet of frontage, and both waivers had been granted for the original subdivision.

Mr. Melograno expressed frustration with the confusing presentation, stating "of all the things that you can't make confusing are trees" and noting there wasn't "a single number that was consistent." He indicated he would normally require the applicant to return with a clearer engineered plan, but township engineer Mr. Brown convinced him to consider moving forward with proper conditions.

The PC supported the sidewalk and street light waivers but established specific conditions for the tree replacement. They eliminated any consideration of evergreen trees as replacements, required compliance with the native tree ordinance, and mandated a site visit between the applicant and the township's certified

arborist to verify the final tree count and determine how many trees could realistically be planted on-site versus paid as fees.

A motion was made by Mr. Mrozinski and seconded by Mr. Adams to recommend Preliminary/Final Land Development approval to the Board of Supervisors based on the following recommendations:

- 1) No evergreens are to be part of the tree replacement count.
- 2) The applicant must comply with the native tree ordinance.
- 3) A site visit is required by the township engineer and arborist to determine the final tree count.
- 4) The board supports the waivers for sidewalks and streetlights.

The motion passed with a 5-0 vote.



Conditional Use Application:

Spring House Nursery Redevelopment of parcels 1208-1224 N. Bethlehem Pike/1201-1217 Cedar Hill Rd. (Gwynedd Point Village)

Mr. Pete Penna and his attorney, Mr. David Shafkowitz from Shafkowitz Law, returned for the continuance of the application. Mr. Penna presented a revised plan for 48 townhouses following previous PC feedback. The project requires a zoning map amendment to extend the Lower Pike Overlay District to include these properties along with conditional use approval.

Mr. Melograno wanted to review the list of homework that was given to Mr. Penna from his last appearance on January 21st. Mr. Penna informed the PC regarding key changes that have been made including pushing the entire development back 15' feet from Bethlehem Pike, eliminating parking along the internal road adjacent to Bethlehem Pike, and redistributing that parking throughout the development. This adjustment cost one unit, reducing the total units from 49 to 48 townhouses, but created better setbacks and spacing. Mr. Melograno wanted to confirm that there will be a maximum of 48 units in total, less is fine, but no more than 48. Mr. Penna agreed.

Mr. Penna reported receiving PennDOT's scoping application response, which addressed three main areas: the Bethlehem Pike entrance, the Cedar Hill intersection realignment, and a potential crosswalk. PennDOT did not propose restrictions on ingress and egress, and both the applicant and Township Traffic Engineer Mr. Dixon agreed that while they have different opinions on the exact design of the intersection realignment, both approaches are feasible and will be worked out during land development. Mr. Dixon confirmed the intersection realignment is not infeasible, just requiring coordination between different parties' preferences and ultimate PennDOT approval. Regarding the crosswalk, the applicant will need to demonstrate a warrant for a mid-block crossing on Bethlehem Pike, with PennDOT having final approval authority.

The PC discussed the potential for traffic cut-through, with the applicant indicating they're considering various measures including potentially making the Cedar Hill entrance one-way outbound only, or installing gate treatments, since all roads will be private.

On parking distribution, Mr. Melograno noted that while improvements have been made, some areas in the middle of the development could still be better distributed, which could be refined during land development. The applicant committed to compliance with all Lower Pike Overlay requirements for

landscaping, lighting, and streetscape improvements without requesting waivers. Mr. Penna stated that the sidewalk along Bethlehem Pike is reflected at 4' foot wide but would be revised to 5' foot as required by code.

Mr. Melograno wanted to reconfirm that there would be no tree waivers requested. Mr. Penna stated that was correct; the only trees remaining were the ones to be sold by the nursery, the majority of those being commodity trees. He stated that only trees that are staying are located on the triangle piece and if that ends up getting changed, they will have the arborist go back out to update that area. Mr. Dixon stated that once the intersection gets moved a little bit further north, that will create an area where they could do some plantings if needed.

A motion was made by Mr. Mrozinski and seconded by Mr. Sawyer to recommend approval of the zoning map amendment to extend the Lower Pike Overlay District to include the subject properties.

The motion passed with a 5-0 vote.

A motion was made by Ms. Nunn and seconded by Mr. Adams to recommend conditional use approval based on the following conditions:

1. The applicant will comply with the Lower Pike Overlay requirements for landscaping, lighting, and streetscapes and will not request any waivers.
2. The sidewalk out front will be 5' foot as required by code.
3. The applicant will provide, if determined by PennDOT, a pedestrian crossing at Bethlehem Pike that may or may not include flashing beacons.
4. The applicant will improve the Cedar Hill Rd and Bethlehem Pike intersections per the Township Traffic Engineer and PennDOT.
5. The exterior of the townhouses must stay consistent with renderings presented during the January 21, 2026, PC meeting.
6. No tree waiver is to be requested.
7. There shall be a maximum of 48 townhouse units only with distributed parking.
8. The applicant will provide a left turn lane from the property on to Bethlehem Pike.

The motion passed with a 5-0 vote.



**Lower Gwynedd Township:
Comprehensive Plan Review**

Ms. Claire Warner from Montgomery County Planning Commission gave an update to the PC regarding the comprehensive plan. Ms. Warner provided an update on the comprehensive plan process, noting they had received positive public feedback on the broad goals and vision statement. She highlighted key themes that emerged from public input including desires for more community gathering spaces, balanced approaches to housing that preserve neighborhood character while meeting housing needs, improved walkability and transportation safety, and better pedestrian and bicycle connections.

Ms. Warner explained that the future land use map is not a zoning map but rather a guide for future decisions. She noted that some renderings and concept plans had been removed from the document following public confusion about whether these represented actual proposals versus illustrative examples. Ms. Worman stated that the specific removal involved graphics that had shown potential redevelopment

of the Giant shopping center across the street, which some of the public interpreted as concrete plans rather than conceptual illustrations.

Ms. Warner stated that the map now includes three tiers of mixed-use categories rather than one, responding to the PC input. The highest intensity mixed-use designation covers existing large commercial properties like the Giant and Whole Foods shopping centers. Medium-scale mixed-use areas are illustrated with examples like the Fairlands development, showing 3-4 story buildings. The lowest tier represents smaller-scale mixed-use opportunities.

Ms. Worman noted that residents generally supported offering different housing types including apartment-style structures but preferred more modest scales similar to developments like the one proposed at Ambler Yards which include a 43-unit apartment building rather than large-scale high-density projects. The preference was for mixed-use development that isn't overly intense but provides variety in housing options. Ms. Warner presented demographic data showing Lower Gwynedd's growth pattern, predominant single-family housing stock, and aging population, with 60 percent above age 48. Transportation data revealed that 60 percent of residents drive to work, though this has changed significantly since COVID with more people working from home and fewer using public transit. The plan includes goals for maintaining neighborhood character while meeting housing needs, improving road safety and slowing traffic in residential areas, encouraging walkability and public transit use, improving water quality and reducing flooding impacts, and preserving historic resources significant to community identity.

Ms. Warner showed maps illustrating walkability connections between key nodes like schools, grocery stores, and train stations, along with areas identified for potential safety improvements. Environmental considerations included tree canopy coverage, impervious surface mapping, and surface temperature impacts.

Mr. Melograno noted the importance of the comprehensive plan not being used as a weapon against future development proposals, while acknowledging its value as a guide for municipal decision-making. The discussion touched on how the plan's recommendations would influence future zoning decisions and development reviews.

A motion was made by Mr. Sawyer and seconded by Mr. Adams to recommend approval of the comprehensive plan to the Board of Supervisors.

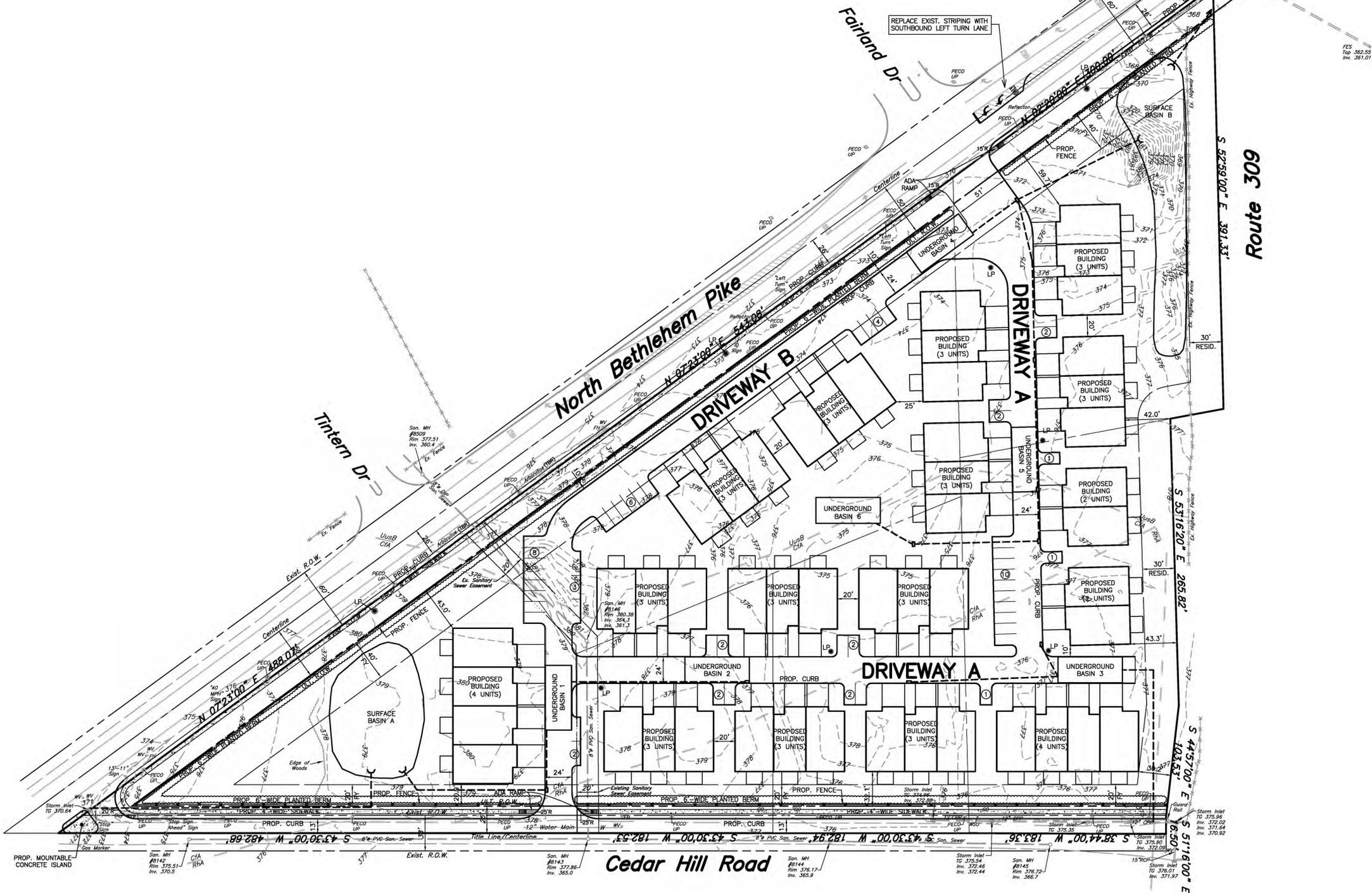
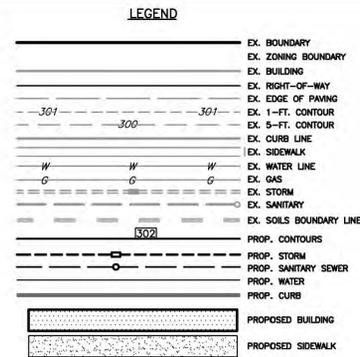
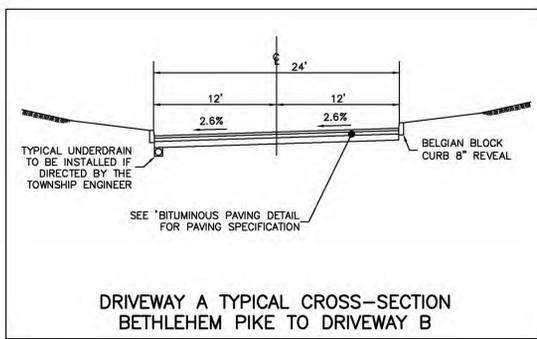
The motion passed with a 5-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 P.M.

Respectfully submitted,
Patty Furber, Secretary



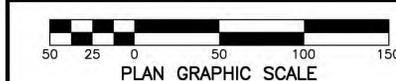
CONSTRUCTION NOTES:

- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 38 (LATEST AMENDMENT) THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ALL MATERIALS AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES CONSTRUCTED IN LOWER GWYNEDD TOWNSHIP SHALL BE IN ACCORDANCE WITH THE LOWER GWYNEDD TOWNSHIP'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, PUMPING STATIONS AND WASTEWATER TREATMENT PLANTS. INVERT ELEVATIONS TO BE CONFIRMED IN THE FIELD AT THE TIME OF CONSTRUCTION.
 - THERE SHALL BE A MINIMUM OF A 10 FOOT LATERAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS. SHOULD IT BE NECESSARY FOR SANITARY SEWER TO PASS UNDER A WATER MAIN, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE 6" BELOW THE MAIN, AND 12" ABOVE THE MAIN FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE AREA IN QUESTION REGARDLESS OF VERTICAL SEPARATION DISTANCE.
 - SEWER LATERALS SHALL BE MINIMUM 6" FROM THE SANITARY SEWER MAIN TO THE RIGHT OF WAY AND A MINIMUM 4" WITHIN THE PRIVATE PROPERTY.
 - ALL SEWER LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4-INCH PER FOOT.
 - ALL 6" SEWER LATERAL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE A MINIMUM WALL THICKNESS EQUIVALENT TO SDR 26. THE PIPE MATERIAL FOR THE SEWER LATERAL PIPE WITHIN THE PRIVATE PROPERTY MUST BE MINIMUM SCHEDULE 40 PVC PIPE.
 - A CLEANOUT IS REQUIRED AT THE EDGE OF THE PUBLIC RIGHT-OF-WAY WHERE THE LATERALS TRANSITION FROM 6-INCH TO 4-INCH DIAMETER PIPE.
 - METALLIC WARNING TAPES IS REQUIRED OVER TOP OF ALL PVC PIPE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
 - IF A RESTAURANT IS INCLUDED IN THE COMMERCIAL BUILDING, A GREASE TRAP WILL BE REQUIRED AND A PLAN SHALL BE SUBMITTED TO THE TOWNSHIP NOTING ITS SIZE AND LOCATION.
 - SANITARY RUN FROM MANHOLE 55 TO MANHOLE 56 IS TO BE C900 PVC PIPE.
 - NO LATERAL CONNECTIONS CAN BE INSTALLED BETWEEN MANHOLE 55 AND MANHOLE 56.
- ALL MATERIALS AND METHODS OF CONSTRUCTION FOR THE WATER SYSTEM SHALL COMPLY TO THE STANDARDS AND SPECIFICATIONS OF AMBLER WATER DEPARTMENT AND THE REQUIREMENTS OF LOWER GWYNEDD TOWNSHIP. AMBLER WATER DEPARTMENT WILL SUPPLY MATERIALS NECESSARY TO EXTEND THE PROPOSED WATER MAIN ACROSS BETHLEHEM PIKE AND CONNECT TO THE 8" MAIN ON THE EASTERLY SIDE OF BETHLEHEM PIKE.
- CONSTRUCTION SPECIFICATIONS:
 - EARTHWORK/CLEARING/GRUBBING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 200. REMOVE ALL DEBRIS TO A SUITABLE WASTE LOCATION.
 - TOPSOIL; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 802.
 - SOODING/MULCHING/SEEDING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 804, 805, AND 809.
 - STORM SEWER; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 600. STORM SEWERS SHALL BE SMOOTH LINED CORRUGATED PLASTIC PIPE OR REINFORCED CONCRETE PIPE AS SHOWN ON THE PLAN. STORM PIPES AND INLET STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
 - CONCRETE SIDEWALK; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 630 AND CURRENT TOWNSHIP SPECIFICATIONS.
 - BITUMINOUS PAVING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 401, 420 AND CURRENT TOWNSHIP SPECIFICATIONS. KEY CUT & MATCH AT JUNCTIONS BETWEEN EXISTING AND PROPOSED PAVING.
- ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PREVAILING STANDARDS OF THE UTILITY OR OTHER COMPANY PROVIDING SUCH SERVICES.

TOPOGRAPHIC VERIFICATION NOTES:

THE CONTRACTOR SHALL FIELD VERIFY THE TOPOGRAPHY OF THE AREAS PROPOSED FOR CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. ELEVATIONS FOR AREAS WHERE PROPOSED PAVING MEETS EXISTING PAVING SHALL BE CHECKED IN THE FIELD. ANY DISCREPANCIES THAT HAVE AN IMPACT ON THE DESIGN AS SHOWN ON THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CORRECTIVE ACTION BEING TAKEN.

PRIOR TO THE INSTALLATION OF THE SANITARY SEWER AND/OR STORM SEWER SYSTEMS, THE EXISTING SEWER INVERT ELEVATION AT ANY PROPOSED CONNECTION POINT(S) AND THE LOCATION AND ELEVATION OF EXISTING UTILITIES CROSSING THE PROPOSED LINES SHALL BE VERIFIED. ANY DISCREPANCIES IN THE ACTUAL INVERT ELEVATION AND THE INVERT ELEVATION SHOWN ON THIS PLAN SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE COMMENCEMENT OF THE SEWER INSTALLATION.





NORTH ARROW



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No.	Date	PER REVIEW COMMENTS	By
1	02-05-26		Drafter/Engineer

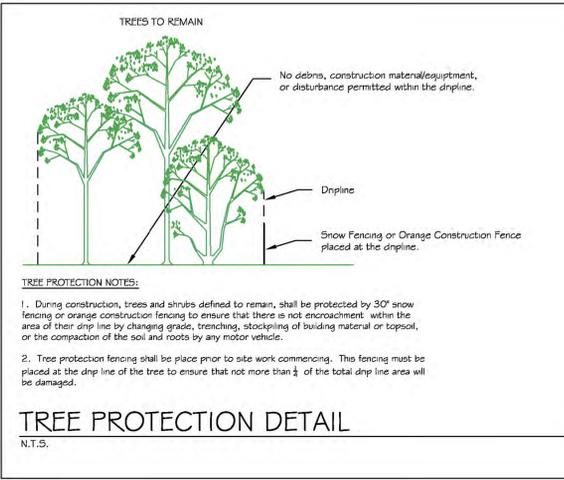
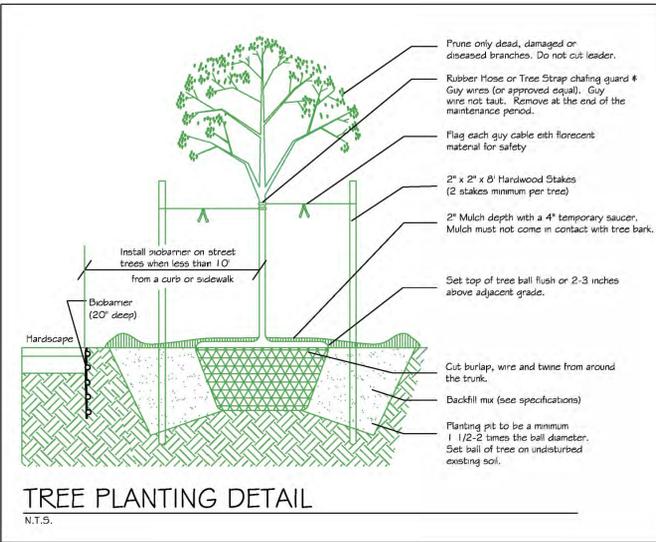
Project Number	H2922
CAD File Name	BASE.DWG

Township: L. GWYNEDD
County: MONTGOMERY
Date: 11-28-25
Scale: 1"=50'

Sheet Number: 3
Of: 14

CONSTRUCTION IMPROVEMENT PLAN
PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE

ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 88
Barberso, Pennsylvania 18040
Phone: (610)442-8280
Fax: (610)442-8288



LANDSCAPING NOTES

LANDSCAPING REQUIREMENTS:
STREET TREES: 1 SHADE TREE PER 40 FT OF STREET LENGTH
INTERIOR (RESIDENCE): 2 SHADE TREES PER UNIT.

LANDSCAPING CALCULATIONS:
STREET TREES:
N BETHLEHEM PIKE (ONE SIDE ONLY) STREET LENGTH (U.L.T. R.O.W.) = 1,247 FT/40 → 31 SHADE TREES.
CEDAR HILL ROAD (ONE SIDE ONLY) STREET LENGTH (U.L.T. R.O.W.) = 964 SF/40 → 24 SHADE TREES.
INTERIOR PLANTINGS: RESIDENTIAL 2 x 49 UNITS → 98 SHADE TREES.

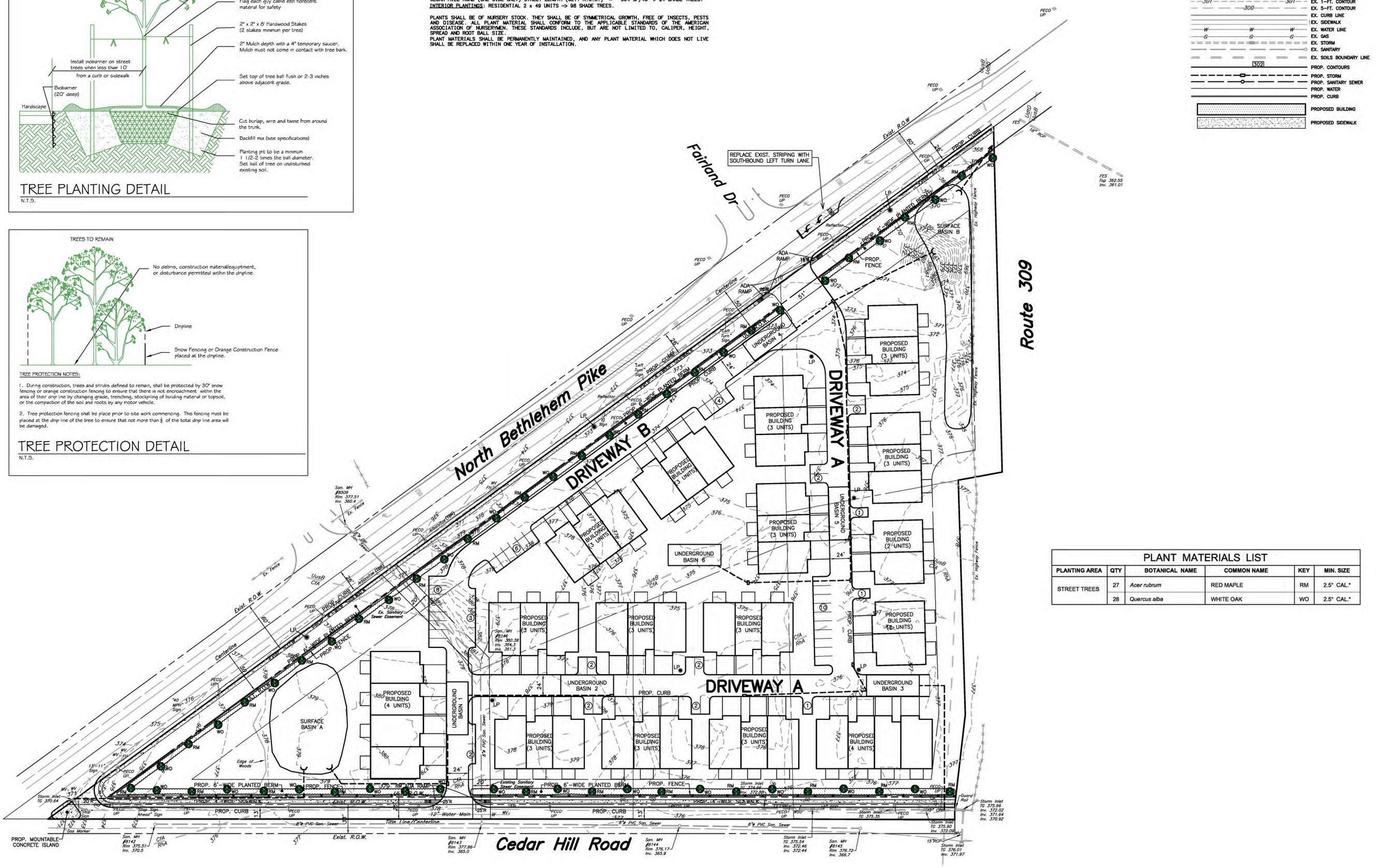
PLANTS SHALL BE OF NURSERY STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. ALL PLANT MATERIAL SHALL CONFORM TO THE APPLICABLE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, CALIPER, HEIGHT, SPREAD AND ROOT BALL SIZE.
PLANT MATERIALS SHALL BE PERMANENTLY MAINTAINED, AND ANY PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED WITHIN ONE YEAR OF INSTALLATION.

LEGEND

[Symbol]	EX. BOUNDARY
[Symbol]	EX. ZONING BOUNDARY
[Symbol]	EX. BUILDING
[Symbol]	EX. RIGHT-OF-WAY
[Symbol]	EX. EDGE OF PAVING
[Symbol]	EX. 1-FT. CONTOUR
[Symbol]	EX. 5-FT. CONTOUR
[Symbol]	EX. CURB LINE
[Symbol]	EX. SIDEWALK
[Symbol]	EX. WATER LINE
[Symbol]	EX. GAS
[Symbol]	EX. STORM
[Symbol]	EX. SANITARY
[Symbol]	EX. SOILS BOUNDARY LINE
[Symbol]	PROP. CONTOURS
[Symbol]	PROP. STORM
[Symbol]	PROP. SANITARY SEWER
[Symbol]	PROP. WATER
[Symbol]	PROP. CURB
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED SIDEWALK

NORTH ARROW

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PLANT MATERIALS LIST

PLANTING AREA	QTY	BOTANICAL NAME	COMMON NAME	KEY	MIN. SIZE
STREET TREES					

GENERAL NOTES:

- APPLICANT:
FFP PROPERTY MANAGEMENT, LLC
470 AMBLER ROAD
FORT WASHINGTON, PA 19034
- PROPERTY INFORMATION/OWNER:
TAX BLOCK 18 UNIT 68
PARCEL NUMBER 39-00-00277-00-8
OWNER: FRANK PILLEGGI TRUST
1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 94,119 SF (2.1607 ACRES)

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

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

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

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

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

TOTAL TRACT AREA = 402,563 SF (9.2416 ACRES)
TRACT AREA TO EXIST. RIGHT-OF-WAY = 392,642 SF (9.0138 ACRES)
- BOUNDARY TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN AUGUST 2025.
TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN AUGUST 2025.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:

A-1 RESIDENTIAL DISTRICT (NOT APPLICABLE, SEE BELOW)	REQUIRED	PROPOSED
LOT AREA (MIN)	33,000 SF+	33,000 SF
LOT WIDTH (MIN)	175 FT	175 FT
BUILDING HEIGHT (MAX)	45 FT/2-1/2 STRY	45 FT
FRONT YARD (MIN)	65 FT	65 FT
SIDE YARD (MIN-BOTH)	45 FT	45 FT
REAR YARD (MIN)	65 FT	65 FT
DISTRICT YARD (MIN) (ADJ. TO RESIDENTIAL ZONE)	60 FT	60 FT
BUILDING COVERAGE (MAX)	20 %	20 %
IMP. COVERAGE (MAX)	25 %	25 %

* IF BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE

- LOWER PIKE OVERLAY DISTRICT
- | CATEGORY | REQUIRED | PROPOSED |
|--|--------------|-------------|
| LOT AREA, NON-RESIDENTIAL (MIN) | 2 ACRES | 9 ACRES |
| LOT AREA W/ RESIDENTIAL (MIN) | 3 ACRES | 9 ACRES |
| LOT WIDTH (MIN) | 150 FT | 1000 FT+ |
| RES. DENSITY (MAX) | 6 DU/ACRE | 5.4 DU/ACRE |
| BUILDING HEIGHT (MAX) | 40 FT/3 STRY | < 40 FT |
| FRONT YARD (MIN) | 20 FT | 28 FT |
| SIDE YARD (MIN) | 10 FT | N/A |
| REAR YARD (MIN) | 20 FT | 42 FT |
| DISTRICT YARD (MIN) (ADJ. TO RESIDENTIAL ZONE) | 30 FT | 42 FT |
| IMP. COVERAGE (MAX) | 75 % | 48.0 % |
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL NO. 4209102796, PREPARED FOR MONTGOMERY COUNTY PA, DATE EFFECTIVE MARCH 2, 2016.
 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 19, SEPTEMBER 5, 2024. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
C1A - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES
R1A - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
LU1L - LOORHTENTS, SHALE AND SANDSTONE, 8 TO 25 PERCENT SLOPES
UuB - URBAN LAND-UORHTENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES
 - RIGHT-OF-WAYS ALONG BETHLEHEM PIKE AND CEDAR HILL ROAD ARE HEREBY OFFERED TO THE AGENCY HAVING JURISDICTION.

PROPOSED IMPERVIOUS COVERAGE:

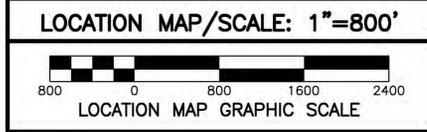
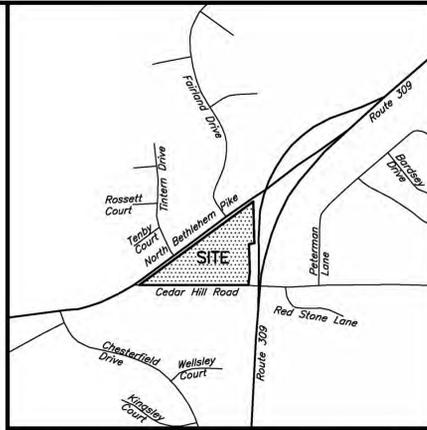
THE TOTAL LOT AREA TO THE ULTIMATE RIGHT-OF-WAY FOR THE SITE = 377,696 SF.

TOTAL PROPOSED IMPERVIOUS CALCS FOR THE ENTIRE SITE:

PROP. BUILDINGS	97,350 SF
PROP. DECKS	8,820 SF
PROP. DRIVEWAYS	21,292 SF
PROP. PAVING (PARKING AND ROADS)	53,819 SF
TOTAL PROPOSED AREA	181,281 SF (48.0 %)

SHEET INDEX

1	OF 14	LAND DEVELOPMENT PLAN
2	OF 14	EXISTING FEATURES AND DEMOLITION PLAN
3	OF 14	CONSTRUCTION IMPROVEMENT PLAN
4	OF 14	LANDSCAPE PLAN
5	OF 14	PROFILE PLAN 1
6	OF 14	PROFILE PLAN 2
7	OF 14	EROSION & SEDIMENT CONTROL PLAN
8	OF 14	EROSION & SEDIMENT CONTROL DETAIL PLAN
9	OF 14	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
10	OF 14	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL PLAN
11	OF 14	LIGHTING PLAN
12	OF 14	FIRE TRUCK TURN ANALYSIS PLAN
13	OF 14	UTILITY PLAN
14	OF 14	UTILITY DETAIL PLAN



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 2025, before me the subscriber, a notary public of the Commonwealth of Pennsylvania residing in _____, personally appeared Peter F. Penna, of _____, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

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

Notary Public
My Commission Expires _____

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

(Title)

Approved by the Board of Supervisors of the Township of Lower Gwynedd this _____ day of _____, 2025.

President
Secretary

Approved by the Lower Gwynedd Township Engineer on the _____ day of _____, 2025.

Engineer

Approved by the Lower Gwynedd Township Planning Commission on the _____ day of _____, 2025.

Chairman

Recorded this _____ day of _____, 2025, in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. _____, Page _____.

Recorder

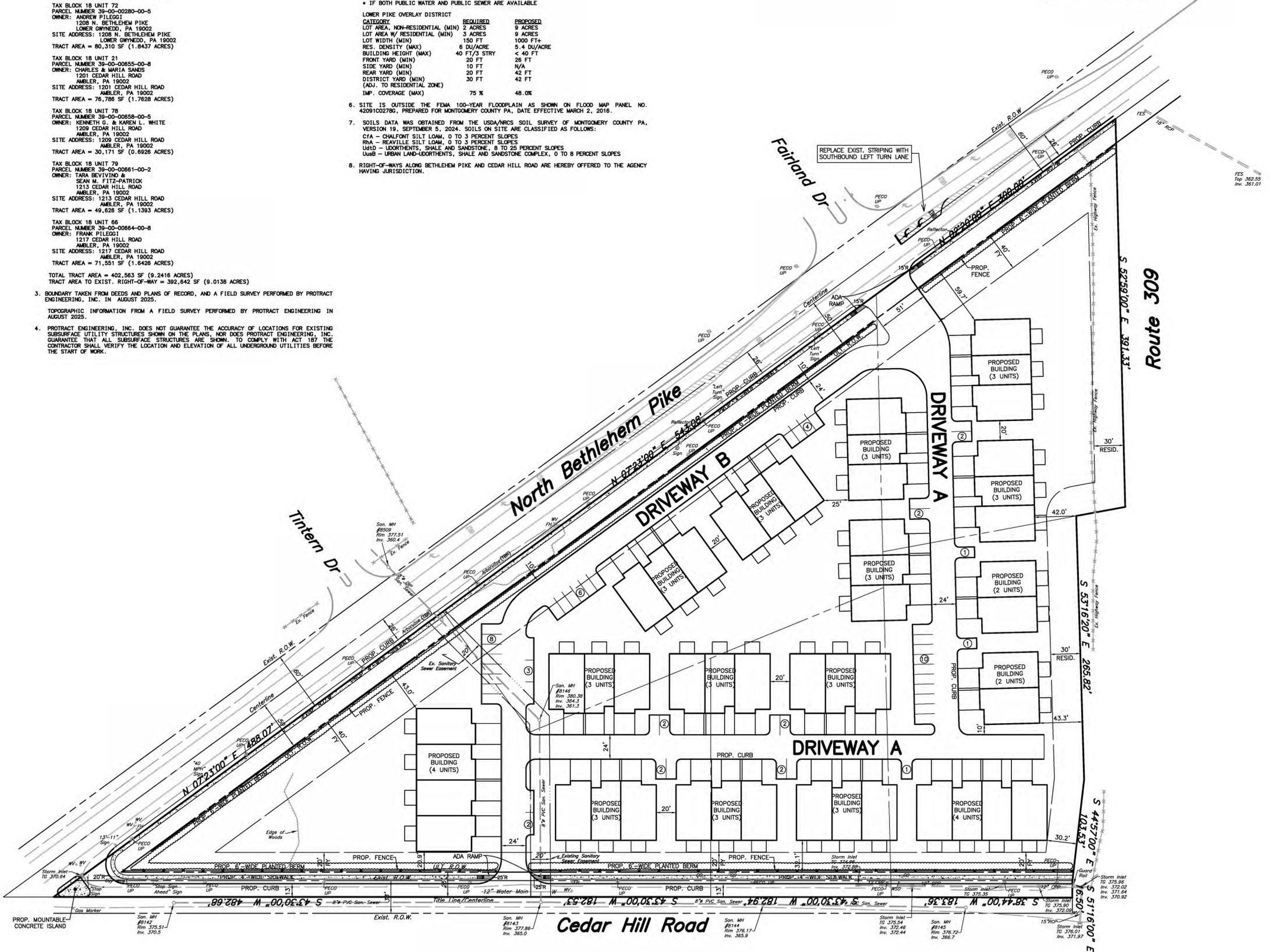
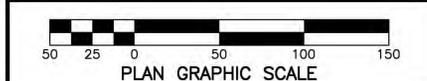
PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

(Registered Professional Engineer)

PE-039251-E
(Registration Number)

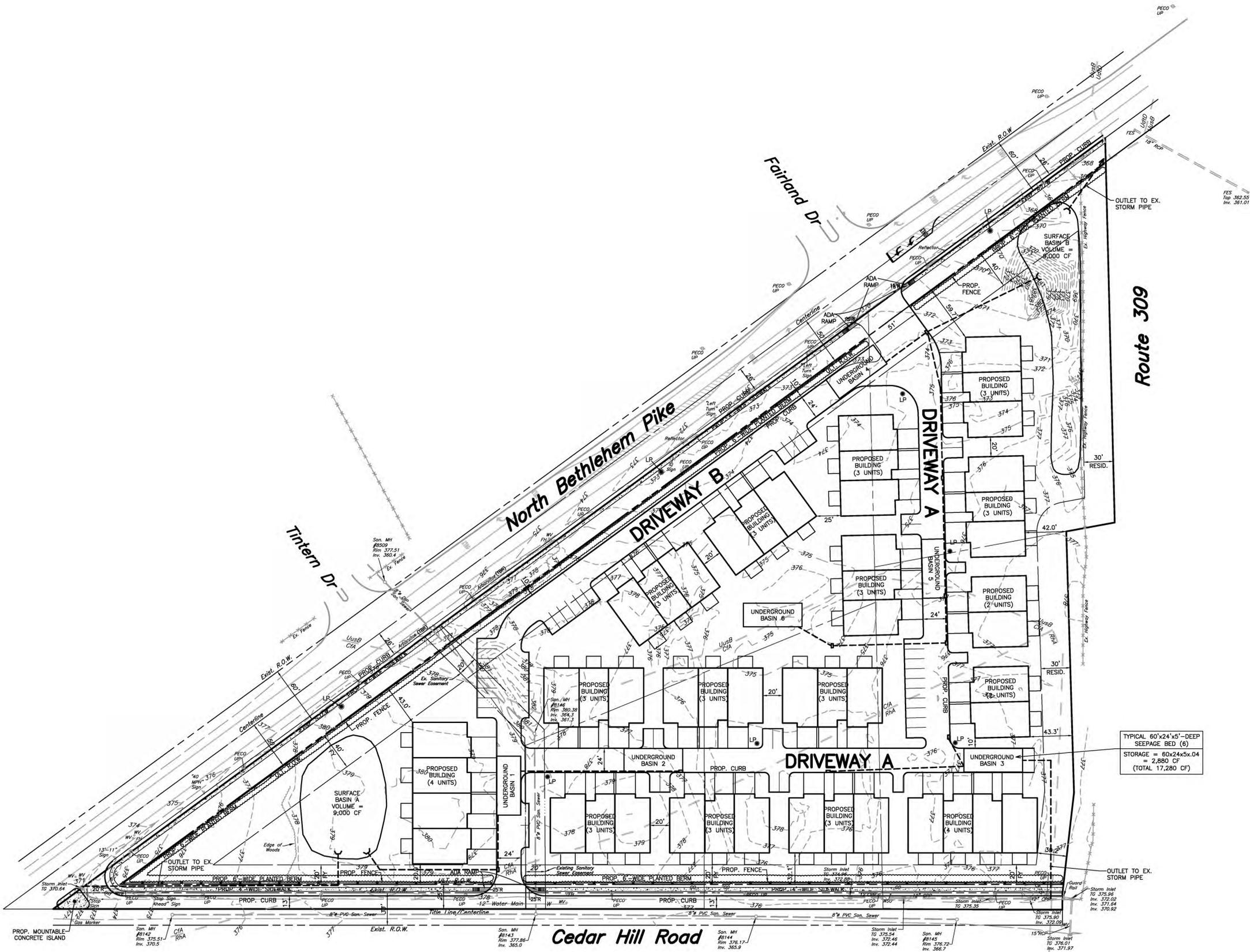


NORTH ARROW

Project Number	H2922
Date	02-05-25
Per Review Comments	
CD File Name	BASE.DWG
Description	
File Number	
Drawn/Engineer	EMS/NTR
By	

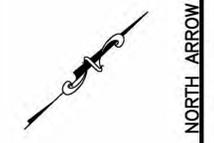
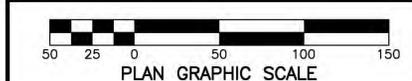
Township: L. GWYNEDD
 County: MONTGOMERY
 Date: 11-23-25
 Scale: 1"=50'
 Sheet Number: 1 OF 14

LAND DEVELOPMENT PLAN
 PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE
ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 68
 Harboro, Pennsylvania 18040
 Phone: (610)442-8280
 Fax: (610)442-8288



Route 309

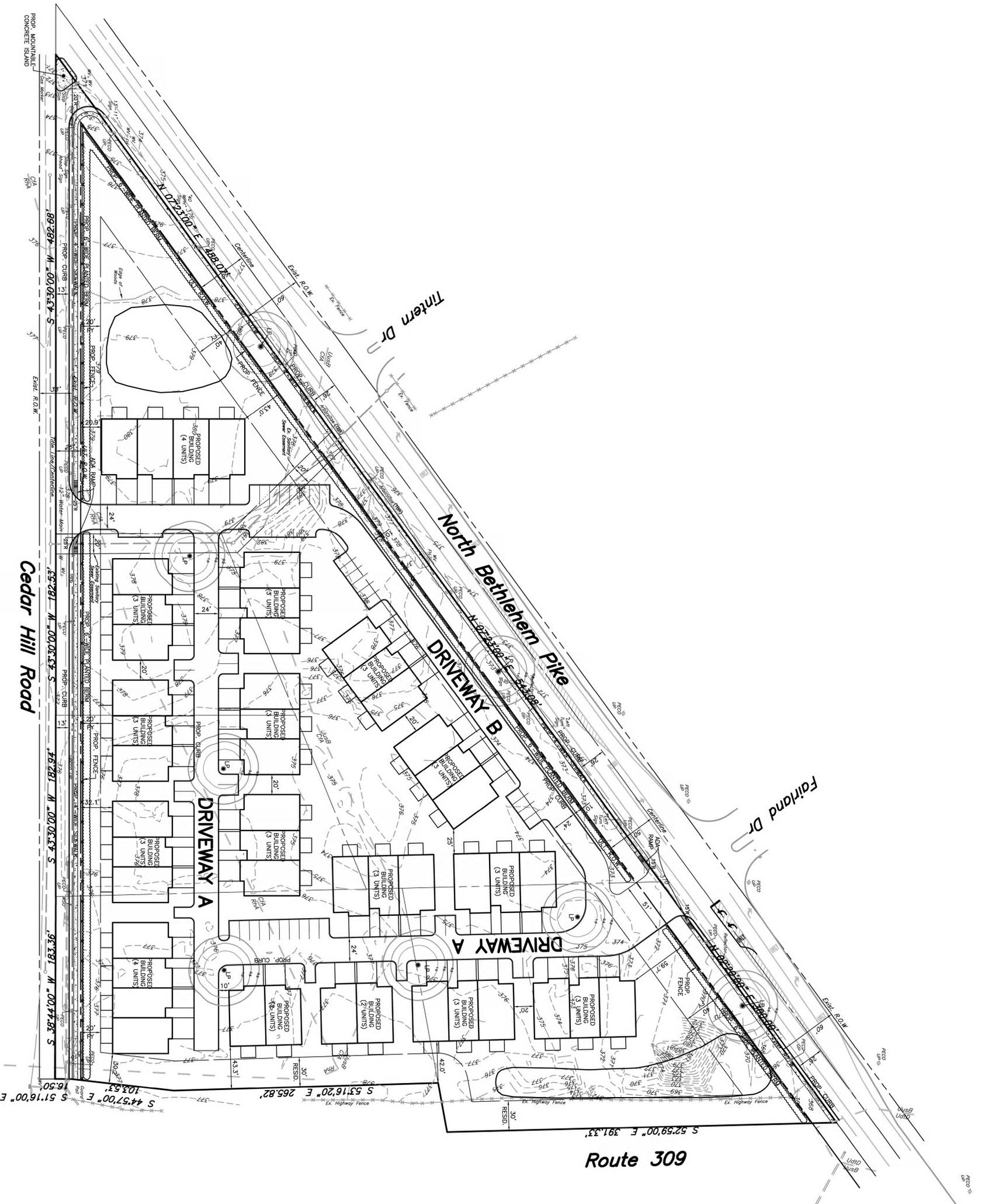
TYPICAL 60'x24'x5'-DEEP
SEEPAGE BED (6)
STORAGE = 60x24x5x.04
= 2,880 CF
(TOTAL 17,280 CF)



No.	Date	PER REVIEW COMMENTS	Drawn/Engineer	By
1	02-05-25			EMS
Project Number: H2922			File Number: BASE.DWG	EMS/NTR
Sheet Number: 9 14			Scale: 1"=50'	

ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 68
 Harborside, Pennsylvania 18040
 Phone (610)442-9230
 Fax (610)442-9238

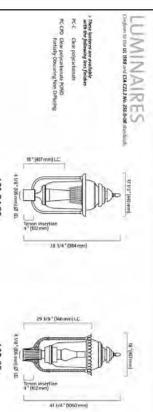
PREPARED FOR
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
1208-1224 NORTH BETHLEHEM PIKE



Route 309

LIGHTING NOTES:
 ON-SITE LAMPPOSTS:
 5 LAMPPOSTS PROPOSED.
 LUMINAIRE: LUMENOR LANTERN SERIES L31 150 MH OR EQUAL.
 POLE: 10" HIGH LUMEN RIMBORG-10 OR EQUAL.
 COLOR: BLACK WITH VARNISHED COPPER FINISH.
 LAMPPOSTS IN N BETHLEHEM PIKE:
 THE 3 LAMPPOSTS PROPOSED IN N BETHLEHEM PIKE SHALL MATCH THE EXISTING LAMPPOSTS AT THE FAIRLANDS PROJECT

BENEFITS
 1. Constructed from top quality materials, the Victorian Lantern Series maintains excellent performance over the product's long service life.
 2. The Victorian Lantern Series is available in a wide range of lighting applications.
 3. A complete selection of materials and finishes are available to complement your project.
 4. The Victorian Lantern Series is available in a wide range of lighting applications.
 5. The Victorian Lantern Series is available in a wide range of lighting applications.

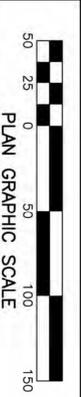


LAMPS / HID

WATTAGE	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000
150	✓																	
200		✓																
250			✓															
300				✓														
350					✓													
400						✓												
450							✓											
500								✓										
550									✓									
600										✓								
650											✓							
700												✓						
750													✓					
800														✓				
850															✓			
900																✓		
950																	✓	
1000																		✓

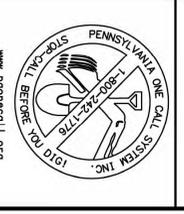
ALUMINUM TILT-ROCK: RTA906 / RTA907

FINISH	WATTAGE	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000
ANODIZED	150	✓																	
ANODIZED	200		✓																
ANODIZED	250			✓															
ANODIZED	300				✓														
ANODIZED	350					✓													
ANODIZED	400						✓												
ANODIZED	450							✓											
ANODIZED	500								✓										
ANODIZED	550									✓									
ANODIZED	600										✓								
ANODIZED	650											✓							
ANODIZED	700												✓						
ANODIZED	750													✓					
ANODIZED	800														✓				
ANODIZED	850															✓			
ANODIZED	900																✓		
ANODIZED	950																	✓	
ANODIZED	1000																		✓



ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 58
 Hatboro, Pennsylvania 19040
 Phone (215)442-9230
 Fax (215)442-9238

Township	L. GWYNEDD						
County	MONTGOMERY						
Date	11-28-25						
Scale	1"=50'						
Sheet Number	11 OF 14						
No.	1	Date	02-05-26	Description	PER REVIEW COMMENTS	By	EMS
Project Number	H2922	CAD File Name	BASE.DWG	File Number		Drafter/Engineer	EMS/NTR





To: Mimi Gleason, Township Manager
From: Fred Zollers, Public Works Director
Date: March 20, 2026
Re: 2026 Paving Program

We have received bids for our Road Paving Program for 2026. **Ed Brown and I recommend that the Board:**

- **accept the base bid and alternate 1 for milling and paving from James D. Morrissey, Inc. for \$913,739.05; and**
- accept the bid for Option 1 for Ultra-Thin Bond Wearing Course from Asphalt Maintenance Solutions, Inc. for \$77,826.00.

These bids are lower than cost estimates based on last year's prices and after consulting with Finance Director Haldeman, it would be approximately \$54,000 less than the amount we have in the 2026 Budget.



March 19, 2026

File No. 999-1022-02-A

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

Reference: 2026 Lower Gwynedd Township Milling and Paving Program
Bid Award Recommendation

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the eleven (11) bids submitted for the above referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon review, we have determined that James D. Morrissey, Inc. is the low bidder for the project. All the required bid documents were properly completed, and a Bid Bond was included. We have worked with James D. Morrissey, Inc. on past road programs in Lower Gwynedd Township and feel comfortable they are capable of handling this project.

After discussions with Township staff, we recommend items under the Base Bid and Alternate 1 be awarded at this time. As such, we recommend that the contract for the 2026 Lower Gwynedd Township Milling and Paving Program be awarded to **James D. Morrissey, Inc.**, in the amount of **\$913,739.05**.

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

Sincerely,

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

EB/sl

Enclosure: As referenced

cc: Fred Zollers, Public Works Director
Jamie Worman, Assistant Manager
Neil A Stein, Esq., Township Solicitor.
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2026 Milling and Paving Program

PROJECT NUMBER: 999-1022-02-A

PROJECT BID OPENING: March 18, 2026

James D. Morrissey, Inc.
 9119 Frankford Avenue
 Philadelphia PA, 19114

Harris Blacktopping, Inc.
 1082 Taylorsville Road
 Washington Crossing, PA 18977

Glasgow, Inc.
 104 Willow Grove Avenue
 Glenside PA, 19038

#	DESCRIPTION	QUANTITY & UNITS		James D. Morrissey, Inc.		Harris Blacktopping, Inc.		Glasgow, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID									
1	ADA Curb Ramp Replacement	11	EA	\$6,500.00	\$71,500.00	\$5,500.00	\$60,500.00	\$9,112.00	\$100,232.00
2	1.5" Full Width Roadway Mill	53677	SY	\$2.25	\$120,773.25	\$2.23	\$119,699.71	\$2.50	\$134,192.50
3	Adjust Manhole Rim Elevations (Only if Ultra-Contract Awarded for Specified Roads)	35	EA	\$600.00	\$21,000.00	\$550.00	\$19,250.00	\$844.00	\$29,540.00
4	Pavement Repair Type 1	1120	SY	\$15.00	\$16,800.00	\$32.30	\$36,176.00	\$32.10	\$35,952.00
5	1.5" Superpave Wearing Course	53677	SY	\$8.70	\$466,989.90	\$8.65	\$464,306.05	\$8.30	\$445,519.10
6	Line Striping for full Base Bid	1	LS	\$53,400.00	\$53,400.00	\$47,586.00	\$47,586.00	\$47,700.00	\$47,700.00
ALTERNATE 1: SPRING HOUSE FARM NEIGHBORHOOD									
A1.1	1.5" Full Width Roadway Mill	15606	SY	\$1.55	\$24,189.30	\$2.14	\$33,396.84	\$2.50	\$39,015.00
A1.2	Pavement Repair Type 1	195	SY	\$15.00	\$2,925.00	\$32.30	\$6,298.50	\$32.10	\$6,259.50
A1.3	1.5" Superpave Wearing Course	15606	SY	\$8.60	\$134,211.60	\$8.57	\$133,743.42	\$8.30	\$129,529.80
A1.4	Painted Crosswalks	2	EA	\$975.00	\$1,950.00	\$1,004.00	\$2,008.00	\$994.50	\$1,989.00
ALTERNATE 2: GRASSHOPPER LANE									
A2.1	1.5" Full Depth Roadway Mill	9180	SY	\$2.10	\$19,278.00	\$2.14	\$19,645.20	\$2.50	\$22,950.00
A2.2	Pavement Repair Type 1	120	SY	\$15.00	\$1,800.00	\$32.30	\$3,876.00	\$32.10	\$3,852.00
A2.3	1.5" Superpave Wearing Course	9180	SY	\$8.60	\$78,948.00	\$8.57	\$78,672.60	\$8.30	\$76,194.00
A2.4	4" Double Yellow Pavement Markings	120	LF	\$1.40	\$168.00	\$1.44	\$172.80	\$1.40	\$168.00
A2.5	12" White Pavement Markings (Stop Bars)	6	EA	\$175.00	\$1,050.00	\$180.00	\$1,080.00	\$178.50	\$1,071.00

Total Base Bid	\$750,463.15	\$747,517.76	\$793,135.60
Base Bid + Alternate 1 - Spring House Farm Neighborhood	\$913,739.05	\$922,964.52	\$969,928.90
Base Bid + Alternate 2 - Grasshopper Lane	\$851,707.15	\$850,964.36	\$897,370.60
Total: Base Bid + Alternates 1 & 2	\$1,014,983.05	\$1,026,411.12	\$1,074,163.90

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2026 Milling and Paving Program

PROJECT NUMBER: 999-1022-02-A

PROJECT BID OPENING: March 18, 2026

G & B Constructon, Inc.
 415 West Bristol Road
 Feasterville Trevose, PA 19053

Blooming Glen Contractors, Inc.
 901 Minsi Trail
 Perkasio, PA 18944

T. Schiefer Contractors, Inc.
 3864 Old Easton Road
 Doylestown, PA 18902

#	DESCRIPTION	QUANTITY & UNITS		G & B Constructon, Inc.		Blooming Glen Contractors, Inc.		T. Schiefer Contractors, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID									
1	ADA Curb Ramp Replacement	11	EA	\$6,500.00	\$71,500.00	\$7,100.00	\$78,100.00	\$6,900.00	\$75,900.00
2	1.5" Full Width Roadway Mill	53677	SY	\$2.76	\$148,148.52	\$3.15	\$169,082.55	\$2.65	\$142,244.05
3	Adjust Manhole Rim Elevations (Only if Ultra-Contract Awarded for Specified Roads)	35	EA	\$700.00	\$24,500.00	\$935.00	\$32,725.00	\$1,250.00	\$43,750.00
4	Pavement Repair Type 1	1120	SY	\$25.00	\$28,000.00	\$29.50	\$33,040.00	\$28.00	\$31,360.00
5	1.5" Superpave Wearing Course	53677	SY	\$8.90	\$477,725.30	\$8.55	\$458,938.35	\$9.50	\$509,931.50
6	Line Striping for full Base Bid	1	LS	\$49,665.00	\$49,665.00	\$48,000.00	\$48,000.00	\$49,500.00	\$49,500.00
ALTERNATE 1: SPRING HOUSE FARM NEIGHBORHOOD									
A1.1	1.5" Full Width Roadway Mill	15606	SY	\$2.76	\$43,072.56	\$2.55	\$39,795.30	\$2.65	\$41,355.90
A1.2	Pavement Repair Type 1	195	SY	\$25.00	\$4,875.00	\$29.50	\$5,752.50	\$28.00	\$5,460.00
A1.3	1.5" Superpave Wearing Course	15606	SY	\$8.90	\$138,893.40	\$8.20	\$127,969.20	\$9.50	\$148,257.00
A1.4	Painted Crosswalks	2	EA	\$1,050.00	\$2,100.00	\$1,010.00	\$2,020.00	\$1,100.00	\$2,200.00
ALTERNATE 2: GRASSHOPPER LANE									
A2.1	1.5" Full Depth Roadway Mill	9180	SY	\$2.76	\$25,336.80	\$3.00	\$27,540.00	\$2.65	\$24,327.00
A2.2	Pavement Repair Type 1	120	SY	\$25.00	\$3,000.00	\$29.50	\$3,540.00	\$28.00	\$3,360.00
A2.3	1.5" Superpave Wearing Course	9180	SY	\$8.90	\$81,702.00	\$8.70	\$79,866.00	\$9.50	\$87,210.00
A2.4	4" Double Yellow Pavement Markings	120	LF	\$1.50	\$180.00	\$1.50	\$180.00	\$1.50	\$180.00
A2.5	12" White Pavement Markings (Stop Bars)	6	EA	\$190.00	\$1,140.00	\$180.00	\$1,080.00	\$200.00	\$1,200.00

Total Base Bid	\$799,538.82	\$819,885.90	\$852,685.55
Base Bid + Alternate 1 - Spring House Farm Neighborhood	\$988,479.78	\$995,422.90	\$1,049,958.45
Base Bid + Alternate 2 - Grasshopper Lane	\$910,897.62	\$932,091.90	\$968,962.55
Total: Base Bid + Alternates 1 & 2	\$1,099,838.58	\$1,107,628.90	\$1,166,235.45

G GILMORE & ASSOCIATES, INC.
 &A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2026 Milling and Paving Program

PROJECT NUMBER: 999-1022-02-A

PROJECT BID OPENING: March 18, 2026

GoreCon, Inc.
 3240 Bristol Road
 Chalfont, PA 18914

Heidelberg Materials Northeast, LLC
 409 Stenton Avenue
 Flourtown, PA 19031

Allan Myers, LP
 1805 Berks Road
 Worcester, PA 19490

#	DESCRIPTION	QUANTITY & UNITS		GoreCon, Inc.		Heidelberg Materials Northeast, LLC		Allan Myers, LP	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID									
1	ADA Curb Ramp Replacement	11	EA	\$5,979.20	\$65,771.20	\$7,225.00	\$79,475.00	\$7,125.00	\$78,375.00
2	1.5" Full Width Roadway Mill	53677	SY	\$2.59	\$139,023.43	\$2.35	\$126,140.95	\$2.70	\$144,927.90
3	Adjust Manhole Rim Elevations (Only if Ultra-Contract Awarded for Specified Roads)	35	EA	\$1,191.34	\$41,696.90	\$928.00	\$32,480.00	\$920.00	\$32,200.00
4	Pavement Repair Type 1	1120	SY	\$26.40	\$29,568.00	\$29.00	\$32,480.00	\$15.00	\$16,800.00
5	1.5" Superpave Wearing Course	53677	SY	\$9.60	\$515,299.20	\$10.25	\$550,189.25	\$10.00	\$536,770.00
6	Line Striping for full Base Bid	1	LS	\$48,418.59	\$48,418.59	\$49,888.00	\$49,888.00	\$57,888.78	\$57,888.78
ALTERNATE 1: SPRING HOUSE FARM NEIGHBORHOOD									
A1.1	1.5" Full Width Roadway Mill	15606	SY	\$3.29	\$51,343.74	\$2.40	\$37,454.40	\$2.70	\$42,136.20
A1.2	Pavement Repair Type 1	195	SY	\$26.40	\$5,148.00	\$29.00	\$5,655.00	\$15.00	\$2,925.00
A1.3	1.5" Superpave Wearing Course	15606	SY	\$9.64	\$150,441.84	\$9.50	\$148,257.00	\$10.23	\$159,649.38
A1.4	Painted Crosswalks	2	EA	\$1,021.82	\$2,043.64	\$1,025.00	\$2,050.00	\$1,000.00	\$2,000.00
ALTERNATE 2: GRASSHOPPER LANE									
A2.1	1.5" Full Depth Roadway Mill	9180	SY	\$2.73	\$25,061.40	\$2.35	\$21,573.00	\$2.70	\$24,786.00
A2.2	Pavement Repair Type 1	120	SY	\$26.40	\$3,168.00	\$29.00	\$3,480.00	\$15.00	\$1,800.00
A2.3	1.5" Superpave Wearing Course	9180	SY	\$9.98	\$91,616.40	\$9.50	\$87,210.00	\$10.00	\$91,800.00
A2.4	4" Double Yellow Pavement Markings	120	LF	\$1.44	\$172.80	\$1.45	\$174.00	\$1.50	\$180.00
A2.5	12" White Pavement Markings (Stop Bars)	6	EA	\$183.41	\$1,100.46	\$184.00	\$1,104.00	\$180.00	\$1,080.00

Total Base Bid \$839,777.32 \$870,653.20 \$866,961.68

Base Bid + Alternate 1 - Spring House Farm Neighborhood **\$1,048,754.54** **\$1,064,069.60** **\$1,073,672.26**

Base Bid + Alternate 2 - Grasshopper Lane \$960,896.38 \$984,194.20 \$986,607.68

Total: Base Bid + Alternates 1 & 2 \$1,169,873.60 \$1,177,610.60 \$1,193,318.26

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2026 Milling and Paving Program

PROJECT NUMBER: 999-1022-02-A

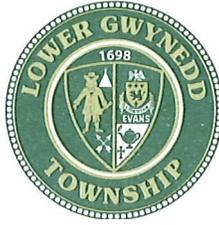
PROJECT BID OPENING: March 18, 2026

General Asphalt Paving
 9301 Krewstown Road
 Philadelphia, PA 19115

Sacks & Sons, Inc.
 1207 Gravel Pike
 Zieglerville, PA 19492

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID							
1	ADA Curb Ramp Replacement	11	EA	\$7,200.00	\$79,200.00	\$9,600.00	\$105,600.00
2	1.5" Full Width Roadway Mill	53677	SY	\$3.22	\$172,839.94	\$2.65	\$142,244.05
3	Adjust Manhole Rim Elevations (Only if Ultra-Contract Awarded for Specified Roads)	35	EA	\$850.00	\$29,750.00	\$1,534.76	\$53,716.60
4	Pavement Repair Type 1	1120	SY	\$30.00	\$33,600.00	\$32.96	\$36,915.20
5	1.5" Superpave Wearing Course	53677	SY	\$9.27	\$497,585.79	\$11.72	\$629,094.44
6	Line Striping for full Base Bid	1	LS	\$53,500.00	\$53,500.00	\$53,130.00	\$53,130.00
ALTERNATE 1: SPRING HOUSE FARM NEIGHBORHOOD							
A1.1	1.5" Full Width Roadway Mill	15606	SY	\$3.36	\$52,436.16	\$2.65	\$41,355.90
A1.2	Pavement Repair Type 1	195	SY	\$30.00	\$5,850.00	\$32.96	\$6,427.20
A1.3	1.5" Superpave Wearing Course	15606	SY	\$9.37	\$146,228.22	\$11.72	\$182,902.32
A1.4	Painted Crosswalks	2	EA	\$1,500.00	\$3,000.00	\$1,121.25	\$2,242.50
ALTERNATE 2: GRASSHOPPER LANE							
A2.1	1.5" Full Depth Roadway Mill	9180	SY	\$3.37	\$30,936.60	\$2.65	\$24,327.00
A2.2	Pavement Repair Type 1	120	SY	\$30.00	\$3,600.00	\$32.96	\$3,955.20
A2.3	1.5" Superpave Wearing Course	9180	SY	\$9.30	\$85,374.00	\$11.72	\$107,589.60
A2.4	4" Double Yellow Pavement Markings	120	LF	\$2.20	\$264.00	\$1.65	\$198.00
A2.5	12" White Pavement Markings (Stop Bars)	6	EA	\$400.00	\$2,400.00	\$201.25	\$1,207.50

Total Base Bid	\$866,475.73	\$1,020,700.29
Base Bid + Alternate 1 - Spring House Farm Neighborhood	\$1,073,990.11	\$1,253,628.21
Base Bid + Alternate 2 - Grasshopper Lane	\$989,050.33	\$1,157,977.59
Total: Base Bid + Alternates 1 & 2	\$1,196,564.71	\$1,390,905.51



To: Mimi Gleason, Township Manager
From: Fred Zollers, Public Works Director
Date: March 20, 2026
Re: 2026 Paving Program

We have received bids for our Road Paving Program for 2026. **Ed Brown and I recommend that the Board:**

- accept the base bid and alternate 1 for milling and paving from James D. Morrissey, Inc. for \$913,739.05; and
- **accept the bid for Option 1 for Ultra-Thin Bond Wearing Course from Asphalt Maintenance Solutions, Inc. for \$77,826.00.**

These bids are lower than cost estimates based on last year's prices and after consulting with Finance Director Haldeman, it would be approximately \$54,000 less than the amount we have in the 2026 Budget.



March 19, 2026

File No. 999-1022-02-B

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

Reference: 2026 Lower Gwynedd Township: Ultra-Thin Bonded Wearing Course
Bid Award Recommendation

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the one (1) bid submitted for the above referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon examination, we have determined that Asphalt Maintenance Solutions, Inc. is the low bidder for the project. All the required bid documents were properly completed and a Bid Bond was included. Asphalt Maintenance Solutions, Inc., has performed similar work in Lower Gwynedd Township in recent years. As such, we feel comfortable they are capable of handling this project.

After discussions with Township Staff, we recommend all items under Option 1 be awarded at this time. As such, we recommend that the contract for the 2026 Lower Gwynedd Township Ultra-Thin Bonded Wearing Course project be awarded to **Asphalt Maintenance Solutions, Inc.**, in the amount of **\$77,826.00**.

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

Sincerely,

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

EB/sl

Enclosure: As referenced

cc: Fred Zollers, Public Works Director
Jamie Worman, Assistant Manager
Neil A Stein, Esq., Township Solicitor.
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Lower Gwynedd Township

PROJECT NAME: 2026 Ultra-Thin Bonded Wearing Course

PROJECT NUMBER: 999-1022-02-B

PROJECT BID DATE: March 18, 2026

Asphalt Maintenance Solutions, Inc.
P.O. Box 387
Center Valley, PA 18034

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL
BASE BID					
1	1" Mill at Driveway Aprons	220	SY	\$1.00	\$220.00
2	Crack Sealant	75	GAL	\$26.00	\$1,950.00
3	Ultra-Thin Bonded Wearing Course	9457	SY	\$8.00	\$75,656.00
OPTION 2 - SPRING HOUSE FARM NEIGHBORHOOD					
4	1" Mill at Driveway Aprons	305	SY	\$1.00	\$305.00
5	Crack Sealant	90	GAL	\$26.00	\$2,340.00
6	Ultra-Thin Bonded Wearing Course	15606	SY	\$7.69	\$120,010.14

Option 1 - Sturgis Ln & Pennbrooke Ln **\$77,826.00**

Option 2 - Spring House Farm Neighborhood **\$122,655.14**



MEMORANDUM

ATTN: Board of Supervisors
DATE: March 24, 2026
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Gwynedd Point Map & Text Amendment-Ord. 552

Jamie Worman

Recommended Action: To approve Ordinance #552 amending the zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District.

As you recall, the BOS held a public hearing on December 9th, 2025, to consider an application for a zoning ordinance map and text amendment to extend the existing Lower Pike Overlay (LPO) district along one side of Bethlehem Pike from the Spring House Intersection to Route 309. The extension includes, among other properties, the subject parcels of a proposed townhouse development that are located within the triangular area between Cedar Hill Road and Bethlehem Pike. In addition, the proposed amendment revised the text of the LPO related to overflow parking.

The Lower Gwynedd Township Planning Commission (PC) and the Montgomery County Planning Commission have conducted reviews of the proposed ordinance. The PC recommended approval to the BOS at their meeting on October 15th, 2025, and reaffirmed that recommendation at their meeting on March 18th, 2026. To better understand Mr. Penna's plans, the Township asked him to submit a conditional use application depicting the proposed development and expected traffic impact. The zoning ordinance and map amendment are now ready for consideration by the BOS.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY,
PENNSYLVANIA**

ORDINANCE NO. 552

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

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

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

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

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

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

(1) 1271.08

(a) Residential Use. For each dwelling unit in the Lower Pike Overlay District, a total of 3 all-weather paved parking spaces, exclusive of garage space, shall be provided, one of which shall be available for use as overflow parking in designated lots by

anyone living in or visiting the community. However, the Applicant, upon demonstration that such overflow parking is not immediately needed, may place a portion of the overflow parking in reserve, to be constructed at a later date in accordance with 1294.07.

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

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

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

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

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

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

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

ATTEST:

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

**Mimi Gleason
Township Manager**

By:

**Danielle A. Duckett
Chairperson**



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

www.lowergwynedd.org

Finance Memorandum

Date: March 19, 2026
To: Mimi Gleason, Township Manager
From: Melinda Haldeman, CPA Finance Director

RE: February 28, 2026, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of February 28, 2026
- ❖ Fund Balance and Summary of Cash and Investments as of February 28, 2026
- ❖ YTD Budget Report with Prior Years Actuals through December 31, 2025

NOTE: The 2025 books are still “open” to capture all Revenues and Expenses for the 2025 year. Invoices we receive in January and February 2026 that pertain to work completed in 2025 are recorded in 2025 through Accounts Payable and the corresponding Expense account. Revenues received in January 2026, which are for 2025, are recorded as Accounts Receivable and the corresponding Revenue Account. This *accrual* process only occurs at year end for Municipalities, to ensure that revenues and expenses are recorded in the correct year. Beginning Fund Balances may change if there are journal entries as part of the audit for 2025.

The 2025 Audit is underway. Our Auditors, Zelenkofske Axelrod LLC, came to our offices on March 12, 2026, for field work. It is moving forward with no problems or issues noted to date. The Draft 2025 Audit is scheduled to be completed by May 1, 2026.

2026 ITEMS TO NOTE:

- ❖ We received the Liquid Fuels 2026 allocation totaling \$362,942.28 on March 2, 2026. The amount of reserves in Liquid Fuels with the 2026 allocation is \$1,152,647.05. (The 2025 Liquid Fuels project was moved forward and will be completed with the 2026 Road Paving project).
- ❖ Interest Income across all funds totaled \$184,998.66 through February 28, 2026. This includes \$31,541.51 of interest earned from the bond proceeds. This interest is not subject to arbitrage. Interest rates as of February 28, 2026: Citadel 3.06%, PLIGIT Class 3.53%, PLIGIT Prime 3.78%.
- ❖ January and February are slower months for the township. Real Estate Tax bills were just sent out in February 2026. Road Projects are going out to bid and begin in spring/summer.

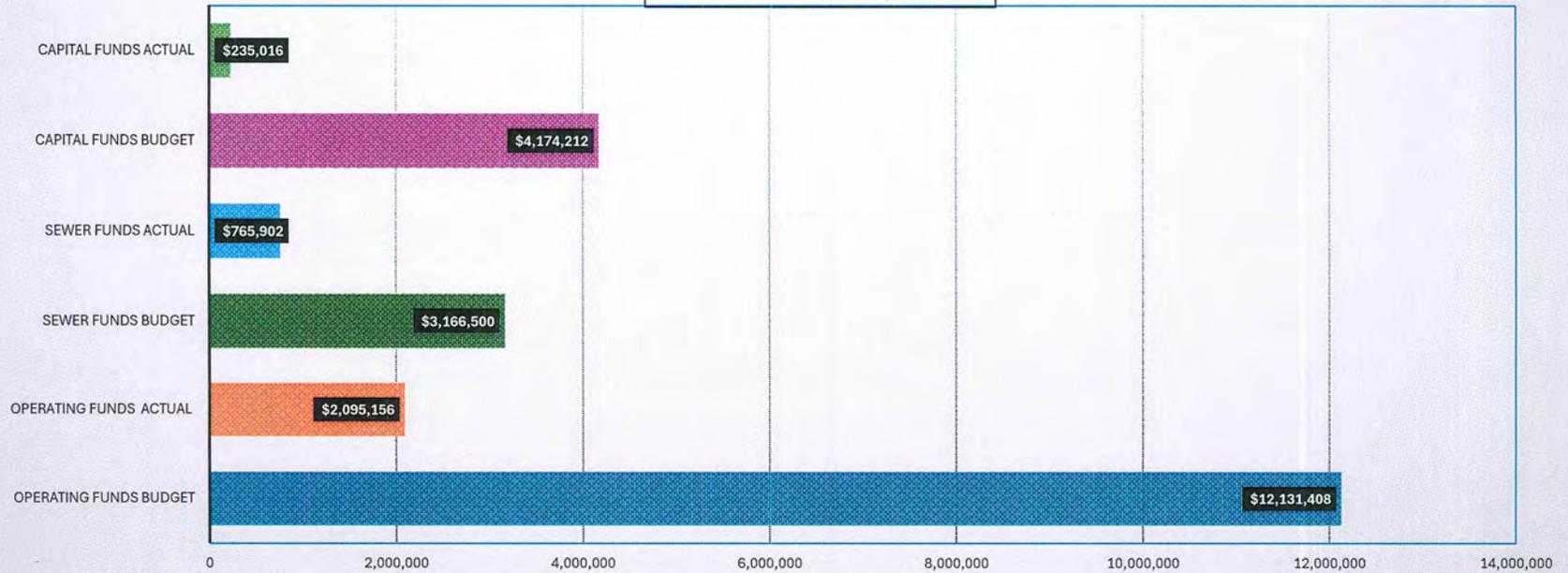
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

**Revenue Actual to Budget
YTD Thru Feb 28, 2026**



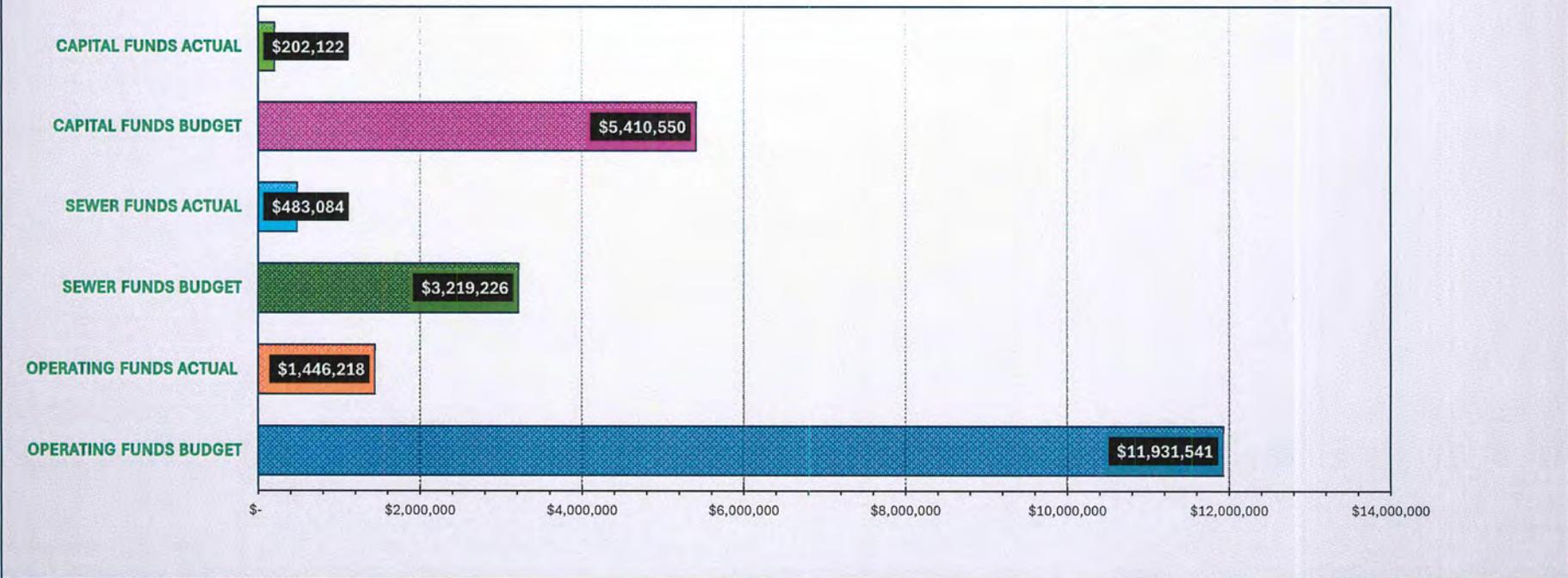
16.6% through the year as of February 28, 2026

Capital Funds Revenue: Capital Revenue is 5.63 % of Budget. No Grants received. Only Interest Income

Sewer Funds Revenue: Sewer Revenue is 24.19 % of Budget. 1st qtr billings completed.

Operating Funds Revenue: Operating Revenue is 17.27% . EIT received for 1st Qtr. No RE Tax revenue

**Expenses Actual to Budget
YTD Thru Feb 28, 2026**



16.6% through the year as of February 28, 2026

Capital Funds Expenses:

Expenses are 3.74 % of Budget. Projects occur in Spring/Summer

Sewer Funds Expenses:

Expenses are 15.01% of Budget. Did not receive 1st Qtr sewage treatment bill.

Operating Funds Expenses:

Expenses are 12.12% of Budget. Many operating expenses are in Fall. (Lawn mowing/Fall Fest/Pension MMO/Transfers)

FUND BALANCE
AND
SUMMARY OF CASH AND INVESTMENTS

Lower Gwynedd Township
Fund and Cash Balances as of February 28, 2026

FUND #	FUND	FUND BALANCE @ 01/01/2026 PRELIMINARY	(INCREASE)DECREASE THRU 02/28/2026	FUND BALANCE @ 02/28/2026
01	GENERAL	-8,580,868.36	-661,226.61	-9,242,094.97
02	STREET LIGHT	-43,091.62	355.41	-42,736.21
03	FIRE PROTECTION	-257,135.98	382.69	-256,753.29
04	FIRE HYDRANT	-33,009.93	11,549.94	-21,459.99
	GENERAL OPERATING FUNDS SURPLUS	-8,914,105.89	-648,938.57	-9,563,044.46
08	SEWER OP	-5,964,455.82	-261,118.62	-6,225,574.44
09	SEWER CAPITAL	-4,500,584.99	-21,699.33	-4,522,284.32
	SEWER FUNDS SURPLUS	-10,465,040.81	-282,817.95	-10,747,858.76
16				
30	CAPITAL RESERVE	-10,893,390.98	128,227.29	-10,765,163.69
31	STORMWATER MNGMNT	-582,253.47	-6,234.39	-588,487.86
33	TRAFFIC IMPACT	-1,828,625.14	-150,028.60	-1,978,653.74
35	HIGHWAY AID	-790,983.40	-4,858.71	-795,842.11
	CAPITAL FUNDS	-14,095,252.99	-32,894.41	-14,128,147.40

YTD ALL FUNDS:	-964,650.93
----------------	-------------

NEGATIVE BALANCES ARE DEPICTED IN RED

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

Summary of Cash and Investments
2/28/2026

		2/28/2026
FUND #		Cash Balance
01	GENERAL	8,245,593.86
02	STREET LIGHT	44,282.62
03	FIRE PROTECTION	265,055.64
04	FIRE HYDRANT	33,274.53
	GENERAL OPERATING FUNDS CASH	\$ 8,588,206.65
08	SEWER OP	3,666,350.67
09	SEWER CAPITAL	4,564,941.74
	SEWER FUNDS CASH	\$ 8,231,292.41
30	CAPITAL RESERVE	11,227,661.65
31	STORMWATER MNGMNT	593,973.34
33	TRAFFIC IMPACT	1,839,853.74
35	HIGHWAY AID	795,842.11
	CAPITAL FUNDS CASH	\$ 14,457,330.84
	Total Cash	\$ 31,276,829.90

	2/28/2026
<u>Banking Institution</u>	<u>Cash Balance</u>
PLIGIT	27,919,262.23
CITADEL	3,357,667.67
	\$ 31,276,929.90

<u>Reserves per Fund Balance Policy</u>	<u>Reserves</u>	<u>2/28/2026</u>
	<u>Per Policy 2025</u>	<u>Cash Balance</u>
General Fund Reserves	2,641,989.00	8,245,593.86
Sewer Fund Reserves	1,029,175.00	3,666,350.67
Sewer Capital Reserves	1,000,000.00	4,564,941.74

YTD BUDGET REPORT WITH ACTUALS
2023/2024/2025/2026

03/20/2026
 10:46:57

 Lower Gwynedd Township
 YTD BUDGET REPORT WITH PRIOR YEARS
 THRU FEB 2023/2024/2025/2026
 FOR PERIOD 02 OF 2026

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**ANNUAL BUDGET
 2026**

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
01 GENERAL FUND		ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
		2023	2024	2025	2026	
REVENUES	301 REAL ESTATE TAXES	-10,068.91	-152.59	-363.06	-1,621.59	-1,456,731.00
	310 LOCAL TAX ACT 511	-1,411,337.89	-1,283,184.57	-1,420,476.49	-1,853,058.19	-7,915,000.00
	321 BUSINESS LICENSES & PRMTS	-35,349.04	-65,419.19	-63,190.05	-57,517.77	-237,200.00
	331 FINES	-747.03	-1,128.22	-1,392.24	-3,309.41	-16,000.00
	341 INTEREST EARNINGS	-32,586.44	-61,933.44	-56,747.32	-47,969.83	-370,000.00
	342 RENTS & ROYALTIES	-24,117.80	-24,841.34	-25,461.34	-26,097.86	-294,197.00
	355 STATE SHARED REV & ENTLMT	.00	.00	.00	-600.00	-572,588.00
	358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	.00	-21,500.00
	361 PERMITS/DEVELOPMENT	-69,279.82	-79,813.33	-64,927.52	-95,373.13	-683,500.00
	362 PUBLIC SAFETY	-7,865.05	-13,588.77	-88,180.58	-3,870.00	-30,500.00
	363 HGHWYS & STS	-3,990.00	.00	.00	.00	-4,170.00
	367 RECREATION	.00	.00	.00	-3,297.00	-28,500.00
	380 MISCELLANEOUS REVENUE	-503.00	-280.00	-2,125.28	-352.70	-5,000.00
	387 DIVIDENDS/MISC REV	.00	.00	.00	.00	-30,000.00
	392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-33,773.00
EXPENSES	401 EXECUTIVE	86,817.84	155,432.88	165,930.44	213,669.13	1,350,973.00
	402 FINANCIAL ADMIN	49,649.11	56,827.28	49,626.03	54,802.34	430,635.00
	403 TAX COLLECTION	17,115.19	16,792.89	18,028.40	19,732.87	115,256.00
	409 BUILDNGS & PLANT	19,248.56	29,514.14	31,721.16	37,000.32	299,083.00
	410 POLICE	565,999.42	596,480.86	611,545.83	789,496.06	4,798,522.00
	411 FIRE	.00	.00	.00	.00	142,000.00
	412 AMBULANCE	.00	.00	.00	.00	35,000.00
	413 GEN GOVT-CODE ENFORCEMENT	255.50	.00	.00	.00	.00
	414 PLANING & ZONING	33,567.81	64,637.42	69,443.69	35,010.81	821,503.00
	430 PW-HIGHWAY RDS STS	84,141.29	91,108.01	169,645.28	248,303.13	1,597,300.00
	451 COMMUNITY PROGRAMS	.00	.00	.00	15,034.60	273,929.00
	461 OPEN SPACE CONSERVATION	219.90	.00	.00	.00	.00
	487 EMPLOYEE BENEFITS	8,603.90	9,597.69	11,240.20	18,791.61	686,789.00
	492 INTERFUND OPERATING TRANS	.00	1,217,814.04	.00	.00	938,413.00
	TOTAL GENERAL FUND	-730,226.46	707,863.76	-595,682.85	-661,226.61	-209,256.00
	TOTAL REVENUES	-1,595,844.98	-1,530,341.45	-1,722,863.88	-2,093,067.48	-11,698,659.00
	TOTAL EXPENSES	865,618.52	2,238,205.21	1,127,181.03	1,431,840.87	11,489,403.00
	TOTAL 01 GENERAL FUND	-730,226.46	707,863.76	-595,682.85	-661,226.61	-209,256.00

03/20/2026
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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU FEB 2023/2024/2025/2026
FOR PERIOD 02 OF 2026

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
02 STREET LIGHT FUND					
301 REAL ESTATE TAXES	-247.15	.00	.00	.00	-14,000.00
341 INTEREST EARNINGS	-175.92	-262.47	-282.21	-268.90	-1,700.00
434 PW -STREET LGHTNG	857.92	799.44	1,056.64	624.31	10,170.00
TOTAL STREET LIGHT FUND	434.85	536.97	774.43	355.41	-5,530.00
TOTAL REVENUES	-423.07	-262.47	-282.21	-268.90	-15,700.00
TOTAL EXPENSES	857.92	799.44	1,056.64	624.31	10,170.00
TOTAL 02 STREET LIGHT FUND	434.85	536.97	774.43	355.41	-5,530.00

03/20/2026
10:47:00

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU FEB 2023/2024/2025/2026
FOR PERIOD 02 OF 2026

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ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-1,657.07	-14.91	-41.40	.00	-201,892.00
341 INTEREST EARNINGS	-1,203.59	-558.19	-1,264.32	-1,617.31	-7,076.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-165,000.00
480 DISCRETIONARY CONTRIBUTIONS	.00	.00	.00	.00	208,968.00
489 OTHER MISC EXP	.00	.00	.00	2,000.00	165,000.00
TOTAL FIRE PROTECTION FUND	-2,860.66	-573.10	-1,305.72	382.69	.00
TOTAL REVENUES	-2,860.66	-573.10	-1,305.72	-1,617.31	-373,968.00
TOTAL EXPENSES	.00	.00	.00	2,000.00	373,968.00
TOTAL 03 FIRE PROTECTION FUND	-2,860.66	-573.10	-1,305.72	382.69	.00

03/20/2026
10:47:00

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU FEB 2023/2024/2025/2026
FOR PERIOD 02 OF 2026

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ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-340.60	-3.06	-8.52	.00	-41,581.00
341 INTEREST EARNINGS	-493.79	-532.32	-327.99	-202.56	-1,500.00
411 FIRE	.00	.00	.00	11,752.50	58,000.00
TOTAL FIRE HYDRANT FUND	-834.39	-535.38	-336.51	11,549.94	14,919.00
TOTAL REVENUES	-834.39	-535.38	-336.51	-202.56	-43,081.00
TOTAL EXPENSES	.00	.00	.00	11,752.50	58,000.00
TOTAL 04 FIRE HYDRANT FUND	-834.39	-535.38	-336.51	11,549.94	14,919.00

03/20/2026
10:47:00

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU FEB 2023/2024/2025/2026
FOR PERIOD 02 OF 2026

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ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-10,723.28	-2,627.51	-3,083.75	-18,652.54	-144,000.00
364 SANITATION	-775,010.75	-703,629.93	-790,964.21	-719,369.98	-2,820,000.00
383 SPECIAL ASSESSMENTS	-600.00	.00	.00	.00	-1,000.00
401 EXECUTIVE	-6,775.76	.00	.00	.00	1,000.00
402 FINANCIAL ADMIN	6,985.72	7,212.80	773.72	734.45	15,000.00
408 ENGINEERING	.00	.00	.00	.00	5,000.00
409 BUILDNGS & PLANT	.00	.00	.00	.00	135,000.00
429 PW-WASTEWTR COLL	77,966.24	84,504.72	384,923.44	440,013.18	2,475,100.00
486 INSURANCE	5,012.68	13,079.82	12,757.19	11,092.57	42,500.00
487 EMPLOYEE BENEFITS	10,556.51	17,640.95	25,132.12	25,063.70	161,565.00
492 INTERFUND OPERATING TRANS	.00	100,000.00	.00	.00	124,911.00
TOTAL SEWER FUND	-692,588.64	-483,819.15	-370,461.49	-261,118.62	-4,924.00
TOTAL REVENUES	-786,334.03	-706,257.44	-794,047.96	-738,022.52	-2,965,000.00
TOTAL EXPENSES	93,745.39	222,438.29	423,586.47	476,903.90	2,960,076.00
TOTAL 08 SEWER FUND	-692,588.64	-483,819.15	-370,461.49	-261,118.62	-4,924.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU FEB 2023/2024/2025/2026
FOR PERIOD 02 OF 2026

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
09 SEWER CAPITAL RESERVE					
341 INTEREST EARNINGS	-28,691.79	-39,597.57	-33,056.85	-27,879.33	-190,000.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-11,500.00
392 INTERFUND OPERATING TRANS	.00	-100,000.00	.00	.00	.00
409 BUILDNGS & PLANT	.00	2,745.00	.00	.00	11,000.00
429 PW-WASTEWTR COLL	.00	.00	3,737.60	.00	118,150.00
439 CONSTRUCTION & REBUILDING	.00	7,227.50	.00	6,180.00	130,000.00
TOTAL SEWER CAPITAL RESERVE	-28,691.79	-129,625.07	-29,319.25	-21,699.33	57,650.00
TOTAL REVENUES	-28,691.79	-139,597.57	-33,056.85	-27,879.33	-201,500.00
TOTAL EXPENSES	.00	9,972.50	3,737.60	6,180.00	259,150.00
TOTAL 09 SEWER CAPITAL RESERVE	-28,691.79	-129,625.07	-29,319.25	-21,699.33	57,650.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 30 CAPITAL RESERVE FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-34,625.91	-122,624.15	-87,464.98	-68,694.49	-482,400.00
345 DVIT GRANTS	.00	.00	.00	.00	-15,000.00
354 ST. CAPITAL & OP. GRANTS	.00	-9,788.42	.00	.00	-1,622,234.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-47,000.00
392 INTERFUND OPERATING TRANS	.00	-1,217,814.04	.00	.00	-864,551.00
401 EXECUTIVE	.00	40,964.85	.00	.00	.00
409 BUILDNGS & PLANT	.00	12,732.50	.00	.00	33,000.00
410 POLICE	.00	85,502.70	20,288.64	.00	205,000.00
430 PW-HIGHWAY RDS STS	.00	.00	.00	.00	162,000.00
439 CONSTRUCTION & REBUILDING	.00	12,234.15	3,750.00	.00	2,164,000.00
454 PARKS	.00	8,481.39	7,450.00	97,146.78	1,040,000.00
471 DEBT PRINCIPAL	.00	.00	.00	.00	165,000.00
472 DEBT INTEREST	.00	.00	24,651.66	99,775.00	199,550.00
TOTAL CAPITAL RESERVE FUND	-34,625.91	-1,190,311.02	-31,324.68	128,227.29	937,365.00
TOTAL REVENUES	-34,625.91	-1,350,226.61	-87,464.98	-68,694.49	-3,031,185.00
TOTAL EXPENSES	.00	159,915.59	56,140.30	196,921.78	3,968,550.00
TOTAL 30 CAPITAL RESERVE FUND	-34,625.91	-1,190,311.02	-31,324.68	128,227.29	937,365.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
31 STORMWATER MANAGEMENT					
341 INTEREST EARNINGS	-2,422.50	-7,181.03	-5,480.14	-3,626.39	-30,000.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-93,671.00
387 DIVIDENDS/MISC REV	.00	.00	.00	-7,808.00	-150,000.00
446 STORMWATER MANAGEMENT	2,500.00	7,118.50	5,472.50	5,200.00	492,000.00
TOTAL STORMWATER MANAGEMENT	77.50	-62.53	-7.64	-6,234.39	218,329.00
TOTAL REVENUES	-2,422.50	-7,181.03	-5,480.14	-11,434.39	-273,671.00
TOTAL EXPENSES	2,500.00	7,118.50	5,472.50	5,200.00	492,000.00
TOTAL 31 STORMWATER MANAGEMENT	77.50	-62.53	-7.64	-6,234.39	218,329.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
33 TRAFFIC IMPACT FUND					
341 INTEREST EARNINGS	-11,581.38	-16,343.10	-4,781.57	-11,228.60	-72,000.00
354 ST. CAPITAL & OP. GRANTS	.00	-323,326.80	.00	.00	.00
361 PERMITS/DEVELOPMENT	.00	.00	.00	-138,800.00	-425,000.00
433 PW -TRAFFIC	.00	5,397.50	.00	.00	.00
TOTAL TRAFFIC IMPACT FUND	-11,581.38	-334,272.40	-4,781.57	-150,028.60	-497,000.00
TOTAL REVENUES	-11,581.38	-339,669.90	-4,781.57	-150,028.60	-497,000.00
TOTAL EXPENSES	.00	5,397.50	.00	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND	-11,581.38	-334,272.40	-4,781.57	-150,028.60	-497,000.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
35 HIGHWAY AID FUND					
341 INTEREST EARNINGS	-2,028.58	-3,041.31	-3,366.00	-4,858.71	-18,000.00
355 STATE SHARED REV & ENTLMT	.00	.00	.00	.00	-355,556.00
430 PW-HIGHWAY RDS STS	6,527.77	22,066.92	44,148.45	.00	.00
439 CONSTRUCTION & REBUILDING	.00	.00	.00	.00	950,000.00
TOTAL HIGHWAY AID FUND	4,499.19	19,025.61	40,782.45	-4,858.71	576,444.00
TOTAL REVENUES	-2,028.58	-3,041.31	-3,366.00	-4,858.71	-373,556.00
TOTAL EXPENSES	6,527.77	22,066.92	44,148.45	.00	950,000.00
TOTAL 35 HIGHWAY AID FUND	4,499.19	19,025.61	40,782.45	-4,858.71	576,444.00
GRAND TOTAL	-1,447,607.79	-1,363,780.76	-971,270.72	-964,650.93	1,087,997.00



MEMORANDUM

ATTN: Board of Supervisors
DATE: March 20, 2026
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Whitefield (1348 Sumneytown Pike) ZHB Discussion

Whitefield Homes LLC has filed a new ZHB application for a property located at 1348 Sumneytown Pike. Due to identified conflicts, Supervisor Twersky and Supervisor Brockway are recused. The subject parcel is located in the A-Residential District, and the new plan proposes a 10-lot subdivision along a cul-de-sac road off Evans Road. There will be 9 new single-family lots and one existing single-family lot. The current configuration includes two lots along Sumneytown Pike that will be accessed from the new road. However, the Township Code has a requirement under Section 1298.12 Highway Setbacks that requires any yard abutting a highway within in a residentially zoned district be doubled. This section specifically states which roads are considered highways under the code and Sumneytown Pike is one of them. Therefore, any yard abutting Sumneytown Pike would need to double the required setback. The applicant is seeking relief as this requirement would require a yard setback of 150 feet where 75 feet is proposed. The setback would then eliminate any type of building envelope on the two proposed lots.

The applicant also seeks relief from Section 1298.17(c), which requires wetlands to be recreated onsite. They are requesting to recreate the wetlands offsite; the wetland disturbance also requires conditional use approval by the Board of Supervisors. The proposed plan is attached to this memo for your reference. The application is scheduled to go before the Zoning Hearing Board on April 16th, 2026.

Lower Gwynedd Township Zoning Hearing Board

Application of Whitefield Homes, LLC

ADDENDUM TO ZONING HEARING BOARD APPLICATION

Whitefield Homes, LLC is the owner of the property located at 1348 Sumneytown Pike, Ambler, Lower Gwynedd Township, PA (the “Property”). The Property is more specifically identified as PARID 39-00-04054-00-2.

The Property consists of approximately 15.71 acres and is improved with a historic resource, being a single-family home farmhouse. The property is also improved with contemporary accessory structures, such as a shed and barn, and other related improvements. The Property is located in the A – Residential Zoning District pursuant to the Township Zoning Map. Applicant proposes to retain the historic farmhouse and redevelop the Property with a ten (10) lot residential subdivision (nine (9) new building lots, one (1) existing lot, being the historic single-family home).

In order to redevelop the Property as proposed, Applicant requests the following two (2) variances from the Lower Gwynedd Township Zoning Ordinance:

1. Section 1298.12 – to permit application of the 75-foot front yard setback pursuant to the A – Residential Zoning District in lieu of the requirement in this section to apply a double-setback of 150 feet as Sumneytown Pike is defined as a “highway”, with respect to Lots 4 and 5; and
2. Section 1298.17(c) – to permit a portion of wetlands to be mitigated offsite, where onsite wetland mitigation is required.

As will be presented, the minimum site area in the A – Residential Zoning District for a single-family residential use is 40,000 SF. Lots 4 and 5 are proposed to be over 40,000 SF. If requiring a 150-foot setback off Sumneytown Pike, there would be no compliant building envelope for the otherwise compliant lots. The same would be true for any complaint 40,000 SF lot off Sumneytown Pike. Therefore, the Zoning Ordinance contradicts itself, requiring the variance. Furthermore, there are unique features of the Property concerning existing wetlands, the existing historical structure, and topography of the Property whereby requiring the 150-foot setback would encroach further into the Property towards wetland areas, and towards the historical structure. The topography of the Property shows that Lots 4 and 5 are two of the most suitable and desirable to improve for single-family homes. Additionally, though Lots 4 and 5 have frontage on Sumneytown Pike and therefore are technically considered front yards, they are not proposed to take access off Sumneytown Pike. Therefore, they are effectively back yards, not front yards. The purpose behind the double-setback requirement is primarily for safety and if the Township wanted to widen the road, add sidewalk, utilities, or other public improvements. However, the two (2) adjacent properties on each side of the Property on Sumneytown are already improved with single-family homes with 75-foot setbacks. Therefore, the purpose of the double-setback as it applies to Lots 4 and 5 are frustrated and nullified.

Section 1298.17(c) specifically requires, in pertinent part:

Any wetlands...permitted to be filled or otherwise destroyed by conditional use shall be replaced elsewhere on the site, *in accordance with the applicable requirements of the Pennsylvania Department of Environmental Protection....* (Emphasis added).

It appears this Section 1298.17(c) was adopted prior to (and has yet to be amended pursuant to) updated requirements of the Pennsylvania Department of Environmental Protection (PADEP) which specifically permit wetland mitigation/replacement to be offsite. Applicant proposes that a portion of the wetlands that are proposed to be disturbed be mitigated/replaced offsite in accordance with PADEP regulations, as referenced in this section. Furthermore, there are conditions of the Property and proposed project that require this requested relief.

At the time of the hearing, Applicant will demonstrate that the variances, if granted, will not have any adverse impact on neighboring properties or public health and safety. As will be further demonstrated, the variances will not alter the essential character of the neighborhood nor be detrimental to the community.

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	171504	03/08/26	73285		105764	P	03/24/26	01414 340	LEGAL NOTICES	1,174.38
INVOICE:	030826									
171505	02/22/26	73286			105764	P	03/24/26	01401 340	LEGAL NOTICES	1,677.67
INVOICE:	022226									
171506	02/28/26	73287			105764	P	03/24/26	01401 340	LEGAL NOTICES	2,715.10
INVOICE:	022826									
VENDOR TOTALS				10,400.40	YTD INVOICED			5,567.15	YTD PAID	5,567.15
2784 ALLIED LANDSCAPE SUPPLY	171554	03/11/26	73335		105765	P	03/24/26	01430 370	R&M PW	128.00
INVOICE:	170925									
171555	03/11/26	73336			105765	P	03/24/26	01430 370	R&M PW	197.00
INVOICE:	334223									
171556	03/11/26	73337			105765	P	03/24/26	01430 370	R&M PW	5.00
INVOICE:	170930									
VENDOR TOTALS				330.00	YTD INVOICED			330.00	YTD PAID	330.00
4015 APEX OVERHEAD DOOR CO., INC.	171585	03/03/26	73366		105766	P	03/24/26	01409 370	R&M ALL BLDNGS	1,975.00
INVOICE:	10288									
VENDOR TOTALS				2,695.00	YTD INVOICED			1,975.00	YTD PAID	1,975.00
2091 ARAMSCO, INC.	171541	03/06/26	73322		105767	P	03/24/26	01409 220	SUPPLIES- ALL BLDNGS	250.08
INVOICE:	S7585883-001									
171542	03/12/26	73323			105767	P	03/24/26	01409 220	SUPPLIES- ALL BLDNGS	205.00
INVOICE:	S7585883-003									
171543	03/09/26	73324			105767	P	03/24/26	01409 220	SUPPLIES- ALL BLDNGS	200.10
INVOICE:	S7585883-002									
VENDOR TOTALS				1,101.58	YTD INVOICED			1,101.58	YTD PAID	655.18
2738 ARBOR VALLEY TREE SURGEONS, INC.	171552	03/12/26	73333		105768	P	03/24/26	31446 450	CONTRACTED SERVICES	3,700.00
INVOICE:	2561									
VENDOR TOTALS				6,400.00	YTD INVOICED			3,700.00	YTD PAID	3,700.00
4007 ARRO CONSULTING, INC.	171584	02/26/26	73365		105769	P	03/24/26	01147 000	LEGAL&ENGINEER	12,239.54
INVOICE:	0117042									
VENDOR TOTALS				36,637.08	YTD INVOICED			32,245.58	YTD PAID	12,239.54
500 BERGEY'S, INC.	171521	03/02/26	73302		105770	P	03/24/26	08429 262	R&M EQUIP/VEHICLES	5.32
INVOICE:	2P49046-B1									

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WARRANT: 032426

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	171522	03/13/26	73303		105770	P	03/24/26	01410 262	VEHICLE MAINTENANCE	21.59
	INVOICE:	2p56118								
	171523	03/03/26	73304		105770	P	03/24/26	08429 262	R&M EQUIP/VEHICLES	22.20
	INVOICE:	2P48416-B1								
	171524	03/16/26	73305		105770	P	03/24/26	01410 262	VEHICLE MAINTENANCE	41.00
	INVOICE:	2P56118-B1								
	171525	03/11/26	73306		105770	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	52.15
	INVOICE:	2P54704								
	171526	03/05/26	73307		105770	P	03/24/26	01410 262	VEHICLE MAINTENANCE	107.53
	INVOICE:	2P51918								
	171527	03/09/26	73308		105770	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	195.90
	INVOICE:	7S740997								
	171528	03/04/26	73309		105770	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	371.87
	INVOICE:	TK752693R								
	VENDOR TOTALS		4,253.15	YTD INVOICED				1,913.77	YTD PAID	817.56
4049	BOUND TREE MEDICAL, LLC									
	171587	03/05/26	73368		105771	P	03/24/26	01410 238	UNIFORMS	1,183.76
	INVOICE:	86124499								
	VENDOR TOTALS		1,183.76	YTD INVOICED				1,183.76	YTD PAID	1,183.76
2353	BOYLE CONSTRUCTION CO, INC.									
	171545	02/28/26	73326		105772	P	03/24/26	30439 725	PUBLIC WORKS PROJECT	11,804.00
	INVOICE:	25098.01-02								
	VENDOR TOTALS		11,804.00	YTD INVOICED				11,804.00	YTD PAID	11,804.00
3319	BUCKS COUNTY WATER & SEWER AUTHORITY									
	171567	03/16/26	73348		105773	P	03/24/26	08429 450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2026-002								
	VENDOR TOTALS		45,672.00	YTD INVOICED				8,600.00	YTD PAID	4,300.00
328	CARGILL, INC.									
	171512	02/20/26	73293		105774	P	03/24/26	01430 221	SNOW/ICE SUPPLIES	1,915.14
	INVOICE:	2912089358								
	171513	02/23/26	73294		105774	P	03/24/26	01430 221	SNOW/ICE SUPPLIES	3,908.76
	INVOICE:	2912096908								
	171514	02/24/26	73295		105774	P	03/24/26	01430 221	SNOW/ICE SUPPLIES	3,953.26
	INVOICE:	2912102520								
	171515	02/25/26	73296		105774	P	03/24/26	01430 221	SNOW/ICE SUPPLIES	3,979.96
	INVOICE:	2912107851								
	171516	02/26/26	73297		105774	P	03/24/26	01430 221	SNOW/ICE SUPPLIES	5,793.15
	INVOICE:	2912120196								
	171517	03/03/26	73298		105774	P	03/24/26	01430 221	SNOW/ICE SUPPLIES	3,841.60
	INVOICE:	2912133159								
	VENDOR TOTALS		25,302.96	YTD INVOICED				23,391.87	YTD PAID	23,391.87

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4207 DAILEY OPERATION CONSULTING LLC	171600	02/26/26	73381		105775	P	03/24/26	01430 420	TRAINING/DUES/SUBS	500.00
	INVOICE:	02 26 2026								
VENDOR TOTALS				500.00	YTD INVOICED			500.00	YTD PAID	500.00
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	171507	01/23/26	73288		105776	P	03/24/26	08429 262	R&M EQUIP/VEHICLES	91.88
	INVOICE:	13411728								
	171508	03/10/26	73289		105776	P	03/24/26	08429 262	R&M EQUIP/VEHICLES	601.94
	INVOICE:	13415847-02								
	171509	03/10/26	73290		105776	P	03/24/26	08429 262	R&M EQUIP/VEHICLES	551.11
	INVOICE:	13415847								
VENDOR TOTALS				4,971.14	YTD INVOICED			4,645.15	YTD PAID	1,244.93
3756 DELCO SOLUTIONS, LLC	171576	03/15/26	73357		105777	P	03/24/26	01401 430	TECHNOLOGY	146.25
	INVOICE:	5428								
	171576	03/15/26	73357		105777	P	03/24/26	08429 430	TECHNOLOGY	48.75
	INVOICE:	5428								
VENDOR TOTALS				585.00	YTD INVOICED			195.00	YTD PAID	195.00
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC	171570	03/05/26	73351		105778	P	03/24/26	01401 314	LEGAL SERVICES	455.00
	INVOICE:	1926601								
VENDOR TOTALS				1,430.00	YTD INVOICED			1,430.00	YTD PAID	455.00
3048 ELLIOTT AUTO SUPPLY CO., INC.	171558	03/09/26	73339		105779	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	129.20
	INVOICE:	201-835869								
	171559	03/10/26	73340		105779	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	197.56
	INVOICE:	201-837308								
	171560	03/12/26	73341		105779	P	03/24/26	01410 262	VEHICLE MAINTENANCE	442.98
	INVOICE:	201-839703								
VENDOR TOTALS				4,551.25	YTD INVOICED			1,348.87	YTD PAID	769.74
3922 FISHERS TRUE VALUE HARDWARE INC.	171580	02/28/26	73361		105780	P	03/24/26	01430 220	SUPPLIES PW	37.78
	INVOICE:	022826								
VENDOR TOTALS				37.78	YTD INVOICED			37.78	YTD PAID	37.78
66 FLETCHER MOTORS, INC.	171511	03/11/26	73292		105781	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	95.00
	INVOICE:	03 11 26 ROAD SVC								

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		303.25 YTD INVOICED						136.65 YTD PAID		95.00
3175 FLOUNDERS COMMUNICATIONS										
	171561	03/05/26	73342		105782	P	03/24/26	01409 320	COMMUNICATIONS	-9.77
	INVOICE: OPEN CREDIT ON ACCT									
	171562	03/06/26	73343		105782	P	03/24/26	01409 320	COMMUNICATIONS	1,834.15
	INVOICE: 817257									
	171563	03/04/26	73344		105782	P	03/24/26	01401 430	TECHNOLOGY	1,977.50
	INVOICE: 448123-US20									
	171563	03/04/26	73344		105782	P	03/24/26	08429 430	TECHNOLOGY	659.16
	INVOICE: 448123-US20									
	171564	03/04/26	73345		105782	P	03/24/26	01401 430	TECHNOLOGY	3,933.75
	INVOICE: 448126-US20									
	171564	03/04/26	73345		105782	P	03/24/26	08429 430	TECHNOLOGY	1,391.25
	INVOICE: 448126-US20									
VENDOR TOTALS		10,371.03 YTD INVOICED						9,786.04 YTD PAID		9,786.04
1191 GEORGE ALLEN PORTABLE TOILETS, INC.										
	171531	03/02/26	73312		105783	P	03/24/26	01430 450	CONTRACTED SERVICES	126.00
	INVOICE: I248354									
	171532	03/10/26	73313		105783	P	03/24/26	01430 450	CONTRACTED SERVICES	201.00
	INVOICE: I248638									
	171533	03/10/26	73314		105783	P	03/24/26	01430 450	CONTRACTED SERVICES	201.00
	INVOICE: I248642									
	171534	03/10/26	73315		105783	P	03/24/26	01430 450	CONTRACTED SERVICES	201.00
	INVOICE: I248641									
	171535	03/10/26	73316		105783	P	03/24/26	01430 450	CONTRACTED SERVICES	327.00
	INVOICE: I248640									
	171536	03/10/26	73317		105783	P	03/24/26	01430 450	CONTRACTED SERVICES	201.00
	INVOICE: I248639									
VENDOR TOTALS		1,777.00 YTD INVOICED						1,257.00 YTD PAID		1,257.00
4173 GORSKI ENGINEERING INC										
	171593	03/06/26	73374		105784	P	03/24/26	30454 600	PARK IMPROVEMENTS	107,244.80
	INVOICE: INGERSOLL PARK #6									
VENDOR TOTALS		201,994.80 YTD INVOICED						107,244.80 YTD PAID		107,244.80
3613 HEALTH MATS COMPANY										
	171575	03/01/26	73356		105785	P	03/24/26	01409 450	CONTRACTED SERVICES	73.28
	INVOICE: 50103									
VENDOR TOTALS		217.91 YTD INVOICED						73.28 YTD PAID		73.28
380 HEIDELBERG MATERIALS US, INC.										
	171518	03/10/26	73299		105786	P	03/24/26	01430 370	R&M PW	298.25
	INVOICE: 4805168									

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION			
VENDOR TOTALS										658.59 YTD INVOICED	298.25 YTD PAID	298.25
3975 HENRY J. THOMPSON PLUMBING & HEATING INC.	171582	03/03/26	73363		105787	P	03/24/26	01409 450	CONTRACTED SERVICES			157.00
	INVOICE: 11482											
VENDOR TOTALS										6,733.00 YTD INVOICED	2,814.00 YTD PAID	157.00
425 HORSHAM CAR WASH INC.	171520	03/05/26	73301		105788	P	03/24/26	01410 262	VEHICLE MAINTENANCE			132.00
	INVOICE: 1081											
VENDOR TOTALS										312.00 YTD INVOICED	132.00 YTD PAID	132.00
3832 JNA MATERIALS, LLC	171579	02/27/26	73360		105789	P	03/24/26	01430 370	R&M PW			185.00
	INVOICE: 47129											
VENDOR TOTALS										922.97 YTD INVOICED	376.10 YTD PAID	185.00
4178 KENCO ACQUISITION CORP	171596	03/04/26	73377		105790	P	03/24/26	01430 220	SUPPLIES PW			800.00
	INVOICE: 7437842											
VENDOR TOTALS										800.00 YTD INVOICED	800.00 YTD PAID	800.00
4000 MARK MANJARDI	171583	02/23/26	73364		105791	P	03/24/26	01414 314	PROF SERV- LEGAL (ZHB)			605.00
	INVOICE: 021226 ZHB MTG											
VENDOR TOTALS										1,345.00 YTD INVOICED	985.00 YTD PAID	605.00
1294 MCPWA	171538	03/03/26	73319		105792	P	03/24/26	01430 420	TRAINING/DUES/SUBS			360.00
	INVOICE: MCPWA 2026 DUES											
VENDOR TOTALS										360.00 YTD INVOICED	360.00 YTD PAID	360.00
4088 MINUTEMAN SECURITY TECHNOLOGIES, INC.	171589	03/02/26	73370		105793	P	03/24/26	01409 450	CONTRACTED SERVICES			76.00
	INVOICE: 185683											
VENDOR TOTALS										228.00 YTD INVOICED	76.00 YTD PAID	76.00
4141 MSI SERVICES, INC.	171590	02/28/26	73371		105794	P	03/24/26	01401 430	TECHNOLOGY			367.50
	INVOICE: 435379											
	171590	02/28/26	73371		105794	P	03/24/26	08429 430	TECHNOLOGY			122.50
	INVOICE: 435379											

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS										13,919.40 YTD INVOICED
										5,395.80 YTD PAID
4025 MSWAT-CR	171586	03/05/26	73367		105795	P	03/24/26	01410 201	REGIONAL RESPONSE TEAMS	5,000.00
	INVOICE:	MSWAT-CR	2026							
VENDOR TOTALS										5,000.00 YTD INVOICED
										5,000.00 YTD PAID
3780 NORTH WALES WATER AUTHORITY	171578	03/06/26	73359		105796	P	03/24/26	08429 450	CONTRACTED SERVICES	99.75
	INVOICE:	SALES00003113								
VENDOR TOTALS										1,757.75 YTD INVOICED
										915.75 YTD PAID
2506 OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C.	171547	01/21/26	73328		105797	P	03/24/26	01401 450	CONTRACTED SERVICES	107.00
	INVOICE:	518817381								
VENDOR TOTALS										107.00 YTD INVOICED
										107.00 YTD PAID
4050 ODALYS CUMMINS	171588	03/05/26	73369		105798	P	03/24/26	01414 314	PROF SERV- LEGAL (ZHB)	265.00
	INVOICE:	022426 BOS MTG								
VENDOR TOTALS										265.00 YTD INVOICED
										265.00 YTD PAID
741 OLD YORK ROAD COUNTRY CLUB	171530	03/04/26	73311		105799	P	03/24/26	01401 187	STAFF ENGAGEMENT	250.00
	INVOICE:	110526 DEPOSIT								
VENDOR TOTALS										250.00 YTD INVOICED
										250.00 YTD PAID
1347 PA MUNICIPAL, INC.	171539	02/24/26	73320		105800	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	117.27
	INVOICE:	6236863								
	171540	03/02/26	73321		105800	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	182.40
	INVOICE:	6237012								
VENDOR TOTALS										2,782.16 YTD INVOICED
										1,321.49 YTD PAID
1211 PENN-HOLO SALES & SERVICE	171537	03/03/26	73318		105801	P	03/24/26	01430 220	SUPPLIES PW	86.99
	INVOICE:	90016								
VENDOR TOTALS										86.99 YTD INVOICED
										86.99 YTD PAID
3258 PENNSYLVANIA STATE UNIVERSITY	171565	01/30/26	73346		105802	P	03/24/26	01410 174	EDUC. TUITION REIMBURSEME	834.00
	INVOICE:	367097								

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		834.00 YTD INVOICED						834.00 YTD PAID		834.00
3779 PERKIOMEN PERFORMANCE INC.	171577	03/12/26	73358		105803	P	03/24/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	727.71
		INVOICE: 26-0659								
VENDOR TOTALS		1,955.17 YTD INVOICED						1,955.17 YTD PAID		727.71
2654 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	171551	03/11/26	73332		105804	P	03/24/26	01409 450	CONTRACTED SERVICES	242.22
		INVOICE: 3322205939								
VENDOR TOTALS		242.22 YTD INVOICED						242.22 YTD PAID		242.22
3458 REMCO, INC.	171568	03/10/26	73349		105805	P	03/24/26	01409 370	R&M ALL BLDNGS	450.00
		INVOICE: 947873								
	171569	03/04/26	73350		105805	P	03/24/26	01409 370	R&M ALL BLDNGS	8,400.00
		INVOICE: 945814								
VENDOR TOTALS		9,197.36 YTD INVOICED						9,197.36 YTD PAID		8,850.00
4176 JEROME H RHOADS, INC	171594	02/26/26	73375		105806	P	03/24/26	01409 220	SUPPLIES- ALL BLDNGS	346.83
		INVOICE: 24633251								
	171595	02/26/26	73376		105806	P	03/24/26	01409 220	SUPPLIES- ALL BLDNGS	122.85
		INVOICE: 24633250								
VENDOR TOTALS		2,228.26 YTD INVOICED						1,005.44 YTD PAID		469.68
2607 RICOH USA INC	171549	03/08/26	73330		105807	P	03/24/26	01401 430	TECHNOLOGY	458.43
		INVOICE: 596095893								
	171549	03/08/26	73330		105807	P	03/24/26	08429 430	TECHNOLOGY	152.80
		INVOICE: 596095893								
VENDOR TOTALS		3,008.70 YTD INVOICED						2,705.13 YTD PAID		611.23
2644 RICOH USA, INC.	171550	03/01/26	73331		105808	P	03/24/26	01401 430	TECHNOLOGY	29.69
		INVOICE: 5072861217								
	171550	03/01/26	73331		105808	P	03/24/26	08429 430	TECHNOLOGY	9.90
		INVOICE: 5072861217								
VENDOR TOTALS		90.59 YTD INVOICED						90.59 YTD PAID		39.59
2460 SANG CHUL LEE	171546	03/02/26	73327		105809	P	03/24/26	01410 238	UNIFORMS	72.00
		INVOICE: 2922								

PAID INVOICES REPORT

WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		120.00 YTD INVOICED			72.00 YTD PAID			72.00		
2905 SEWER SPECIALTY SERVICES CO., INC.	171557	03/16/26	73338		105810	P	03/24/26	09439 000	INFRASTRUCTURE REBUILDING	20,493.60
INVOICE: SS TV & REPAIR #2										
VENDOR TOTALS		20,493.60 YTD INVOICED			20,493.60 YTD PAID			20,493.60		
4142 SJ FUEL SOUTH COMPANY, INC.	171591	02/26/26	73372		105811	P	03/24/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,098.94
INVOICE: 194789										
171592	02/25/26	73373		105811	P	03/24/26	01430 374	FUEL/ GASOLINE/ DIESEL	1,014.94	
INVOICE: 194764										
VENDOR TOTALS		11,723.93 YTD INVOICED			8,270.75 YTD PAID			2,113.88		
2762 TRIAD TRUCK EQUIPMENT, INC.	171553	02/25/26	73334		105812	P	03/24/26	08429 262	R&M EQUIP/VEHICLES	416.29
INVOICE: RA291000947-01										
VENDOR TOTALS		416.29 YTD INVOICED			416.29 YTD PAID			416.29		
3288 TUSTIN MECHANICAL SERVICES	171566	03/09/26	73347		105813	P	03/24/26	01409 450	CONTRACTED SERVICES	253.00
INVOICE: 930024088										
VENDOR TOTALS		506.00 YTD INVOICED			506.00 YTD PAID			253.00		
4190 UNIFORM GEAR INC	171597	03/06/26	73378		105814	P	03/24/26	01410 238	UNIFORMS	59.95
INVOICE: 7074-3										
171598	03/06/26	73379		105814	P	03/24/26	01410 238	UNIFORMS	292.50	
INVOICE: 7076-3										
171599	03/06/26	73380		105814	P	03/24/26	01410 238	UNIFORMS	69.95	
INVOICE: 7075-3										
VENDOR TOTALS		1,160.40 YTD INVOICED			1,160.40 YTD PAID			422.40		
4203 US BANK	171602	01/02/26	73383		105815	P	03/24/26	01402 310	PROFESSIONAL SERVICES	754.25
INVOICE: 8015474										
VENDOR TOTALS		754.25 YTD INVOICED			754.25 YTD PAID			754.25		
3932 VIQ SOLUTIONS, INC.	171581	02/28/26	73362		105816	P	03/24/26	01410 222	DETECTIVE OPERATING SUPPL	142.19
INVOICE: VIQU9815										
VENDOR TOTALS		477.18 YTD INVOICED			142.19 YTD PAID			142.19		

PAID INVOICES REPORT

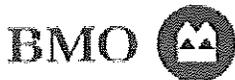
WARRANT: 032426

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3565 W.B. MASON COMPANY	171571	03/04/26	73352		105817	P	03/24/26	01401 200	OFFICE SUPPLIES	50.30
	INVOICE: 260442706									
	171572	03/03/26	73353		105817	P	03/24/26	01401 200	OFFICE SUPPLIES	50.30
	INVOICE: 260409820									
	171573	03/06/26	73354		105817	P	03/24/26	01401 200	OFFICE SUPPLIES	72.43
	INVOICE: 260516038									
	171574	03/06/26	73355		105817	P	03/24/26	01409 220	SUPPLIES- ALL BLDNGS	318.62
	INVOICE: 260510386									
VENDOR TOTALS			1,656.68	YTD INVOICED				805.00	YTD PAID	491.65
2511 WEST PUBLISHING CORPORATION	171548	03/01/26	73329		105818	P	03/24/26	01410 222	DETECTIVE OPERATING SUPPL	165.38
	INVOICE: 853312765									
VENDOR TOTALS			330.76	YTD INVOICED				165.38	YTD PAID	165.38
395 WISSAHICKON SCHOOL DISTRICT	171519	03/10/26	73300		105819	P	03/24/26	01401 460	VOLUNTEER BOARD COMMISSIO	500.00
	INVOICE: OUTDOOR ED CLUB									
VENDOR TOTALS			86,822.99	YTD INVOICED				500.00	YTD PAID	500.00
4204 ZELENKOFKSKE AXELROD LLC	171601	02/28/26	73382		105820	P	03/24/26	01402 310	PROFESSIONAL SERVICES	12,500.00
	INVOICE: 2026-13664									
VENDOR TOTALS			12,500.00	YTD INVOICED				12,500.00	YTD PAID	12,500.00
REPORT TOTALS										246,933.36

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	57	246,933.36

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



Statement

Account Name:	BILLING ACCOUNT 030522	Card Number:	xxxx-xxxx-xxxx-0522
Company Name:	LOWER GWYNEDD TOWNSHIP	Account Limit:	\$ 250,000.00
Employee ID:	772190000032397	Available Credit:	\$ 243,283.25
Statement Date (MM/DD/YYYY):	02/27/2026	Currency:	U.S. DOLLAR
Payment Due Date (MM/DD/YYYY):	03/26/2026		

Statement Summary:

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

Previous Balance:	\$ 17,683.06
Payments:	\$ -17,683.06
Adjustments:	\$ 0.00
Net Purchases:	\$ 6,716.75
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	<u>\$ 6,716.75</u>

Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522					
02/04	02/04 634518959	AUTOMATIC PYMT RECEIVED	\$ -17,683.06	\$ 0.00	\$ -17,683.06
			TOTAL CREDITS xxxx-xxxx-xxxx-0522		\$ -17,683.06
			TOTAL DEBITS xxxx-xxxx-xxxx-0522		\$ 0.00
Card Number xxxx-xxxx-xxxx-7362 ADMIN, CORP					
01/28	01/29 633577884	SQ JULES THIN CRUST N NORTH WALES PA <i>01. 401. 187</i>	\$ 82.00 030896	\$ 4.92	\$ 86.92
01/29	01/30 633776552	MANHATTAN MANHATTAN NORTH WALES PA <i>01. 401. 460</i>	\$ 207.94 071144	\$ 12.48 (e)	\$ 220.42
01/29	01/30 633776551	UNIFORM CONSTRUCTION U HARRISBURG PA <i>01. 235. 100</i>	\$ 954.00 025999	\$ 0.00	\$ 954.00
01/29	02/02 634261105	YEARLI.COM GRAND RAPIDS MI <i>01. 402. 310</i>	\$ 6.03 060096	\$ 0.36 (e)	\$ 6.39
01/29	02/02 634261029	YEARLI.COM GRAND RAPIDS MI <i>01. 402. 310</i>	\$ 349.64 090147	\$ 20.98 (e)	\$ 370.62
01/30	02/02 634261106	PECO ENERGY COMPANY 2158414000 PA <i>08 429 360</i>	\$ 361.66 012927	\$ 21.70 (e)	\$ 383.36
02/10	02/11 635904157	WWW.CVS.COM WOONSOCKET RI <i>01 401 200</i>	\$ 8.80 099599	\$ 0.62 (e)	\$ 9.42
02/11	02/12 635968219	LABORLAWPOS 8773214144 MI <i>01 402 310</i>	\$ 284.50 097867	\$ 0.00	\$ 284.50

02/12	02/13 636319605	OTTER.AI MOUNTAIN VIEW CA 01 401 430 08 429 430	79.49 26.50	\$ 99.99 037363	\$ 6.00	
02/19	02/20 637362721	FEDEX36983837 MEMPHIS TN 01 402 310		\$ 37.30 068980	\$ 0.00	\$ 37.30
02/24	02/25 638270036	GREENDISK INC ISSAQUAH WA 01 401 358		\$ 1,084.43 001890	\$ 65.07 (e)	\$ 1,149.50
02/24	02/26 638406853	TONY RONIS SPRING HOUS SPRING HOUSE PA 01 401 187		\$ 123.44 028327	\$ 7.41 (e)	\$ 130.85
02/25	02/26 638406852	MLB PHILLIES TICKETS R PHILADELPHIA PA 01 451 300		\$ 255.75 080021	\$ 19.25	\$ 275.00
02/25	02/26 638406854	NNA SERVICES LLC CHATSWORTH CA 01 401 420		\$ 352.25 029910	\$ 4.91	\$ 357.16
02/26	02/27 638759841	COMM OF PA OB/OCO P 7174256646 PA 01 401 420		\$ 42.00 018852	\$ 0.00	\$ 42.00
02/27	02/27 638759765	DLX FOR SMALLBUSINESS MINNEAPOLIS MN 01 402 310		\$ 279.33 033967	\$ 16.75	\$ 296.08

TOTAL CREDITS xxxx-xxxx-xxxx-7362 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-7362 ✓ \$ 4,709.51 ✓

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

02/01	02/02 634261028	DUNKIN #363182 AMBLER PA 01 410 480		\$ 149.93 068561	\$ 9.00 (e)	\$ 158.93
02/05	02/06 635098812	PENNSYLVANIA CHIEFS OF HARRISBURG PA 01 410 420		\$ 146.46 050933	\$ 8.79 (e)	\$ 155.25
02/12	02/13 636319604	WAWA 43 SPRINGHOUSE PA 01 410 220		\$ 5.40 091981	\$ 0.32	\$ 5.72
02/20	02/23 637826188	THEIACP ALEXANDRIA VA 01 410 420		\$ 207.55 014079	\$ 12.45 (e)	\$ 220.00
02/20	02/23 637826187	IN MY TRAINING GROUP AMBLER PA 01 410 420		\$ 28.30 034695	\$ 1.70 (e)	\$ 30.00
02/22	02/24 638151090	TONY RONIS SPRING HOUS SPRING HOUSE PA 01 410 220		\$ 59.46 063018	\$ 3.57 (e)	\$ 63.03

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-2252 ✓ \$ 632.93 ✓

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

02/03	02/04 634540940	OTTER.AI MOUNTAIN VIEW CA 01 401 430		\$ 99.99 092581	\$ 6.00	\$ 105.99
02/05	02/06 635098813	PML 7172369469 PA 01 414 420		\$ 56.60 051386	\$ 3.40	\$ 60.00
02/18	02/19 637230120	PSATS ENOLA PA 01 401 420		\$ 187.74 037744	\$ 11.26 (e)	\$ 199.00
02/21	02/23 637826189	CCI CONSTANT-CONTACT WALTHAM MA 01 401 430		\$ 99.00 019364	\$ 0.00	\$ 99.00

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00
 TOTAL DEBITS xxxx-xxxx-xxxx-6926 ✓ \$ 463.99 ✓

Card Number xxxx-xxxx-xxxx-3803 ZOLLERS, FRED

01/29	01/30 633776553	GIANT 6510 SPRING HOUSE PA	01 409 220	\$ 14.47 061574	\$ 0.27	
02/03	02/04 634540941	TRACTOR SUPPLY #2090 HARLEYSVILLE PA	01 430 262	\$ 113.09 040073	\$ 6.79 (e)	\$ 119.88
02/10	02/11 635904083	RVT NORTH MONTCO LANSDALE PA	01 430 460	\$ 518.87 040103	\$ 31.13 (e)	\$ 550.00
02/22	02/23 637826265	GIANT 6510 SPRING HOUSE PA	01 430 220	\$ 222.10 013306	\$ 3.60	\$ 225.70

TOTAL CREDITS xxxx-xxxx-xxxx-3803

TOTAL DEBITS xxxx-xxxx-xxxx-3803

\$ 0.00
✓ \$ 910.32 ✓

VDR NUM	NAME	ENTERED DATE	ADDR1	ADDR2	CITY	ST	ZIP
<u>4199</u>	UNIFIED 1050, LLC	02/19/26	647 ROBINSON LN		HAVERFORD	PA	19041
<u>4200</u>	JEFFREY PIETRAK	02/19/26	1327 GYPSY HILL RD		AMBLER	PA	19002
<u>4201</u>	DELUXE BLACKTOP LLC	02/19/26	2750 TREWIGTOWN RD		COLMAR	PA	18915
<u>4202</u>	LARE DIAZ LLC	02/19/26	41 UNIVERSITY DR	SUITE 400	NEWTOWN	PA	18940
<u>4203</u>	US BANK	03/12/26	CM-9690	PO BOX 70870	ST PAUL	MN	55170-9690
<u>4204</u>	ZELINKOFSKE AXELROD LLC	03/18/26	830 SIR THOMAS COURT	SUITE 100	HARRISBURG	PA	17109
<u>4207</u>	DAILEY OPERATION CONSULTING LLC	03/18/26	65 MILLERSTOWN CULMERVILLE RD		TARENTUM	PA	15084

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

Board/Commission	Environmental Advisory Council
Members/Terms	5 residents, 3-year terms appointed by the BOS
Meeting Schedule	2 nd Wednesday of each month, 7:00 pm
Supervisor Liaison(s)	Andrea Brockway and Mike Twersky
Staff Liaison	Morgan High
Minute Taker	Morgan High

MEETING HIGHLIGHTS

Meeting Date	March 11, 2026
Decisions/Recommendations	
<ul style="list-style-type: none"> • Voted on donating \$500 to Wissahickon High School Outdoor Club. The cost will help offsite the pollinator gardens. 	
Major Discussion Items	
<ul style="list-style-type: none"> • 2026 EAC Work Plan – Requested Projects from the Board of Supervisors (BOS) <ul style="list-style-type: none"> ○ Review each requested project in detail and created subcommittees • Confirmed Event <ul style="list-style-type: none"> ○ Techno Trash is tentatively scheduled for April 11th 	

Next Meeting	Wednesday, April 8 , 2026
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township’s website on the “Meetings” page. This form is included in the Board of Supervisor’s meeting packet, which also is posted on the “Meetings” page.

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

Board/Commission	Parks & Recreation Board
Members/Terms	5 residents, 5-year terms appointed by the BOS
Meeting Schedule	3 rd Tuesday of the Month, 6:00 p.m.
Supervisor Liaison(s)	Janine Martin
Staff Liaison	Morgan High
Minute Taker	Morgan High

MEETING HIGHLIGHTS

Meeting Date	March 17, 2026
Decisions/Recommendations	
<ul style="list-style-type: none"> • The P&R board agreed to accept a batting cage donation from Spring- Fort Admirals. The temporary batting cage will be placed in Pen Ambler. Public works have been involved in placement and installation. 	
Major Discussion Items	
<ul style="list-style-type: none"> • Discussed hosting a holiday bizarre the first weekend in December at the community building • Discussed a program booklet that will be released in September 2026 which will include all programs for the next 6 months. • Went over the Spring and Summer confirmed programs and events for this year. 	

Next Meeting	Tuesday, April 21 ,2026
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