

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, April 28, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88055728061?pwd=Qahnrw4G411lLp3FPJGaZkssb6HOtr.1>

Call #: 1-646-876-9923

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## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of potential litigation related to zoning, code enforcement and emergency services, real estate related to the public works facility, personnel related to the police department, and meeting logistics.

Congratulations to Sergeant Gerry Hunt for graduating from the Northwestern School of Police Staff and Command Class 626. Northwestern is a competitive and intensive leadership and management education program

Congratulations to Sergeant William "Townie" Henry for receiving the Optimist Club of Lower Montco's 2026 Respect for Law Award, given to those who render outstanding service in the area of law enforcement. The award will be presented at the Optimist Club's May 11<sup>th</sup> meeting.

### BUILDING AND ZONING

1. Consider approval of the Decision and Order for Gwynedd Point's conditional use application for a 48-unit townhouse redevelopment of Spring House Nursery and surrounding properties
2. Presentation of revisions for 1512 & 1524 Cedar Hill Road 4-lot Subdivision and consideration of Resolution 2026-10 for approval
3. Presentation: Amendment to the 1616 School House Road subdivision plan to allow for additional tree disturbance on the new lot at 1622 Gypsy Hill Road
4. Review the Zoning Hearing Board applications for the May 14th hearing and determine action to be taken, if any

### PUBLIC COMMENTS

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

## **GENERAL BUSINESS**

1. Finance report for March 2026
2. Approval of invoice report for April 28, 2026
3. Approval of minutes for the meeting of April 14, 2026

## **SUPERVISOR LIAISON REPORTS**

Questions about Volunteer Commission Meeting Highlights

## **STAFF UPDATES**

Updates from staff on municipal activities and projects

## **SUPERVISORS COMMENTS**

Comments or questions from the Board of Supervisors

## **ADJOURNMENT**

### **UPCOMING MEETING DATES\***

|                                |       |            |           |
|--------------------------------|-------|------------|-----------|
| BOARD OF SUPERVISORS           | TUES  | 05/12/2026 | 7:00 P.M. |
| ENVIRONMENTAL ADVISORY COUNCIL | WED   | 05/13/2026 | 7:00 P.M. |
| ZONING HEARING BOARD           | THURS | 05/14/2026 | 6:00 P.M. |
| PARKS AND RECREATION           | TUES  | 05/20/2026 | 6:00 P.M. |
| PLANNING COMMISSION            | WED   | 05/20/2026 | 7:00 P.M. |
| HUMAN RELATIONS COMMISSION     | THURS | 06/04/2026 | 7:00 P.M. |

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



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** April 23, 2026

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

*Jamie Worman*

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

***Recommended Motion: To approve the decision and order regarding the conditional use application for Gwynedd Point Village.***

Mr. Pete Penna and his attorney, Mr. Dave Shafkowitz, will attend the April 28, 2026, BOS meeting to discuss the Gwynedd Point Village Conditional Use Application.

The BOS held a public hearing on March 24<sup>th</sup>, 2026, to consider the conditional use application submitted by Mr. Penna 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 48-unit townhouse community with stormwater management, green space, pedestrian improvements, and a realignment of the Cedar Hill Road and Bethlehem Pike intersection. The proposed conditions discussed at the hearing are incorporated into the order and are attached to this memo for your reference.

BEFORE THE BOARD OF SUPERVISORS  
OF LOWER GWYNEDD TOWNSHIP, PENNSYLVANIA

IN THE MATTER OF THE CONDITIONAL USE APPLICATION  
OF PFP PROPERTY MANAGEMENT, LLC

DECISION AND ORDER OF THE LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

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FINDINGS OF FACT

1. Applicant, PFP Property Management, LLC (the "**Applicant**") is the equitable owner (pursuant to purchase agreement) of the following properties (the "**Properties**"):

- 1224 N. Bethlehem Pike (Parcel #39-00-00277-00-8)
- 1208 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)
- 1217 Cedar Hill Road (Parcel #39-00-00664-00-8)

(**Exhibit T-1**).

2. The Properties consisting of approximately 9.24 acres in the aggregate. (**Exhibit T-1**).

3. The Properties are located in the A-1 Residential District ("**A-1 District**") and the Lower Pike Overlay District ("**Overlay District**"). (**Exhibit T-1**).

4. The Applicant proposes the development of the Properties for forty-eight (48) attached carriage homes, parking, and related improvements (the "**Proposed Development**"). The Proposed Development requires conditional use approval pursuant to § 1271.09, Special Requirements, subparagraph (a) of the Lower Gwynedd Township Zoning Code ("**Zoning Code**"). (**Exhibit T-1**).

5. On or about December 7, 2025 the Applicant filed an application seeking conditional use approval ("**Application**"). (**Exhibit T-1**).

5. A public notice of a proposed hearing date of March 24, 2026, was duly advertised in the Reporter as required by the Pennsylvania Municipalities Planning Code ("**MPC**"). (**Exhibits T-2 and T-3**).

6. On March 24, 2026, the Board of Supervisors (the "**Board**") heard the Application (the "**Hearing**").

7. The Hearing was also attended by Township Manager Mimi Gleason; Zoning Officer and Assistant Township Manager Jamie Worman; Township Engineer James Hersh, P.E.; Township Transportation Engineer, Chad Dixon, P.E.; and Township Solicitor Neil Andrew Stein, Esquire. (**N.T. 3**).<sup>1</sup>

8. The following Township exhibits were admitted into evidence by the Township:

Exhibit T-1: Conditional Use Application, dated December 7, 2025 and exhibits including architectural elevations prepared by Luce Architects.

Exhibit T-2: Public Notice of Hearing.

Exhibit T-3: Proofs of Publication.

Exhibit T-4: Township Engineer, Gilmore & Associates review letter dated March 13, 2026

Exhibit T-5: Fire Marshal Review letter dated January 15, 2026

Exhibit T-6: Township Traffic Engineer Review letter dated February 26, 2026.

Exhibit T-7: Montgomery County Planning Commission's letter of January 12, 2026.

Exhibit T-8: Meeting minutes of the Lower Gwynedd Township Planning Commission meeting of March 18, 2026, at which meeting this Application was reviewed and conditional use approval recommended, subject to certain conditions.

(**N.T. 4-5**).

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<sup>1</sup> All references to Notes of Testimony ("**N.T.**") are to testimony taken on March 24, 2026.

9. The Applicant's attorney presented an offer of proof. **(N.T. 5-11)**.

10. Peter Penna, the manager of the Applicant, was sworn, confirmed the offer of proof, and testified on behalf of the Applicant. **(N.T. 12-16)**.

11. Mr. Penna generally described the physical characteristics of the Properties and the Proposed Development, as follows:

- The Applicant will replace multiple curb cuts with curb, grass, sidewalk, with one point of access.
- A berm will be installed on Bethlehem Pike. The berm will continue around the entire perimeter.
- Architecture will consist of Hardy Stone, with several different roof pitches. There will be no vinyl siding.
- The Proposed Development will consist of two, three and four unit buildings.
- Each home will have a deck of approximately 12' x 18'.
- The dwelling units will be sprinklered and the Applicant will comply with all applicable building codes.
- The interior roads will not be offered for dedication and therefore, the minimum road width of 26' for dedicated roads would not be applicable.
- Turning lanes and pedestrian crossings will be evaluated by PennDot and the Township during the land development phase.
- The Township Traffic Engineer testified generally about access to the Proposed Development and the requirement that the Applicant comply with PennDot criteria.
- The dwelling units are intended to be "age-targeted" and therefore fewer school-age children are expected within the community.

- All common areas will be owned and maintained by a community association.

(N.T. 5-16).

12. No one spoke against the Proposed Development, and no one requested party status.

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

1. The MPC provides that a zoning ordinance may contain “provisions for conditional uses to be allowed or denied by the governing body after recommendations by the planning agency and hearing, pursuant to express standards and criteria set forth in the zoning ordinance.” Section 603(c)(2) of the MPC, 53 P.S. §10603(c)(2). “A conditional use is nothing more than a special exception which falls within the jurisdiction of the municipal governing body rather than the zoning hearing board.” *In re Thompson*, 896 A.2d 659, 670 (Pa. Cmwlth. 2006).

2. “An applicant for conditional use has the burden to demonstrate compliance with the specific criteria of the ordinance.” *Id.*

3. Once an applicant shows compliance with the specific requirements of an ordinance, it is presumed that the use is consistent with the promotion of health, safety, and general welfare. *Thompson*, 896 A.2d at 670; *In re Brickstone Realty Corp.*, 789 A.2d 333, 341-42 (Pa. Cmwlth. 2001). “The burden then shifts to any objectors to rebut this presumption by establishing that the use will have an unforeseen detrimental impact on the surrounding community. *Joseph v. North Whitehall Township Board of Supervisors*, 16 A.3d 1209, 1215 (Pa. Cmwlth. 2011); *Sheetz v. Phoenixville Borough Council*, 804 A.2d 113, 115 (Pa. Cmwlth. 2002).

4. An application must be granted unless the objectors present “sufficient evidence that the proposed use has a detrimental effect on the public health, safety, and welfare.” *Thompson*, 896 A.2d at 670; *Brickstone*, 789 A.2d at 341-42. “[T]he degree of harm required to justify denial of the conditional use must be greater than that which normally flows from the proposed use.” *In re Cutler Group, Inc.*, 880 A.2d 39, 43 (Pa. Cmwlth. 2005).

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

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

- (h) The Board shall impose such conditions as are necessary to ensure compliance with the purpose and intent of this Zoning Code, which conditions may include planting and buffers, harmonious design of buildings and the elimination of noxious, offensive or hazardous elements.
- (i) Unless otherwise specified in the decision of the Board of Supervisors, a conditional use shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of the order of the Board granting such conditional use. In those instances where land development/subdivision approval is a necessary prerequisite prior to obtaining a building permit, the conditional use shall expire if the applicant fails to make a diligent effort to obtain such approval within six months following the date of approval. Upon receipt of land development approval, the conditional use shall expire if a building permit is not obtained within six months of the date of the land development approval.

6. If the Application is approved by the Board, the Applicant must also obtain land development approval from the Township, as well as certain approvals and permits from third-party agencies, such as the Pennsylvania Department of Transportation (“**PennDOT**”), the Pennsylvania Department of Environmental Protection (“**DEP**”) and the Montgomery County Conservation District (the “**MCCD**”).

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

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

## ORDER

**AND NOW**, this 28<sup>th</sup> day of April, 2026, upon the application of **PFP PROPERTY MANAGEMENT, LLC**, for conditional use approval as described above, the Application is hereby **APPROVED**, subject to the following conditions:

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

2. No more than forty-eight (48) dwelling units shall be constructed on the Properties.

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

4. The Applicant shall comply with all Township and Commonwealth of Pennsylvania building codes, including but not limited to those governing fire protection.

5. The dwelling units shall be sprinklered in a manner to be approved by the Township Fire Marshal.

6. The internal road system, open space, and stormwater management facilities shall be owned and maintained by a community association established in accordance with applicable law and shall not be offered for dedication to the Township. All community association documents shall be subject to the review and approval of the Township Solicitor.

7. The Applicant will realign and improve the Cedar Hill Road and Bethlehem Pike intersection per the requirements of the Township, Township Traffic Engineer, and PennDOT.

8. The Applicant shall complete a feasibility study according to PennDOT requirements for a designated pedestrian crossing on Bethlehem Pike. If PennDOT determines that a pedestrian crossing is feasible, the Applicant shall construct the pedestrian crossing according to all PennDOT standards and requirements, with flashing warning devices if required.

9. The Applicant shall construct a southbound left-turn lane on Bethlehem Pike to access the Property as required by the Township, Township Traffic Engineer, and PennDOT.

10. All use and development permitted by this Decision shall be consistent with the testimony and exhibits submitted at the Hearing, included but not limited to architectural design elements.

11. The Applicant shall obtain any and all approvals required by DEP, PennDOT, the MCCD and any other third party agency with jurisdiction over the Proposed Development.

12. Prior to commencing construction, the Applicant shall provide the Township Engineer and Township Solicitor with evidence of legal ownership of the Properties.

**SIGNATURES COMMENCE ON THE FOLLOWING PAGE**

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

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

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

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

By: \_\_\_\_\_  
**ANDREA BROCKWAY, ESQUIRE, MEMBER**



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** April 23, 2026

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

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

***Recommended motion: To approve Resolution 2026-10 granting conditional preliminary/ final approval to the Cedar Hill Road Subdivision.***

Susan Rice, P.E., of STA Engineering Inc., will attend the Board of Supervisors meeting on April 28, 2026, to present the revised Cedar Hill Road 4-Lot Subdivision plan on behalf of her client, Tisman Group LLC.

The original proposal involved combining the two parcels located at 1512 and 1524 Cedar Hill Road, demolishing the existing structures, and subdividing the merged property into four new building lots. The applicant intends to construct four new single-family dwellings, each with its own stormwater management facilities, and to provide a trail along the property frontage.

The revised plan continues to propose a four-lot subdivision but has been redesigned to comply with A-Residential District standards, as permitted under Section 1258.02(b)(1) of the code. This approach results in slightly larger lots and eliminates the requirement for designated open space, which could have posed potential challenges for future property owners. The PC recommended the plan for approval by the BOS at their meeting on April 15<sup>th</sup>, 2026. The proposed approval resolution, review letters, waiver requests, arborist summary, and draft PC minutes with conditions are attached to this memo. The engineer's letter provides basis of support for requested waivers. The subdivision plans are linked above.

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

RESOLUTION NO. 2026- \_\_\_\_\_

1512 & 1524 CEDAR HILL ROAD  
TAX PARCELS #39-00-00646-00-8 AND #39-00-00649-00-5  
APPLICATION FOR PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL (25-07SUBD)

**BACKGROUND**

A. **TISMAN GROUP LLC** is the owner (the “**Owner**”) of property located at 1512 Cedar Hill Road and 1524 Cedar Hill Road (Tax Parcels #39-00-00646-00-8 and #39-00-00649-00-5), located in the A-1 Residential Zoning District (the “**A-1 District**”), consisting of approximately 7.76 acres (the “**Property**”). Two (2) dwellings and various accessory structures are located on the Property (the “**Existing Improvements**”).

B. The Owner, as the applicant (“**Applicant**”), has applied for approval to subdivide the Property into four (4) new lots (individually, a “**Lot**” and collectively “**Lots**”) (the “**Application**”), as depicted in the following plans and submission materials (collectively, the “**Plans**”) as prepared by STA Engineering, Inc. (“**Applicant’s Engineer**”):

(1) Preliminary/Final Land Development Plans, consisting of 1 through 18 of 18, dated August 25, 2025, latest revision February 27, 2026, as prepared by STA Engineering, Inc.

(2) Erosion and Sediment Control and Post Construction Stormwater Management Plan Narrative dated August 25, 2025, latest revision November 20, 2025, as prepared by STA Engineering, Inc.

C. The Applicant proposes to demolish all of the Existing Improvements, including associated impervious driveways, walkways, and accessory buildings, construct a single-family dwelling and a stormwater basin on each Lot, with the Lots being serviced by public water and sewer (collectively, the “**Project**”). The Project also will include a public trail system (“**Trail**”).

D. The Applicant desires to obtain preliminary and final approval of the Application and Plans from the Lower Gwynedd Township Board of Supervisors (the “**Board**”), in accordance with Section 508 of the Pennsylvania Municipalities Planning Code, as amended (the “**MPC**”).

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby grants preliminary and final approval of the Application and Plans (the “**Approval**”), subject, however, to the following conditions:

1. In accordance with the requirements of the Township Subdivision and Land Development

Ordinance (“SALDO”) and the MPC, the Board waives strict compliance with the following provisions of SALDO, pursuant to the Applicant’s waiver request letter of September 5, 2025 (the “Waivers”):

- (a) §1230.07(c). A waiver to permit a concurrent preliminary/final land development application submission.
- (b) §1230.45(a). A waiver from providing the required sidewalks along both sides of existing and proposed streets, conditioned upon the Applicant’s construction of the Trail. Additionally, Note 22 on Sheet 2 shall be revised to specifically include snow removal as the homeowner’s responsibility.
- (c) §1230.60(b). A waiver from the requirement of constructing driveway aprons at all private driveways.
- (d) §1230.61(a). A waiver from providing curb along all existing and proposed streets. Curbing has been provided on the opposite side of Cedar Hill Road; however, no curbing exists on the Property’s Cedar Hill Road frontage.
- (e) §1241.401(n). A waiver from the requirement of 18” minimum diameter pipe. Instead, 8”, 10”, 12” and 15” pipe is proposed for the stormwater basins. Provided, however, that all pipes shall be designed to accommodate the 100-year storm.

2. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the Township’s satisfaction, all issues set forth in:

- (a) the Gilmore & Associates (“Township Engineer”) review letter dated April 10, 2026, the entire contents of which is incorporated herein by reference.
- (b) comments from the Township Fire Marshall dated March 3, 2026.
- (c) the Bowman (“Township Traffic Engineer”) review letter dated April 9, 2026, the entire contents of which is incorporated herein by reference.
- (d) any comments from the Township Planning Commission’s minutes of its April 15, 2026 meeting, the entire contents of which is incorporated herein by reference.
- (e) the Montgomery County Planning Commission’s September 18, 2025 letter, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Plans, the Applicant shall pay the following fees and/or voluntary contributions:

- (a) a fixed park and recreation area fee of Four Thousand Dollars (\$4,000.00), based upon

of One Thousand Dollars (\$1,000.00) for each proposed dwelling unit.

- (b) In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. The fee is calculated based on 69,152 cf. of proposed storage, to be **Thirty-Four Thousand Five Hundred Seventy-Six Dollars (\$34,576.00.)**. However, the actual fee may change following any revisions to the stormwater design.
- (c) a total transportation impact fee, based upon two new weekday afternoon peak hour trips, of **Seven Thousand Seven Hundred Thirty Dollars (\$7,730.00)**.
- (d) the recreational impact fee of **Two Thousand Dollars (\$2,000.00)**, based upon Five Hundred Dollars (\$500.00) per new dwelling.

4. The Applicant agrees not to apply for a building permit, and acknowledges and agrees that the Township is not required to issue a building permit, unless and until the following conditions are satisfied by the Applicant:

- (a) The Plans are recorded and all other conditions of this Resolution have been satisfied.
- (b) The Applicant shall include on any building permit application and plans, the obligation to construct the Trail in accordance with the Township Engineer's direction.
- (c) The Applicant shall have executed and delivered to the Township, the Township's standard form of (i) Stormwater Ownership and Maintenance Agreement for stormwater facilities, and (ii) Land Development Agreement for required improvements on the Property.
- (d) Any required third party permits and approvals shall have been obtained, and are in full force and effect, with copies provided to the Township.
- (e) All required financial security and escrows shall have been posted with the Township.
- (f) Any and all outstanding application and review fees shall have been paid to the Township.

5. Any development of the Property shall be in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Resolution.

6. The Applicant shall be responsible for all costs of accomplishing, satisfying, and meeting all terms and conditions and requirements of the Plans and this Resolution, without any cost or expense to the Township.

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

8. Pursuant to the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant.

9. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein, this Approval and the Waivers granted herein (which Waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed automatically rescinded, revoked and shall be considered denied based upon the failure to fully comply with all of the requirements set forth herein in accordance with MPC Section 508.

**APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on April 28, 2026.

**SIGNATURES COMMENCE ON THE FOLLOWING PAGE**

**ATTEST:**

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

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

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

The Applicant hereby accepts the terms and requirements of this Resolution and all conditions of approval, as of this \_\_\_\_\_ day of April, 2026.

**TISMAN GROUP LLC**

By: \_\_\_\_\_  
Name/Title:



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

April 10, 2026

File No. 19-06051-01

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

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

Dear Ms. Gleason:

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

I. Submission

- A. Preliminary/Final Land Development Plans, consisting of 1 through 18 of 18, dated August 25, 2025, latest revision February 27, 2026, as prepared by STA Engineering, Inc. for Tisman Group, LLC.
- B. Erosion and Sediment Control and Post Construction Stormwater Management Plan Narrative dated August 25, 2025, latest revision November 20, 2025, as prepared by STA Engineering, Inc. for Tisman Group, LLC.

II. Project Description

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

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

III. Review Comments

A. Zoning Ordinance

§1258.08(a) - It is our understanding that the proposed land development is permitted use as single-family detached dwellings in accordance with the regulations applicable to an "A" residential district.

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410 Plymouth Road | Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447

As such, the permanent open space requirement outlined in §1258.08(a)(3) & (9) of the Township's Ordinance for the "A-1" residential district would not apply. We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

B. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. We note that the waiver requests are noted on the Subdivision Plan (to be recorded) in the Preliminary/Final Land Development Plans (sheet 2 of 18). The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

- a. §1230.07(c) – A waiver is requested to permit a concurrent preliminary/final land development application submission.
- b. §1230.45(a) – A waiver from providing the required sidewalks along both sides of existing and proposed streets. **We note that the applicant is proposing a paved trail across the frontage of the subject property. We defer to the Board of Supervisors regarding the material of the trail/sidewalk. Additionally, Note 22 on Sheet 2 shall be revised to specifically include snow removal as the homeowner's responsibility.**
- c. §1230.60(b) – A waiver from the requirement of constructing driveway aprons at all private driveways and within residential areas. **We note that if the Board of Supervisors recommends the construction of concrete sidewalk along the frontage in lieu of the proposed paved trail, then we would not support this waiver and would request the concrete driveway aprons be added to the plans.**
- d. §1230.61(a) – A waiver from providing curb along all existing and proposed streets. **We note that curbing has been provided on the opposite side of the street from previous subdivisions, however no curbing exists on the side of the subject property.**
- e. §1241.401(n) – A waiver from the requirement of 18" minimum diameter pipe. Instead, 8", 10", 12" and 15" pipe is proposed for stormwater basins. **We note that all pipes are designed to accommodate the 100-year storm. As such, we have no objection to this waiver request.**

C. Subdivision and Land Development Ordinance

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

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.16(b) – The Applicant shall address the following general plan issues:
  - a. The 360-foot contour line along the front walkway and garage entrance of unit number four (4) appears to be incorrect and shall be revised to 380 on the Construction Improvement Plan (sheet 6 of 18).
  - b. We note that the sanitary later for Lot 1 will connect to the sewer main within the easement on the side of the property. As such, the 4" PVC San Lateral text located in the front yard of unit number one (1) shall be removed from the plans.

- c. The width of all Rock Construction Entrances shall be 20 feet on the E&S Control Plan (sheet 7 of 18) as outlined in the Standard Construction Detail #3-1 located on the E&S Detail Sheet (8 of 18).
  - d. The E&S Detail Sheet (8 of 18) shall be revised to include a detail for tree protection.
  - e. Inlet protection shall be added to the proposed inlet in the back yard of unit one (1) and all 2'x2' yard inlets on the E&s Plan (sheet 7 of 18). Additionally, a detail for inlet protection shall be added to the E&S Detail Sheet (8 of 18).
  - f. The PCSM Plan (sheet 9 of 18) shall be revised so that the callout text does not overlap other linetypes for clarity.
  - g. The widths of SCM 005 & SCM 007 on the PCSM Plan (sheet 9 of 18) is not consistent with the callout and details. The Applicant shall confirm the sizes and revised the plans accordingly.
  - h. The sanitary manhole #7230 shall be revised to show invert 366.47 as an "in" instead of an "out" on the Plan, Profile, & Detail Sheet (14 of 18).
3. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township shall be copied on all future correspondence with the Conservation District.
4. §1230.40(a)(2) – We defer to the Township Traffic Engineer regarding the calculation of any applicable Act 209 fees and any comments related to traffic, signage, sight distance, etc.
5. §1230.41(i) – Each tree having a caliper of six inches or more measured six inches above the ground, that is removed shall be replaced with a shade tree or shade trees, which have a total caliper equal to or greater than the tree removed. The plans propose to remove 274 caliper inches of existing trees. We note that the replacement tree requirement shall be separate from the additional landscaping requirements, such as basin landscaping and street trees. It appears that the Applicant is counting the required street trees and basin plantings into the tree replacement quantity. The plans shall be revised to break out each separate landscaping requirement and shall not utilize other required plantings in the tree replacement calculations.
- Lastly, the plans propose to utilize some evergreen trees to satisfy the tree replacement calculation, with two (2) evergreen trees for each shade tree required. We defer to the Board of Supervisors to determine whether evergreen tree equivalent will be accepted.
6. §1230.53(a)(1) – All applicants for residential subdivision or land development approval for 10 or fewer single-family residential units shall, concurrent with the submission of a final plan of subdivision or land development, submit and tender to the Township a fixed park and recreation area fee of \$1,000 for each of the proposed dwelling units. We calculate the fee based on four (4) new dwellings to be \$2,000.00.
7. §1230.63 – The Applicant shall address the following issues in regard to the proposed sanitary sewer design:
- a. We note that the Applicant has confirmed the sewer planning exemption with PA DEP. The Applicant will be required to obtain approval from Ambler Borough Wastewater Treatment plans for the additional connections.
  - b. The Applicant will be required to enter into a Tapping Agreement with the Township for the sanitary connections. The document will be prepared by the Township Sewer Solicitor. In addition, The Applicant shall pay the required tapping fee to the Township prior to the start of work.

8. The Applicant will be required to pay a recreation impact fee of \$500 per new dwelling unit, as provided under Chapter 1236 of the Lower Gwynedd Township Code. We calculate the fee based on four (4) new dwellings to be \$2,000.00.

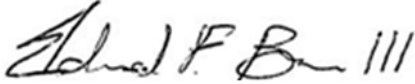
D. Stormwater Management Ordinance

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

1. §1241.301 – If the waiver for curbing is denied, the applicant will be required to install the appropriate stormwater improvements along Cedar Hill Road, including but not limited to stormwater piping and inlets to capture the runoff from the roadway.
2. §1241.704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and shall be executed prior to the plans being recorded.
3. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We calculate the fee based on 69,152 CF of proposed storage, to be \$34,576.00.

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

Sincerely,



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

EB/sl

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

**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

April 17, 2026

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

Re: MCPC #20-0225-004  
Name: 1512 & 1524 Cedar Hill Road  
(4 lots/4 dus comprising 7.78 acres)  
Situate: Cedar Hill Road (east)/Welsh Road (south)  
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 27, 2026. We forward this letter as a report of our review.

## **BACKGROUND**

The plan for 1512 and 1524 Cedar Hill Road proposes a 4-lot subdivision within Lower Gwynedd Township's A-1 Residential District, converting 2 existing tracts (County Parcel ID 39-00-00646-00-8, 39-00-00649-00-5) into 4 large-lot single-family detached residential lots on approximately 7.78 acres. Each proposed lot will be served by public water and public sanitary sewer. Individual driveway access is provided from Cedar Hill Road.

The plan includes several requested waivers related to plan submission sequencing, sidewalks, curbs, driveway aprons, and storm sewer standards.

We previously reviewed the proposed subdivision plans for this property, and our latest feedback was provided in a letter to the municipality on September 18, 2025. In that correspondence, the Montgomery County Planning Commission (MCPC) generally agreed that the plan aligned with Montco 2040 objectives, but we raised concerns about the design of the common open space. Specifically, it was noted that the rear-yard strips, while meeting minimum size requirements, were too narrow and limited to fulfill the ordinance's purpose. Our office suggested redesigning or relocating the open space—ideally repositioning it along Cedar Hill Road and connecting it to the planned trail—to improve its usefulness, the streetscape's appearance, and future pedestrian links. We also supported waiving the sidewalk requirement in favor of a six-foot-wide trail and commended the use of side-loaded garages for minimizing street-level visual impact.

## RECOMMENDATION

MCPC supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

## REVIEW COMMENTS

### MISCELLANEOUS

- A. General Notes/Open Space. The information provided with this application indicates that the subject tract will be developed according to A Residential District requirements outlined in (§1258-02.(b).(1)). However, we note that the General Notes section (Note #17, 18) of the Record Plan still includes notes regarding the disposition of open space. If open space standards do not apply to this subdivision, as proposed, then the final plan to be recorded should be updated accordingly.

## CONCLUSION

We reiterate that the MCPC generally supports this application; however, we recommend that township officials consider the issues raised in this letter.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0225-004) on any plans submitted for final recording.

Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD  
Design Planner II  
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Tisman Group, LLC, Applicant  
STA Engineering, Inc., Applicant's Engineer  
Mimi Gleason, Township Manager  
Craig Melograno, Chairman, Township Planning Commission  
Neil Stein, Esq., Township Solicitor

Attachments: A) Aerial View of Site  
B) Reduced Copy of Applicant's Plan

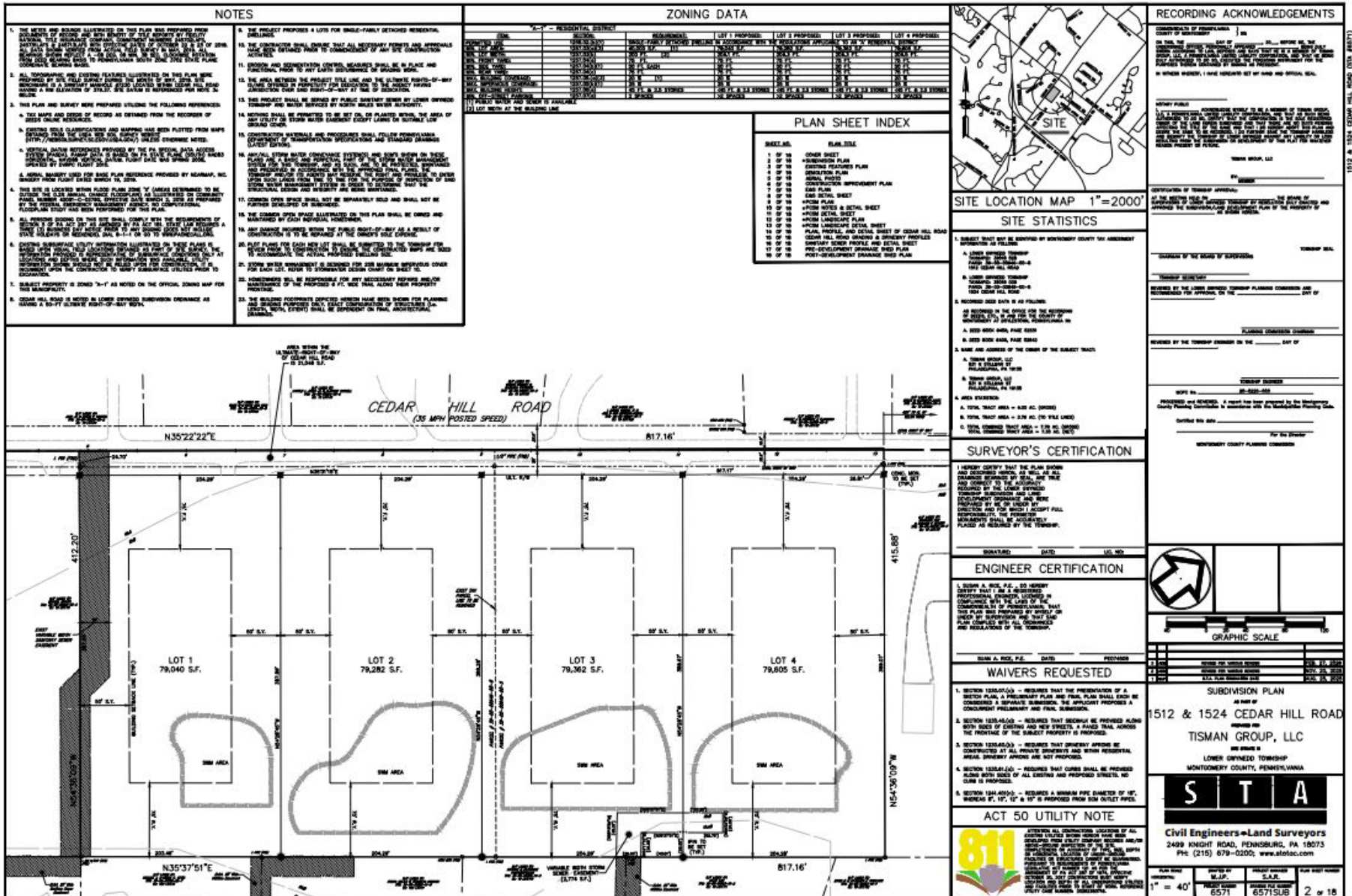


1512-1524 Cedar Hill Road  
MCPC#200225004

Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311 Northtown PA 19404-0311  
(610) 278-3733 (T) 610-278-3344  
www.montcopa.org/plancom  
Aerial photography provided by Nvairmap





1512 & 1524 CEDAR HILL ROAD (03/17/2026)



| PLAN SHEET | DATE       | REVISION | BY           |
|------------|------------|----------|--------------|
| 1          | 03/17/2026 | 1        | JAMIE WORMAN |
| 2          | 03/17/2026 | 1        | JAMIE WORMAN |
| 3          | 03/17/2026 | 1        | JAMIE WORMAN |
| 4          | 03/17/2026 | 1        | JAMIE WORMAN |

**SUBDIVISION PLAN**  
AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
PREPARED FOR  
**TISMAN GROUP, LLC**  
LOWER OPRINED TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
Civil Engineers • Land Surveyors  
2499 KNIGHT ROAD, PENNSBURG, PA 18075  
Ph: (215) 679-0200; www.statacc.com

DATE: 03/17/2026  
SCALE: 1" = 40'  
PROJECT NUMBER: 6571  
SHEET NUMBER: 6571SUB  
TOTAL SHEETS: 2 of 18

**Re: 1512 & 1524 Cedar Hill Road - RESUBMISSION**

---

**From** Al Comly Jr <alcomlyjr8@gmail.com>  
**Date** Tue 3/3/2026 10:51 PM  
**To** Chad Dixon <cdixon@bowman.com>  
**Cc** Patty Furber <pfurber@lowergwynedd.org>

I have reviewed the revised Preliminary/ Final Subdivision Plan submittal for 1512 & 1524 Cedar Hill Road as prepared by STA Engineers Inc dated Revision 3 "Revised per various reviews" dated 2/27/2026, consisting of 18 drawing sheets. I have no comments.

My review of the drawing sheets implies to me that the 2 residential structures on the site are to be demolished as part of the ultimate scope of this subdivision. Should that be the case, I wish to put in a strong request to allow the use of these structures for fire training by the Township Fire Companies prior to demolition. Such training could **NOT INVOLVE BURNING** the structures as part of this training . I am happy to answer any questions regarding this request.

Al Comly  
Fire Marshal, Lower Gwynedd Township

On Tue, Mar 3, 2026 at 4:33 PM Chad Dixon <[cdixon@bowman.com](mailto:cdixon@bowman.com)> wrote:

Hi Patty,

Thanks for forwarding. We did have a few minor comments for them to address regarding the proposed widening and driveways. We'll take a look at the submission.

-Chad

**CHAD DIXSON, AICP, PP**

Senior Project Manager, Transportation | **BOWMAN**

O: (215) 283-9444 | D: (267) 419-1238 | M: (610) 999-3985

[cdixon@bowman.com](mailto:cdixon@bowman.com) | [bowman.com](http://bowman.com)

# Bowman

October 10, 2025

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

RE: **Traffic Review – Preliminary/Final Subdivision Plans**  
1512 & 1524 Cedar Hill Road  
Lower Gwynedd Township, Montgomery County, PA  
Project No. 314087-01-018

Dear Mimi:

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

The following documents were reviewed in preparation of our comments:

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

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

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

425 Commerce Drive, Suite 200, Fort Washington, PA 19034  
P: 215.283.9444  
**bowman.com**

- c. Driveway grades, as well as the cross-slope grades of the roadway.
  - d. Location and distance of driveway grade breaks.
4. Appropriate tapers must be provided to transition the proposed edge of roadway to the existing edge of roadway on each side of the proposed development.
  5. The details provided on Sheet 14 of the plan set appear to have a discrepancy in regards to the grass strip width between the edge of pavement and the proposed paved trail. The designer should evaluate and revise as necessary, and the buffer strip should be in accordance with **Section 1230-45** of the **Subdivision and Land Development Ordinance**.
  6. The Township Fire Marshal should review the proposed subdivision for the accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
  7. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. Based on Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12<sup>th</sup> Edition*, the proposed 4 single-family homes will generate approximately 4 "new" weekday afternoon peak hour trips. Providing a credit of 2 "new" weekday afternoon peak hour trips for the two existing single-family homes, the number of trips subject to the transportation impact fee is 2, resulting in a transportation impact fee of \$7,730.
  8. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

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

Sincerely,



Chad Dixson, AICP, PP  
Senior Project Manager

BMJ/CED

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



## Via Email delivery

### JOHN ROCKWELL HOSBACH JR.

Urban Forester  
Registered Consulting Arborist #483  
ISA Certified Arborist PD-0372

☎ 610-731-7969

✉ john@rockwellurbanforestry.com

## Condition Evaluation Summary Report

Project: 1512 & 1524 Cedar Hill Road, Lower Gwynedd Township  
Client: Chris Condello | President | Fairmont Builders Inc.  
Address: 453 School Rd | Blue Bell, PA 19422  
Date of Current Review: October 14, 2025  
Original Evaluation Date: February 2021

### Purpose of Report

At the request of Fairmont Builders, Rockwell Associates performed a follow-up assessment of the tree population located at 1512 and 1524 Cedar Hill Road.

The purpose of this updated inspection was to compare the current tree conditions (as of October 2025) with those observed in the original evaluation conducted in February 2021, and to document the extent of decline or mortality due to lack of maintenance over the past four years.

### Methodology

Both assessments consisted of visual ground-level inspections of trees located within the designated parcels.

Each tree was evaluated for:

- Species and approximate size (DBH)
- Structural condition and stability
- Health and vigor (canopy density, dieback, disease presence)
- Longevity potential and safety risk

The updated inspection utilized the same rating framework to ensure consistent comparison between the two data sets.

### Summary of Findings

#### Original Findings (February 2021)

A total of 64 trees were reviewed.



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✉️ john@rockwellurbanforestry.com

- 27 trees were rated in poor condition, showing signs of stress, decay, or structural weakness.
- 37 trees were rated in fair condition, displaying moderate health but requiring corrective or maintenance actions for preservation.

### Updated Findings (October 2025)

A secondary inspection revealed significant degradation across the population.

Since 2021, no proactive care, pruning, or mitigation has been conducted, resulting in progressive decline.

### Current observations:

- 3 trees have completely died.
- 2 trees have structurally failed (partial or total collapse).
- 13 additional trees have degraded beyond repair, showing advanced decay, disease progression, or structural instability.

### As of this inspection:

- 45 trees are dead, dying, diseased, or have failed.
- 19 trees remain in fair to poor condition, showing limited recovery potential without intervention.

The data indicates a degradation rate exceeding 40% over the four-year interval, correlating directly with lack of care and possible site stress (soil compaction, drought, or construction disturbance).

### Conclusions and Recommendations

1. **Tree Removal:**  
Immediate removal of the 45 non-viable or high-risk trees is strongly recommended to mitigate safety hazards.
2. **Selective compensation:**  
The remaining 19 trees should be considered for compensation planting.
3. **Replanting Plan:**  
A phased reforestation or landscape restoration plan should be implemented to replace lost canopy and maintain compliance with municipal or environmental guidelines.



**JOHN ROCKWELL HOSBACH JR.**

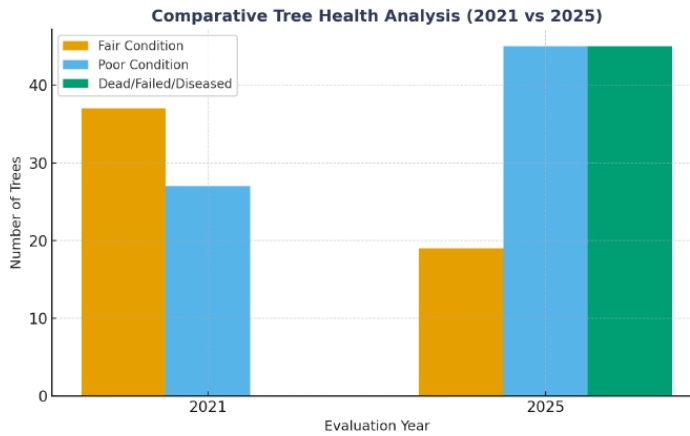
Urban Forester  
Registered Consulting Arborist #483  
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610-731-7969

john@rockwellurbanforestry.com

## Comparative Tree Health Analysis – 1512 & 1524 Cedar Hill Rd.

| Evaluation Year | Total Trees | Fair Condition | Poor Condition | Dead/Failed/Diseased            | Notable Trend  |
|-----------------|-------------|----------------|----------------|---------------------------------|--|
| 2021            | 64          | 37             | 27             | 0                               | Moderate overall health with need for maintenance        |
| 2025            | 64          | 19             | 45             | 45 (includes dead/dying/failed) | Major decline due to neglect and environmental stressors |



**Summary Insight:**  
The data indicates a **degradation rate exceeding 40%** over the four-year interval, correlating directly with lack of care and possible site stress (soil compaction, drought, or construction disturbance).

### Compensation

737 inches in total. 274 inches to be replaced. 463 inches do not require compensation.

Respectfully submitted,



## Via Email delivery

### JOHN ROCKWELL HOSBACH JR.

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Registered Consulting Arborist #483  
ISA Certified Arborist PD-0372

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**JOHN ROCKWELL HOSBACH JR.**

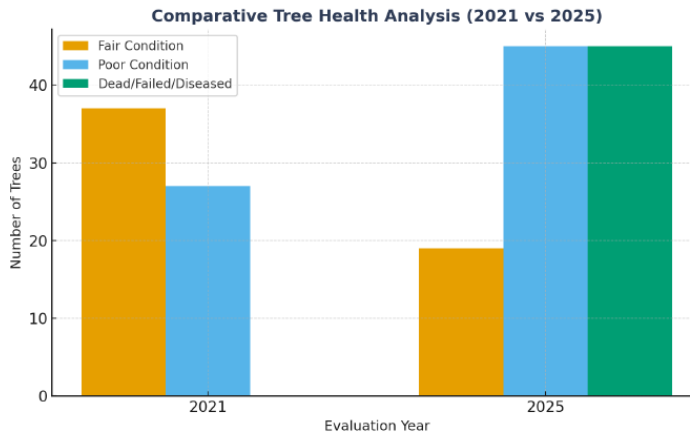
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### Compensation

737 inches in total. 274 inches to be replaced. 463 inches do not require compensation.

Respectfully submitted,

**LGT-PC Meeting Draft Meeting Minutes Excerpt 4/15/26**

**Subdivision:**  
**1512 & 1524 Cedar Hill Rd. - Resubmission**  
**Tisman Group, LLC.**

**#26-07SUBD**

Present for the applicant was Ms. Susan Rice, P.E. with STA Engineering who presented the resubmission. Ms. Rice explained that the applicant had appeared before the Planning Commission (PC) a few months earlier and received a recommendation for approval. After going to the Board of Supervisors (BOS), they realized they no longer needed the open space component that was originally proposed, so it was removed from the plan and required a resubmission of the application.

Mr. Melograno clarified that the applicant had discovered they could develop under different zoning district requirements that did not require open space, since they had larger lots that negated the need for the open space overlay bonus. Mr. Brown confirmed that the waivers had not changed from their previous submission.

Ms. Rice stated they had discussions with the BOS that resulted in the decision to use paved trails rather than limestone surfacing as originally proposed.

Mr. Brown indicated that most comments in their review letter were plan cleanup related, with some focus on tree replacement requirements. The applicant confirmed they would comply with tree replacement requirements and had resolved the tree waiver issues through upsizing and the double counting of evergreens as previously recommended.

Mr. Melograno reaffirmed the PC's previous recommendations, which will remain the same, but exclude the open space.

A motion was made by Mr. Sawyer and seconded by Mr. Adams to recommend preliminary/final approval to the BOS based on the following conditions:

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

**The motion passed with a 7-0 vote.**



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** April 23, 2026

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

**SUBJ:** 1622 Gypsy Hill Road Land Development #26-04

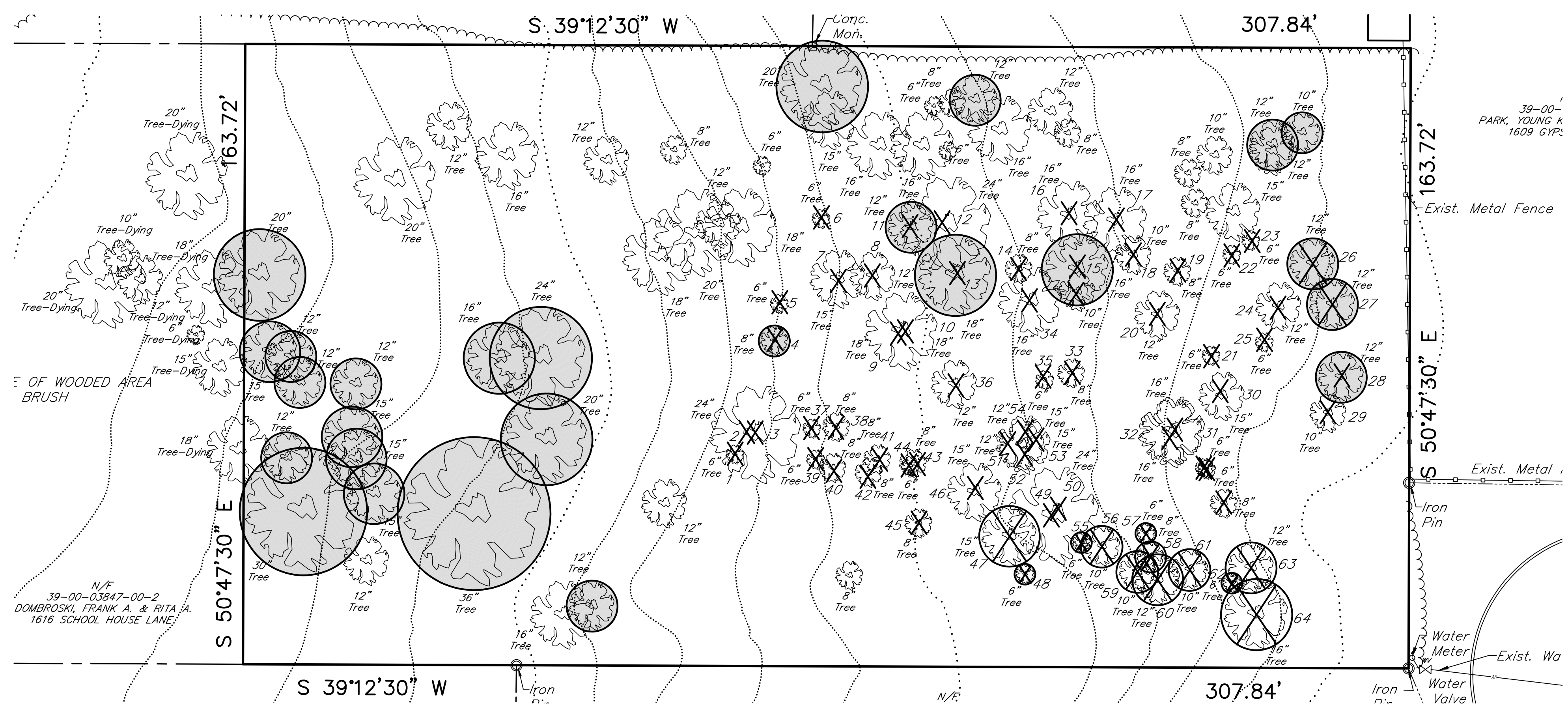
***Recommended Motion: To authorize the Township Solicitor to prepare an approval resolution, subject to the conditions agreed upon at the meeting.***

The Tisman Group LLC, represented by their engineer, Susan Rice, will attend the BOS meeting on April 28, 2026, to present a land development plan for 1622 Gypsy Hill Road. The subject parcel was created as Lot #2 under the 1616 School House Lane Minor Subdivision (24-03), which was approved in July 2024. The applicant proposes to construct a single-family dwelling on the lot.

At the time of subdivision, an area of disturbance was depicted on the plan, and a tree waiver was granted that provided relief from planting the required 130 replacement trees. In lieu of planting the trees, the applicant offered a voluntary contribution of \$39,000.

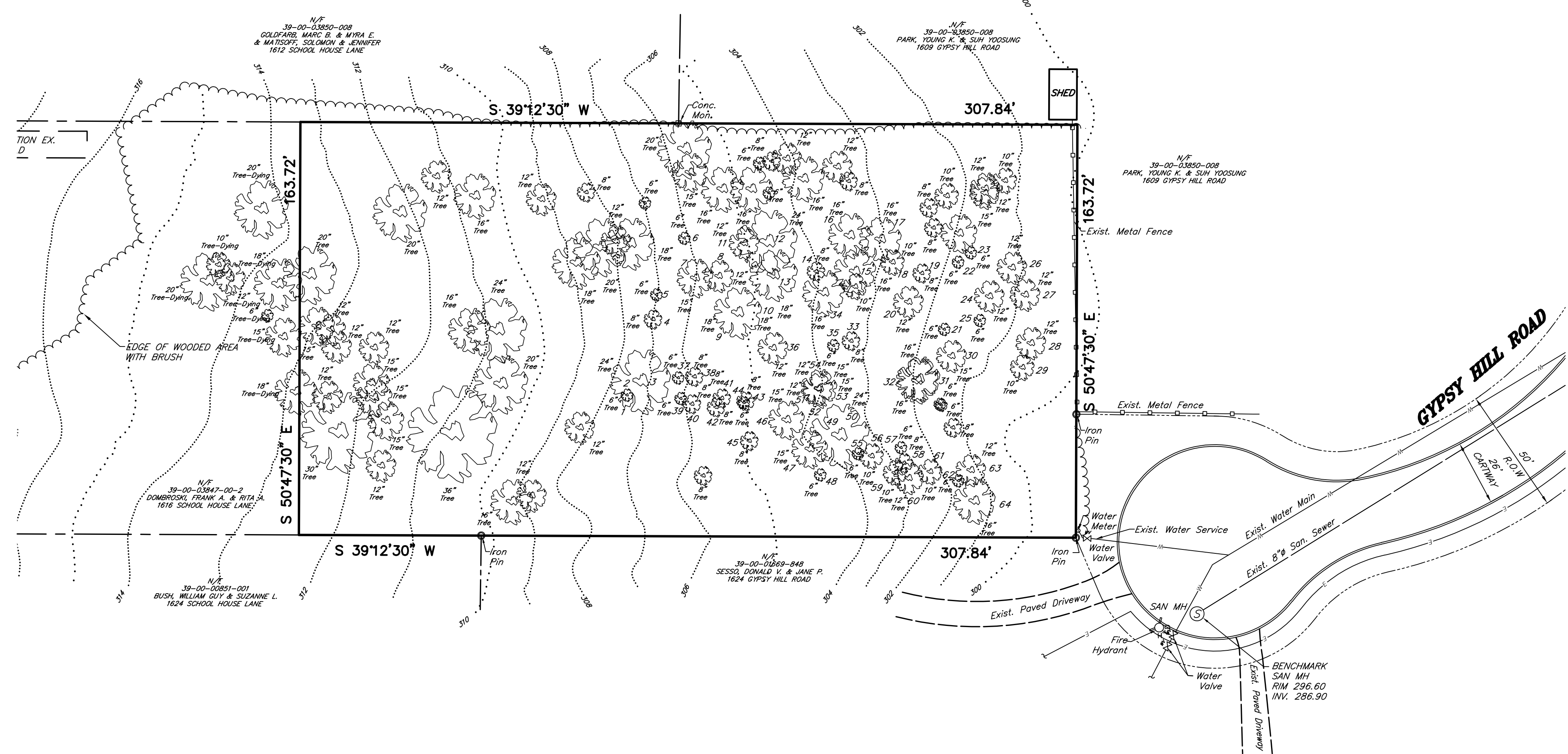
The developer who subsequently purchased Lot #2 is proposing to modify the previously approved area of disturbance to accommodate the residence he intends to construct. As part of this change, the applicant had an arborist conduct a study of the trees to see which trees were suitable for replacement. The arborist identified 54 replacement trees, which Gilmore reviewed and confirmed. The applicant intends on planting 17 of the required trees and would like to offer a fee in lieu (to be determined by the BOS) for the remaining 37 trees.

The proposed plan, associated review letters, and PC minutes along with the arborist report, summary, and Gilmore's review of the arborist report are attached to this memorandum for your reference. The PC recommended approval by the BOS with conditions at their meeting on March 18<sup>th</sup>, 2026.



**TREE REMOVAL COMPARISON**  
SCALE: 1"=20'

- PER THE APRIL 2, 2026, ARBORIST REVIEW PREPARED BY ROCKWELL ASSOCIATES, 162 CALIPER INCHES OR 54 TREES OF 3-INCH CALIPER ARE REQUIRED FOR REPLACEMENT. THE REVIEW FOCUSED ON THE TREES TO BE REMOVED FOR THE PROPOSED DEVELOPMENT. REFER TO REPORT FOR ADDITIONAL DETAIL.
- DEAD & DYING TREES ARE NOT COUNTED IN THE 2026 REPLACEMENT TREE REQUIREMENTS, BUT WILL BE REMOVED.



**NOTES**

- EXISTING FEATURES OBTAINED FROM PLAN NO. M-39-2-37 PREPARED BY TURNER-PAHUTSKI ASSOC. INC. DATED JANUARY 16, 1989; ALONG WITH SUPPLEMENTAL FIELD SURVEY BY KELLY ENGINEERS AND SURVEYORS PERFORMED IN AUGUST 2016.
- CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM (NAV88).
- BENCHMARK ELEVATION: 296.60
- BENCHMARK DESCRIPTION: EXISTING SANITARY SEWER MANHOLE IN GYPSY HILL ROAD.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CAN NOT BE GUARANTEED.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 259 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0259G EFFECTIVE MARCH 2, 2016.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.

**ACT 50 UTILITY NOTE**

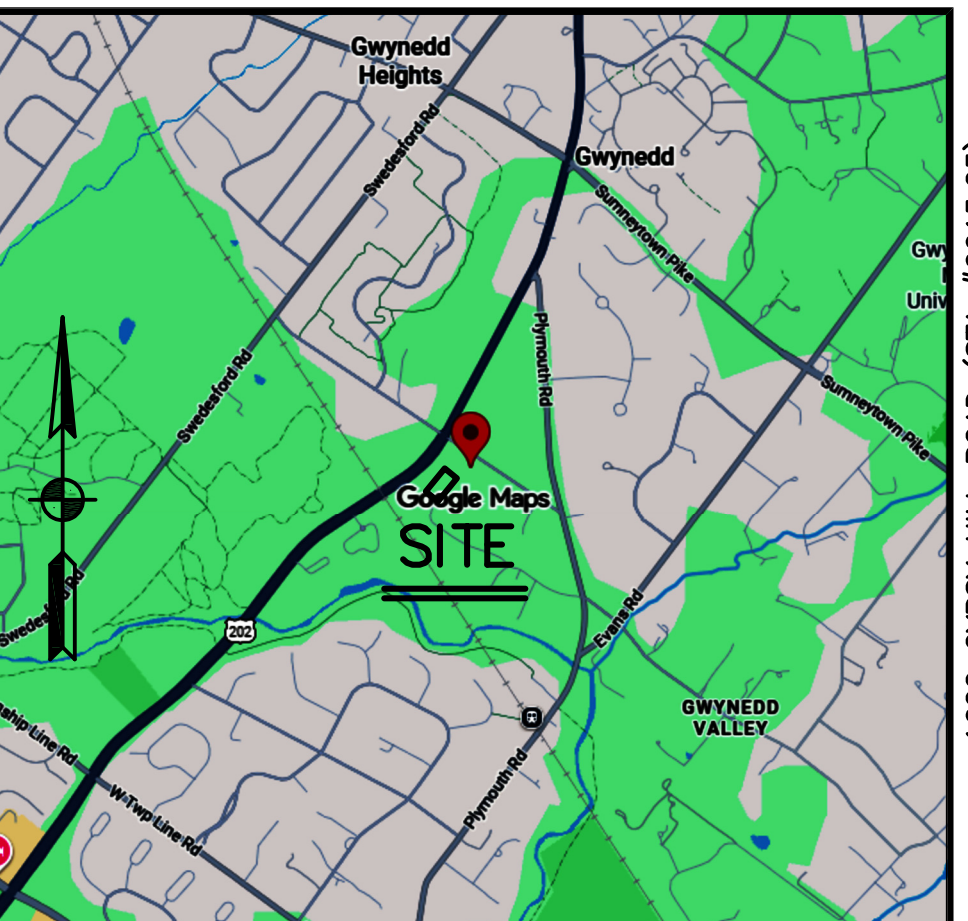
**811** ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

**SOILS DATA**

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.  
 ABB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.  
 RnB - REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

**LEGEND**

- DEAD/DYING TREE
- 2024 PROPOSED REMOVAL
- 2026 PROPOSED REMOVAL



**SITE LOCATION MAP 1"=2000'**

**SITE STATISTICS**

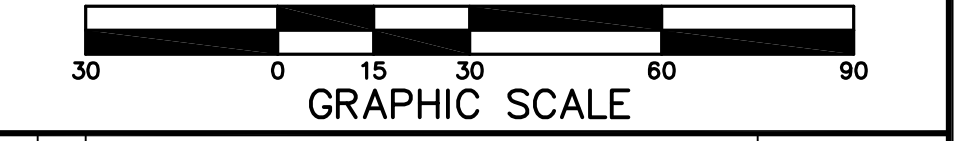
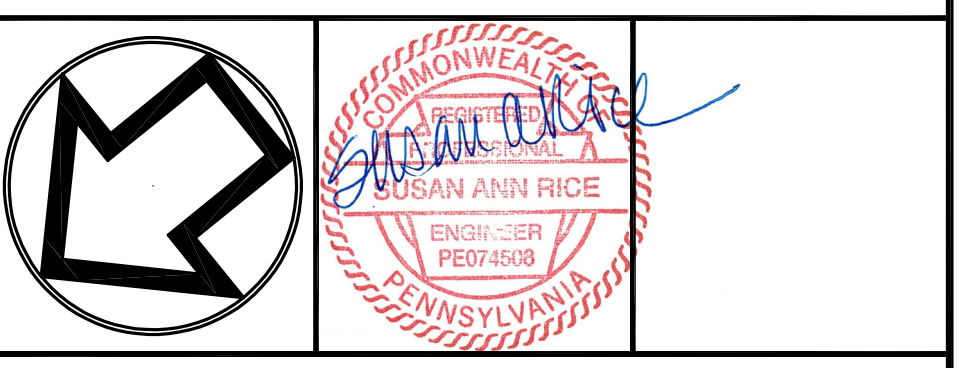
- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
 LOWER GWYNEDD TOWNSHIP  
 TAXMAPID: 39002 064  
 (PARID: 39-00-03847-01-1)
- RECORDED DEED DATA IS AS FOLLOWS:  
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:  
 DEED BOOK 6419, PAGE 2736
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
 GYPSY HILL DEVELOPERS, INC.  
 239 4TH AVE, SUITE 1401  
 PITTSBURGH, PA 15222
- AREA STATISTICS:  
 TOTAL TRACT AREA = 50,400 S.F./1.16 AC. (TO TITLE LINES)

**ZONING DATA**

DATA OBTAINED FROM LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS ADOPTED 1985 AND AS LAST AMENDED, REFERENCE TITLE SIX, CHAPTER 1257.

DISTRICT CLASSIFICATION:  
A - RESIDENTIAL

| CRITERIA:                            | REQUIRED:     |
|--------------------------------------|---------------|
| MINIMUM LOT AREA:                    | 40,000 S.F.   |
| MINIMUM LOT WIDTH @ SETBACK LINE:    | 200 FT.       |
| FRONT YARD SETBACK FROM ROW:         | 75 FT.        |
| REAR YARD RESTRICTION:               | 75 FT.        |
| SIDE YARD RESTRICTION:               | 50 FT.        |
| ACCESSORY STRUCTURE SETBACK:         | 10 FT.        |
| DRIVEWAY/PARKING SETBACK:            | 5 FT.         |
| MINIMUM OFF-STREET PARKING:          | 2 SPACES      |
| MAXIMUM BUILDING COVERAGE:           | 20%           |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE: | 25%           |
| MAXIMUM DWELLING HEIGHT:             | 45 FT.        |
| MAXIMUM DWELLING STORIES:            | 2 1/2 STORIES |
| MAXIMUM ACCESSORY DWELLING HEIGHT:   | 14 FT.        |
| MAXIMUM ACCESSORY DWELLING STORIES:  | 1 STORY       |

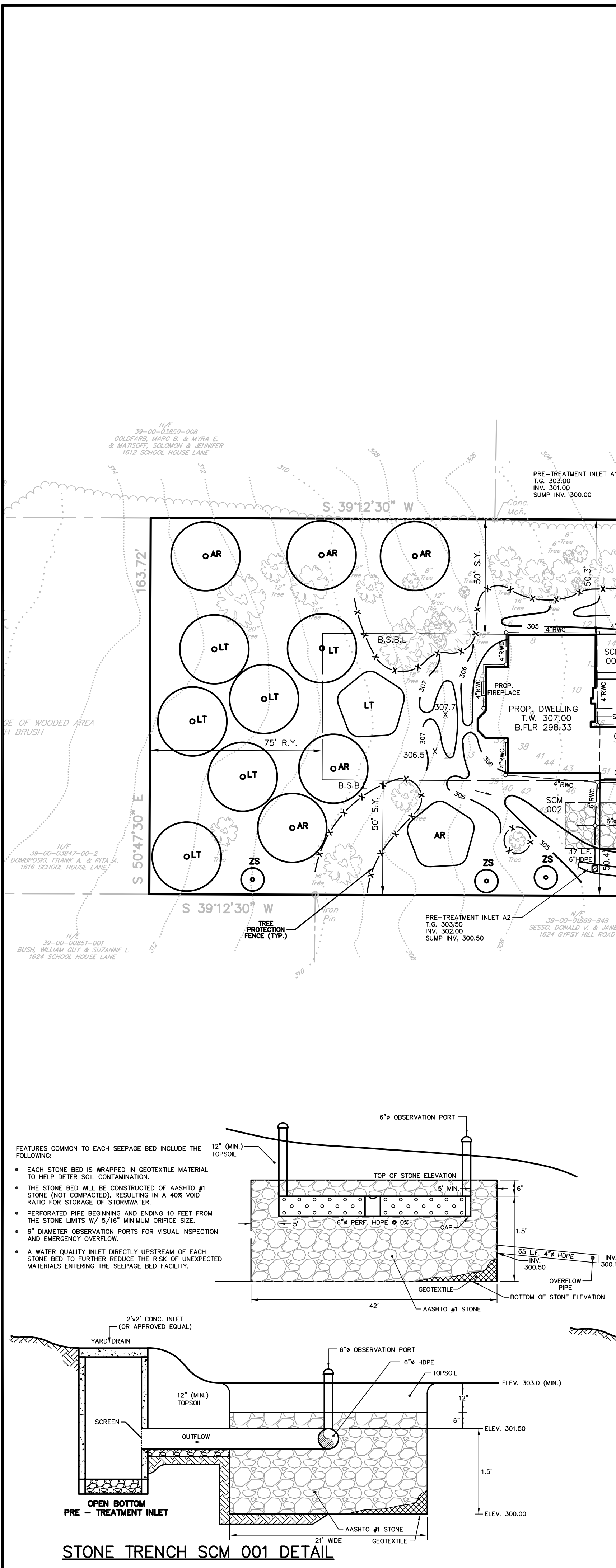


|   |   |               |
|---|---|---------------|
| 2 | M.P. REVISED PER GILMORE & ASSOCIATES, INC. LETTER DATED MARCH 13, 2026 | APR. 3, 2026  |
| 1 | M.P. S.T.A. PLAN ORIGINATOR DATE  | JAN. 27, 2026 |

**EXISTING FEATURES PLAN**  
 AS PART OF  
**1622 GYPSY HILL ROAD**  
 PREPARED FOR  
**GYPSY HILL DEVELOPERS, INC.**  
 SITE SITUATE IN  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
 Engineering, Inc.  
 Civil Engineers • Land Surveyors  
 2499 KNIGHT ROAD, PENNSBURG, PA 18073  
 PH: (215) 679-0200; www.stotac.com

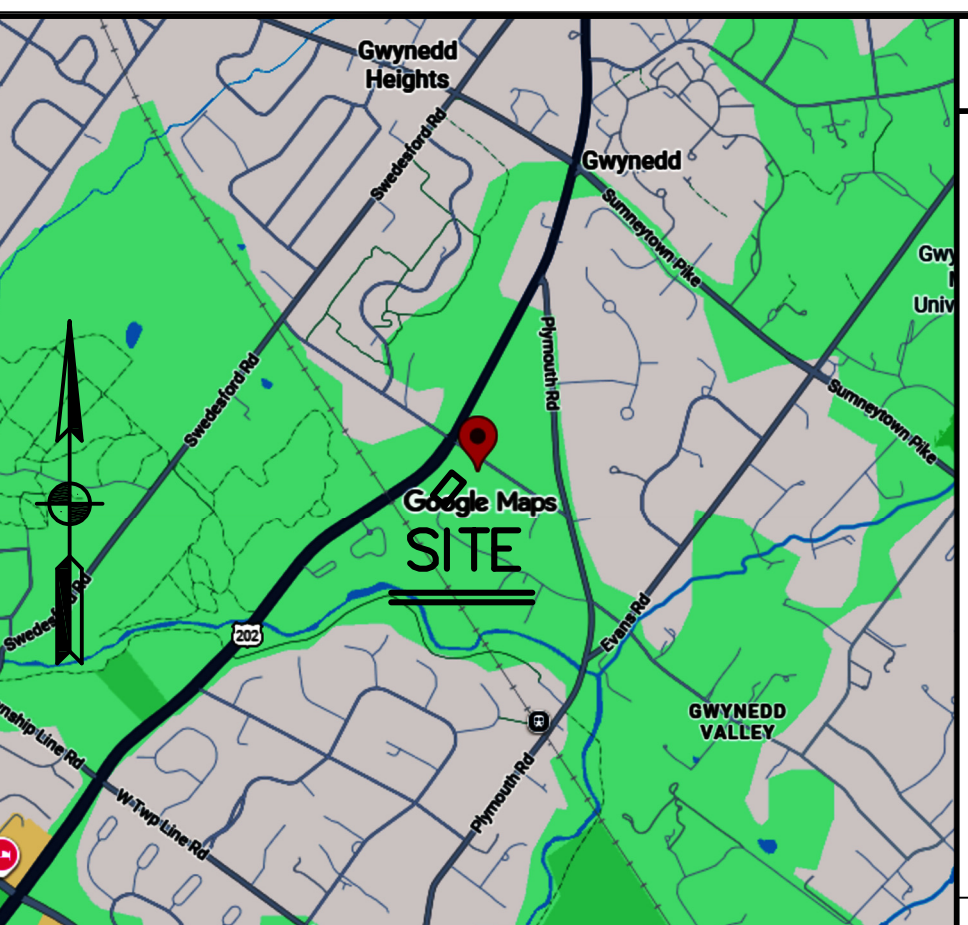
|            |                |                     |                   |
|------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY     | PROJECT MANAGER     | PLAN SHEET NUMBER |
| HORIZONTAL | M.J.P.         | S.A.R.              |                   |
| 1" = 30'   | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|            | 6615           | 6615EF              | 1 OF 4            |



- ### WAIVERS
- SECTION 1230.41.(1) - REQUIRES EACH TREE HAVING A CALIPER OF SIX INCHES OR MORE MEASURED SIX INCHES ABOVE THE GROUND THAT IS REMOVED SHALL BE REPLACED WITH A SHADE TREE OR SHADE TREES FROM THE LIST OF RECOMMENDED PLANTS IN SECTION 1230.43, WHICH HAVE A TOTAL CALIPER EQUAL TO OR GREATER THAN THE TREE REMOVED.
  - SECTION 1230.45.(A) & 1230.60.(A) - REQUIRES SIDEWALKS ON THE EXISTING AND PROPOSED STREETS OF A DEVELOPMENT.
  - SECTION 1230.58 - REQUIRES STREET LIGHTS ON GYPSY HILL ROAD AT LOCATIONS DETERMINED AT THE BOARD OF SUPERVISORS.

- ### NOTES
- EXISTING FEATURES OBTAINED FROM PLAN NO. M-39-2-37 PREPARED BY TURNER-PAHUTSKI ASSOC. INC. DATED JANUARY 16, 1989; ALONG WITH SUPPLEMENTAL FIELD SURVEY BY KELLY ENGINEERS AND SURVEYORS PERFORMED IN AUGUST 2018.
  - BASE PLAN INFORMATION:
    - MINOR SUBDIVISION PLAN OF 1616 SCHOOL HOUSE LANE DATED 04-10-2024, LAST REVISED 12-18-2024 RECORDED IN MONTGOMERY COUNTY ON 08-21-2025 AS PLAN BOOK 64, PAGE 18.
  - CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD88).
  - BENCHMARK ELEVATION: 298.60  
BENCHMARK DESCRIPTION: EXISTING SANITARY SEWER MANHOLE IN GYPSY HILL ROAD.
  - ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CAN NOT BE GUARANTEED.
  - NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 259 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0259G EFFECTIVE MARCH 2, 2016.
  - ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.
  - AT THE TIME OF THE BUILDING PERMIT SUBMISSION, THE APPLICANT WILL BE REQUIRED TO ENTER INTO A STORMWATER OWNERSHIP & MAINTENANCE AGREEMENT WITH THE TOWNSHIP FOR THE PROPOSED ON-SITE STORMWATER IMPROVEMENTS.

- ### BMP OPERATION & MAINTENANCE NOTES
- #### STONE TRENCH
- CONSTRUCTION SEQUENCE:
- PROTECT STONE TRENCH AREA FROM COMACTION PRIOR TO INSTALLATION.
  - EXCAVATE TRENCH BED BOTTOM TO A UNIFORM LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. IF THE AREA HAS BEEN SUBJECT TO COMPACTION OR SEIMENTATION DURING CONSTRUCTION, INFILTRATION TESTING MAY BE REQUIRED DURING/PRIOR TO THE CONSTRUCTION OF THE BMP TO VERIFY THE VOLUME CREDITS TAKEN BY DESIGN. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING INSTALLATION (I.E. GROUNDWATER AND/OR BEDROCK, ETC.), THE ENGINEER SHOULD BE CONSULTED, AND THE LOCATION OF THE PROPOSED FACILITY SHOULD BE RE-EVALUATED.
  - TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE STONE TRENCH.
  - COMPLETELY WRAP TRENCH WITH NONWOVEN GEOTEXTILE. (REMOVE ANY ACCUMULATED SEDIMENT AND/OR DEBRIS PRIOR TO GEOTEXTILE PLACEMENT.) GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
  - PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS. INSTALL PRE-TREATMENT INLETS.
  - FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12-INCHES.
  - BACKFILL TRENCH WITH AMENDED SOIL AS SHOWN ON PLANS AND SPECIFICATIONS. OVERFILL IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
  - SEED AND STABILIZE SOIL.
  - DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.
- #### MAINTENANCE:
- WHEN TRENCH IS FIRST MADE FUNCTIONAL IT SHOULD BE INSPECTED MONTHLY AND AFTER ANY LARGE STORM EVENT. THEREAFTER, ONCE THE TRENCH IS FUNCTIONING SATISFACTORILY AND WITHOUT POTENTIAL SEDIMENT PROBLEMS, INSPECTIONS SHOULD BE CONDUCTED AT LEAST FOUR TIMES PER YEAR. INSPECT AFTER RUNOFF EVENTS GREATER THAN 24-HOUR RAIN AND AFTER EXTREME EVENTS (10-, 50- AND 100-YEAR (24 HOUR STORM EVENTS). ALL INSPECTIONS SHOULD INCLUDE INVESTIGATION FOR POTENTIAL SOURCES OF CONTAMINATION.
  - VEGETATION SURROUNDING THE TRENCH SHOULD BE WELL MAINTAINED, TO PREVENT EROSION AND SEDIMENT ACCUMULATING IN THE FACILITY. BARE SPOTS SHOULD BE IMMEDIATELY STABILIZED AND RE-VEGETATED. FERTILIZERS SHOULD ONLY BE APPLIED AS NECESSARY AND IN LIMITED AMOUNTS TO AVOID CONTRIBUTING TO GROUNDWATER POLLUTION.
  - CARE MUST BE TAKEN TO PROTECT THE FACILITY FROM EXCESSIVE SEDIMENTS FROM THE DRAINAGE SHED. WHENEVER ADDITIONAL LAND DISTURBANCE ACTIVITY TAKES PLACE IN THE AREA DRAINING TO THE FACILITY, EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES MUST FIRST BE PUT IN PLACE TO EXCLUDE SEDIMENTS FROM THE TRENCH.
  - EVALUATE THE DRAIN-DOWN TIME OF THE TRENCH TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF SURFACE WATER IS EVIDENT AND THE FACILITY FAILS TO DRAIN WITHIN 72 HOURS FOLLOWING A RAIN EVENT, DRAIN THE TRENCH VIA PUMPING. IF SLOW DRAINAGE PERSISTS, A PROFESSIONAL ENGINEER SHOULD EVALUATE THE FACILITY AS MAY BE REQUIRED TO DETERMINE AN APPROPRIATE COURSE OF ACTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REPLACEMENT OF THE FACILITY.



### SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

ABB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

RHB - REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

### SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
LOWER GWYNEDD TOWNSHIP  
TAXMAP ID: 39002 064  
(PARID: 39-00-03847-01-1)
- RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:  
DEED BOOK 6419, PAGE 2736
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
GYPSY HILL DEVELOPERS, INC.  
235 4TH AVE, SUITE 1401  
PITTSBURGH, PA 15222
- AREA STATISTICS:  
TOTAL TRACT AREA = 50,400 S.F./1.16 AC. (TO TITLE LINES)

### ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

SUSAN A. RICE, P.E. DATE: PE074508

### RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY } SS: \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAID THAT HE IS PRESIDENT OF GYPSY HILL DEVELOPERS, INC., A PENNSYLVANIA CORPORATION, AND THAT HE BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING AS PRESIDENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

\_\_\_\_\_ KNOWLEDGE MYSELF TO BE PRESIDENT OF GYPSY HILL DEVELOPERS, INC., A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SWEAR, THE TOWNSHIP HARMLESS AND IDENTIFY THE TOWNSHIP OF LOWER GWYNEDD AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

GYPSY HILL DEVELOPERS, INC.

BY: \_\_\_\_\_  
PRESIDENT

CERTIFICATION OF TOWNSHIP APPROVAL:  
AT THE MEETING HELD ON \_\_\_\_\_ THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP BY RESOLUTION DULY ENACTED AND APPROVED THE SUBDIVISION/LAND DEVELOPMENT PLAN OF THE PROPERTY OF \_\_\_\_\_ AS SHOWN HEREON.

TOWNSHIP SEAL

CHAIRMAN OF THE BOARD OF SUPERVISORS \_\_\_\_\_

TOWNSHIP SECRETARY \_\_\_\_\_

REVIEWED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION AND RECOMMENDED FOR APPROVAL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

REVIEWED BY THE TOWNSHIP ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

MCP No. \_\_\_\_\_

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

For the Director  
MONTGOMERY COUNTY PLANNING COMMISSION

### IMPERVIOUS SURFACE

|                                  |            |
|----------------------------------|------------|
| PROP. HOUSE:                     | 3,424 S.F. |
| PROP. DRIVEWAY:                  | 2,223 S.F. |
| PROP. FRONT WALK:                | 284 S.F.   |
| EXTRA (FUTURE) IMPERVIOUS:       | 400 S.F.   |
| TOTAL PROP. IMPERVIOUS COVERAGE: | 6,331 S.F. |
| NET INCREASE:                    | 6,331 S.F. |

- ### STORMWATER CERTIFICATION
- I, SUSAN A. RICE, P.E. ON THIS 30RD DAY OF APRIL 2026, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THE LOWER GWYNEDD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

THE BMP FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPOSED SITE LOCATED IN LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED PLANS BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS OF THESE LANDS. LOWER GWYNEDD TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON THESE LANDS FROM TIME TO TIME FOR THE INSPECTION OF SAID FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURE AND DESIGN INTEGRITY IS BEING MAINTAINED AND THE PROPER OPERATION AND MAINTENANCE OF THE FACILITY IS BEING CONDUCTED.

### ON-LOT TREES

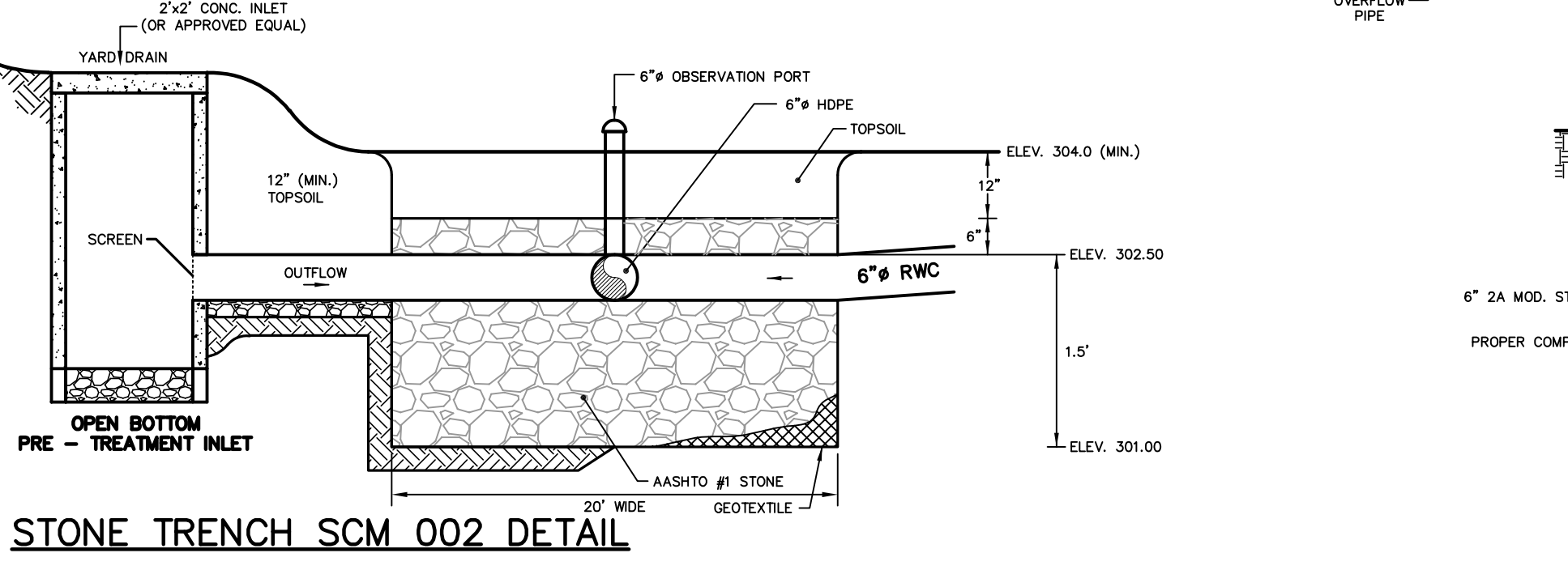
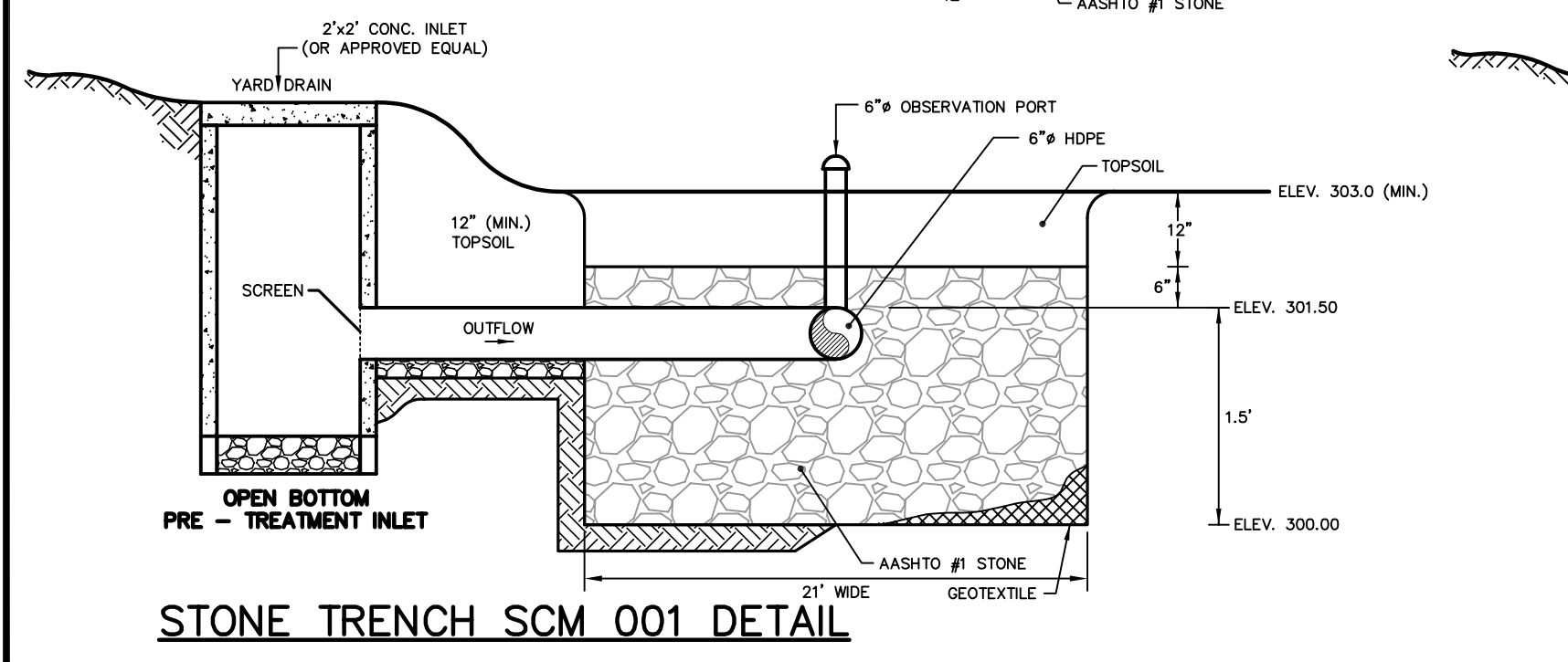
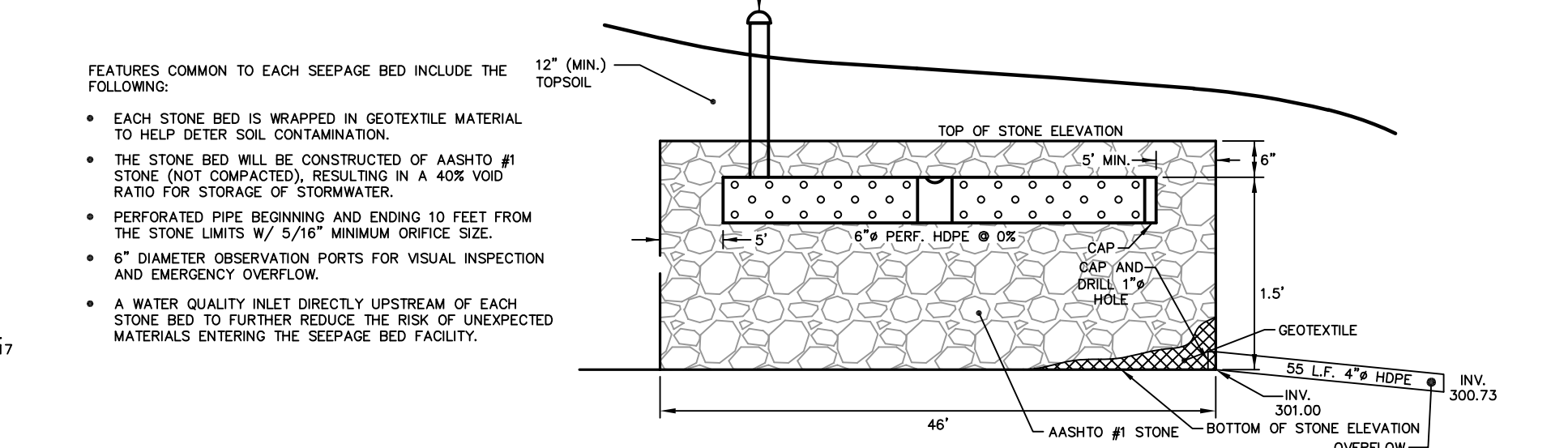
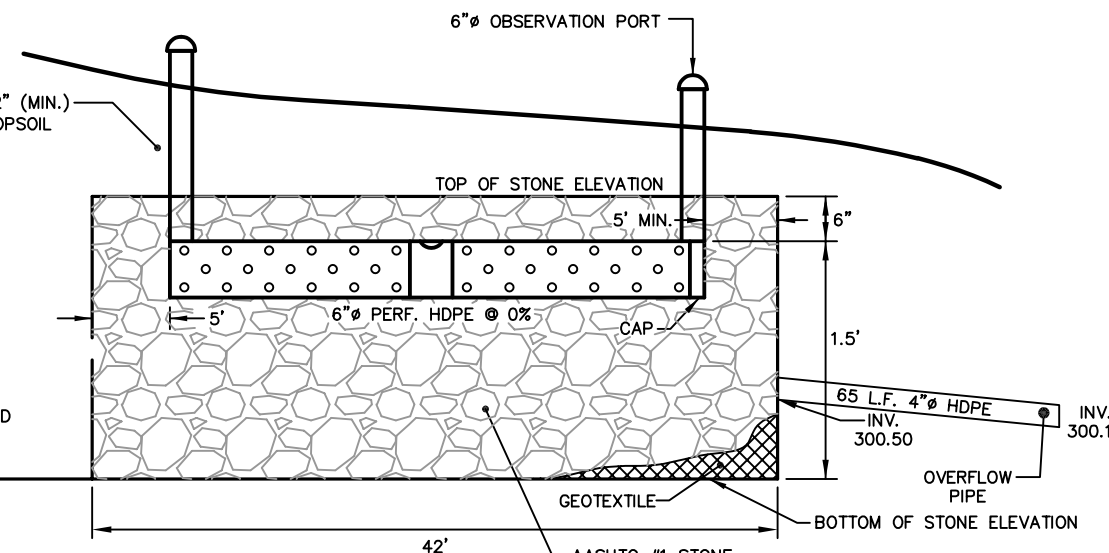
| KEY | BOTANICAL NAME<br>COMMON NAME                                 | CAL. INCHES |
|-----|---|-------------|
| 2   | AR ACER RUBRUM<br>RED MAPLE (NATIVE)                          | 3-INCH      |
| 1   | LT LIRODENDRON TULIPIFERA<br>TULIPTREE, TULIP POPLAR (NATIVE) | 3-INCH      |

TOTAL: 3 TREES PROVIDED  
3 TREES REQUIRED

### REPLACEMENT TREES

| KEY | BOTANICAL NAME<br>COMMON NAME                                 | CAL. INCHES |
|-----|---|-------------|
| 6   | AR ACER RUBRUM<br>RED MAPLE (NATIVE)                          | 3-INCH      |
| 6   | LT LIRODENDRON TULIPIFERA<br>TULIPTREE, TULIP POPLAR (NATIVE) | 3-INCH      |
| 5   | ZS ZELKOVA SERRATA<br>GREEN VASE ZELKOVA                      | 3-INCH      |

TOTAL: 17 TREES PROVIDED  
54 TREES REQUIRED



### ON-LOT TREES

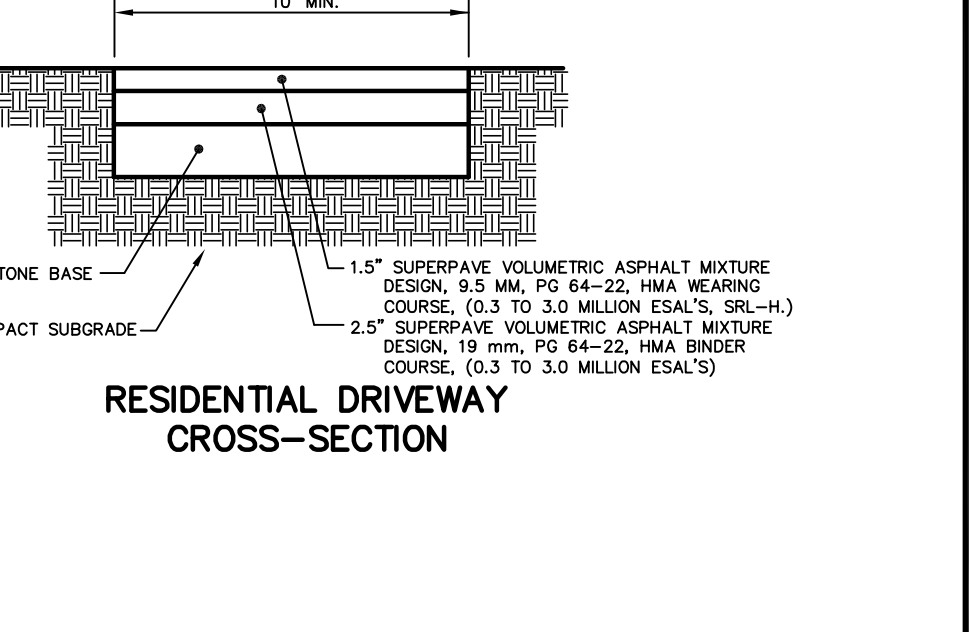
| KEY | BOTANICAL NAME<br>COMMON NAME                                 | CAL. INCHES |
|-----|---|-------------|
| 2   | AR ACER RUBRUM<br>RED MAPLE (NATIVE)                          | 3-INCH      |
| 1   | LT LIRODENDRON TULIPIFERA<br>TULIPTREE, TULIP POPLAR (NATIVE) | 3-INCH      |

TOTAL: 3 TREES PROVIDED  
3 TREES REQUIRED

### REPLACEMENT TREES

| KEY | BOTANICAL NAME<br>COMMON NAME                                 | CAL. INCHES |
|-----|---|-------------|
| 6   | AR ACER RUBRUM<br>RED MAPLE (NATIVE)                          | 3-INCH      |
| 6   | LT LIRODENDRON TULIPIFERA<br>TULIPTREE, TULIP POPLAR (NATIVE) | 3-INCH      |
| 5   | ZS ZELKOVA SERRATA<br>GREEN VASE ZELKOVA                      | 3-INCH      |

TOTAL: 17 TREES PROVIDED  
54 TREES REQUIRED



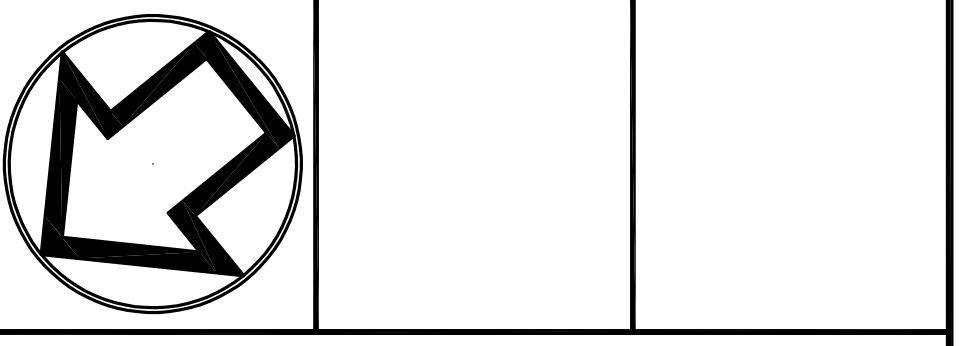
### ZONING DATA

DATA OBTAINED FROM LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS ADOPTED 1985 AND AS LAST AMENDED, REFERENCE TITLE SIX, CHAPTER 1257.

DISTRICT CLASSIFICATION:  
A - RESIDENTIAL

| CRITERIA:                            | REQUIRED:     | PROPOSED:   |
|--------------------------------------|---------------|-------------|
| MINIMUM LOT AREA:                    | 40,000 S.F.   | 50,400 S.F. |
| MINIMUM LOT WIDTH @ SETBACK LINE:    | 200 FT.       | 163.7 FT.   |
| FRONT YARD SETBACK FROM ROW:         | 75 FT.        | 76.4 FT.    |
| REAR YARD RESTRICTION:               | 75 FT.        | 142.7 FT.   |
| SIDE YARD RESTRICTION:               | 50 FT.        | 50.3 FT.    |
| ACCESSORY STRUCTURE SETBACK**:       | 10 FT.        | N/A         |
| DRIVEWAY/PARKING SETBACK:            | 5 FT.         | 14.1 FT.    |
| MINIMUM OFF-STREET PARKING:          | 2 SPACES      | 3 SPACES    |
| MAXIMUM BUILDING COVERAGE:           | 20%           | 6.8%        |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE: | 25%           | 12.5%       |
| MAXIMUM DWELLING HEIGHT:             | 45 FT.        | <45 FT.     |
| MAXIMUM DWELLING STORIES:            | 2 1/2 STORIES | 2 STORIES   |
| MAXIMUM ACCESSORY DWELLING HEIGHT:   | 14 FT.        | N/A         |
| MAXIMUM ACCESSORY DWELLING STORIES:  | 1 STORY       | N/A         |

\*VARIANCE GRANTED PURSUANT TO LOWER GWYNEDD TOWNSHIP ZONING HEARING BOARD DECISION DATED SEPTEMBER 14, 2016.  
\*\*FOR STRUCTURES AT LEAST 10 FT. BEHIND MAIN DWELLING



| NO. | DESCRIPTION   | DATE          |
|-----|---|---------------|
| 2   | M.P. REVISED PER GILMORE & ASSOCIATES, INC. LETTER DATED MARCH 13, 2026 | APR. 3, 2026  |
| 1   | M.P. S.T.A. PLAN ORIGINATOR DATE  | JAN. 27, 2026 |

### LAND DEVELOPMENT PLAN

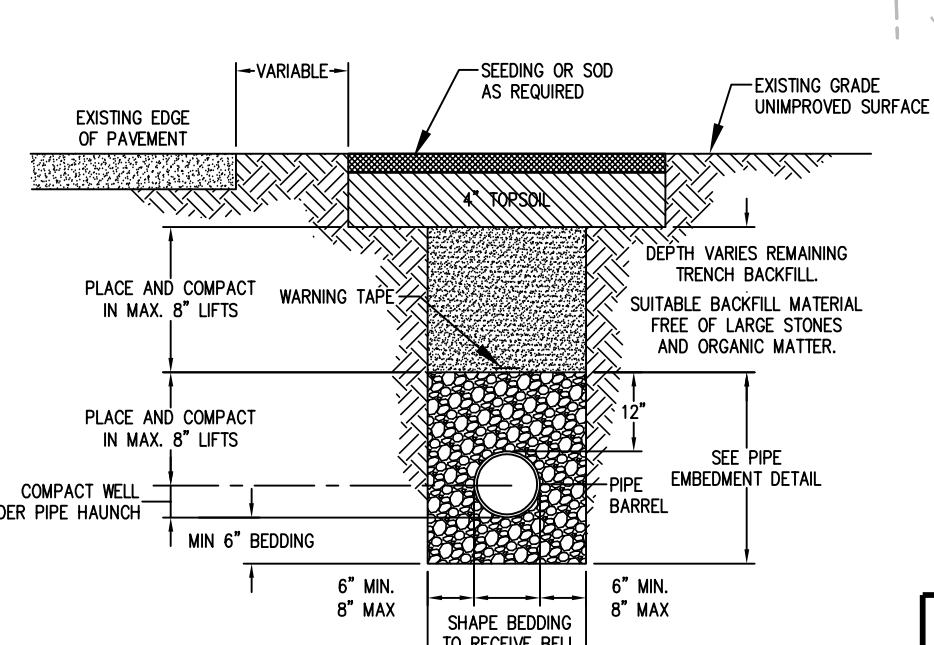
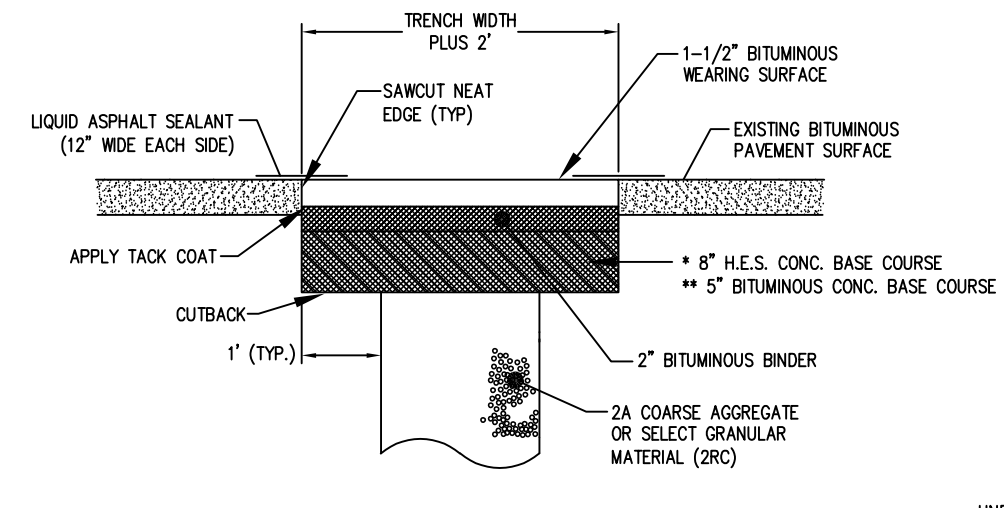
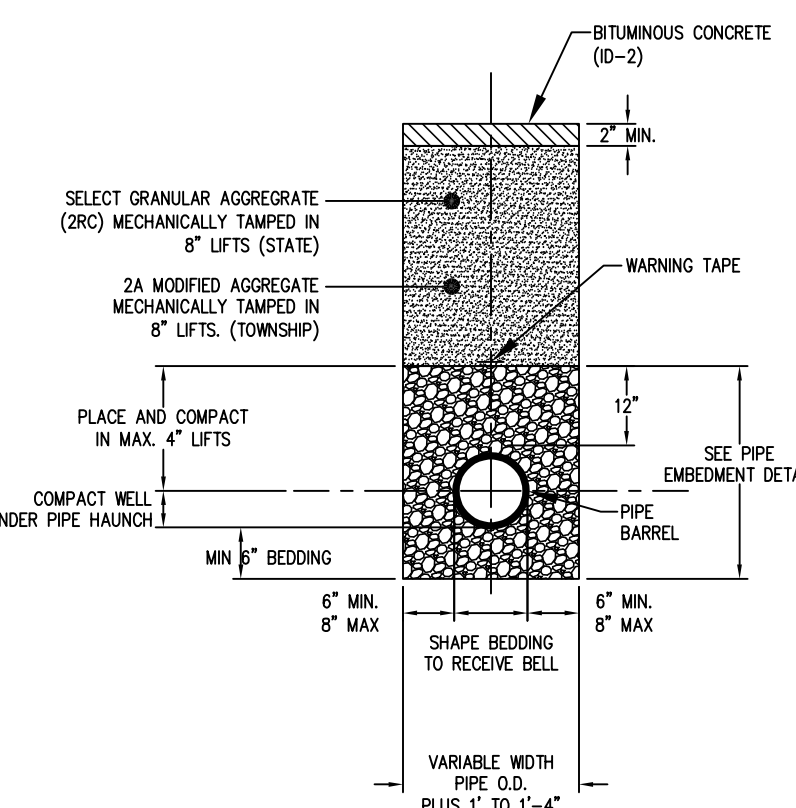
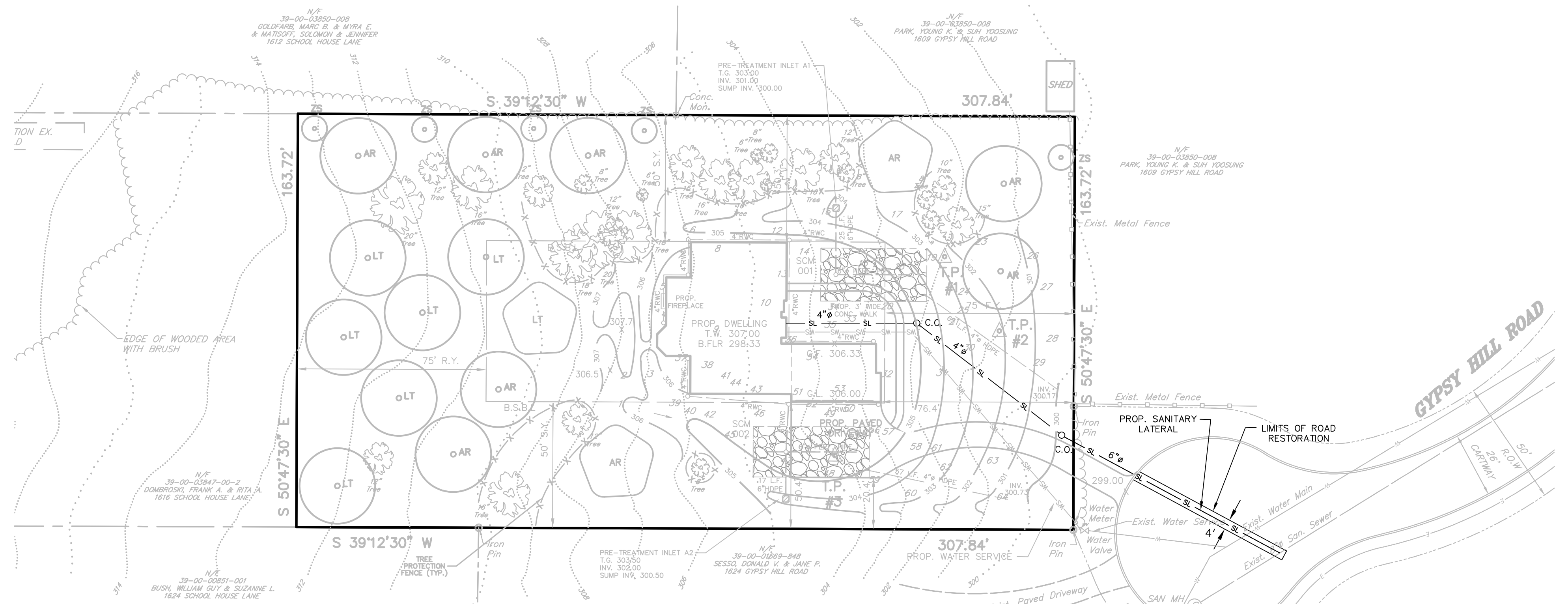
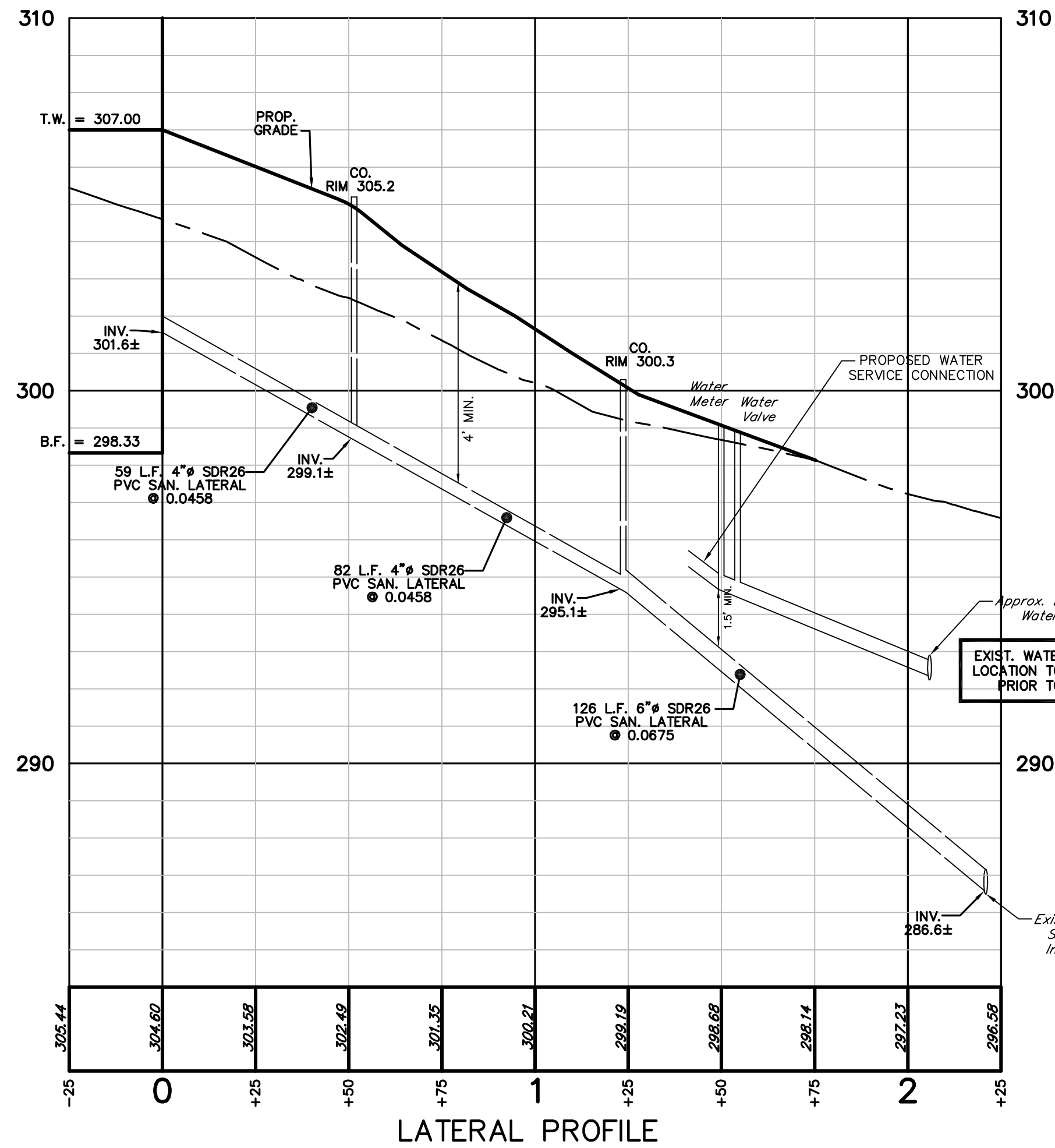
AS PART OF  
**1622 GYPSY HILL ROAD**  
PREPARED FOR  
**GYPSY HILL DEVELOPERS, INC.**  
SITE SITUATE IN  
LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

# S T A

Engineering, Inc.

**Civil Engineers • Land Surveyors**  
2499 KNIGHT ROAD, PENNSBURG, PA 18073  
PH: (215) 679-0200; www.stotac.com

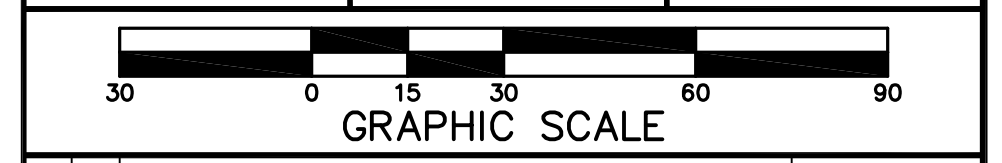
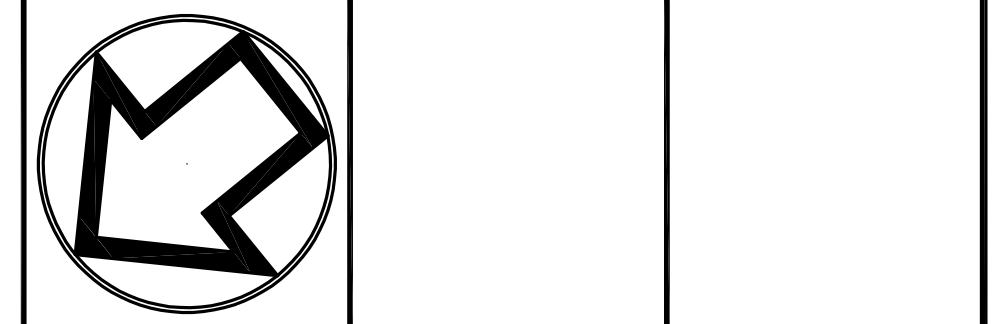
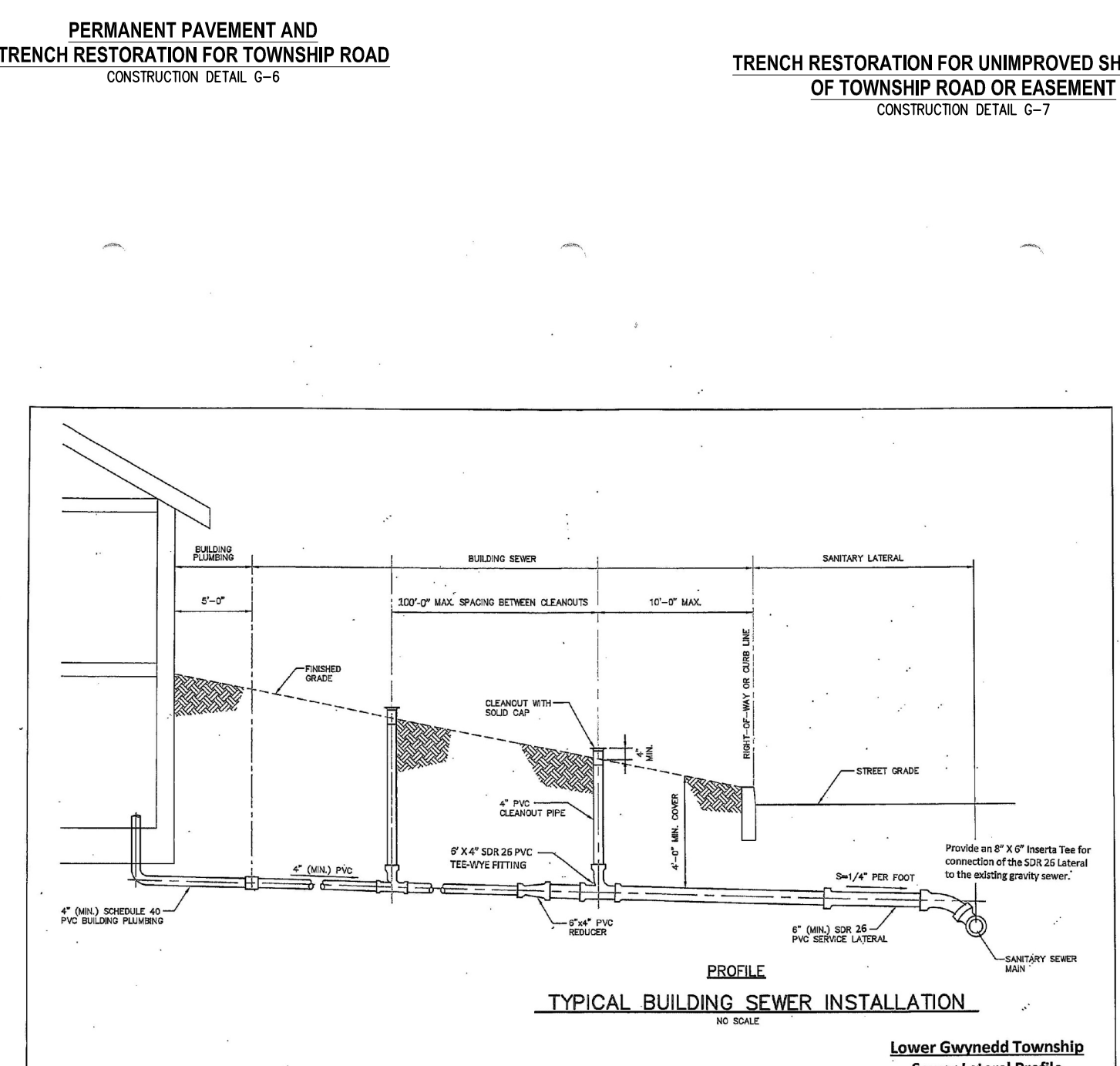
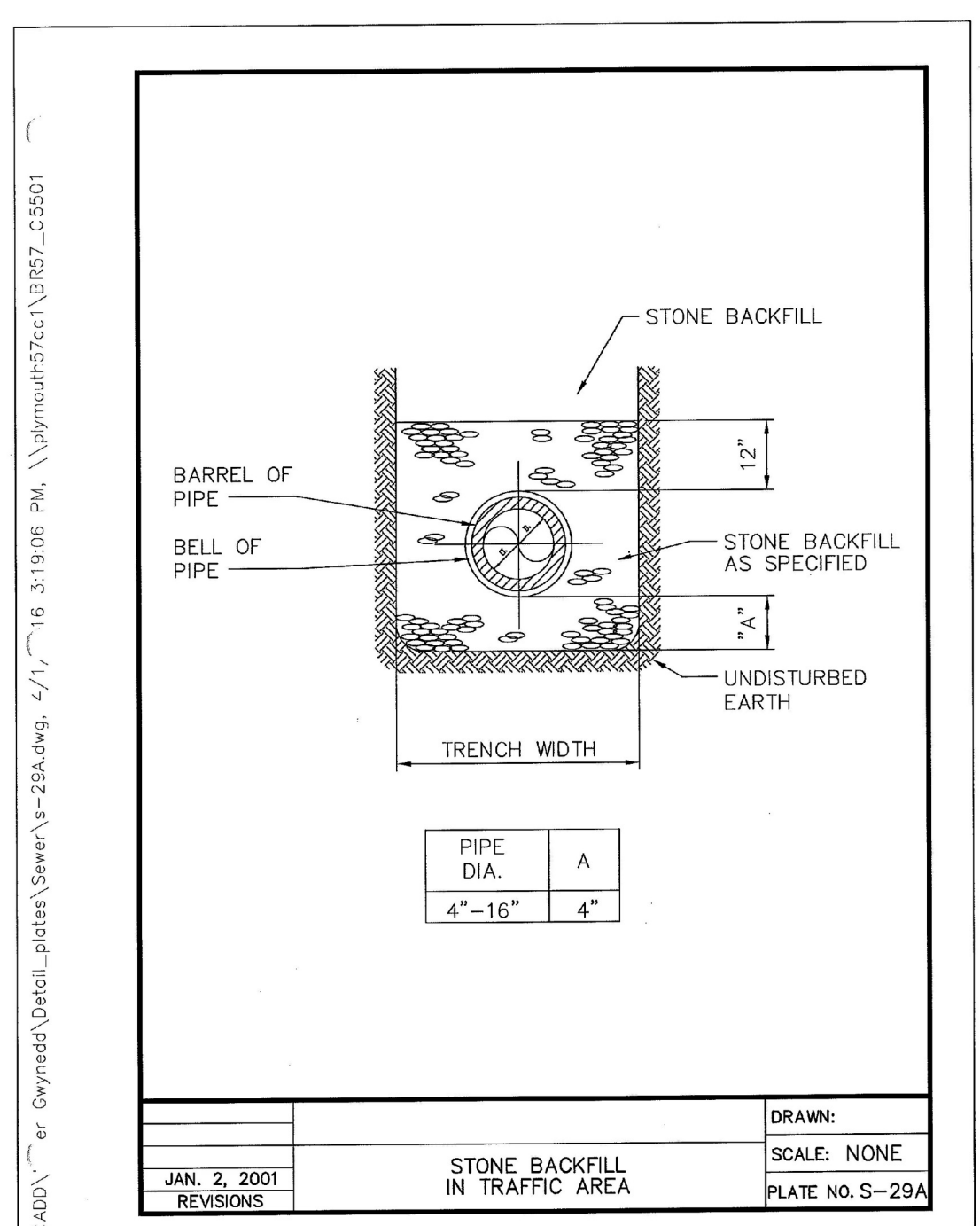
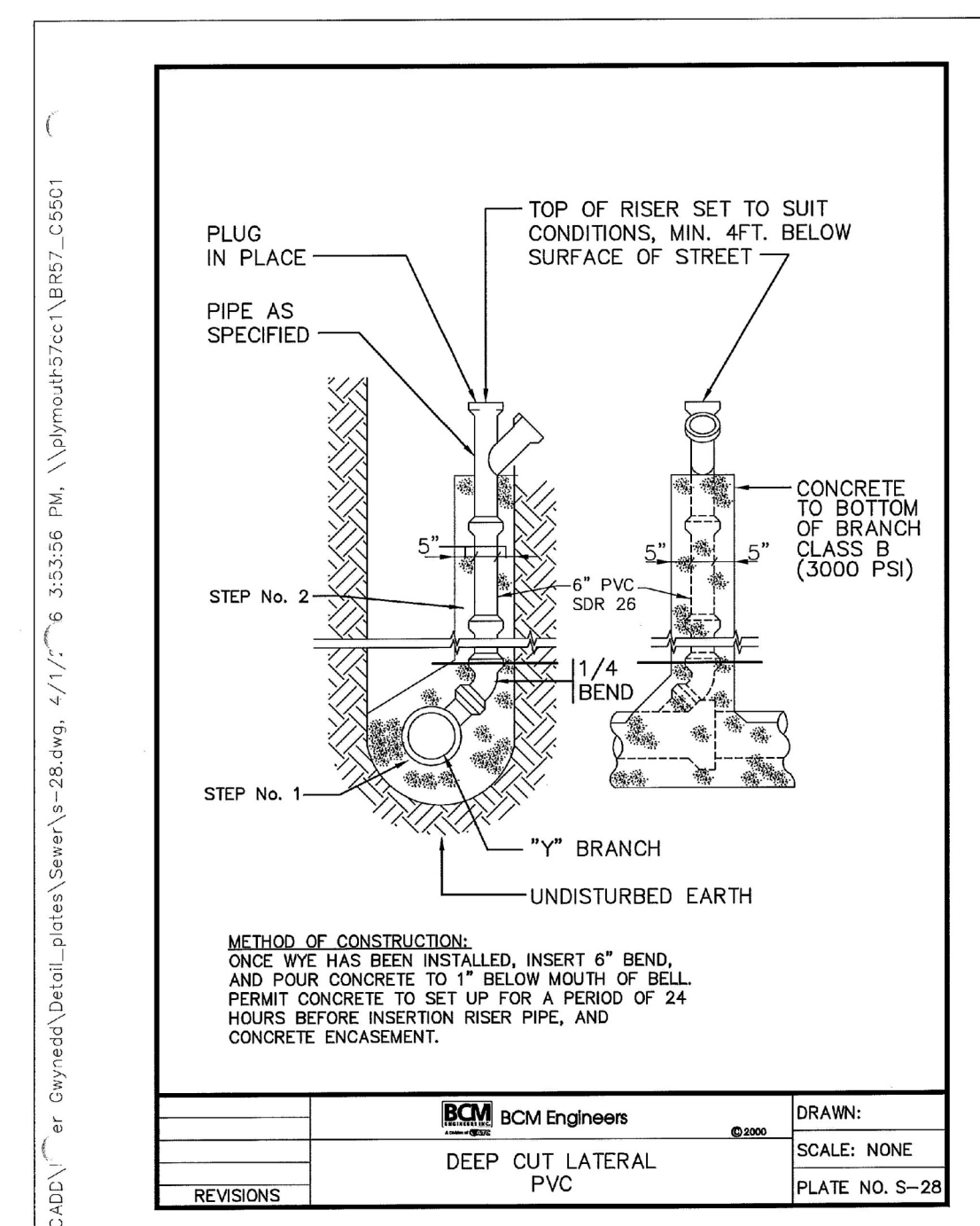
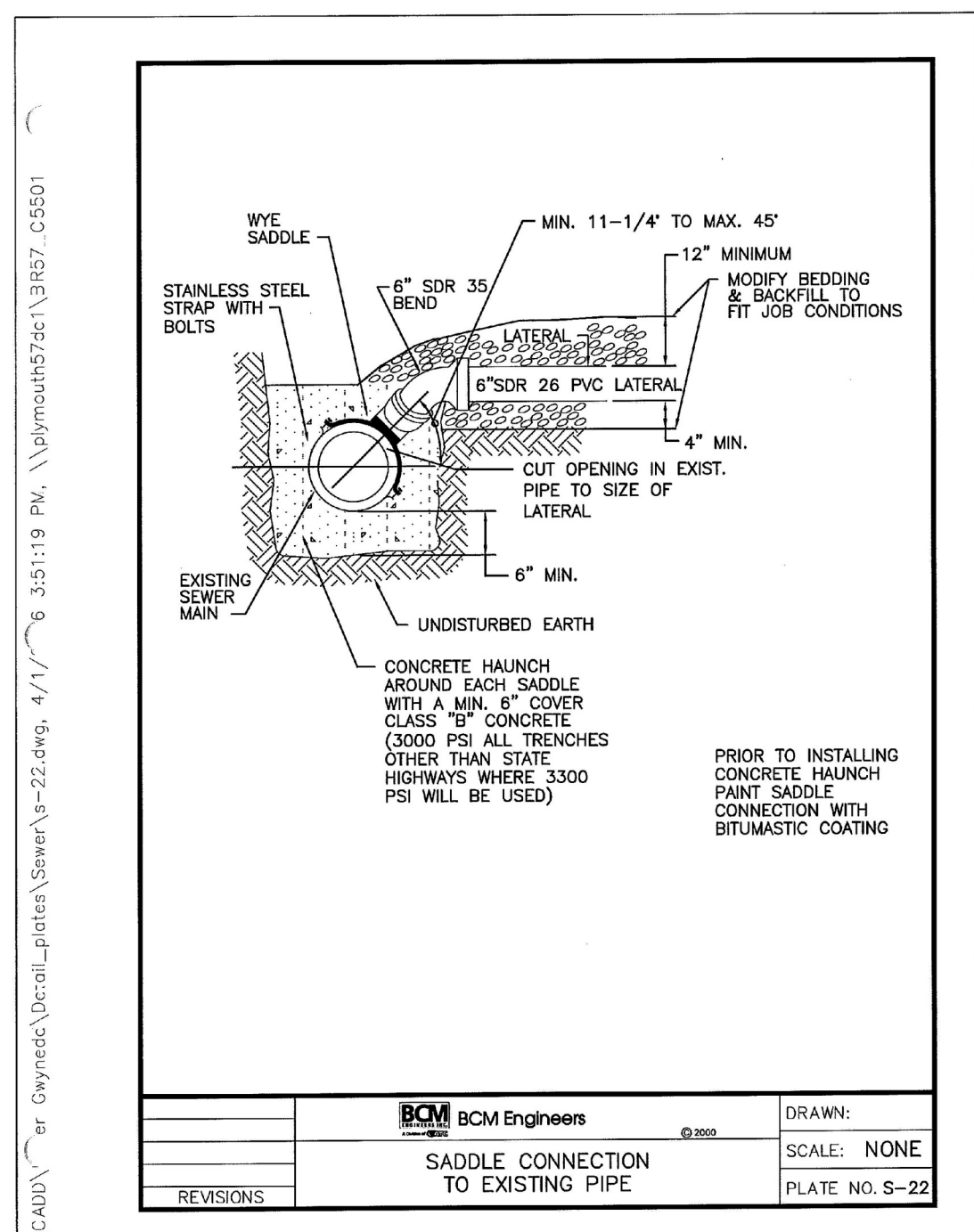
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| PLAN SCALE<br>HORIZONTAL | DRAFTED BY<br>M.J.P.   | PROJECT MANAGER<br>S.A.R.      | PLAN SHEET NUMBER |
| 1" = 30'                 | PROJECT NUMBER<br>6615 | DRAWING FILE NUMBER<br>6615BPP | 2 OF 4            |



NOTE: SPECIAL CONDITIONS OF THE HIGHWAY OCCUPANCY PERMIT MAY SUPERSEDE THIS DETAIL CONTRACTOR TO MAINTAIN TEMPORARY PAVING UNTIL PERMANENT PAVING IS COMPLETED.

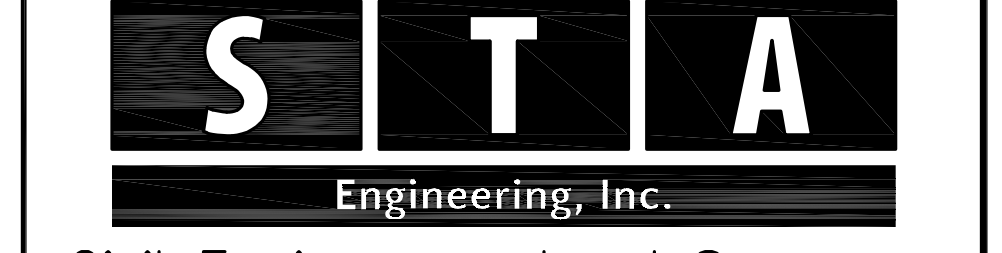
NOTE: SPECIAL CONDITIONS OF THE HIGHWAY OCCUPANCY PERMIT MAY SUPERSEDE THIS DETAIL CONTRACTOR TO MAINTAIN TEMPORARY PAVING UNTIL PERMANENT PAVING IS COMPLETED.

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| 2 | M.P. REVISED PER GILMORE & ASSOCIATES, INC. LETTER DATED MARCH 13, 2026 | APR. 3, 2026  |
| 1 | M.P. S.T.A. PLAN ORIGINATOR DATE  | JAN. 27, 2026 |

**SANITARY SEWER DETAIL SHEET**  
 AS PART OF  
**1622 GYPSY HILL ROAD**  
 PREPARED FOR  
**GYPSY HILL DEVELOPERS, INC.**  
 SITE SITUATE IN  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors  
 2499 KNIGHT ROAD, PENNSBURG, PA 18073  
 PH: (215) 679-0200; www.stotac.com

|                 |                |                     |                   |
|-----------------|----------------|---------------------|-------------------|
| PLAN SCALE      | DRAFTED BY     | PROJECT MANAGER     | PLAN SHEET NUMBER |
| HORIZONTAL      | M.J.P.         | S.A.R.              |                   |
| <b>1" = 30'</b> | PROJECT NUMBER | DRAWING FILE NUMBER | <b>3 OF 4</b>     |
|                 | 6615           | 6615SAN-DET         |                   |

1622 GYPSY HILL ROAD (STA #6615.25)





March 13, 2026

File No. 26-00235

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

Reference: Land Development Review  
1622 Gypsy Hill Road  
TMP #38-00-03847-01-1

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the amended submission for land development for the above-referenced project. Upon review we offer the following comments for your consideration:

I. Submission

- A. Subdivision/Land Development Plans, consisting of sheets 1 through 4, dated January 27, 2026, as prepared by STA Engineering, Inc., for 1622 Gypsy Hill Road.
- B. Erosion & Sediment and Stormwater Management Report, dated January 27, 2026, as prepared by STA Engineering, Inc., for 1622 Gypsy Hill Road
- C. Waiver Request Letter, dated February 18, 2026, as prepared by STA Engineering, Inc.

II. Project Description

The subject property TMP #39-00-03847-01-1, located at 1622 Gypsey Hill Road, is situated in the Lower Gwynedd Township A – Residential Zoning District. The tract consists of approximately 1.6 acres. Most of the lot contains woodlands and the tract has street access from the cul-de-sac of Gypsy Hill Road.

The applicant proposes a development of the 1.6-acre parcel consisting of one (1) lot with a new single-family detached dwelling with an attached garage and associated driveway. The proposed lot will take access from the existing cul-de-sac located on Gypsy hill Road. Additional improvements include two underground seepage beds to control the runoff from the new impervious surfaces. The proposed lot will be served by public water and sewer.

III. Reference Documentation

- A. Lower Gwynedd Township Board of Supervisors Resolution No. 2024-21 granting conditional Preliminary/Final Land Development Approval of the Subdivision Plan of 1616 School House Lane at their regular meeting on July 23, 2024. We note that since the approval, the plans have been revised to include additional tree removal for the construction of the house and proposes additional plantings to off-set the tree replacement requirement. As such, the plans for the new house at 1622 Gypsy Hill Road have been reviewed as a new Land Development Application.

#### IV. Review Comments

##### A. Zoning Ordinance

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

##### B. Waivers Requested

The following waiver request is noted in the submitted waiver request letter.

1. §1230.41(i) – The Applicant requests a waiver to provide a voluntary fee in lieu of planting the required amount of replacement trees. The Applicant proposes to plant 79 replacement trees (equating 239 caliper inches) and offers a fee in lieu of \$32,100.00. **We note that the tree removal has been modified from the original subdivision plan, and the new tree removal appears to be a total of 506 caliper inches removed for a total tree replacement of 169 three-inch (3”) trees. The revised plans propose the installation of 79 trees. As such, the new plans appear to be short 90 three-inch (3”) replacement trees.**

##### C. Subdivision and Land Development Ordinance

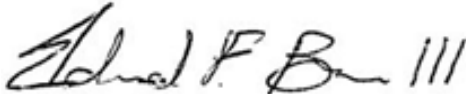
We note the following comments related to the Lower Gwynedd Township Subdivision and Land Development Ordinance, as well as general comments related to the building permit submission:

1. §1230.42(b) – The plans shall be revised to provide three (3) shade trees per dwelling, or a waiver would be required.
2. §1230.45(a) & §1230.60(a) – Sidewalks are required on the existing and proposed streets of a development. The plans shall be revised to provide sidewalk on Gypsy Hill Road, or a waiver would be required.
3. §1230.58 – Street lights shall be provided on Gypsy Hill Road at locations determined at the Board of Supervisors, or a waiver would be required.
4. We note that the associated fees from Resolution #2024-21, including the Park and Recreation Fee (\$1000), Transportation Impact Fee (2,285.00), Recreation Impact Fee (500.00), and the Stormwater Management Facility Fee (determined at building permit) are still applicable to this application, with the exception of the tree replacement fee, which will be amended during this application. We defer to the Township to determine whether the fees have been paid at this time.
5. Note 2 on the Tree Removal Comparison indicates that 197 caliper inches are proposed to be removed on the 2026 building permit plan, and this quantity is also listed in the waiver request letter. However, the 2026 Replacement Tree Calculations table indicates that 117 caliper inches are proposed to be removed. The Applicant shall clarify the caliper inches to be removed for the 2026 Building permit plan, so that the total tree removal and replacement can be quantified.
6. All waiver requests shall be added to the Record Plan.
7. Details shall be provided for all proposed improvements, including the proposed driveway and restoration of the roadway for the utility connections.
8. The plans shall be revised to provide the size, slope material and inverts of the proposed sanitary lateral.
9. Inlet Protection shall be provided for the pre-treatment inlets, and a detail for the inlet protection shall both be provided on the E&S plans.
10. The detail of the stockpile control is inconsistent with the depiction on the E&S plans. The applicant shall revise the detail, construction sequence notes, and/or detail for consistency. A detail for silt fence shall be provided if applicable.

11. The plans shall be revised to note the area of the limit of disturbance. In the event that the disturbance is greater than one (1) acre, then the Applicant will be required to obtain an NPDES permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.
12. We note that the stormwater management report appears to show that the peak rate requirements are not met for each storm frequency. The Applicant shall verify the peak rate calculations and revise the plans and/report accordingly.
13. At the time of the building permit, the Applicant shall submit the required PADEP planning module to the Township for review.
14. In accordance with Lower Gwynedd Township Ordinance No. 496., at least 75% of the plantings proposed as a part of a subdivision and land development shall be native. According to the Replacement Tree table, it appears that only 10 of the 88 trees to be planted are considered native, for a percentage of approximately 11%. The plans shall be revised to propose a minimum of 75% native trees.
15. At the time of the building permit, the Applicant shall obtain a “will serve” letter from the water supplier for the new lot. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
16. We note that the Applicant will be required to enter into a Tapping Fee Agreement for the proposed sewer connection. The agreement will be drafted by the Township Sewer Solicitor and shall be executed prior to the connection of the sewer facilities.
17. At the time of the building permit submission, the Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on -site stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to issuance of a building permit. A note stating this requirement shall be added to the Record Plan.
18. Prior to the issuance of a building permit, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. This fee will be calculated upon resubmission of the building permit plans containing the proposed stormwater measures.
19. We note that additional comments may be forthcoming upon the revised submission of the building permit plans.

Should you have any questions, please feel free to contact our office.

Sincerely,



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

EB/sl

cc: Jamie Worman, Assistant Township Manager  
Neil A Stein, Esq., Township Solicitor  
Patty Sexton-Furber, Building Codes Administrator  
Al Comly, Township Fire Marshal  
Susan A. Rice, P.E., STA Engineering, Inc.  
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.

**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

April 17, 2026

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

Re: MCPC #26-0047-001  
Name: 1622 Gypsy Hill Road  
(1 lot comprising 1.16 acres)  
Situate: Cedar Hill Road (east)/Welsh Road (south)  
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 27, 2026. We forward this letter as a report of our review.

## **BACKGROUND**

The plan for 1622 Gypsy Hill Road involves constructing a new single-family detached dwelling on a 1.16-acre lot (County Parcel ID 39-00-03847-00-1), zoned A Residential, in Lower Gwynedd Township. The project includes constructing the new home, creating driveway access from Gypsy Hill Road, adding pedestrian walkways, and connecting to the existing public water and sewer systems.

The plan requests a waiver from SALDO §1230.41(1), which requires that each tree with a diameter of 6 inches or more that is removed be replaced with new shade trees totaling an equal or greater number of caliper inches. Instead of providing the full on-site replacement usually required, the applicant proposes a combined approach: planting 79 replacement trees, totaling 237 caliper inches, and a fee-in-lieu payment of \$32,100 to cover the remaining replacement obligation. A waiver is also being requested so that Norway Spruce and Zelkova trees can be included in the replacement count, since the applicant's nursery recommended these species and their spacing as suitable buffers between the planned development and nearby homes.

## COMPREHENSIVE PLAN COMPLIANCE

### COUNTY COMPREHENSIVE PLAN

The proposed plan is generally consistent with the goals and themes of the Montgomery County Comprehensive Plan, *Montco 2040 Shared Vision*.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

## REVIEW COMMENTS

### DESIGN ISSUES

A. Species Selection/Buffer Planting Area. As shown on the submitted plan, the applicant's engineer suggests planting a continuous single row of 78 trees around the property's perimeter to provide buffering and screening. A single row of trees comprising two proposed species (*Zelkova serrata* and *Picea abies*) creates a monoculture that is vulnerable to disease, environmental stress, and long-term failure. If one species declines, the entire buffer could suddenly be compromised, resulting in gaps and reduced screening effectiveness. The plan lacks species diversity, layered planting, and canopy trees, and therefore does not meet the goal of a buffer designed for long-term resilience, visual mitigation, and environmental benefits.

The applicant should revise the proposed landscape plan to include a wider variety of tree species. Using diverse evergreen types, layered plantings, or staggered groupings would better support the landscape buffer's purpose by improving long-term resilience, screening effectiveness, and overall site design quality.

## CONCLUSION

We reiterate that the MCPC generally supports this application; however, we recommend that township officials consider the issues raised in this letter.

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

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

Please print the assigned MCPC number (26-0047-001) on any plans submitted for final recording.

Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD  
Design Planner II  
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Gypsy Hill Developers, Inc., Applicant  
STA Engineering, Inc., Applicant's Engineer  
Mimi Gleason, Township Manager  
Craig Melograno, Chairman, Township Planning Commission  
Neil Stein, Esq., Township Solicitor

Attachments: A) Aerial View of Site  
B) Reduced Copy of Applicant's Plan



1622 Gypsy Hill Road  
MCPC#260047001

Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311, Norstown PA 19044-0311  
(610) 278-3722 / (610) 278-3841  
[www.montco.pa.gov/planning](http://www.montco.pa.gov/planning)  
(Aerial photography provided by Nearmap)





**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 uncontestable. 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*  
Patty Furber, Secretary



April 23, 2026

File No. 26-00235

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

Reference: Arborist Report Review  
1622 Gypsy Hill Road  
TMP #38-00-03847-01-1

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the Arborist Report documentation included in the land development plan submission dated April 7, 2026 for the above referenced project. I have reviewed the documentation provided, and offer the following for your consideration:

The submission includes the following:

- A summary letter dated April 2, 2026.
- A picture report showing images of each tree inspected.
- An inventory spreadsheet indicating the species, size, issue/defect, condition, and whether replacement is required for each of the trees inspected.

The report submitted provides results of an examination of the 61 trees on the site for which removal is anticipated. The trees inspected were characterized as being in one of the following conditions: fair (24.6%), poor (62.3%), or dead (13.1%). Trees considered to be in poor condition were characterized as having diminished health or structural compromise. According to the spreadsheet and picture report submitted, these classifications could be the result of bifurcation (split leaders), decline, decay, root or other structural issues, excessive lean, seams or cracks, or stem cankers.

Based on my review of the documentation submitted, I believe that the poor condition and dead trees would present an unacceptable level of risk when located in the vicinity of a dwelling and should be removed. It is my recommendation that these trees not be required to be replaced. Therefore, the calculation indicating that 162 caliper inches on the site are required to be replaced is correct, meaning that in accordance with §1230.41(i) 54 3" caliper trees are required to be planted as replacements.

Should you have any questions, please feel free to contact our office.

Sincerely,

Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist  
Senior Landscape Architect  
Gilmore & Associates, Inc.

VL/sl

cc: Jamie Worman, Assistant Township Manager  
Neil A Stein, Esq., Township Solicitor  
Patty Sexton-Furber, Building Codes Administrator  
Al Comly, Township Fire Marshal  
Susan A. Rice, P.E., STA Engineering, Inc.  
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.  
Edward Brown, P.E., Project Manager, Gilmore & Associates, Inc.

401 Plymouth Road | Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447



February 18, 2026  
*Amended April 3, 2026*

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

**Attn: Mimi Gleason, Township Manager**

**Subj: 1622 Gypsy Hill Road (Lot 2 of 1616 School House Lane Minor Subdivision Plan)  
WAIVER REQUESTS  
Parcel No. 39-00-03847-01-1  
Lower Gwynedd Township, Montgomery County  
STA Project #6615**

Dear Ms. Gleason:

On behalf of our client, in accordance with §1230.09 of the Lower Gwynedd Township Subdivision and Land Development Ordinance (SALDO), I respectfully request the following waiver:

1. From SALDO §1230.41(i): which requires each tree having a caliper of six inches or more measured six inches above the ground that is removed shall be replaced with a shade tree or shade trees from the list of recommended plants in Section 1230.43, which have a total caliper equal to or greater than the tree removed.

*A waiver is requested to provide a voluntary fee in lieu of planting the total required amount of replacement trees. The Applicant proposes to plant 17 of the 54 replacement trees (equating to 162 caliper inches) and offers a fee-in-lieu of planting the remaining trees to be determined by the Board of Supervisors.*

2. From SALDO §1230.45(a) & §1230.60(a): which requires sidewalks on the existing and proposed streets of a development.

*A waiver is requested to not provide sidewalks along Gypsy Hill Road. The property is located at the end of an existing cul-de-sac with about 50 feet of frontage and will access from the cul-de-sac bulb. No sidewalk exists along the existing street or the cul-de-sac bulb, and no pedestrian connection would be achieved by installing sidewalk for approximately 50 feet in this location.*

**Mimi Gleason, Township Manager**

**February 18, 2026**

***Amended April 3, 2026***

**Page 2**

3. From SALDO §1230.58: which requires street lights on Gypsy Hill Road at locations determined at the Board of Supervisors.

***A waiver is requested to not provide street lights at the Gypsy Hill Road cul-de-sac. The land development application is for one new single-family dwelling at the end of an existing and established street. Driveway access for the proposed dwelling will be from the cul-de-sac bulb at the end of Gypsy Hill Road.***

Please let me know if you should have any questions or need additional information regarding this matter.

Respectfully submitted,



Susan A. Rice, P.E.

S.T.A. Engineering, Inc.

cc: Jamie Worman, Assistant Township Manager  
Edward Brown, P.E., Gilmore & Associates, Inc.  
Gypsy Hill Developers, Inc., applicant



**JOHN ROCKWELL HOSBACH JR.**

Urban Forester  
Registered Consulting Arborist #483  
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

**Via Email delivery**

To: **Chris Condello, President – Fairmont Builders Inc.**

Date: **April 2, 2026**

Project Name: **1622 Gypsy Hill Road, Lower Gwynedd Township, PA**

Project Scope: **Tree Review**

---

**1. PURPOSE & CONTEXT**

Pursuant to your directive, Rockwell Urban Forestry performed a detailed arboricultural assessment of all trees  $\geq 6$  inches DBH located within the proposed limits of disturbance (LOD). The intent of this evaluation was to:

- Quantify existing tree resources
- Assess structural integrity and biological condition
- Identify defects and risk factors
- Determine applicability of compensatory replacement requirements
- Provide a defensible, ordinance-aligned framework for tree removal and site redevelopment

This assessment reflects a Level 1–2 visual inspection methodology consistent with ISA BMPs and ANSI A300 standards, incorporating a 360-degree ground-based evaluation of each subject tree.

**2. INVENTORY ADJUSTMENT & LIMITATIONS**

Trees initially labeled #1, #2, #27, and #32 were removed from this analysis following design revisions indicating preservation. The adjusted inventory includes 61 trees, which form the basis of all quantitative and qualitative conclusions herein.

It is important to note that this assessment is limited to visible, above-ground conditions. Subsurface defects, root plate instability not outwardly expressed, and latent decay may exist and are not fully quantifiable without advanced testing.

**3. STAND CHARACTERIZATION & ECOLOGICAL CONTEXT**



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### 3.1 Species Composition & Woodland Typology

The subject stand is overwhelmingly dominated by *Acer rubrum* (Red Maple) at 65.6%, followed by *Robinia pseudoacacia* (Black Locust) and *Quercus palustris* (Pin Oak). Minor species representation is present but does not materially influence overall stand dynamics.

This composition is indicative of:

- Early to mid-successional woodland conditions
- Disturbance-driven regeneration patterns
- A lack of species diversity and structural layering
- Opportunistic species establishment rather than curated or high-functioning woodland systems

Black Locust presence further reinforces a disturbance-adapted system, often associated with degraded or transitional sites.

### 3.2 Structural & Functional Woodland Assessment

From an arboricultural and ecological standpoint, the stand does not exhibit characteristics of a high-functioning woodland resource, as evidenced by:

Limited vertical stratification (canopy, understory, regeneration layers)  
Lack of dominant, long-lived canopy species  
High percentage of defective and declining individuals  
Absence of cohesive forest structure or stability

As such, this resource should be characterized as a degraded secondary woodland assemblage, rather than a preserved or high-value woodland system.

## **4. CONDITION & DEFECT ANALYSIS**

### 4.1 Condition Distribution

The condition profile is heavily skewed toward compromised trees:

Fair: 24.6%



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☎ 610-731-7969

✉ john@rockwellurbanforestry.com

Poor: 62.3%  
Dead: 13.1%

This means that approximately 3 out of every 4 trees exhibit diminished health, structural compromise, or mortality.

#### **4.2 Defect Trends & Structural Integrity**

Observed defects are not isolated but rather systemic across the population, including:

- Bifurcation / codominant stems (12+) → elevated failure potential due to included bark
- Stem decay (5) → reduced load-bearing capacity
- Excessive lean (5) → compromised root anchorage and soil interaction
- General structural defects (6) → poor architecture and imbalance
- Decline indicators (5) → reduced vigor, canopy dieback
- Root and stem anomalies (localized cases)

These defects are consistent with long-term unmanaged growth, competition stress, and environmental pressures, resulting in structurally inefficient trees.

#### **4.3 Risk & Failure Potential Context**


While this report is not a formal TRAQ risk rating, the frequency and type of defects observed are consistent with trees that:

- Possess reduced structural reliability
- Exhibit increased likelihood of failure under moderate loading events
- Provide limited long-term retention value, particularly in developed environments



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## **5. COMPENSATORY REPLACEMENT ANALYSIS**

### **5.1 Quantitative Findings**

Total Trees: 61

- Compensatory Trees: 15 (24.6%)
- Non-Compensatory Trees: 46 (75.4%)

### **5.2 Diameter-Based Summary**

- Total DBH: 686 inches
- Compensated DBH: 162 inches
- Non-Compensated DBH: 524 inches

### **5.3 Interpretation**

The data clearly demonstrates that the majority of canopy volume is tied to trees that do not meet compensation thresholds, due to:

- Advanced decline
- Structural defects
- Mortality
- Limited viability

This is a critical finding, as it supports a reduced compensatory burden while remaining consistent with the intent of municipal ordinances, which are designed to preserve viable canopy—not failing or hazardous material.

## **6. PROFESSIONAL ARBORICULTURAL OPINION**

Based on the cumulative findings, it is my professional opinion that:


### **6.1 Woodland Quality**

The subject tree population represents a low-quality, structurally compromised, and ecologically limited woodland system, lacking the characteristics of a stable or high-value natural resource.



**JOHN ROCKWELL HOSBACH JR.**

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Registered Consulting Arborist #483  
ISA Certified Arborist PD-0372

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## 6.2 Retention Value

A significant portion of the inventory exhibits:

- Short remaining useful life expectancy
- Elevated defect frequency
- Reduced structural integrity

As such, retention of the majority of these trees would not provide meaningful long-term benefit and may introduce future maintenance burdens and risk exposure.

## 6.3 Ordinance Alignment

The proposed removals and corresponding compensation framework are:

- Consistent with the intent of local tree protection ordinances
- Supported by documented condition and structural data
- Aligned with accepted arboricultural standards and professional judgment

## 6.4 Forward-Looking Recommendation

Rather than attempting to preserve a compromised resource, a more appropriate and defensible approach is to:

- Remove structurally deficient and declining trees within the LOD
- Apply compensation only where warranted
- Implement a strategic replanting program focused on:
  - Species diversity
  - Site adaptability
  - Long-term canopy sustainability
  - Resistance to pests and environmental stressors

## 7. CONCLUSION

The subject site does not represent a high-value woodland resource requiring preservation in its current state.



# ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

**JOHN ROCKWELL HOSBACH JR.**

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Registered Consulting Arborist #483  
ISA Certified Arborist PD-0372

☎ 610-731-7969

✉ [john@rockwellurbanforestry.com](mailto:john@rockwellurbanforestry.com)

Instead, it presents an opportunity to replace a declining and structurally deficient tree population with a more resilient, diverse, and sustainable canopy, consistent with modern urban forestry objectives and municipal intent.

*John Rockwell Hosbach Jr.*

**Picture Report**  
1622 GYPSY HILL

TT

Notes

tree 1 left blank and no longer part of inventory

**Picture Report**  
1622 GYPSY HILL

TT

Notes

tree 2 left blank and no longer part of inventory

Picture Report  
1622 GYPSY HILL

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|       |        |
|-------|--------|
| Notes | Tree 3 |
|-------|--------|



Picture Report  
1622 GYPSY HILL

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Notes

Tree 4



Picture Report  
1622 GYPSY HILL

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Notes

Tree 5



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 6 |
|-------|--------|



Picture Report  
1622 GYPSY HILL

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Notes

Tree 7



Picture Report  
1622 GYPSY HILL

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Notes

Tree 8



Picture Report  
1622 GYPSY HILL

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|       |        |
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| Notes | Tree 9 |
|-------|--------|



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 10 |
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Picture Report  
1622 GYPSY HILL

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Notes

Tree 11



Picture Report  
1622 GYPSY HILL

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Notes

Tree 12



Picture Report  
1622 GYPSY HILL

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Notes

Tree 13



Picture Report  
1622 GYPSY HILL

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Notes

Tree 14



Picture Report  
1622 GYPSY HILL

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|       |         |
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| Notes | Tree 15 |
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Picture Report  
1622 GYPSY HILL

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Notes

Tree 16



Picture Report  
1622 GYPSY HILL

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Notes

Tree 17



Picture Report  
1622 GYPSY HILL

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Notes

Tree 18



Picture Report  
1622 GYPSY HILL

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Notes

Tree 19



Picture Report  
1622 GYPSY HILL

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Notes

Tree 20



Picture Report  
1622 GYPSY HILL

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|       |         |
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| Notes | Tree 21 |
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Picture Report  
1622 GYPSY HILL

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Tree 22



Picture Report  
1622 GYPSY HILL

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Tree 23



Picture Report  
1622 GYPSY HILL

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Tree 24



Picture Report  
1622 GYPSY HILL

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Notes

Tree 25



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 26 |
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**Picture Report**  
1622 GYPSY HILL

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Notes

Tree 27 excluded  
from inventory

Picture Report  
1622 GYPSY HILL

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Notes

Tree 28



Picture Report  
1622 GYPSY HILL

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Notes

Tree 29



Picture Report  
1622 GYPSY HILL

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Tree 30



Picture Report  
1622 GYPSY HILL

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Notes

Tree 31



**Picture Report**

1622 GYPSY HILL

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| <b>Notes</b> |  |
|--------------|--|

Tree 32 excluded from inventory

Picture Report  
1622 GYPSY HILL

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Notes

Tree 33



Picture Report  
1622 GYPSY HILL

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Notes

Tree 34



Picture Report  
1622 GYPSY HILL

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Tree 35



Picture Report  
1622 GYPSY HILL

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Tree 36



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 37 |
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Picture Report  
1622 GYPSY HILL

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| Notes | Tree 38 |
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Picture Report  
1622 GYPSY HILL

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| Notes | Tree 39 |
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Picture Report  
1622 GYPSY HILL

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Tree 40



Picture Report  
1622 GYPSY HILL

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Tree 41



Picture Report  
1622 GYPSY HILL

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Tree 42



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 43 |
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Picture Report  
1622 GYPSY HILL

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Notes

Tree 44



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 45 |
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Picture Report  
1622 GYPSY HILL

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Notes

Tree 46



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 47 |
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Picture Report  
1622 GYPSY HILL

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| Notes | Tree 48 |
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Picture Report  
1622 GYPSY HILL

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Notes

Tree 49



Picture Report  
1622 GYPSY HILL

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Notes

Tree 50



Picture Report  
1622 GYPSY HILL

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Notes

Tree 51



Picture Report  
1622 GYPSY HILL

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|       |         |
|-------|---------|
| Notes | Tree 52 |
|-------|---------|



Picture Report  
1622 GYPSY HILL

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Notes

Tree 53



Picture Report  
1622 GYPSY HILL

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|       |         |
|-------|---------|
| Notes | Tree 54 |
|-------|---------|



Picture Report  
1622 GYPSY HILL

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Notes

Tree 55



Picture Report  
1622 GYPSY HILL

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Notes

Tree 56



Picture Report  
1622 GYPSY HILL

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Notes

Tree 57



Picture Report  
1622 GYPSY HILL

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Notes

Tree 58



Picture Report  
1622 GYPSY HILL

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| Notes | Tree 59 |
|-------|---------|



Picture Report  
1622 GYPSY HILL

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Notes

Tree 60



Picture Report  
1622 GYPSY HILL

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Notes

Tree 61



Picture Report  
1622 GYPSY HILL

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Notes

Tree 62



**Picture Report**  
1622 GYPSY HILL

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| <b>Notes</b> |  |
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**Picture Report**  
1622 GYPSY HILL

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| <b>Notes</b> |  |
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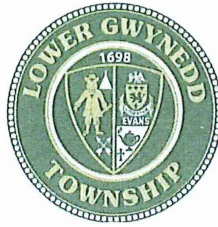
## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** April 24, 2026  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** Zoning Hearing Board Applications Discussion

*Jamie Worman*

At the BOS meeting scheduled for April 28, 2026, an agenda item has been included regarding the upcoming Zoning Hearing. During this portion of the meeting, the BOS will review the applications that have been submitted to the Zoning Hearing Board and are currently scheduled to be heard at the May 14th hearing. This review will provide the BOS with an opportunity to become familiar with the details of each application, consider any potential impacts on the community, and discuss whether any formal response or involvement is warranted.

Following your review and discussion, the BOS will determine if any action should be taken, which could include providing comments, formally supporting or opposing an application, or choosing not to take action at this time.



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

[www.lowergwynedd.org](http://www.lowergwynedd.org)

## Finance Memorandum

Date: April 20, 2026  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman, CPA Finance Director

RE: March 31, 2026, LGT Financial Packet:

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

**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. The 2025 Audit is in process. Beginning Fund Balances may change if there are audit journal entries for 2025. The draft will be presented to the Board of Auditors on May 13th at 3 pm for review and comment.

The Recreation Fund has been collapsed into the General Fund, and the Open Space Fund has been collapsed into the Capital Reserve Fund. The Beginning Fund Balance on the Fund Balance Sheet has been adjusted to reflect this.

### 2026 ITEMS TO NOTE:

- ❖ Interest Income across all funds totaled \$284,452.30 through March 31, 2026. This includes \$47,983.19 of interest earned from the bond proceeds. This interest is not subject to arbitrage. Interest rates as of March 31, 2026: Citadel 3.05%, PLIGIT Class 3.50%, PLIGIT Prime 3.75%.
- ❖ Real Estate Tax bills were just sent out in February 2026. No Real Estate Income has been received for 2026. Road Projects are going out to bid and begin in spring/summer.
- ❖ Claims for PA Unclaimed Property were completed at the beginning of this year, and we received \$2,468 from these claims in March.

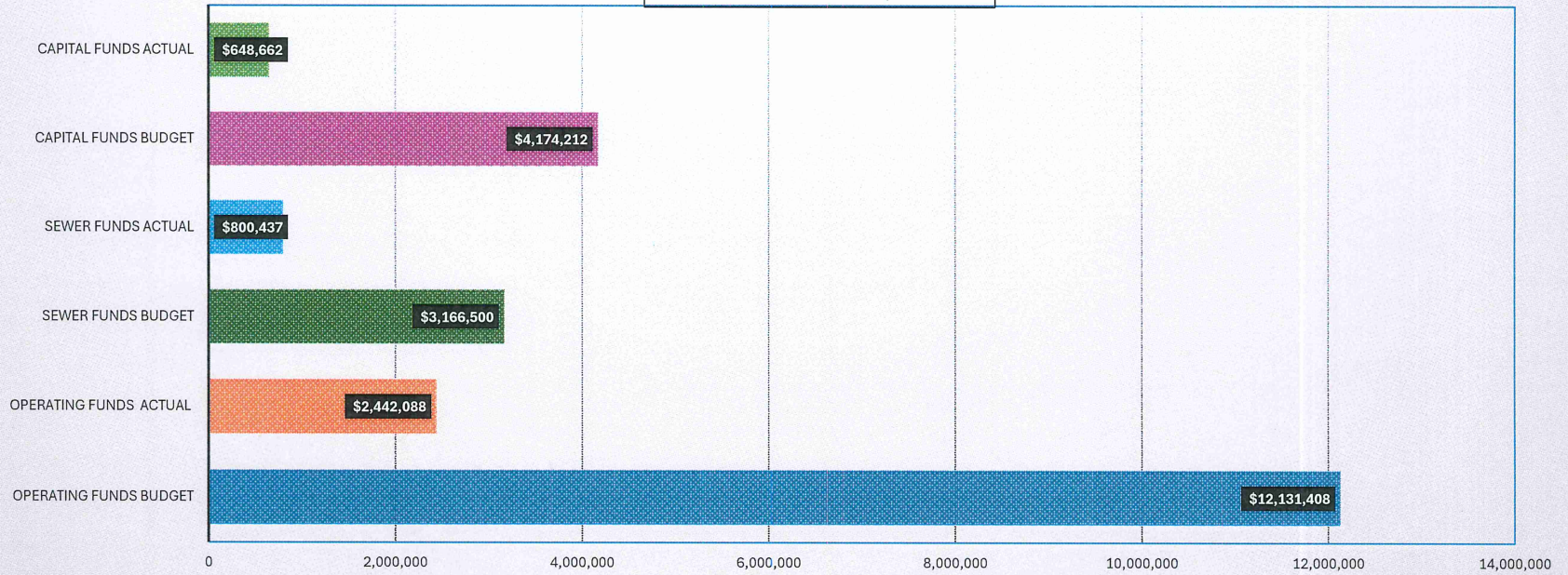
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

**Revenue Actual to Budget  
YTD Thru Mar 31, 2026**



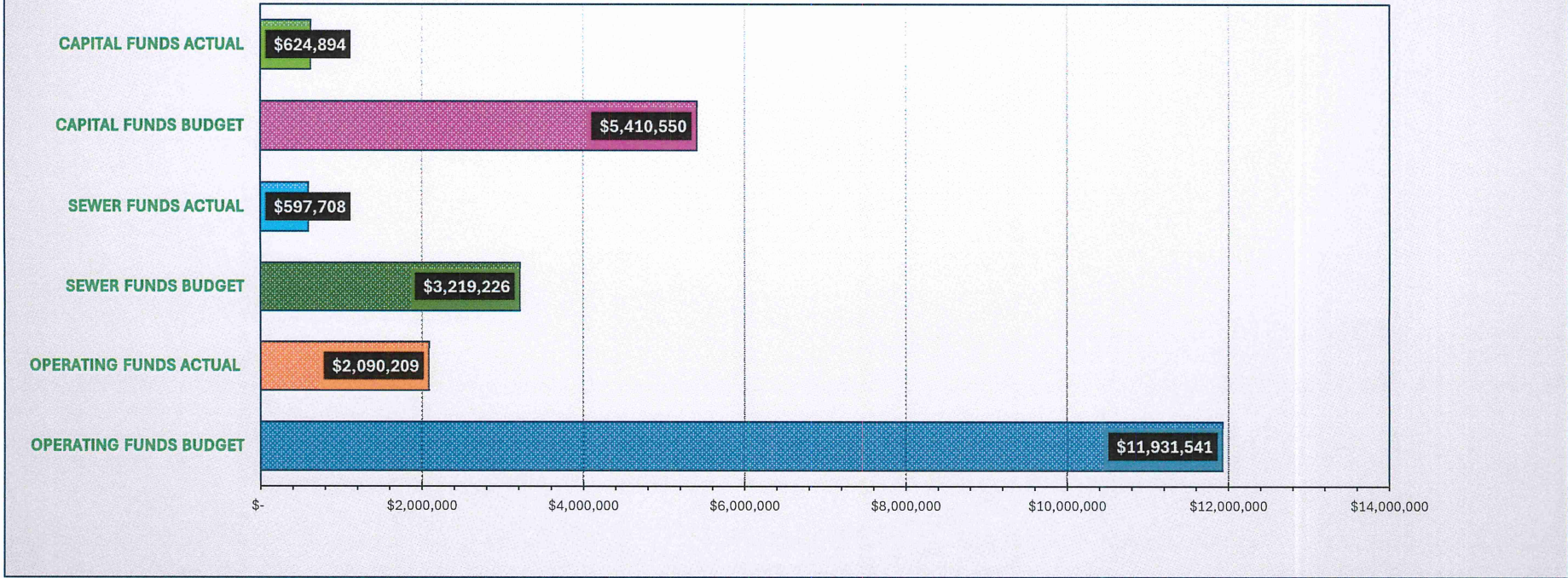
**25% through the year as of March 31, 2026**

**Capital Funds Revenue:** Capital Revenue is 15.54% of Budget. No Grants received. Only Interest Income

**Sewer Funds Revenue:** Sewer Revenue is 25.28 % of Budget. 1st qtr billings completed.

**Operating Funds Revenue:** Operating Revenue is 20.13% . EIT received for 1st Qtr. No RE Tax revenue

**Expenses Actual to Budget  
YTD Thru Mar 31, 2026**



25% through the year as of March 31, 2026

**Capital Funds Expenses:**

Expenses are 11.55% of Budget. Projects occur in Spring/Summer

**Sewer Funds Expenses:**

Expenses are 18.57% of Budget. 1st Qtr Capital Exp from Ambler not yet received

**Operating Funds Expenses:**

Expenses are 17.52% 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 March 31, 2026**

| FUND # | FUND                                   | FUND BALANCE @            |                                       | FUND BALANCE @        |
|--------|--|---------------------------|---------------------------------------|-----------------------|
|        |  | 01/01/2026<br>PRELIMINARY | (INCREASE)DECREASE<br>THRU 03/31/2026 |                       |
| 01     | GENERAL                                | -8,641,844.63             | -363,988.72                           | -9,005,833.35         |
| 02     | STREET LIGHT                           | -43,091.62                | 1,108.93                              | -41,982.69            |
| 03     | FIRE PROTECTION                        | -257,135.98               | -453.81                               | -257,589.79           |
| 04     | FIRE HYDRANT                           | -33,009.93                | 11,453.99                             | -21,555.94            |
|        |  |                           |                                       |                       |
|        | <b>GENERAL OPERATING FUNDS SURPLUS</b> | <b>-8,975,082.16</b>      | <b>-351,879.61</b>                    | <b>-9,326,961.77</b>  |
| 08     | SEWER OP                               | -5,964,455.82             | -194,835.58                           | -6,159,291.40         |
| 09     | SEWER CAPITAL                          | -4,500,584.99             | -7,894.09                             | -4,508,479.08         |
|        | <b>SEWER FUNDS SURPLUS</b>             | <b>-10,465,040.81</b>     | <b>-202,729.67</b>                    | <b>-10,667,770.48</b> |
| 16     |  |                           |                                       |                       |
| 30     | CAPITAL RESERVE                        | -10,871,189.59            | 510,989.89                            | -10,360,199.70        |
| 31     | STORMWATER MNGMNT                      | -582,253.47               | -5,096.90                             | -587,350.37           |
| 33     | TRAFFIC IMPACT                         | -1,828,625.14             | -158,282.53                           | -1,986,907.67         |
| 35     | HIGHWAY AID                            | -790,983.40               | -371,379.16                           | -1,162,362.56         |
|        | <b>CAPITAL FUNDS</b>                   | <b>-14,073,051.60</b>     | <b>-23,768.70</b>                     | <b>-14,096,820.30</b> |

|                |                    |
|----------------|--------------------|
| YTD ALL FUNDS: | <b>-578,377.98</b> |
|----------------|--------------------|

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**  
**3/31/2026**

|        |                                     | 3/31/2026               |
|--------|-------------------------------------|-------------------------|
| FUND # |                                     | Cash Balance            |
| 01     | GENERAL                             | 9,893,890.13            |
| 02     | STREET LIGHT                        | 41,982.69               |
| 03     | FIRE PROTECTION                     | 257,892.14              |
| 04     | FIRE HYDRANT                        | 21,617.98               |
|        | <b>GENERAL OPERATING FUNDS CASH</b> | <b>\$ 10,215,382.94</b> |
| 08     | SEWER OP                            | 2,655,150.74            |
| 09     | SEWER CAPITAL                       | 4,508,479.08            |
|        | <b>SEWER FUNDS CASH</b>             | <b>\$ 7,163,629.82</b>  |
| 30     | CAPITAL RESERVE                     | 10,629,852.23           |
| 31     | STORMWATER MNGMNT                   | 587,350.37              |
| 33     | TRAFFIC IMPACT                      | 1,986,907.67            |
| 35     | HIGHWAY AID                         | 1,162,362.56            |
|        | <b>CAPITAL FUNDS CASH</b>           | <b>\$ 14,366,472.83</b> |
|        | <b>Total Cash</b>                   | <b>\$ 31,745,485.59</b> |

|                            | 3/31/2026               |
|----------------------------|-------------------------|
| <u>Banking Institution</u> | <u>Cash Balance</u>     |
| PLIGIT                     | 28,049,466.28           |
| CITADEL                    | 3,696,019.31            |
|                            | <b>\$ 31,745,485.59</b> |

| <u>Reserves per Fund Balance Policy</u> | <u>Reserves Per Policy 2025</u> | <u>3/31/2026 Cash Balance</u> |
|---|---------------------------------|-------------------------------|
| General Fund Reserves                   | 2,641,989.00                    | 9,893,890.13                  |
| Sewer Fund Reserves                     | 1,029,175.00                    | 2,655,150.74                  |
| Sewer Capital Reserves                  | 1,000,000.00                    | 4,508,479.08                  |

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

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Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MARCH 2023/2024/2025/2026  
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ANNUAL  
2026  
CY REV  
BUDGET

| ACCOUNTS FOR:                 | PRIOR YR3<br>ACTUALS<br>2023 | PRIOR YR2<br>ACTUALS<br>2024 | LAST YR<br>ACTUALS<br>2025 | CURRENT YR<br>ACTUALS<br>2026 |                |
|-------------------------------|------------------------------|------------------------------|----------------------------|-------------------------------|----------------|
| 01 GENERAL FUND               |                              |                              |                            |                               |                |
| <b>REVENUES</b>               |                              |                              |                            |                               |                |
| 301 REAL ESTATE TAXES         | -107,487.69                  | -2,876.34                    | -133,076.80                | -1,621.59                     | -1,456,731.00  |
| 310 LOCAL TAX ACT 511         | -1,725,414.23                | -1,523,832.71                | -1,686,313.25              | -2,107,518.29                 | -7,915,000.00  |
| 321 BUSINESS LICENSES & PRMTS | -67,461.34                   | -65,419.19                   | -63,190.05                 | -57,517.77                    | -237,200.00    |
| 331 FINES                     | -1,212.19                    | -2,213.11                    | -7,884.38                  | -4,447.96                     | -16,000.00     |
| 341 INTEREST EARNINGS         | -52,255.77                   | -95,425.42                   | -83,915.68                 | -75,351.21                    | -370,000.00    |
| 342 RENTS & ROYALTIES         | -36,176.70                   | -37,262.01                   | -38,192.01                 | -39,146.79                    | -294,197.00    |
| 355 STATE SHARED REV & ENTLMT | -200.00                      | -1,200.00                    | -600.00                    | -600.00                       | -572,588.00    |
| 358 LOCAL GOVT ENTITLEMENT    | .00                          | -17,705.38                   | .00                        | .00                           | -21,500.00     |
| 361 PERMITS/DEVELOPMENT       | -145,485.52                  | -134,801.13                  | -107,871.42                | -138,184.27                   | -683,500.00    |
| 362 PUBLIC SAFETY             | -8,300.05                    | -15,183.77                   | -95,719.58                 | -5,010.00                     | -30,500.00     |
| 363 HGHWYS & STS              | -3,990.00                    | -4,080.00                    | -4,170.00                  | .00                           | -4,170.00      |
| 367 RECREATION                | .00                          | .00                          | .00                        | -9,143.00                     | -28,500.00     |
| 380 MISCELLANEOUS REVENUE     | -1,126.96                    | -302.10                      | -2,189.04                  | -388.06                       | -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     |
| <b>EXPENSES</b>               |                              |                              |                            |                               |                |
| 401 EXECUTIVE                 | 155,065.22                   | 228,563.98                   | 253,752.78                 | 299,095.87                    | 1,350,973.00   |
| 402 FINANCIAL ADMIN           | 102,680.75                   | 75,206.11                    | 75,717.17                  | 95,916.31                     | 430,635.00     |
| 403 TAX COLLECTION            | 25,249.41                    | 23,684.28                    | 22,575.86                  | 24,085.68                     | 115,256.00     |
| 409 BUILDNGS & PLANT          | 45,164.78                    | 48,724.71                    | 54,599.09                  | 73,401.87                     | 299,083.00     |
| 410 POLICE                    | 877,937.73                   | 915,122.76                   | 948,753.95                 | 1,065,304.60                  | 4,798,522.00   |
| 411 FIRE                      | .00                          | .00                          | .00                        | .00                           | 142,000.00     |
| 412 AMBULANCE                 | .00                          | .00                          | .00                        | .00                           | 35,000.00      |
| 414 PLANING & ZONING          | 114,629.87                   | 105,376.96                   | 131,030.59                 | 87,991.89                     | 821,503.00     |
| 430 PW-HIGHWAY RDS STS        | 191,407.23                   | 146,164.39                   | 273,620.34                 | 372,956.89                    | 1,597,300.00   |
| 451 COMMUNITY PROGRAMS        | .00                          | .00                          | .00                        | 36,609.02                     | 273,929.00     |
| 487 EMPLOYEE BENEFITS         | 5,145.52                     | 12,439.85                    | 8,677.88                   | 19,578.09                     | 686,789.00     |
| 492 INTERFUND OPERATING TRANS | 620,375.00                   | 1,217,814.04                 | .00                        | .00                           | 938,413.00     |
| TOTAL GENERAL FUND            | -11,454.94                   | 872,795.92                   | -454,394.55                | -363,988.72                   | -209,256.00    |
| TOTAL REVENUES                | -2,149,110.45                | -1,900,301.16                | -2,223,122.21              | -2,438,928.94                 | -11,698,659.00 |
| TOTAL EXPENSES                | 2,137,655.51                 | 2,773,097.08                 | 1,768,727.66               | 2,074,940.22                  | 11,489,403.00  |
| TOTAL 01 GENERAL FUND         | -11,454.94                   | 872,795.92                   | -454,394.55                | -363,988.72                   | -209,256.00    |

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Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
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| ACCOUNTS FOR:              | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|----------------------------|----------------------|----------------------|--------------------|-----------------------|------------------|
| 02 STREET LIGHT FUND       |                      |                      |                    |                       |                  |
| 301 REAL ESTATE TAXES      | -3,182.23            | .00                  | -1,541.58          | .00                   | -14,000.00       |
| 341 INTEREST EARNINGS      | -272.98              | -397.81              | -426.33            | -407.06               | -1,700.00        |
| 434 PW -STREET LGHTNG      | 1,644.66             | 1,484.55             | 1,491.17           | 1,515.99              | 10,170.00        |
| TOTAL STREET LIGHT FUND    | -1,810.55            | 1,086.74             | -476.74            | 1,108.93              | -5,530.00        |
| TOTAL REVENUES             | -3,455.21            | -397.81              | -1,967.91          | -407.06               | -15,700.00       |
| TOTAL EXPENSES             | 1,644.66             | 1,484.55             | 1,491.17           | 1,515.99              | 10,170.00        |
| TOTAL 02 STREET LIGHT FUND | -1,810.55            | 1,086.74             | -476.74            | 1,108.93              | -5,530.00        |

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| ACCOUNTS FOR:<br>03 FIRE PROTECTION FUND | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|--|----------------------|----------------------|--------------------|-----------------------|------------------|
| 301 REAL ESTATE TAXES                    | -20,197.84           | -347.63              | -21,837.40         | .00                   | -201,892.00      |
| 341 INTEREST EARNINGS                    | -1,874.79            | -845.90              | -1,923.30          | -2,453.81             | -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               | -22,072.63           | -1,193.53            | -23,760.70         | -453.81               | .00              |
| TOTAL REVENUES                           | -22,072.63           | -1,193.53            | -23,760.70         | -2,453.81             | -373,968.00      |
| TOTAL EXPENSES                           | .00                  | .00                  | .00                | 2,000.00              | 373,968.00       |
| TOTAL 03 FIRE PROTECTION FUND            | -22,072.63           | -1,193.53            | -23,760.70         | -453.81               | .00              |

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| ACCOUNTS FOR:<br>04 FIRE HYDRANT FUND | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|---------------------------------------|----------------------|----------------------|--------------------|-----------------------|------------------|
| 301 REAL ESTATE TAXES                 | -2,502.86            | -71.43               | -4,487.20          | .00                   | -41,581.00       |
| 341 INTEREST EARNINGS                 | -765.66              | -806.52              | -471.94            | -298.51               | -1,500.00        |
| 411 FIRE                              | 18,686.12            | 20,201.37            | 20,201.37          | 11,752.50             | 58,000.00        |
| TOTAL FIRE HYDRANT FUND               | 15,417.60            | 19,323.42            | 15,242.23          | 11,453.99             | 14,919.00        |
| TOTAL REVENUES                        | -3,268.52            | -877.95              | -4,959.14          | -298.51               | -43,081.00       |
| TOTAL EXPENSES                        | 18,686.12            | 20,201.37            | 20,201.37          | 11,752.50             | 58,000.00        |
| TOTAL 04 FIRE HYDRANT FUND            | 15,417.60            | 19,323.42            | 15,242.23          | 11,453.99             | 14,919.00        |

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| ACCOUNTS FOR:<br>08 SEWER FUND | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|--------------------------------|----------------------|----------------------|--------------------|-----------------------|------------------|
| 341 INTEREST EARNINGS          | -16,655.38           | -3,973.36            | -17,723.31         | -28,418.32            | -144,000.00      |
| 364 SANITATION                 | -777,376.94          | -703,629.93          | -819,894.91        | -729,665.11           | -2,820,000.00    |
| 383 SPECIAL ASSESSMENTS        | -600.00              | .00                  | -22,868.00         | .00                   | -1,000.00        |
| 401 EXECUTIVE                  | -4,055.76            | .00                  | .00                | .00                   | 1,000.00         |
| 402 FINANCIAL ADMIN            | 7,216.85             | 7,568.81             | 4,073.88           | 1,197.19              | 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           | 383,273.26           | 441,306.61           | 439,775.33         | 513,408.72            | 2,475,100.00     |
| 486 INSURANCE                  | 5,343.36             | 13,079.82            | 19,632.00          | 11,092.57             | 42,500.00        |
| 487 EMPLOYEE BENEFITS          | 35,075.91            | 23,841.86            | 43,852.57          | 37,549.37             | 161,565.00       |
| 492 INTERFUND OPERATING TRANS  | .00                  | 100,000.00           | .00                | .00                   | 124,911.00       |
| TOTAL SEWER FUND               | -367,778.70          | -121,806.19          | -353,152.44        | -194,835.58           | -4,924.00        |
| TOTAL REVENUES                 | -794,632.32          | -707,603.29          | -860,486.22        | -758,083.43           | -2,965,000.00    |
| TOTAL EXPENSES                 | 426,853.62           | 585,797.10           | 507,333.78         | 563,247.85            | 2,960,076.00     |
| TOTAL 08 SEWER FUND            | -367,778.70          | -121,806.19          | -353,152.44        | -194,835.58           | -4,924.00        |

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Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
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| ACCOUNTS FOR:<br>09 SEWER CAPITAL RESERVE | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|---|----------------------|----------------------|--------------------|-----------------------|------------------|
| 341 INTEREST EARNINGS                     | -44,371.25           | -60,202.94           | -50,200.27         | -42,353.75            | -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                  | 3,973.74             | 3,737.60           | .00                   | 118,150.00       |
| 439 CONSTRUCTION & REBUILDING             | 5,370.00             | 7,227.50             | 8,979.14           | 34,459.66             | 130,000.00       |
| TOTAL SEWER CAPITAL RESERVE               | -39,001.25           | -146,256.70          | -37,483.53         | -7,894.09             | 57,650.00        |
| TOTAL REVENUES                            | -44,371.25           | -160,202.94          | -50,200.27         | -42,353.75            | -201,500.00      |
| TOTAL EXPENSES                            | 5,370.00             | 13,946.24            | 12,716.74          | 34,459.66             | 259,150.00       |
| TOTAL 09 SEWER CAPITAL RESERVE            | -39,001.25           | -146,256.70          | -37,483.53         | -7,894.09             | 57,650.00        |

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| ACCOUNTS FOR:<br>30 CAPITAL RESERVE FUND | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|--|----------------------|----------------------|--------------------|-----------------------|------------------|
| 341 INTEREST EARNINGS                    | -54,016.17           | -151,158.22          | -132,794.34        | -104,025.48           | -482,400.00      |
| 345 DVIT GRANTS                          | .00                  | .00                  | .00                | .00                   | -15,000.00       |
| 354 ST. CAPITAL & OP. GRANTS             | .00                  | -11,565.77           | .00                | .00                   | -1,622,234.00    |
| 391 FIXED ASSETS PROCEEDS                | .00                  | .00                  | .00                | .00                   | -47,000.00       |
| 392 INTERFUND OPERATING TRANS            | -600,000.00          | -1,217,814.04        | .00                | .00                   | -864,551.00      |
| 409 BUILDNGS & PLANT                     | 270.00               | 14,907.50            | .00                | .00                   | 33,000.00        |
| 410 POLICE                               | .00                  | 123,456.70           | 20,446.14          | 12,198.11             | 205,000.00       |
| 430 PW-HIGHWAY RDS STS                   | .00                  | 3,973.74             | .00                | .00                   | 162,000.00       |
| 439 CONSTRUCTION & REBUILDING            | 8,440.83             | 13,589.63            | 16,092.50          | 296,143.98            | 2,164,000.00     |
| 454 PARKS                                | 15,474.86            | 73,099.80            | 36,571.86          | 206,898.28            | 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               | -629,830.48          | -1,151,510.66        | -35,032.18         | 510,989.89            | 937,365.00       |
| TOTAL REVENUES                           | -654,016.17          | -1,380,538.03        | -132,794.34        | -104,025.48           | -3,031,185.00    |
| TOTAL EXPENSES                           | 24,185.69            | 229,027.37           | 97,762.16          | 615,015.37            | 3,968,550.00     |
| TOTAL 30 CAPITAL RESERVE FUND            | -629,830.48          | -1,151,510.66        | -35,032.18         | 510,989.89            | 937,365.00       |

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| ACCOUNTS FOR:<br>31 STORMWATER MANAGEMENT | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|---|----------------------|----------------------|--------------------|-----------------------|------------------|
| 341 INTEREST EARNINGS                     | -3,747.85            | -10,875.52           | -8,288.68          | -5,509.75             | -30,000.00       |
| 354 ST. CAPITAL & OP. GRANTS              | .00                  | .00                  | .00                | .00                   | -93,671.00       |
| 387 DIVIDENDS/MISC REV                    | .00                  | .00                  | .00                | -9,465.50             | -150,000.00      |
| 446 STORMWATER MANAGEMENT                 | 7,026.80             | 36,118.50            | 13,855.00          | 9,878.35              | 492,000.00       |
| TOTAL STORMWATER MANAGEMENT               | 3,278.95             | 25,242.98            | 5,566.32           | -5,096.90             | 218,329.00       |
| TOTAL REVENUES                            | -3,747.85            | -10,875.52           | -8,288.68          | -14,975.25            | -273,671.00      |
| TOTAL EXPENSES                            | 7,026.80             | 36,118.50            | 13,855.00          | 9,878.35              | 492,000.00       |
| TOTAL 31 STORMWATER MANAGEMENT            | 3,278.95             | 25,242.98            | 5,566.32           | -5,096.90             | 218,329.00       |

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| ACCOUNTS FOR:                 | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|-------------------------------|----------------------|----------------------|--------------------|-----------------------|------------------|
| 33 TRAFFIC IMPACT FUND        |                      |                      |                    |                       |                  |
| 341 INTEREST EARNINGS         | -17,929.39           | -24,757.09           | -8,742.04          | -17,197.53            | -72,000.00       |
| 354 ST. CAPITAL & OP. GRANTS  | .00                  | -323,326.80          | .00                | .00                   | .00              |
| 361 PERMITS/DEVELOPMENT       | .00                  | .00                  | .00                | -141,085.00           | -425,000.00      |
| 433 PW -TRAFFIC               | 38,393.02            | 128,102.40           | .00                | .00                   | .00              |
| 439 CONSTRUCTION & REBUILDING | 5,353.38             | .00                  | .00                | .00                   | .00              |
| TOTAL TRAFFIC IMPACT FUND     | 25,817.01            | -219,981.49          | -8,742.04          | -158,282.53           | -497,000.00      |
| TOTAL REVENUES                | -17,929.39           | -348,083.89          | -8,742.04          | -158,282.53           | -497,000.00      |
| TOTAL EXPENSES                | 43,746.40            | 128,102.40           | .00                | .00                   | .00              |
| TOTAL 33 TRAFFIC IMPACT FUND  | 25,817.01            | -219,981.49          | -8,742.04          | -158,282.53           | -497,000.00      |

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| ACCOUNTS FOR:                 | PRIOR YR3<br>ACTUALS | PRIOR YR2<br>ACTUALS | LAST YR<br>ACTUALS | CURRENT YR<br>ACTUALS | CY REV<br>BUDGET |
|-------------------------------|----------------------|----------------------|--------------------|-----------------------|------------------|
| 35 HIGHWAY AID FUND           |                      |                      |                    |                       |                  |
| 341 INTEREST EARNINGS         | -4,567.27            | -4,811.49            | -5,240.42          | -8,436.88             | -18,000.00       |
| 355 STATE SHARED REV & ENTLMT | -368,867.51          | .00                  | -367,325.97        | -362,942.28           | -355,556.00      |
| 392 INTERFUND OPERATING TRANS | -20,375.00           | .00                  | .00                | .00                   | .00              |
| 430 PW-HIGHWAY RDS STS        | 6,527.77             | 27,200.56            | 71,236.03          | .00                   | .00              |
| 439 CONSTRUCTION & REBUILDING | .00                  | .00                  | .00                | .00                   | 950,000.00       |
| TOTAL HIGHWAY AID FUND        | -387,282.01          | 22,389.07            | -301,330.36        | -371,379.16           | 576,444.00       |
| TOTAL REVENUES                | -393,809.78          | -4,811.49            | -372,566.39        | -371,379.16           | -373,556.00      |
| TOTAL EXPENSES                | 6,527.77             | 27,200.56            | 71,236.03          | .00                   | 950,000.00       |
| TOTAL 35 HIGHWAY AID FUND     | -387,282.01          | 22,389.07            | -301,330.36        | -371,379.16           | 576,444.00       |
| GRAND TOTAL                   | -1,425,929.18        | -680,265.82          | -1,204,960.91      | -578,377.98           | 1,087,997.00     |

PAID INVOICES REPORT

WARRANT: 042826

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME                                | DOCUMENT            | INV DATE | VOUCHER | PO | CHECK NO   | T            | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION    |            |
|--|---------------------|----------|---------|----|------------|--------------|----------|------------|---------------------------|------------|
| 3937 ACCESS LOCK TECHNOLOGIES INC.         | 171989              | 04/07/26 | 73774   |    | 106156     | P            | 04/28/26 | 01409 220  | SUPPLIES- ALL BLDNGS      | 85.35      |
|  | INVOICE: 83809      |          |         |    |            |              |          |            |                           |            |
| VENDOR TOTALS                              |                     |          |         |    | 85.35      | YTD INVOICED |          | 85.35      | YTD PAID                  | 85.35      |
| 3787 ADVANCED ELECTRICAL CONTRACTORS, INC. | 171986              | 03/31/26 | 73771   |    | 106157     | P            | 04/28/26 | 02434 381  | R/M WALNUT FARMS DISTRICT | 1,670.39   |
|  | INVOICE: 409401     |          |         |    |            |              |          |            |                           |            |
|  | 171987              | 03/25/26 | 73772   |    | 106157     | P            | 04/28/26 | 02434 376  | R/M POLO CLUB DISTRICT    | 2,924.47   |
|  | INVOICE: 409344     |          |         |    |            |              |          |            |                           |            |
| VENDOR TOTALS                              |                     |          |         |    | 4,594.86   | YTD INVOICED |          | 4,594.86   | YTD PAID                  | 4,594.86   |
| 3210 ARMOUR & SONS ELECTRIC, INC.          | 171961              | 04/07/26 | 73746   |    | 106158     | P            | 04/28/26 | 01430 370  | R&M PW                    | 280.00     |
|  | INVOICE: 910049133  |          |         |    |            |              |          |            |                           |            |
|  | 171962              | 04/07/26 | 73747   |    | 106158     | P            | 04/28/26 | 01430 370  | R&M PW                    | 280.00     |
|  | INVOICE: 910049160  |          |         |    |            |              |          |            |                           |            |
|  | 171963              | 03/31/26 | 73748   |    | 106158     | P            | 04/28/26 | 01430 370  | R&M PW                    | 490.00     |
|  | INVOICE: 910048891  |          |         |    |            |              |          |            |                           |            |
|  | 171964              | 04/14/26 | 73749   |    | 106158     | P            | 04/28/26 | 01430 370  | R&M PW                    | 1,022.00   |
|  | INVOICE: 910049231  |          |         |    |            |              |          |            |                           |            |
| VENDOR TOTALS                              |                     |          |         |    | 2,072.00   | YTD INVOICED |          | 17,836.95  | YTD PAID                  | 2,072.00   |
| 4007 ARRO CONSULTING, INC.                 | 172043              | 04/15/26 | 73828   |    | 106159     | P            | 04/28/26 | 01414 311  | PROF SERV- UCC INSPECTING | 21,167.19  |
|  | INVOICE: 0118767    |          |         |    |            |              |          |            |                           |            |
| VENDOR TOTALS                              |                     |          |         |    | 85,644.12  | YTD INVOICED |          | 88,580.62  | YTD PAID                  | 21,167.19  |
| 500 BERGEY'S, INC.                         | 171924              | 04/09/26 | 73709   |    | 106160     | P            | 04/28/26 | 01410 262  | VEHICLE MAINTENANCE       | 9.50       |
|  | INVOICE: 2P67056-B1 |          |         |    |            |              |          |            |                           |            |
|  | 171925              | 01/09/26 | 73710   |    | 106160     | P            | 04/28/26 | 01410 262  | VEHICLE MAINTENANCE       | 29.09      |
|  | INVOICE: 2P27256    |          |         |    |            |              |          |            |                           |            |
|  | 171926              | 04/08/26 | 73711   |    | 106160     | P            | 04/28/26 | 01410 262  | VEHICLE MAINTENANCE       | 30.11      |
|  | INVOICE: 2P67056    |          |         |    |            |              |          |            |                           |            |
|  | 171927              | 03/31/26 | 73712   |    | 106160     | P            | 04/28/26 | 01410 262  | VEHICLE MAINTENANCE       | 5,336.84   |
|  | INVOICE: 8C-00385   |          |         |    |            |              |          |            |                           |            |
| VENDOR TOTALS                              |                     |          |         |    | 10,525.66  | YTD INVOICED |          | 13,199.04  | YTD PAID                  | 5,405.54   |
| 617 BOROUGH OF AMBLER                      | 171929              | 04/01/26 | 73714   |    | 106161     | P            | 04/28/26 | 08429 300  | AMBLER TREATMENT OPERAT   | 307,786.53 |
|  | INVOICE: 1749       |          |         |    |            |              |          |            |                           |            |
| VENDOR TOTALS                              |                     |          |         |    | 615,573.06 | YTD INVOICED |          | 710,611.67 | YTD PAID                  | 307,786.53 |
| 4049 BOUND TREE MEDICAL, LLC               |                     |          |         |    |            |              |          |            |                           |            |

PAID INVOICES REPORT

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TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME                                    | DOCUMENT | INV DATE      | VOUCHER   | PO           | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION    |           |
|--|----------|---------------|-----------|--------------|----------|---|----------|------------|---------------------------|-----------|
|  | 171991   | 04/13/26      | 73776     |              | 106210   | P | 04/28/26 | 01410 220  | OPERATING SUPPLIES        | 77.95     |
|  | INVOICE: | 86169406      |           |              |          |   |          |            |                           |           |
| VENDOR TOTALS                                  |          |               | 2,006.41  | YTD INVOICED |          |   |          | 2,006.41   | YTD PAID                  | 77.95     |
| 1116 BOWMAN CONSULTING GROUP, LTD.             | 171932   | 03/31/26      | 73717     |              | 106211   | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 307.50    |
|  | INVOICE: | 552668        |           |              |          |   |          |            |                           |           |
|  | 171933   | 03/31/26      | 73718     |              | 106211   | P | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 723.75    |
|  | INVOICE: | 552669        |           |              |          |   |          |            |                           |           |
|  | 171934   | 03/31/26      | 73719     |              | 106211   | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 1,076.25  |
|  | INVOICE: | 552667        |           |              |          |   |          |            |                           |           |
|  | 171935   | 03/31/26      | 73720     |              | 106211   | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 1,175.00  |
|  | INVOICE: | 552666        |           |              |          |   |          |            |                           |           |
|  | 171936   | 03/31/26      | 73721     |              | 106211   | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 1,790.00  |
|  | INVOICE: | 552665        |           |              |          |   |          |            |                           |           |
|  | 171937   | 03/31/26      | 73722     |              | 106211   | P | 04/28/26 | 30439 000  | INFRASTRUCTURE REBUILDING | 2,357.50  |
|  | INVOICE: | 551412        |           |              |          |   |          |            |                           |           |
|  | 171938   | 03/31/26      | 73723     |              | 106211   | P | 04/28/26 | 30439 000  | INFRASTRUCTURE REBUILDING | 4,130.00  |
|  | INVOICE: | 551418        |           |              |          |   |          |            |                           |           |
|  | 171939   | 03/31/26      | 73724     |              | 106211   | P | 04/28/26 | 01414 313  | ENGINEERING               | 8,975.00  |
|  | INVOICE: | 552664        |           |              |          |   |          |            |                           |           |
| VENDOR TOTALS                                  |          |               | 71,965.62 | YTD INVOICED |          |   |          | 93,972.77  | YTD PAID                  | 20,535.00 |
| 3319 BUCKS COUNTY WATER & SEWER AUTHORITY      | 171971   | 04/15/26      | 73756     |              | 106212   | P | 04/28/26 | 08429 450  | CONTRACTED SERVICES       | 4,300.00  |
|  | INVOICE: | 2026-003      |           |              |          |   |          |            |                           |           |
| VENDOR TOTALS                                  |          |               | 49,972.00 | YTD INVOICED |          |   |          | 58,572.00  | YTD PAID                  | 4,300.00  |
| 3285 CAPASSO PEST SERVICES LLC                 | 171970   | 04/11/26      | 73755     |              | 106213   | P | 04/28/26 | 01409 450  | CONTRACTED SERVICES       | 350.00    |
|  | INVOICE: | 2721          |           |              |          |   |          |            |                           |           |
| VENDOR TOTALS                                  |          |               | 640.00    | YTD INVOICED |          |   |          | 930.00     | YTD PAID                  | 350.00    |
| 3075 CARGO TRAILER SALES, INC.                 | 171960   | 03/16/26      | 73745     |              | 106214   | P | 04/28/26 | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 23.98     |
|  | INVOICE: | 223019        |           |              |          |   |          |            |                           |           |
| VENDOR TOTALS                                  |          |               | 102.75    | YTD INVOICED |          |   |          | 102.75     | YTD PAID                  | 23.98     |
| 493 DELAWARE VALLEY PROPERTY & LIABILITY TRUST | 171923   | 04/01/26      | 73708     |              | 106215   | P | 04/28/26 | 01401 350  | INSURANCE BONDING         | 43,547.74 |
|  | INVOICE: | PREM26-LGWYN2 |           |              |          |   |          |            |                           |           |
|  | 171923   | 04/01/26      | 73708     |              | 106215   | P | 04/28/26 | 08486 350  | INSURANCE                 | 3,786.76  |
|  | INVOICE: | PREM26-LGWYN2 |           |              |          |   |          |            |                           |           |
| VENDOR TOTALS                                  |          |               | 94,669.00 | YTD INVOICED |          |   |          | 94,669.00  | YTD PAID                  | 47,334.50 |

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WARRANT: 042826

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME                               | DOCUMENT               | INV DATE | VOUCHER | PO                 | CHECK NO | T | CHK DATE  | GL ACCOUNT | GL ACCOUNT DESCRIPTION    |           |
|---|------------------------|----------|---------|--------------------|----------|---|-----------|------------|---------------------------|-----------|
| 691 DELAWARE VALLEY WORKERS'              | 171931                 | 04/01/26 | 73716   |                    | 106216   | P | 04/28/26  | 01401 350  | INSURANCE BONDING         | 21,917.44 |
| INVOICE: WCPREM26-LGWYN2                  | 171931                 | 04/01/26 | 73716   |                    | 106216   | P | 04/28/26  | 08486 350  | INSURANCE                 | 7,305.81  |
| INVOICE: WCPREM26-LGWYN2                  |                        |          |         |                    |          |   |           |            |                           |           |
| VENDOR TOTALS                             | 58,446.50 YTD INVOICED |          |         | 58,446.50 YTD PAID |          |   | 29,223.25 |            |                           |           |
| 3756 DELCO SOLUTIONS, LLC                 | 171982                 | 04/15/26 | 73767   |                    | 106217   | P | 04/28/26  | 01401 430  | TECHNOLOGY                | 146.25    |
| INVOICE: 5470                             | 171982                 | 04/15/26 | 73767   |                    | 106217   | P | 04/28/26  | 08429 430  | TECHNOLOGY                | 48.75     |
| INVOICE: 5470                             |                        |          |         |                    |          |   |           |            |                           |           |
| VENDOR TOTALS                             | 780.00 YTD INVOICED    |          |         | 975.00 YTD PAID    |          |   | 195.00    |            |                           |           |
| 3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC | 171975                 | 04/06/26 | 73760   |                    | 106218   | P | 04/28/26  | 01401 314  | LEGAL SERVICES            | 3,672.05  |
| INVOICE: 1932802                          |                        |          |         |                    |          |   |           |            |                           |           |
| VENDOR TOTALS                             | 5,102.05 YTD INVOICED  |          |         | 9,359.55 YTD PAID  |          |   | 3,672.05  |            |                           |           |
| 3048 ELLIOTT AUTO SUPPLY CO., INC.        | 171955                 | 01/29/26 | 73740   |                    | 106219   | P | 04/28/26  | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | -75.48    |
| INVOICE: 201-808127                       | 171956                 | 01/02/26 | 73741   |                    | 106219   | P | 04/28/26  | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | -78.40    |
| INVOICE: 201-770655                       | 171957                 | 01/29/26 | 73742   |                    | 106219   | P | 04/28/26  | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 75.48     |
| INVOICE: 201-807848                       | 171958                 | 04/15/26 | 73743   |                    | 106219   | P | 04/28/26  | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 86.53     |
| INVOICE: 201-865966                       | 171959                 | 04/13/26 | 73744   |                    | 106219   | P | 04/28/26  | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 104.95    |
| INVOICE: 201-864047                       |                        |          |         |                    |          |   |           |            |                           |           |
| VENDOR TOTALS                             | 4,913.71 YTD INVOICED  |          |         | 5,585.82 YTD PAID  |          |   | 113.08    |            |                           |           |
| 3922 FISHERS TRUE VALUE HARDWARE INC.     | 171988                 | 03/31/26 | 73773   |                    | 106220   | P | 04/28/26  | 01409 220  | SUPPLIES- ALL BLDNGS      | 22.00     |
| INVOICE: 03 31 26                         | 171988                 | 03/31/26 | 73773   |                    | 106220   | P | 04/28/26  | 01409 370  | R&M ALL BLDNGS            | 30.47     |
| INVOICE: 03 31 26                         |                        |          |         |                    |          |   |           |            |                           |           |
| VENDOR TOTALS                             | 90.25 YTD INVOICED     |          |         | 350.40 YTD PAID    |          |   | 52.47     |            |                           |           |
| 1191 GEORGE ALLEN PORTABLE TOILETS, INC.  | 171941                 | 04/07/26 | 73726   |                    | 106221   | P | 04/28/26  | 01430 450  | CONTRACTED SERVICES       | 131.00    |
| INVOICE: I249790                          | 171942                 | 04/07/26 | 73727   |                    | 106221   | P | 04/28/26  | 01430 450  | CONTRACTED SERVICES       | 131.00    |
| INVOICE: I249791                          | 171943                 | 04/07/26 | 73728   |                    | 106221   | P | 04/28/26  | 01430 450  | CONTRACTED SERVICES       | 131.00    |
| INVOICE: I249792                          |                        |          |         |                    |          |   |           |            |                           |           |

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|---------------------------|------------------------|-----------------------|---------|----|-------------------|---|----------|------------|---------------------------|----------|
|                           | 171944                 | 04/07/26              | 73729   |    | 106221            | P | 04/28/26 | 01430 450  | CONTRACTED SERVICES       | 131.00   |
|                           | INVOICE: I249793       |                       |         |    |                   |   |          |            |                           |          |
|                           | 171945                 | 04/07/26              | 73730   |    | 106221            | P | 04/28/26 | 01430 450  | CONTRACTED SERVICES       | 131.00   |
|                           | INVOICE: I249794       |                       |         |    |                   |   |          |            |                           |          |
| VENDOR TOTALS             |                        | 3,498.00 YTD INVOICED |         |    | 3,632.00 YTD PAID |   |          | 655.00     |                           |          |
| 297 GILL QUARRIES, INC.   |                        |                       |         |    |                   |   |          |            |                           |          |
|                           | 171920                 | 03/23/26              | 73705   |    | 106222            | P | 04/28/26 | 01430 220  | SUPPLIES PW               | 225.00   |
|                           | INVOICE: 1107762       |                       |         |    |                   |   |          |            |                           |          |
|                           | 171921                 | 03/24/26              | 73706   |    | 106222            | P | 04/28/26 | 01430 220  | SUPPLIES PW               | 300.00   |
|                           | INVOICE: 1107819       |                       |         |    |                   |   |          |            |                           |          |
| VENDOR TOTALS             |                        | 575.00 YTD INVOICED   |         |    | 1,095.00 YTD PAID |   |          | 525.00     |                           |          |
| 1619 GILMORE & ASSOCIATES |                        |                       |         |    |                   |   |          |            |                           |          |
|                           | 171947                 | 03/19/26              | 73732   |    | 106223            | P | 04/28/26 | 09439 000  | INFRASTRUCTURE REBUILDING | 2,480.00 |
|                           | INVOICE: PS-INV2603257 |                       |         |    |                   |   |          |            |                           |          |
|                           | 171947                 | 03/19/26              | 73732   |    | 106223            | P | 04/28/26 | 09439 000  | INFRASTRUCTURE REBUILDING | 800.00   |
|                           | INVOICE: PS-INV2603257 |                       |         |    |                   |   |          |            |                           |          |
|                           | 171947                 | 03/19/26              | 73732   |    | 106223            | P | 04/28/26 | 08408 310  | ENGINEERING SERVICES      | 5,460.00 |
|                           | INVOICE: PS-INV2603257 |                       |         |    |                   |   |          |            |                           |          |
|                           | 171947                 | 03/19/26              | 73732   |    | 106223            | P | 04/28/26 | 08408 310  | ENGINEERING SERVICES      | 1,780.76 |
|                           | INVOICE: PS-INV2603257 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172010                 | 04/17/26              | 73795   |    | 106223            | P | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 160.00   |
|                           | INVOICE: PS-INV2604550 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172011                 | 04/17/26              | 73796   |    | 106223            | P | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 166.67   |
|                           | INVOICE: PS-INV2604555 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172012                 | 04/17/26              | 73797   |    | 106223            | P | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 166.67   |
|                           | INVOICE: PS-INV2604566 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172013                 | 04/17/26              | 73798   |    | 106223            | P | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 240.00   |
|                           | INVOICE: PS-INV2604560 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172014                 | 04/17/26              | 73799   |    | 106223            | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 270.18   |
|                           | INVOICE: PS-INV2604572 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172015                 | 04/17/26              | 73800   |    | 106223            | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 320.00   |
|                           | INVOICE: PS-INV2604564 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172016                 | 04/17/26              | 73801   |    | 106223            | P | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 397.50   |
|                           | INVOICE: PS-INV2604567 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172017                 | 04/17/26              | 73802   |    | 106223            | P | 04/28/26 | 01414 313  | ENGINEERING               | 165.00   |
|                           | INVOICE: PS-INV2604578 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172017                 | 04/17/26              | 73802   |    | 106223            | P | 04/28/26 | 31446 101  | SWM PROJECTS              | 320.00   |
|                           | INVOICE: PS-INV2604578 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172018                 | 04/17/26              | 73803   |    | 106223            | P | 04/28/26 | 01414 313  | ENGINEERING               | 497.40   |
|                           | INVOICE: PS-INV2604553 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172019                 | 04/17/26              | 73804   |    | 106223            | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 637.19   |
|                           | INVOICE: PS-INV2604570 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172020                 | 04/17/26              | 73805   |    | 106223            | P | 04/28/26 | 01414 313  | ENGINEERING               | 660.00   |
|                           | INVOICE: PS-INV2604575 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172021                 | 04/17/26              | 73806   |    | 106223            | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 662.50   |
|                           | INVOICE: PS-INV2604574 |                       |         |    |                   |   |          |            |                           |          |
|                           | 172022                 | 04/17/26              | 73807   |    | 106223            | P | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 720.00   |

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|-----------------|----------------|----------|---------|----|------------|--------------|----------|------------|---------------------------|----------|-----------|
| INVOICE:        | PS-INV2604552  |          |         |    |            |              |          |            |                           |          |           |
| 172023          | 04/17/26 73808 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 749.04   |           |
| INVOICE:        | PS-INV2604561  |          |         |    |            |              |          |            |                           |          |           |
| 172024          | 04/17/26 73809 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 772.85   |           |
| INVOICE:        | PS-INV2604571  |          |         |    |            |              |          |            |                           |          |           |
| 172025          | 04/17/26 73810 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 810.00   |           |
| INVOICE:        | PS-INV2604554  |          |         |    |            |              |          |            |                           |          |           |
| 172026          | 04/17/26 73811 |          |         |    | 106223     | P            | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 902.50   |           |
| INVOICE:        | PS-INV2604557  |          |         |    |            |              |          |            |                           |          |           |
| 172027          | 04/17/26 73812 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 1,145.00 |           |
| INVOICE:        | PS-INV2604556  |          |         |    |            |              |          |            |                           |          |           |
| 172028          | 04/17/26 73813 |          |         |    | 106223     | P            | 04/28/26 | 01147 000  | LEGAL&ENGINEER            | 1,197.50 |           |
| INVOICE:        | PS-INV2604565  |          |         |    |            |              |          |            |                           |          |           |
| 172029          | 04/17/26 73814 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 1,207.18 |           |
| INVOICE:        | PS-INV2604562  |          |         |    |            |              |          |            |                           |          |           |
| 172030          | 04/17/26 73815 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 1,735.00 |           |
| INVOICE:        | PS-INV2604576  |          |         |    |            |              |          |            |                           |          |           |
| 172031          | 04/17/26 73816 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 2,032.50 |           |
| INVOICE:        | PS-INV2604558  |          |         |    |            |              |          |            |                           |          |           |
| 172032          | 04/17/26 73817 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 2,145.85 |           |
| INVOICE:        | PS-INV2604569  |          |         |    |            |              |          |            |                           |          |           |
| 172033          | 04/17/26 73818 |          |         |    | 106223     | P            | 04/28/26 | 30439 721  | OLD BETHLEHEM PIKE CULVER | 2,292.03 |           |
| INVOICE:        | PS-INV2604551  |          |         |    |            |              |          |            |                           |          |           |
| 172034          | 04/17/26 73819 |          |         |    | 106223     | P            | 04/28/26 | 30454 600  | PARK IMPROVEMENTS         | 2,338.38 |           |
| INVOICE:        | PS-INV2604559  |          |         |    |            |              |          |            |                           |          |           |
| 172035          | 04/17/26 73820 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 2,430.00 |           |
| INVOICE:        | PS-INV2604573  |          |         |    |            |              |          |            |                           |          |           |
| 172036          | 04/17/26 73821 |          |         |    | 106223     | P            | 04/28/26 | 01414 313  | ENGINEERING               | 2,605.84 |           |
| INVOICE:        | PS-INV2604581  |          |         |    |            |              |          |            |                           |          |           |
| 172037          | 04/17/26 73822 |          |         |    | 106223     | P            | 04/28/26 | 01147 500  | CTDL LEGAL & ENGINEERING  | 2,641.69 |           |
| INVOICE:        | PS-INV2604563  |          |         |    |            |              |          |            |                           |          |           |
| 172038          | 04/17/26 73823 |          |         |    | 106223     | P            | 04/28/26 | 01414 313  | ENGINEERING               | 3,034.51 |           |
| INVOICE:        | PS-INV2604582  |          |         |    |            |              |          |            |                           |          |           |
| 172039          | 04/17/26 73824 |          |         |    | 106223     | P            | 04/28/26 | 01414 313  | ENGINEERING               | 3,621.70 |           |
| INVOICE:        | PS-INV2604577  |          |         |    |            |              |          |            |                           |          |           |
| 172040          | 04/17/26 73825 |          |         |    | 106224     | P            | 04/28/26 | 30454 600  | PARK IMPROVEMENTS         | 4,415.43 |           |
| INVOICE:        | PS-INV2604568  |          |         |    |            |              |          |            |                           |          |           |
| 172041          | 04/17/26 73826 |          |         |    | 106225     | P            | 04/28/26 | 30439 000  | INFRASTRUCTURE REBUILDING | 5,407.38 |           |
| INVOICE:        | PS-INV2604579  |          |         |    |            |              |          |            |                           |          |           |
| 172042          | 04/17/26 73827 |          |         |    | 106226     | P            | 04/28/26 | 08408 310  | ENGINEERING SERVICES      | 1,981.25 |           |
| INVOICE:        | PS-INV2604580  |          |         |    |            |              |          |            |                           |          |           |
| 172042          | 04/17/26 73827 |          |         |    | 106226     | P            | 04/28/26 | 08408 310  | ENGINEERING SERVICES      | 1,502.50 |           |
| INVOICE:        | PS-INV2604580  |          |         |    |            |              |          |            |                           |          |           |
| 172042          | 04/17/26 73827 |          |         |    | 106226     | P            | 04/28/26 | 09439 000  | INFRASTRUCTURE REBUILDING | 3,081.25 |           |
| INVOICE:        | PS-INV2604580  |          |         |    |            |              |          |            |                           |          |           |
| VENDOR TOTALS   |                |          |         |    |            |              |          |            |                           |          |           |
|                 |                |          |         |    | 212,763.99 | YTD INVOICED |          |            | 273,632.11                | YTD PAID | 63,953.25 |
| 26 GLASGOW, INC |                |          |         |    |            |              |          |            |                           |          |           |
| 171916          | 04/04/26 73701 |          |         |    | 106227     | P            | 04/28/26 | 01430 370  | R&M PW                    | 352.31   |           |
| INVOICE:        | 297248         |          |         |    |            |              |          |            |                           |          |           |

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WARRANT: 042826

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME                          | DOCUMENT | INV DATE                | VOUCHER | PO           | CHECK NO | T         | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION    |          |
|--------------------------------------|----------|-------------------------|---------|--------------|----------|-----------|----------|------------|---------------------------|----------|
| VENDOR TOTALS                        |          | 481.68                  |         | YTD INVOICED |          | 481.68    |          | YTD PAID   |                           | 352.31   |
| 292 GRANTURK EQUIPMENT CO.           | 171919   | 04/14/26                | 73704   |              | 106228   | P         | 04/28/26 | 08429 262  | R&M EQUIP/VEHICLES        | 49.80    |
|                                      |          | INVOICE: 120334P        |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 49.80                   |         | YTD INVOICED |          | 33,111.85 |          | YTD PAID   |                           | 49.80    |
| 1954 GROFF TRACTOR & EQUIPMENT, INC. | 171949   | 04/16/26                | 73734   |              | 106229   | P         | 04/28/26 | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 490.56   |
|                                      |          | INVOICE: PSO622420-1    |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 517.44                  |         | YTD INVOICED |          | 890.21    |          | YTD PAID   |                           | 490.56   |
| 542 HAJOCA CORPORATION               | 171928   | 04/07/26                | 73713   |              | 106230   | P         | 04/28/26 | 01409 370  | R&M ALL BLDNGS            | 57.82    |
|                                      |          | INVOICE: S038106764-001 |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 157.45                  |         | YTD INVOICED |          | 157.45    |          | YTD PAID   |                           | 57.82    |
| 3613 HEALTH MATS COMPANY             | 171976   | 04/01/26                | 73761   |              | 106231   | P         | 04/28/26 | 01409 450  | CONTRACTED SERVICES       | 73.28    |
|                                      |          | INVOICE: 51659          |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 291.19                  |         | YTD INVOICED |          | 362.54    |          | YTD PAID   |                           | 73.28    |
| 425 HORSHAM CAR WASH INC.            | 171922   | 04/05/26                | 73707   |              | 106232   | P         | 04/28/26 | 01410 262  | VEHICLE MAINTENANCE       | 144.00   |
|                                      |          | INVOICE: 1090           |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 456.00                  |         | YTD INVOICED |          | 1,763.92  |          | YTD PAID   |                           | 144.00   |
| 4218 MINUTEMAN PRESS                 | 172008   | 04/08/26                | 73793   |              | 106233   | P         | 04/28/26 | 01451 300  | EVENTS                    | 305.00   |
|                                      |          | INVOICE: 21410          |         |              |          |           |          |            |                           |          |
|                                      | 172009   | 04/15/26                | 73794   |              | 106233   | P         | 04/28/26 | 01451 341  | FALL FEST                 | 1,492.03 |
|                                      |          | INVOICE: 21453          |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 1,797.03                |         | YTD INVOICED |          | 1,797.03  |          | YTD PAID   |                           | 1,797.03 |
| 3725 JOSEPH WILLIAM WARWICK          | 171978   | 04/01/26                | 73763   |              | 106234   | P         | 04/28/26 | 01410 420  | TRAINING/DUES/SUBS        | 2,348.00 |
|                                      |          | INVOICE: 25046          |         |              |          |           |          |            |                           |          |
| VENDOR TOTALS                        |          | 2,348.00                |         | YTD INVOICED |          | 2,348.00  |          | YTD PAID   |                           | 2,348.00 |
| 4178 KENCO ACQUISITION CORP          | 172001   | 04/15/26                | 73786   |              | 106235   | P         | 04/28/26 | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 400.00   |
|                                      |          | INVOICE: 7453285        |         |              |          |           |          |            |                           |          |
|                                      | 172002   | 04/15/26                | 73787   |              | 106235   | P         | 04/28/26 | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 1,095.00 |

## PAID INVOICES REPORT

WARRANT: 042826

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| VENDOR NAME                                | DOCUMENT | INV DATE               | VOUCHER | PO | CHECK NO           | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION |          |
|--|----------|------------------------|---------|----|--------------------|---|----------|------------|------------------------|----------|
| INVOICE: 7453283                           |          |                        |         |    |                    |   |          |            |                        |          |
| VENDOR TOTALS                              |          | 2,295.00 YTD INVOICED  |         |    | 4,050.00 YTD PAID  |   |          | 1,495.00   |                        |          |
| 4000 MARK MANJARDI                         | 171990   | 04/06/26               | 73775   |    | 106236             | P | 04/28/26 | 01414 314  | PROF SERV- LEGAL (ZHB) | 1,480.00 |
| INVOICE: 03 24 26 BOS MTG                  |          |                        |         |    |                    |   |          |            |                        |          |
| VENDOR TOTALS                              |          | 3,360.00 YTD INVOICED  |         |    | 4,475.00 YTD PAID  |   |          | 1,480.00   |                        |          |
| 4088 MINUTEMAN SECURITY TECHNOLOGIES, INC. | 171992   | 01/02/26               | 73777   |    | 106237             | P | 04/28/26 | 01409 450  | CONTRACTED SERVICES    | 76.00    |
| INVOICE: 172749                            |          |                        |         |    |                    |   |          |            |                        |          |
| VENDOR TOTALS                              |          | 380.00 YTD INVOICED    |         |    | 380.00 YTD PAID    |   |          | 76.00      |                        |          |
| 3255 MORTON SALT, INC.                     | 171968   | 01/26/26               | 73753   |    | 106238             | P | 04/28/26 | 01430 221  | SNOW/ICE SUPPLIES      | 3,022.75 |
| INVOICE: 5404010302                        |          |                        |         |    |                    |   |          |            |                        |          |
| 171969                                     |          | 03/06/26               | 73754   |    | 106238             | P | 04/28/26 | 01430 221  | SNOW/ICE SUPPLIES      | 8,418.15 |
| INVOICE: 5404116193                        |          |                        |         |    |                    |   |          |            |                        |          |
| VENDOR TOTALS                              |          | 11,440.90 YTD INVOICED |         |    | 11,440.90 YTD PAID |   |          | 11,440.90  |                        |          |
| 85 MOTOROLA SOLUTIONS, INC.                | 171917   | 04/07/26               | 73702   |    | 106239             | P | 04/28/26 | 01410 238  | UNIFORMS               | 345.00   |
| INVOICE: 8282308882                        |          |                        |         |    |                    |   |          |            |                        |          |
| VENDOR TOTALS                              |          | 14,327.57 YTD INVOICED |         |    | 16,127.57 YTD PAID |   |          | 345.00     |                        |          |
| 4141 MSI SERVICES, INC.                    | 171993   | 03/31/26               | 73778   |    | 106240             | P | 04/28/26 | 01401 430  | TECHNOLOGY             | 187.50   |
| INVOICE: 435653                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171993                                     |          | 03/31/26               | 73778   |    | 106240             | P | 04/28/26 | 08429 430  | TECHNOLOGY             | 62.50    |
| INVOICE: 435653                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171994                                     |          | 03/31/26               | 73779   |    | 106240             | P | 04/28/26 | 01401 430  | TECHNOLOGY             | 954.71   |
| INVOICE: 434153                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171994                                     |          | 03/31/26               | 73779   |    | 106240             | P | 04/28/26 | 08429 430  | TECHNOLOGY             | 318.24   |
| INVOICE: 434153                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171995                                     |          | 04/13/26               | 73780   |    | 106240             | P | 04/28/26 | 01401 430  | TECHNOLOGY             | 1,114.91 |
| INVOICE: 435687                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171995                                     |          | 04/13/26               | 73780   |    | 106240             | P | 04/28/26 | 08429 430  | TECHNOLOGY             | 371.64   |
| INVOICE: 435687                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171996                                     |          | 03/31/26               | 73781   |    | 106240             | P | 04/28/26 | 01401 430  | TECHNOLOGY             | 2,355.00 |
| INVOICE: 434154                            |          |                        |         |    |                    |   |          |            |                        |          |
| 171996                                     |          | 03/31/26               | 73781   |    | 106240             | P | 04/28/26 | 08429 430  | TECHNOLOGY             | 785.00   |
| INVOICE: 434154                            |          |                        |         |    |                    |   |          |            |                        |          |
| VENDOR TOTALS                              |          | 24,974.70 YTD INVOICED |         |    | 26,552.46 YTD PAID |   |          | 6,149.50   |                        |          |
| 3780 NORTH WALES WATER AUTHORITY           |          |                        |         |    |                    |   |          |            |                        |          |

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TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT                    | INV DATE | VOUCHER   | PO           | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION    |          |
|-------------|-----------------------------|----------|-----------|--------------|----------|---|----------|------------|---------------------------|----------|
|             | 171984                      | 04/07/26 | 73769     |              | 106241   | P | 04/28/26 | 08429 450  | CONTRACTED SERVICES       | 26.75    |
|             | INVOICE: SALES0003138       |          |           |              |          |   |          |            |                           |          |
|             | 171985                      | 04/03/26 | 73770     |              | 106241   | P | 04/28/26 | 08429 450  | CONTRACTED SERVICES       | 1,512.00 |
|             | INVOICE: SALES0003136       |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 15,049.00 | YTD INVOICED |          |   |          | 17,753.00  | YTD PAID                  | 1,538.75 |
| 665         | PAUL B. MOYER & SONS        |          |           |              |          |   |          |            |                           |          |
|             | 171930                      | 04/13/26 | 73715     |              | 106242   | P | 04/28/26 | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 79.40    |
|             | INVOICE: 37132              |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 492.53    | YTD INVOICED |          |   |          | 492.53     | YTD PAID                  | 79.40    |
| 3475        | PENN E & R                  |          |           |              |          |   |          |            |                           |          |
|             | 171974                      | 04/08/26 | 73759     |              | 106243   | P | 04/28/26 | 01414 313  | ENGINEERING               | 1,321.50 |
|             | INVOICE: 28739              |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 1,321.50  | YTD INVOICED |          |   |          | 31,416.75  | YTD PAID                  | 1,321.50 |
| 3779        | PERKIOMEN PERFORMANCE INC.  |          |           |              |          |   |          |            |                           |          |
|             | 171983                      | 04/10/26 | 73768     |              | 106244   | P | 04/28/26 | 01430 262  | REPAIRS VEHICLES/TOOLS/MA | 244.13   |
|             | INVOICE: 26-0703            |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 2,863.37  | YTD INVOICED |          |   |          | 2,863.37   | YTD PAID                  | 244.13   |
| 1339        | RAZZI'S RADIATOR & AIR      |          |           |              |          |   |          |            |                           |          |
|             | 171946                      | 04/07/26 | 73731     |              | 106245   | P | 04/28/26 | 01410 262  | VEHICLE MAINTENANCE       | 485.10   |
|             | INVOICE: 5996               |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 485.10    | YTD INVOICED |          |   |          | 485.10     | YTD PAID                  | 485.10   |
| 3458        | REMCO, INC.                 |          |           |              |          |   |          |            |                           |          |
|             | 171972                      | 04/04/26 | 73757     |              | 106246   | P | 04/28/26 | 01409 370  | R&M ALL BLDNGS            | 628.50   |
|             | INVOICE: 956837             |          |           |              |          |   |          |            |                           |          |
|             | 171973                      | 04/06/26 | 73758     |              | 106246   | P | 04/28/26 | 01409 370  | R&M ALL BLDNGS            | 1,592.06 |
|             | INVOICE: 956647             |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 11,417.92 | YTD INVOICED |          |   |          | 11,798.43  | YTD PAID                  | 2,220.56 |
| 1166        | RICHARD H. LUTZ & SONS INC. |          |           |              |          |   |          |            |                           |          |
|             | 171940                      | 04/08/26 | 73725     |              | 106247   | P | 04/28/26 | 01430 370  | R&M PW                    | 120.00   |
|             | INVOICE: 115242             |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 120.00    | YTD INVOICED |          |   |          | 120.00     | YTD PAID                  | 120.00   |
| 2460        | SANG CHUL LEE               |          |           |              |          |   |          |            |                           |          |
|             | 171951                      | 04/06/26 | 73736     |              | 106248   | P | 04/28/26 | 01410 238  | UNIFORMS                  | 66.00    |
|             | INVOICE: 2925               |          |           |              |          |   |          |            |                           |          |
|             | VENDOR TOTALS               |          | 186.00    | YTD INVOICED |          |   |          | 364.00     | YTD PAID                  | 66.00    |

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|---------------------------------------|----------|------------|---------|-----------|--------------|----------|-----------|------------------------|---------------------------|----------|
| 2679 SIRCHIE ACQUISITION COMPANY, LLC | 171953   | 04/08/26   | 73738   |           | 106249       | P        | 04/28/26  | 01410 222              | DETECTIVE OPERATING SUPPL | 176.82   |
|                                       | INVOICE: | 0736428-IN |         |           |              |          |           |                        |                           |          |
| VENDOR TOTALS                         |          |            |         | 313.94    | YTD INVOICED |          |           | 776.57                 | YTD PAID                  | 176.82   |
| 4142 SJ FUEL SOUTH COMPANY, INC.      | 171997   | 04/08/26   | 73782   |           | 106250       | P        | 04/28/26  | 01430 374              | FUEL/ GASOLINE/ DIESEL    | 537.43   |
|                                       | INVOICE: | 196141     |         |           |              |          |           |                        |                           |          |
| 171998                                | 03/27/26 | 73783      |         | 106250    | P            | 04/28/26 | 01410 374 | FUEL/ GASOLINE/ DIESEL | 1,088.22                  |          |
|                                       | INVOICE: | 195811     |         |           |              |          |           |                        |                           |          |
| 171999                                | 04/09/26 | 73784      |         | 106250    | P            | 04/28/26 | 01410 374 | FUEL/ GASOLINE/ DIESEL | 1,129.08                  |          |
|                                       | INVOICE: | 196151     |         |           |              |          |           |                        |                           |          |
| 172000                                | 04/02/26 | 73785      |         | 106250    | P            | 04/28/26 | 01410 374 | FUEL/ GASOLINE/ DIESEL | 1,288.66                  |          |
|                                       | INVOICE: | 196002     |         |           |              |          |           |                        |                           |          |
| VENDOR TOTALS                         |          |            |         | 19,851.14 | YTD INVOICED |          |           | 28,414.85              | YTD PAID                  | 4,043.39 |
| 1837 SOUTHEASTERN PENNSYLVANIA        | 171948   | 04/12/26   | 73733   |           | 106251       | P        | 04/28/26  | 01430 450              | CONTRACTED SERVICES       | 170.00   |
|                                       | INVOICE: | 147388     |         |           |              |          |           |                        |                           |          |
| VENDOR TOTALS                         |          |            |         | 170.00    | YTD INVOICED |          |           | 170.00                 | YTD PAID                  | 170.00   |
| 3733 STAPLES                          | 171979   | 04/04/26   | 73764   |           | 106252       | P        | 04/28/26  | 01401 200              | OFFICE SUPPLIES           | 92.15    |
|                                       | INVOICE: | 6060510537 |         |           |              |          |           |                        |                           |          |
| 171980                                | 04/11/26 | 73765      |         | 106252    | P            | 04/28/26 | 01401 200 | OFFICE SUPPLIES        | 33.73                     |          |
|                                       | INVOICE: | 6060942881 |         |           |              |          |           |                        |                           |          |
| 171981                                | 04/11/26 | 73766      |         | 106252    | P            | 04/28/26 | 01401 200 | OFFICE SUPPLIES        | 105.56                    |          |
|                                       | INVOICE: | 6060942882 |         |           |              |          |           |                        |                           |          |
| VENDOR TOTALS                         |          |            |         | 1,406.77  | YTD INVOICED |          |           | 1,592.47               | YTD PAID                  | 231.44   |
| 3641 TRAIRS, LLC                      | 171977   | 03/31/26   | 73762   |           | 106253       | P        | 04/28/26  | 01414 430              | TECHNOLOGY                | 960.00   |
|                                       | INVOICE: | 4391       |         |           |              |          |           |                        |                           |          |
| 171977                                | 03/31/26 | 73762      |         | 106253    | P            | 04/28/26 | 01430 430 | TECHNOLOGY             | 640.00                    |          |
|                                       | INVOICE: | 4391       |         |           |              |          |           |                        |                           |          |
| VENDOR TOTALS                         |          |            |         | 5,700.00  | YTD INVOICED |          |           | 8,900.00               | YTD PAID                  | 1,600.00 |
| 2441 TUSTIN GROUP, LLC                | 171950   | 03/31/26   | 73735   |           | 106254       | P        | 04/28/26  | 01409 450              | CONTRACTED SERVICES       | 50.00    |
|                                       | INVOICE: | 990046829  |         |           |              |          |           |                        |                           |          |
| VENDOR TOTALS                         |          |            |         | 50.00     | YTD INVOICED |          |           | 50.00                  | YTD PAID                  | 50.00    |
| 3239 UNIFIRST FIRST AID CORPORATION   | 171965   | 04/06/26   | 73750   |           | 106255       | P        | 04/28/26  | 01409 220              | SUPPLIES- ALL BLDNGS      | 223.62   |
|                                       | INVOICE: | B181753    |         |           |              |          |           |                        |                           |          |

**PAID INVOICES REPORT**

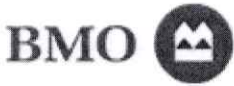
WARRANT: 042826

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME   | DOCUMENT                    | INV DATE              | VOUCHER | PO | CHECK NO          | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION    |            |
|---------------|-----------------------------|-----------------------|---------|----|-------------------|---|----------|------------|---------------------------|------------|
|               | 171966                      | 01/02/26              | 73751   |    | 106255            | P | 04/28/26 | 01409 220  | SUPPLIES- ALL BLDNGS      | 285.22     |
|               | INVOICE: H253043            |                       |         |    |                   |   |          |            |                           |            |
|               | 171967                      | 01/02/26              | 73752   |    | 106255            | P | 04/28/26 | 01409 220  | SUPPLIES- ALL BLDNGS      | 391.37     |
|               | INVOICE: J378359            |                       |         |    |                   |   |          |            |                           |            |
| VENDOR TOTALS |                             | 1,302.80 YTD INVOICED |         |    | 1,302.80 YTD PAID |   |          | 900.21     |                           |            |
| 4190          | UNIFORM GEAR INC            |                       |         |    |                   |   |          |            |                           |            |
|               | 172003                      | 04/14/26              | 73788   |    | 106256            | P | 04/28/26 | 01410 238  | UNIFORMS                  | 44.95      |
|               | INVOICE: 7239-3             |                       |         |    |                   |   |          |            |                           |            |
|               | 172004                      | 04/14/26              | 73789   |    | 106256            | P | 04/28/26 | 01410 238  | UNIFORMS                  | 162.00     |
|               | INVOICE: 7235-3             |                       |         |    |                   |   |          |            |                           |            |
|               | 172005                      | 04/14/26              | 73790   |    | 106256            | P | 04/28/26 | 01410 238  | UNIFORMS                  | 258.49     |
|               | INVOICE: 7238-3             |                       |         |    |                   |   |          |            |                           |            |
|               | 172006                      | 04/14/26              | 73791   |    | 106256            | P | 04/28/26 | 01410 238  | UNIFORMS                  | 348.50     |
|               | INVOICE: 7236-3             |                       |         |    |                   |   |          |            |                           |            |
|               | 172007                      | 04/14/26              | 73792   |    | 106256            | P | 04/28/26 | 01410 238  | UNIFORMS                  | 554.95     |
|               | INVOICE: 7237-3             |                       |         |    |                   |   |          |            |                           |            |
| VENDOR TOTALS |                             | 2,607.24 YTD INVOICED |         |    | 2,607.24 YTD PAID |   |          | 1,368.89   |                           |            |
| 2511          | WEST PUBLISHING CORPORATION |                       |         |    |                   |   |          |            |                           |            |
|               | 171952                      | 04/01/26              | 73737   |    | 106257            | P | 04/28/26 | 01410 222  | DETECTIVE OPERATING SUPPL | 165.38     |
|               | INVOICE: 853436239          |                       |         |    |                   |   |          |            |                           |            |
| VENDOR TOTALS |                             | 496.14 YTD INVOICED   |         |    | 1,157.66 YTD PAID |   |          | 165.38     |                           |            |
|               |                             |                       |         |    |                   |   |          |            | REPORT TOTALS             | 553,202.77 |

|                      |       |            |
|----------------------|-------|------------|
|                      | COUNT | AMOUNT     |
| TOTAL PRINTED CHECKS | 54    | 553,202.77 |

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



# Statement

|                                       |                        |                          |                     |
|---------------------------------------|------------------------|--------------------------|---------------------|
| <b>Account Name:</b>                  | BILLING ACCOUNT 030522 | <b>Card Number:</b>      | xxxx-xxxx-xxxx-0522 |
| <b>Company Name:</b>                  | LOWER GWYNEDD TOWNSHIP | <b>Account Limit:</b>    | \$ 250,000.00       |
| <b>Employee ID:</b>                   | 772190000032397        | <b>Available Credit:</b> | \$ 233,148.62       |
| <b>Statement Date (MM/DD/YYYY):</b>   | 03/27/2026             | <b>Currency:</b>         | U.S. DOLLAR         |
| <b>Payment Due Date (MM/DD/YYYY):</b> | 04/23/2026             |                          |                     |

## Statement Summary:

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

|                             |                |
|-----------------------------|----------------|
| <b>Previous Balance:</b>    | \$ 6,716.75    |
| <b>Payments:</b>            | \$ -6,716.75   |
| <b>Adjustments:</b>         | \$ 0.00        |
| <b>Net Purchases:</b>       | \$ 16,851.38   |
| <b>Cash Advance:</b>        | \$ 0.00        |
| <b>Fees:</b>                | \$ 0.00        |
| <b>Other Charges:</b>       | \$ 0.00        |
| <b>New Account Balance:</b> | \$ 16,851.38 ✓ |

## Transaction Summary:

| Trans Date  | Posting Date<br>Trans ID | Description  | Pre-Tax Amount<br>Auth # | Total Tax     | Trans Amount        |
|---|--------------------------|--|--------------------------|---------------|---------------------|
| <b>Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522</b> |                          |  |                          |               |                     |
| 03/04   | 03/04<br>639392276       | AUTOMATIC PYMT RECEIVED                                      | \$ -6,716.75             | \$ 0.00       | \$ -6,716.75        |
| <b>TOTAL CREDITS xxxx-xxxx-xxxx-0522</b>                      |                          |  |                          |               | <b>\$ -6,716.75</b> |
| <b>TOTAL DEBITS xxxx-xxxx-xxxx-0522</b>                       |                          |  |                          |               | <b>\$ 0.00</b>      |
| <b>Card Number xxxx-xxxx-xxxx-7362 ADMIN, CORP</b>            |                          |  |                          |               |                     |
| 02/27   | 03/02<br>638984698       | FSP BEANIE BOUNCE PART EAST NORRITON PA<br>01-451-341        | \$ 2,210.88<br>086949    | \$ 132.65 (e) | \$ 2,343.53         |
| 03/02   | 03/03<br>639346933       | WWW.EMERGENCY-ONE.COM ABU DHABI AZ<br>01 414 312             | \$ 236.74<br>032179      | \$ 13.26 (e)  | \$ 250.00           |
| 03/04   | 03/05<br>639625468       | SP NINJATRANSFERS.COM PHILADELPHIA PA<br>01 451 300          | \$ 171.50<br>035298      | \$ 13.72 (e)  | \$ 185.22           |
| 03/04   | 03/06<br>639841165       | RENTAL WORLD-LANSDALE LANSDALE PA<br>01 451 341              | \$ 169.81<br>079835      | \$ 10.19 (e)  | \$ 180.00           |
| 03/06   | 03/09<br>640077758       | PENNSYLVANIA RECREATIO STATE COLLEGE PA<br>01 451 420        | \$ 132.08<br>017341      | \$ 7.92 (e)   | \$ 140.00           |
| 03/13   | 03/16<br>641532821       | MLB PHILLIES TICKETS R PHILADELPHIA PA<br>01 451 300         | \$ 1,418.25<br>010355    | \$ 106.75     | \$ 1,525.00         |
| 03/13   | 03/16<br>641532822       | NAVITEND STANHOPE NJ<br>01 401 430 34.05<br>08 429 430 11.35 | \$ 42.39<br>020827       | \$ 3.01       | \$ 45.40            |
| 03/18   | 03/19<br>642045726       | WHOLEFDS SPG#10599 SPRINGHOUSE PA<br>01 401 187              | \$ 45.65<br>013822       | \$ 2.74 (e)   | \$ 48.39            |

|       |                    |  |                       |              |             |
|-------|--------------------|--|-----------------------|--------------|-------------|
| 03/18 | 03/20<br>642187450 | TONY RONIS SPRING HOUS SPRING HOUSE PA<br>01 401 420                               | \$ 82.60<br>026718    | \$ 4.96 (e)  |             |
| 03/20 | 03/23<br>642763736 | FEDEX38266864 MEMPHIS TN<br>01 402 310   | \$ 44.90<br>086543    | \$ 0.00      | \$ 44.90    |
| 03/21 | 03/23<br>642763737 | AMAZON MKTPL BG7097CM2 SEATTLE WA<br>01 414 312                                    | \$ 115.85<br>053994   | \$ 6.95      | \$ 122.80   |
| 03/21 | 03/23<br>642763738 | INTL CODE COUNCIL INC COUNTRY CLUB IL<br>01 414 312                                | \$ 515.97<br>004447   | \$ 0.00      | \$ 515.97   |
| 03/25 | 03/26<br>643225980 | CLERKMINUTES STARTER STURGEON BAY WI<br>01 401 430 \$891.00 / 08 429 430 \$ 297.00 | \$ 1,188.00<br>048512 | \$ 0.00      | \$ 1,188.00 |
| 03/25 | 03/27<br>643582903 | OTC BRANDS OTC BRAND OMAHA NE<br>01 410 450  | \$ 377.87<br>072410   | \$ 0.00      | \$ 377.87   |
| 03/25 | 03/27<br>643582902 | PANINI NORTH AMERICA I DAYTON OH<br>01 402 430                                     | \$ 560.15<br>019627   | \$ 33.61 (e) | \$ 593.76   |

TOTAL CREDITS xxxx-xxxx-xxxx-7362 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-7362 \$ 7,648.40

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

|       |                    |  |                       |               |             |
|-------|--------------------|--|-----------------------|---------------|-------------|
| 02/27 | 03/02<br>638984697 | AMERICAN RED CROSS WASHINGTON DC<br>01 410 220       | \$ 2,007.18<br>047645 | \$ 120.43 (e) | \$ 2,127.61 |
| 03/02 | 03/03<br>639346932 | STAPLES 00100818 NORTH WALES PA<br>01 410 222        | \$ 329.99<br>026026   | \$ 0.00       | \$ 329.99   |
| 03/05 | 03/09<br>640077757 | TYRANT DESIGNS CNC, LL CHICAGO IL<br>01 410 220      | \$ 114.10<br>055512   | \$ 11.70 (e)  | \$ 125.80   |
| 03/06 | 03/09<br>640077755 | SPO PENNASITALIANMARK LOWER GWYNEDD PA<br>01 410 420 | \$ 109.36<br>083489   | \$ 6.56 (e)   | \$ 115.92   |
| 03/06 | 03/09<br>640077756 | DUNKIN #340169 MONTGOMERYVIL PA<br>01 410 420        | \$ 77.06<br>006406    | \$ 4.62 (e)   | \$ 81.68    |
| 03/09 | 03/10<br>640488015 | FSP TRITON TRAINING GR MAX MEADOWS VA<br>01 410 420  | \$ 427.35<br>055266   | \$ 22.65 (e)  | \$ 450.00   |
| 03/12 | 03/13<br>641007121 | NU CTR PUBLIC SAFETY 1 EVANSTON IL<br>01 410 420     | \$ 52.80<br>040992    | \$ 2.20       | \$ 55.00    |
| 03/16 | 03/19<br>642045725 | GRACIE GLOBAL LLC TORRANCE CA<br>01 410 420          | \$ 1,366.74<br>010645 | \$ 133.26 (e) | \$ 1,500.00 |
| 03/18 | 03/19<br>642045724 | AMERICAN RED CROSS WASHINGTON DC<br>01 410 220       | \$ 63.40<br>033961    | \$ 3.80 (e)   | \$ 67.20    |
| 03/18 | 03/19<br>642046908 | AMERICAN RED CROSS WASHINGTON DC<br>01 410 220       | \$ 316.98<br>001772   | \$ 19.02 (e)  | \$ 336.00   |
| 03/20 | 03/23<br>642763735 | BLUE360 MEDIA LLC PARK CITY UT<br>01 410 222         | \$ 109.49<br>018579   | \$ 10.46      | \$ 119.95   |
| 03/25 | 03/26<br>643225905 | DUNKIN #340169 MONTGOMERYVIL PA<br>01 410 420        | \$ 53.62<br>059555    | \$ 3.22 (e)   | \$ 56.84    |

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 5,365.99

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

|       |                    |  |                     |         |           |
|-------|--------------------|--|---------------------|---------|-----------|
| 02/28 | 03/02<br>638984699 | ZOOM.COM 888-799-9666 SAN JOSE CA<br>Supervisors / Boards 01 401 430 | \$ 159.90<br>077668 | \$ 0.00 | \$ 159.90 |
| 03/11 | 03/12<br>640797926 | ZOOM.COM 888-799-9666 SAN JOSE CA<br>Admin / Contact vs 01 401 430   | \$ 159.90<br>010225 | \$ 0.00 | \$ 159.90 |

|       |                    |  |                     |             |           |
|-------|--------------------|--|---------------------|-------------|-----------|
| 03/21 | 03/23<br>642763814 | CCI CONSTANT-CONTACT WALTHAM MA<br>01 401 430        | \$ 99.00<br>022846  | \$ 0.00     | \$ 99.00  |
| 03/24 | 03/25<br>643032930 | IL GIARDINO ITALIAN CU SPRING HOUSE PA<br>01 401 187 | \$ 78.54<br>089472  | \$ 4.71 (e) | \$ 83.25  |
| 03/24 | 03/25<br>643032929 | THE FRAME CELLAR INC SPRING HOUSE PA<br>01 401 450   | \$ 323.09<br>083599 | \$ 0.00     | \$ 323.09 |

TOTAL CREDITS xxxx-xxxx-xxxx-6926 \$ 0.00  
 TOTAL DEBITS xxxx-xxxx-xxxx-6926 \$ 825.14

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

|       |                    |  |                        |              |              |
|-------|--------------------|--|------------------------|--------------|--------------|
| 03/04 | 03/05<br>639625543 | GIANT 6510 SPRING HOUSE PA<br>01 409 220               | \$ 9.42<br>051751      | \$ 0.56 (e)  | \$ 9.98      |
| 03/10 | 03/11<br>640598327 | HARBOR FREIGHT TOOLS333 MONTGOMERYVIL PA<br>01 409 370 | \$ 13.19<br>081985     | \$ 0.79      | \$ 13.98     |
| 03/12 | 03/16<br>641532823 | PENNSYLVANIA RECREATIO STATE COLLEGE PA<br>01 430 460  | \$ 518.87<br>038987    | \$ 31.13 (e) | \$ 550.00    |
| 03/18 | 03/19<br>642045727 | GIANT 6510 SPRING HOUSE PA<br>01 401 200               | \$ 20.97<br>074448     | \$ 0.66      | \$ 21.63     |
| 03/19 | 03/23<br>642763815 | THE HOME DEPOT #4104 LANSDALE PA<br>30 454 600         | \$ 1,027.44<br>011892  | \$ 0.00      | \$ 1,027.44  |
| 03/23 | 03/25<br>643033005 | THE HOME DEPOT #4104 LANSDALE PA<br>01 409 370         | \$ 24.91<br>035603     | \$ 0.00      | \$ 24.91     |
| 03/24 | 03/26<br>643225982 | THE HOME DEPOT #4104 LANSDALE PA<br>01 409 370         | \$ -1,309.00<br>040020 | \$ 0.00      | \$ -1,309.00 |
| 03/24 | 03/26<br>643225981 | THE HOME DEPOT #4104 LANSDALE PA<br>01 409 370         | \$ 1,309.00<br>058021  | \$ 0.00      | \$ 1,309.00  |
| 03/24 | 03/26<br>643225983 | THE HOME DEPOT #4104 LANSDALE PA<br>01 409 370         | \$ 1,363.91<br>069637  | \$ 0.00      | \$ 1,363.91  |

TOTAL CREDITS xxxx-xxxx-xxxx-3803 \$ -1,309.00  
 TOTAL DEBITS xxxx-xxxx-xxxx-3803 \$ 4,320.85

| VDR NUM     | NAME                           | DBA                     | ENTERED DATE | ADDR1                     | ADDR2     | CITY                 | ST | ZIP   |
|-------------|--------------------------------|-------------------------|--------------|---------------------------|-----------|----------------------|----|-------|
| <u>4208</u> | G & B CONSTRUCTION GROUP INC   |                         | 03/27/26     | 415 W BRISTOL RD          |           | FEASTERVILLE-TREVOSE | PA | 19053 |
| <u>4209</u> | JEFFREY LEONARD                |                         | 04/07/26     | 1205 CARRIAGE CIR         |           | LOWER GWYNEDD        | PA | 19002 |
| <u>4210</u> | THE GREATER PHILADELPHIA YMCA  |                         | 04/07/26     | 1325 MC KEAN RD           |           | AMBLER               | PA | 19002 |
| <u>4211</u> | ALLEN & HELEN CHIANG           |                         | 04/07/26     | 900 LENMAR DR             |           | BLUE BELL            | PA | 19422 |
| <u>4213</u> | LET'S PLAY TODAY, LLC          | LET'S PLAY TODAY, LLC   | 04/07/26     | 65 PHEASANT RD            |           | DOYLESTOWN           | PA | 18901 |
| <u>4214</u> | DPD JOHNS LANE LP              |                         | 04/08/26     | 1516 N 5TH ST             | SUITE 507 | PHILADELPHIA         | PA | 19122 |
| <u>4215</u> | CAMEL'S HUMP RAIN BARRELS      |                         | 04/08/26     | 321 SECOND AVE            |           | PHOENIXVILLE         | PA | 19460 |
| <u>4216</u> | PENNSYLVANIA RESOURCES COUNCIL |                         | 04/09/26     | 1521 N PROVIDENCE RD      |           | MEDIA                | PA | 19063 |
| <u>4217</u> | HARRIS BLACKTOPPING INC        |                         | 04/09/26     | 1082 TAYLORSVILLE RD      | SUITE 200 | WASHINGTON CROSSING  | PA | 18977 |
| <u>4218</u> | MINUTEMAN PRESS                | MINUTEMAN PRESS, AMBLER | 04/13/26     | 12 E BUTLER AVE - STE 119 |           | AMBLER               | PA | 19002 |

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

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

**MEETING HIGHLIGHTS**

|   |               |
|---|---------------|
| Meeting Date  | April 2, 2026 |
| <b>Decisions/Recommendations</b>  |               |
| <ul style="list-style-type: none"> <li>• The Commission will ask around to see if they can recruit two more members</li> <li>• Due to the fact that the current members have little knowledge in mediation they will look into available training.</li> <li>• Until some training happens should a complaint come in, they are going to refer it out to the county level for assistance.</li> </ul> |               |
| <b>Major Discussion Items</b>   |               |
| <ul style="list-style-type: none"> <li>• Mediation and trainings for new members</li> <li>• Partnering with the Whitpain HRC per email received</li> <li>• Work the original HRC completed when originally formed in 2022.</li> </ul>   |               |

|              |              |
|--------------|--------------|
| Next Meeting | June 4, 2026 |
|--------------|--------------|

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 <sup>rd</sup> 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   | April 21, 2026 |
| <b>Decisions/Recommendations</b>   |                |
| <ul style="list-style-type: none"> <li>The Parks &amp; Recreation Board discussed the concept of creating a Traffic Garden for children to use with bicycles and scooters. As a next step, the Board will coordinate with Public Works to survey two potential locations: Oxford Park and Pen Ambler Park. Public Works would be responsible for the design and installation of the project. The Board noted that the proposed Traffic Garden is not expected to interfere with the overall Master Plan.</li> </ul>    |                |
| <b>Major Discussion Items</b>  |                |
| <ul style="list-style-type: none"> <li>The Board discussed the development of a survey to gather feedback on programs and communications, with the goal of understanding what types of programs Lower Gwynedd residents would like the Township to offer.</li> <li>Concerns were raised regarding park and trail maintenance, including how time and resources are allocated to these efforts.</li> <li>The Board also reviewed the confirmed Spring and Summer programs and events scheduled for the year.</li> </ul> |                |

|              |                        |
|--------------|------------------------|
| Next Meeting | Wednesday May 20 ,2026 |
|--------------|------------------------|

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**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 <sup>nd</sup> Wednesday of each month, 7:00 pm |
| Supervisor Liaison(s) | Andrea Brockway and Danielle Duckett             |
| Staff Liaison         | Morgan High                                      |
| Minute Taker          | Morgan High                                      |

**MEETING HIGHLIGHTS**

|   |               |
|---|---------------|
| Meeting Date  | April 8, 2026 |
| <b>Decisions/Recommendations</b>  |               |
| <ul style="list-style-type: none"> <li>• Members have expressed interest in forming a volunteer group to help clean up and remove invasive species along the LG trails. The goal is to launch the group in 2027.</li> </ul>   |               |
| <b>Major Discussion Items</b>   |               |
| <ul style="list-style-type: none"> <li>• <b>2026 EAC Work Plan – Requested Projects from the Board of Supervisors (BOS)</b> <ul style="list-style-type: none"> <li>○ Review each requested project in detail and subcommittees gave their monthly updates</li> </ul> </li> <li>• Fred Zoller provided an overview of Public Works and explained how the EAC and Public Works collaborate</li> </ul> |               |

|              |   |
|--------------|---|
| Next Meeting | Wednesday, May 13, 2026 (Presentation from Republic Services) |
|--------------|---|

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.