

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, May 26, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/83026107233?pwd=E4CuvtIPLpX0VaxlMZntbJ5d8W60.1>

Call #: 1-646-876-9923



## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on May 14<sup>th</sup> to discuss potential litigation related to development and prior to tonight's meeting to discuss matters of real estate related to environmental issues, potential litigation related to building, code enforcement, emergency services, and personnel, and meeting logistics.

**Summer is almost here.** Come out to Pen-Ambler Park to see the Grundels perform on Wednesday, May 27<sup>th</sup> at 5:30 p.m., followed by Hindsight Live on June 24<sup>th</sup>. The summer concert series continues throughout the summer on the 4<sup>th</sup> Wednesday of the month.

**Learn about challenges faced by our volunteer fire companies and potential solutions** at a presentation about the regional fire study completed on behalf of Lower Gwynedd, Upper Gwynedd, North Wales and Ambler on Thursday, May 28<sup>th</sup>, at 7 pm, at University Hall on the Gwynedd Mercy University campus. Community members are encouraged to attend.

**Join us for a Pride Flag Raising ceremony** on Monday, June 1<sup>st</sup> at 6:00 pm at Veterans Park.

**Help shape the future of Bethlehem Pike.** Fill out the short survey on the Township's website telling us what you hope to see on Bethlehem Pike in coming years and join us at the official kickoff of the Bethlehem Pike revitalization project on Tuesday, June 9<sup>th</sup>, 7 pm at Harth Builders, 812 N. Bethlehem Pike.

**The Kiwanis Carnival and Fireworks** will take place every night from June 30<sup>th</sup> to July 4<sup>th</sup> at Wissahickon High School. Fireworks are set for July 2<sup>nd</sup>, with July 3<sup>rd</sup> as a rain date.

### PUBLIC COMMENTS

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

### BUILDING AND ZONING

1. Consider Resolution 2026-10 approving an amendment to the 1616 School House Road subdivision plan to allow for additional tree disturbance on the new lot at 1622 Gypsy Hill Road
2. Consider Resolution 2026-11 approving a waiver of land development for the proposed cell tower at 900 N. Bethlehem Pike
3. Consider Resolution 2026-12 approving a waiver of land development for the proposed cell tower at Penllyn Woods Park

## GENERAL BUSINESS

1. Consider authorization to proceed with engineering of the Historic Schoolhouse Memorial Play Area at Ingersoll Park and to advertise bidding to demolish McCormick House
2. Consider Resolution 2026-13 authorizing submission of PA DCED Greenways Trails and Recreation Program grant application for the Historic Schoolhouse Memorial Play Area
3. Consider authorization to go to bid for Penllyn Pike/Trewellyn Avenue intersection improvements
4. Consider approval of temporary construction easement and permanent traffic signal easement with China Grace Christian Church for the Penllyn Pike/Trewellyn Avenue intersection improvements
5. Consider approval of a temporary construction easement with S. Paone, Inc, AIS Trust, and Paone Office Building Condo Association for completion of the Old Bethlehem Pike culvert replacement and streambank stabilization
6. Consider approval of a contract with Contech, a Costars vendor, for \$58,000 to replace the driveway culvert at 446 Marion Avenue as part of the Houston Creek Flood Study implementation
7. Consider authorization to release Request for Proposals for actuarial services and pension administration
8. Consider Darchei Noam request to waive park rental fee for their use of Pen-Amblar Park
9. Financial report – April 2026
10. Approval of invoice report for May 26, 2026
11. Approval of minutes for the meeting of May 12, 2026

## SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

## STAFF UPDATES

Updates from staff on municipal activities and projects – **Touch-a-Truck, paving, Penllyn Station Trail, Public Works Week Scavenger Hunt winner, Welsh Road/Gwynedd Knoll traffic enforcement**

## SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

## ADJOURNMENT

### UPCOMING MEETING DATES\*

HUMAN RELATIONS COMMISSION	THURS	06/04/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	06/23/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	06/10/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	06/11/2026	6:00 P.M.
PARKS AND RECREATION	TUES	06/16/2026	6:00 P.M.
PLANNING COMMISSION	WED	06/17/2026	7:00 P.M.

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



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** May 8, 2026

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

*Jamie Worman*

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

***Recommended Motion: To approve Resolution 2026-10 granting conditional preliminary/ final approval to the 1622 Gypsy Hill Road Land Development which amends the 1616 School House Road (24-03) subdivision plan.***

The BOS authorized the Township Solicitor to prepare an approval resolution for the above-referenced project at its May 12th meeting, following an updated presentation by the applicant's engineer, Susan Rice of STA, and clarification of the tree replacement matter. The subject parcel was created as Lot #2 under the 1616 School House Lane Minor Subdivision (24-03), which received approval in July 2024. The developer of Lot #2 is proposing modifications to the approved building area to accommodate the dwelling planned for the site.

The resolution is attached to this memorandum for your reference. The PC recommended approval to the BOS, subject to conditions, at its March 18th, 2026, meeting. Also attached for your reference is the original approval resolution.

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

RESOLUTION NO. 2026- 10

1622 GYPSY HILL ROAD (TMP #39-00-03847-01-1)  
AMENDED PRELIMINARY AND FINAL SUBDIVISION APPROVAL

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**BACKGROUND**

A. The Tisman Group LLC (“**Applicant**”) is the owner of property located at 1622 Gypsy Hill Road (TMP #39-00-03847-01-1) (the “**Property**”). The Property is situated in the Township’s A-Residential Zoning District and consists of approximately 1.6 acres. Most of the Property contains woodlands and is accessed from the cul-de-sac of Gypsy Hill Road.

B. The Applicant proposes a new single-family detached dwelling with an attached garage and associated driveway on the Property (the “**Project**”). Additional improvements include two underground seepage beds to control the runoff from the new impervious surfaces. The Project will be served by public water and sewer.

C. The Property was created as Lot #2 under the 1616 School House Lane Minor Subdivision (#24-03), which was approved by the Board of Supervisors (the “**Board**”) on July 23, 2024 pursuant to Resolution #2024-21 (the “**Prior Approval Resolution**”). **Paragraph 3(c)** of the Prior Approval Resolution evidences the grant of the following waiver request (the “**Tree Waiver Request**”):

“(c) Section 1230.41(i): from providing the replacement of three hundred eighty-nine caliper inches (389”) of trees being removed. In lieu of planting the required one hundred thirty (130) trees of three inch (3”) caliper each, the Applicant has offered a voluntary contribution of Thirty-Nine Thousand Dollars (\$39,000.00).”

D. The Applicant now desires to amend the Prior Approval Resolution and the Tree Waiver Request as depicted in the following plans and reports (collectively, the “**Plans**”) submitted by the Applicant and prepared by STA Engineering, Inc. (the “**Applicant’s Engineer**”):

(1) Tree Removal Comparison & Proposed Planting Plan, dated May 4, 2026, as prepared by STA Engineering, Inc., for 1622 Gypsy Hill Road.

(2) Supplemental Arborist Recommendation Letter, dated May 3, 2026, as prepared by Rockwell Associates.

## RESOLUTION

**NOW, THEREFORE, BE IT RESOLVED** that the Lower Gwynedd Township Board of Supervisors (the “**Board**”) hereby grants amended preliminary and final approval of the Project (the “**Amended Approval**”), and the Resolution is hereby amended as follows:

1. All terms and conditions of the Resolution and Prior Approval remain in full force and effect, except as set forth herein.

2. At this time, the Board hereby amends Paragraph 3(c) of the Prior Approval Resolution and grants the following amended Tree Waiver Request:

“3(c). §1230.41(i) – An amended waiver from providing the required number of replacement trees on the Property. Twenty-seven (27) replacement trees (3” replacement tree equivalents) shall be planted on the Property where fifty-four (54) replacement trees are required by SALDO. The Applicant has offered, and the Township accepts, a fee-in-lieu of the unplanted replacement trees, based on Three Hundred Dollars (\$300.00) per tree, in the total amount of Eight Thousand One Hundred Dollars (\$8,100.00).”

3. 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 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 the construction of the Proposed Development.

4. Consistent with Section 509(b) of the MPC, the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this Approval shall expire and be deemed to have been revoked.

5. Under the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/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. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the Waivers granted (which are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in this Resolution and as authorized by Section 508 of the MPC.

6. The cost of accomplishing, satisfying, and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Amended Approval, and the Land Development and Financial Security Agreement, shall be borne entirely by the Applicant and shall be at no cost to the Township.

7. Except as provided for herein, the terms and conditions of the Prior Approval Resolution shall remain in full force and effect and unmodified.

**RESOLVED AND APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on May 26, 2026.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**ACCEPTED BY THE APPLICANT:**

**THE TISMAN GROUP LLC**

By: \_\_\_\_\_  
**AUTHORIZED REPRESENTATIVE**

Print Name/Title: \_\_\_\_\_

Dated: May\_\_\_\_\_, 2026

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

RESOLUTION NO. 2024- 21

1616 SCHOOL HOUSE LANE (TAX PARCEL #39-00-03847-00-2)  
MINOR SUBDIVISION PLAN

BACKGROUND

A. Frank and Rita Dombroski are the owners (the "Owners") of property located at 1616 School House Lane (Tax Parcel # 39-00-03847-00-2), located in the A-Residential Zoning District (the "A District"), consisting of approximately 2.4 acres (the "Property"). The Property includes a two (2)-story dwelling with a detached garage, which will remain (the "Existing Structures"). Two paved driveways provide access to the Existing Structures. The Existing Structures are located outside of the building setback lines and are therefore non-conforming structures. The remainder of the Property is comprised of lawn and woodland areas.

B. Jack MacCord individually, and on behalf of the equitable owner, Total Custom Homes, Inc. (collectively, the "Applicant"), has applied for approval to subdivide (the "Subdivision") the Property into two lots (the "Application"), as depicted on Preliminary/Final Minor Subdivision Plans, consisting of one (1) sheet, dated February 12, 2024 and last revised April 19, 2024, prepared by Kelly Engineers (the "Plans").

C. As depicted in the Plans Lot #1 is proposed to consist of 54,493 square feet ("Lot #1"), and Lot #2 is proposed to consist of 50,400 square feet ("Lot #2"), both of which meet the minimum lot area of 40,000 square feet in the A District (Zoning Ordinance § 1257.04).

D. Lot #1 fronts onto and currently has a driveway to School House Lane. Lot #2 has frontage on Gypsy Hill Road, and the Applicant is proposing that Lot #2 will have a new driveway to Gypsy Hill Road. No land development plans were submitted with the proposed subdivision plan; however, a new home is proposed to be built on Lot #2 (the "New Home").

E. On September 14, 2018 Total Custom Homes, Inc. ("TCH") obtained a variance from the Lower Gwynedd Township Zoning Hearing Board ("ZHB"), from the minimum lot width requirement (the "ZHB Decision"). The ZHB Decision has been affirmed by the Pennsylvania Commonwealth Court; however, Donald J. Sesso, a neighbor, has filed a Petition for Allowance of Appeal with the Pennsylvania Supreme Court, which has yet to be decided (the "Supreme Court Appeal").

F. The Applicant desires to obtain final approval of the Application and Subdivision 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").<sup>1</sup>

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<sup>1</sup> The Lower Gwynedd Township Subdivision and Land Development Ordinance ("SALDO") does not provide for a preliminary approval of a minor subdivision plan and therefore only final approval is required (SALDO §1230.23).

NOW, THEREFORE, BE IT RESOLVED that the Board hereby grants final approval of the Application, subject, however, to the following conditions:

1. 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 Applicant shall include on any building permit application and plans, the obligation to repair the existing curbing in accordance with the Township Engineer's direction.

(b) The Supreme Court Appeal shall have been resolved in the favor of TCH, and written evidence of such result is provided to the Township and is approved by the Township Solicitor.

(c) The Applicant shall have executed and delivered to the Township, the standard form of Stormwater Ownership and Maintenance Agreement for stormwater facilities 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.

2. If prior to the resolution of the Supreme Court Appeal, the Applicant signs an agreement to sell Lot #2, the Applicant shall provide the Township with written evidence that the buyer has been informed of and has acknowledged the risks associated with entering into a purchase agreement before the Supreme Court Appeal has been resolved.

3. In accordance with the requirements of SALDO and the MPC, the Board waives strict compliance with the following provisions of SALDO, pursuant to the Applicant's waiver request letter of March 20, 2024:

(a) Section 1230.24.B: from the minimum lot width requirement, consistent with the ZHB Decision.

(b) Section 1230.37 (c), (d) and (e): from providing additional cartway width and right of way on School House Lane. There are no adjacent sections of School House Lane that have been widened, and the required widening would result in tree removal and a change in the character of the current roadway conditions.

(c) Section 1230.41(i): from providing the replacement of three hundred eighty-nine caliper inches (389") of trees being removed. In lieu of planting the required one hundred thirty (130) trees of three inch (3") caliper each, the Applicant has offered a voluntary contribution of Thirty-Nine Thousand Dollars (\$39,000.00).

(d) Section 1230.42(a)(1): from providing at least two (2) shade trees per forty feet (40') of street length. A number of trees already exist along the Property's street frontage.

(e) Section 1230.42(b): from the requirement of planting three (3) shade trees per dwelling. A number of shade trees already exist on the Property.

(f) Section 1230.45(a) & Section 1230.60(a): from providing pedestrian trails and sidewalks. There are no existing pedestrian trails or sidewalks near the Property, or on either side of the existing streets.

(g) Section 1230.58: from providing streetlights on School House Lane and Gypsy Hill Road at locations determined at the Board of Supervisors. The Application requests minor subdivision approval and only one (1) new home is proposed.

(h) Section 1230.61(a): from providing curbs along both sides of all existing and proposed streets. There are no existing curbs near the Property on either side of School House Lane. Gypsy Hill Road already has curb at the Property's location.

4. 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 letters dated March 13, 2024 and May 23, 2024, the entire contents of which are incorporated herein by reference.

(b) the Township Fire Marshall's review letter dated March 18, 2024, the entire content of which is incorporated herein by reference.

(c) the Township Planning Commission's March 20, 2024 meeting minutes, the entire contents of which are incorporated herein by reference.

(d) the Montgomery County Planning Commission's February 27, 2024 letter, the entire contents of which are incorporated herein by reference.

5. Prior to the issuance of building permits, the Applicant shall pay the following fees and/or voluntary contributions:

(a) a fixed park and recreation area fee of One Thousand Dollars (\$1,000.00) for each proposed dwelling unit.

(b) in accordance with Township Resolution 2005-16, a Stormwater Management Facility fee in the amount of in the amount of Five Hundred Dollars (\$500.00) per one thousand (1,000) cubic feet of storage volume. This fee will be calculated upon submission of the building permit plans containing the proposed stormwater measures. A note stating this requirement is to be added to the Plans.

(c) a transportation impact fee of Two Thousand Two Hundred Eighty-Five Dollars (\$2,285.00) per "new" weekday afternoon peak hour trip. The number of trips subject to the transportation impact fee shall be determined by the Township Transportation Engineer upon submission of building permit plans.

(d) the recreational impact fee per new dwelling unit for residential development. The required fee for residential development is Five Hundred Dollars (\$500.00) per new dwelling.

(e) a voluntary fee-in-lieu of those replacement trees which are not being planted, in the amount of Thirty-Nine Thousand Dollars (\$39,000.00).

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

7. 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.

8. 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.

9. 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.

10. 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 July 23, 2024.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

TOWNSHIP:  
LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS

ATTEST:

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

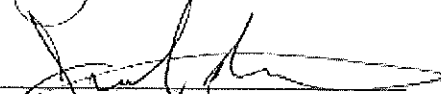
By:   
\_\_\_\_\_  
DANIELLE A. DUCKETT, CHAIRPERSON

*The Applicant hereby accepts this Resolution and all conditions of approval  
as of July 23, 2024:*

**APPLICANTS:**

Total Custom Homes, Inc.

By:   
\_\_\_\_\_  
Jack MacCord, Authorized Representative

  
\_\_\_\_\_  
Jack MacCord



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** May 15, 2026  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Rise Up Towers- Cell Tower Waiver of Land Development Request #26-07

***Recommended Motion: To approve Resolution 2026-11 granting a waiver of land development for the cell tower at 900 N. Bethlehem Pike conditioned upon the applicant's compliance with the associated review letter.***

***Recommended Motion: To approve Resolution 2026-12 granting a waiver of land development for the cell tower at Penllyn Woods Park conditioned upon the applicant's compliance with the associated review letter.***

Michael Malloy, Esquire, representing Rise Up Towers, LLC will be present at the BOS meeting on May 26th, 2026. Rise Up Towers, LLC is proposing the installation of wireless telecommunications facilities near the maintenance area within Penllyn Woods Park and at the former Andy's Diner property located at 900 N. Bethlehem Pike. Under the current Lower Gwynedd Township Code, cell tower applications are subject to land development requirements. However, Rise Up is requesting a waiver from the land development process for both projects due to the limited site work associated with the construction of the proposed facilities. In addition, both projects will undergo a comprehensive building permit review and construction oversight. A waiver request letter detailing additional reasons for the request is attached to this memo for your reference.

The PC recommended approval of the waiver of land development requests for both sites at their meeting on May 20, 2026, conditioned upon the applicant's compliance with the associated review letters. The resolutions, waiver request, site plans, and review letter are attached to this memo for your reference. The Township is supportive of the proposed project and anxious to address the long-standing issue of cell service within the Township.

**Michael P. Malloy, Jr.**

Direct Dial: 610-234-4875

Cell: 610-554-6604

E-mail: michael.malloy@obermayer.com

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April 26, 2026

**VIA EMAIL ONLY**

Jamie Worman  
Assistant Township Manager  
Lower Gwynedd Township  
1130 North Bethlehem Pike  
Spring House, PA 19477

**Re: Waiver of Land Development  
Penllyn Woods Park and Andy's Diner  
Wireless Telecommunications Facilities**

Dear Ms. Worman:

I represent Rise Up Towers, LLC with respect to the above referenced projects for the development wireless telecommunications facilities near the material storage area in Penllyn Woods Park and at the former Andy's Diner location on Bethlehem Pike. Attached are the site plans for each location.

I write to request a waiver of land development for both projects for the following reasons:

- (a) The projects will be subjected to a full building permit review, which includes a review of the compound and tower construction.
- (b) Unlike other development projects, cell towers create negligible amounts of new impervious surface, generate no traffic, odor, noise, and have no impact to public services. This is why Pennsylvania Courts generally have held that the construction of a cell tower does not constitute a land development.
- (c) The projects have been subjected to years' worth of public scrutiny and review by the Board of Supervisors of Lower Gwynedd Township, including during the Township's recent revisions to the telecommunications section of its Zoning Ordinance.

Please feel free to call me should you have any questions and kindly alert me in writing as to any meeting where this requested waiver will be discussed or deliberated upon.

Thank you for your consideration.

Very truly yours,

  
Michael P. Malloy, Jr.

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS**  
**RESOLUTION #2026- 11**

**A RESOLUTION AUTHORIZING A CONDITIONAL WAIVER  
OF A LAND DEVELOPMENT APPLICATION**

**WHEREAS**, Part Twelve, Title Four of the Lower Gwynedd Township Code (the “**Code**”), being the Lower Gwynedd Township Subdivision and Land Development Ordinance of 1976, as amended (“**SALDO**”), specifically Section 1230.09 entitled “Request for Waiver,” provides that the Board of Supervisors (“**Board**”) may waive or modify any mandatory provision of SALDO, when literal compliance with same is shown to the satisfaction of the Board to be unreasonable or to cause undue hardship, and further provided that any such modification will not be contrary to the public interest; and

**WHEREAS**, Kefelonia Partners LP (the “**Owner**”) is the owner of a parcel of land containing approximately 1.71 acres, located at 900 N. Bethlehem Pike, Parcel #39-00-00229-00-2, Lower Gwynedd Township, Montgomery County, PA (“**Premises**”); and

**WHEREAS**, RISE UP TOWERS, LLC (“**Applicant**”) intends to enter into a Ground Lease Agreement (the “**Lease**”) for the purpose of leasing an area of approximately thirty feet (30’) by sixty feet (60’), i.e., one thousand eight hundred square feet (1,800 sf.) of the Premises (“**Leased Space**”) and to construct on the Leased Space a wireless communications facility, consisting of a monopole, antennas, cables, and related structures and improvements (collectively, the “**Structure**”), as described in this Lease (the “**Project**”); and

**WHEREAS**, the Applicant, by letter dated on or about April 26, 2026, and plans prepared for the Applicant by Edge, consisting of eleven (11) sheets dated November 20, 2025 and last revised December 12, 2025, Project RUT-004 (collectively, the “**Plans**”), incorporated herein by reference, has requested that the Board consider a waiver of the requirement that a land development application be filed (“**Land Development**”) for the Project (the “**Waiver Request**”);

**WHEREAS**, the Lower Gwynedd Township Planning Commission (the “**Planning Commission**”) reviewed the Applicant’s Waiver Request and recommended that the Waiver Request be approved (the “**Planning Commission Recommendation**”); and

**WHEREAS**, the Township Staff has reviewed the Waiver Request and recommends that the Waiver Request be granted, subject to the terms of this Resolution; and

**WHEREAS**, the Board has determined that the Applicant has satisfactorily established that due to the limited scope of the Project, the Waiver Request will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, and it is hereby resolved by the Lower Gwynedd Township Board of Supervisors that the Waiver Request is hereby granted, subject to the satisfaction of the following conditions prior to the issuance of a building permit for the Project:

1. The Applicant shall comply with any conditions as prescribed by the Township Staff and the Township’s consultants, particularly those concerning stormwater management and landscaping.

2. The Applicant shall sign the Township's standard form of Stormwater Facilities Maintenance and Operation Agreement.

3. The Applicant shall pay all applicable Township fees.

4. The Applicant shall pay all Township fees and costs, including but not limited to legal, engineering and administrative fees, for all Township reviews associated with the Project (the "Review Fees") and, at the Township's request, shall establish an escrow account to guarantee payment of the Review Fees.

5. The Project shall strictly comply with the terms of the Lease and the Plans.

6. The Applicant shall comply with all applicable laws, ordinances and regulations and shall obtain any other required governmental approvals and permits as applicable. The Applicant shall provide the Township with copies of such approvals and permits.

7. Should the Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed to have been rescinded, and the Applicant shall be required to proceed with Land Development pursuant to the procedures set forth in SALDO.

8. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings other than those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

**ADOPTED**, as a Resolution by the Lower Gwynedd Township Board of Supervisors this 26<sup>th</sup> day of May, 2026.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**THE APPLICANT HEREBY AGREES TO THE TERMS OF THIS RESOLUTION.**  
**RISE UP TOWERS, LLC**

By: \_\_\_\_\_  
**MICHAEL P. MALLOY, JR., ESQUIRE**  
Attorney for the Applicant

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS**  
**RESOLUTION #2026- 12**

**A RESOLUTION AUTHORIZING A CONDITIONAL WAIVER  
OF A LAND DEVELOPMENT APPLICATION**

**WHEREAS**, Part Twelve, Title Four of the Lower Gwynedd Township Code (the “**Code**”), being the Lower Gwynedd Township Subdivision and Land Development Ordinance of 1976, as amended (“**SALDO**”), specifically Section 1230.09 entitled “Request for Waiver,” provides that the Board of Supervisors (“**Board**”) may waive or modify any mandatory provision of SALDO, when literal compliance with same is shown to the satisfaction of the Board to be unreasonable or to cause undue hardship, and further provided that any such modification will not be contrary to the public interest; and

**WHEREAS**, Lower Gwynedd Township (the “**Township**”) is the owner of a public park known as “Penllyn Woods,” located at 401 Gwynedd Avenue, Parcel #39-00-01570-00-2, Lower Gwynedd Township, Montgomery County, PA (“**Premises**”); and

**WHEREAS**, RISE UP TOWERS, LLC (“**Applicant**”) intends to enter into a Ground Lease Agreement (the “**Lease**”) for the purpose of leasing an area of thirty-two feet (32’) by thirty-two feet (32’), i.e., one thousand twenty-four square feet (1,024 sf.) of the Premises (“**Leased Space**”) and to construct on the Leased Space a wireless communications facility, consisting of a monopole, antennas, cables, and related structures and improvements (collectively, the “**Structure**”), as described in this Lease (the “**Project**”); and

**WHEREAS**, the Applicant, by letter dated on or about April 26, 2026, and plans prepared for the Applicant by Edge, consisting of ten (10) sheets dated February 11, 2026, Project RUT-009A (collectively, the “**Plans**”), incorporated herein by reference, has requested that the Board consider a waiver of the requirement that a land development application be filed (“**Land Development**”) for the Project (the “**Waiver Request**”);

**WHEREAS**, the Lower Gwynedd Township Planning Commission (the “**Planning Commission**”) reviewed the Applicant’s Waiver Request and recommended that the Waiver Request be approved (the “**Planning Commission Recommendation**”); and

**WHEREAS**, the Township Staff has reviewed the Waiver Request and recommends that the Waiver Request be granted, subject to the terms of this Resolution; and

**WHEREAS**, the Board has determined that the Applicant has satisfactorily established that due to the limited scope of the Project, the Waiver Request will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, and it is hereby resolved by the Lower Gwynedd Township Board of Supervisors that the Waiver Request is hereby granted, subject to the satisfaction of the following conditions prior to the issuance of a building permit for the Project:

1. The Applicant shall comply with any conditions as prescribed by the Township Staff and the Township’s consultants, particularly those concerning stormwater management and landscaping.

2. The Applicant shall sign the Township's standard form of Stormwater Facilities Maintenance and Operation Agreement.

3. The Applicant shall pay all applicable Township fees.

4. The Applicant shall pay all Township fees and costs, including but not limited to legal, engineering and administrative fees, for all Township reviews associated with the Project (the "Review Fees") and, at the Township's request, shall establish an escrow account to guarantee payment of the Review Fees.

5. The Project shall strictly comply with the terms of the Lease and the Plans.

6. The Applicant shall comply with all applicable laws, ordinances and regulations and shall obtain any other required governmental approvals and permits as applicable. The Applicant shall provide the Township with copies of such approvals and permits.

7. Should the Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed to have been rescinded, and the Applicant shall be required to proceed with Land Development pursuant to the procedures set forth in SALDO.

8. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings other than those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

**ADOPTED**, as a Resolution by the Lower Gwynedd Township Board of Supervisors this 26<sup>th</sup> day of May, 2026.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

**THE APPLICANT HEREBY AGREES TO THE TERMS OF THIS RESOLUTION.**  
**RISE UP TOWERS, LLC**

By: \_\_\_\_\_  
**MICHAEL P. MALLOY, JR., ESQUIRE**  
Attorney for the Applicant



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

May 15, 2026  
REV May 21, 2026

File No. 26-00507

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

Reference: Rise Up Cell Tower  
Land Development Waiver Request – Review 1  
TMP Nos. 39-00-00229-00-2 & 39-00-015770-00-2

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the plans, entitled Improvements Plan for the Rise Up Cell Towers at 900 N. Bethlehem Pike and 401 Gwynedd Avenue. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors.

I. Submission

- A. Site Grading Plan for Rise Up Cell Towers at 900 N. Bethlehem Pike, prepared by Edge Fiber & Wireless Development, dated April 27, 2026, consisting of 1 sheet.
- B. Construction Drawings for Rise Up Cell Towers at 900 N. Bethlehem Pike, prepared by Edge Fiber & Wireless Development, dated November 20, 2025, last revised December 1, 2025, consisting of 11 sheets.
- C. Site Grading Plan for Rise Up Cell Towers at 401 Gwynedd Avenue, prepared by Edge Fiber & Wireless Development, dated April 27, 2026, consisting of 1 sheet.
- D. Construction Drawings for Rise Up Cell Towers at 401 Gwynedd Avenue, prepared by Edge Fiber & Wireless Development, dated February 11, 2026, consisting of 10 sheets

II. General Information

The subject tracts (TMPs 39-00-00229-00-2 & 39-00-015770-00-2) are located at 900 N. Bethlehem Pike and 401 Gwynedd Avenue. The site at 900 N. Bethlehem Pike currently contains a vacant former restaurant building. The site is mostly paved with parking, and the rear of the property contains a wooded area with a stormwater pond in the rear of the property. The site at 401 Gwynedd Avenue contain a Township owned park with several athletic fields, wooded areas and parking lots.

The plans propose the installation of a monopole cell tower with pad area at both properties listed above. Additional improvements include fencing and minor disturbance for electric utility installation.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

B. Subdivision and Land Development Ordinance (SALDO)

It is our understanding that an application was processed as a waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development was approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Supervisors feel have merit. In the event, a waiver of land development was not granted, our office reserves the right to perform a comprehensive review of the Subdivision and Land Development Ordinance, and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

900 N. Bethlehem Pike (Andy's Diner)

1. We note that the plans propose a 5' wide utility easement for the underground electric and telecommunication lines. All utility easements are to be a minimum of 10 feet wide. As such, we recommend the Applicant provide a 10-foot wide easement for the proposed utilities or discuss with the Township on the feasibility of a five (5) foot wide easement.
2. We note that the plans propose a wooden fence to buffer the equipment pad for the monopole. However, additional landscaping shall be provided to screen the area from the development on the subject property and the adjacent properties.
3. We note that the access easement is shown on a proposed parking lot configuration that has not been approved. We recommend that the plans be revised to show the existing lot configuration and revise the easement accordingly. The Applicant may consider a blanket easement for access on the property.
4. The Applicant shall provide legal descriptions for the proposed utility and access easements to our office for review and approval. In addition, the metes and bounds of the easements shall be identified on the plans.
5. We note that the plans show the proposed telecommunication line crossing the existing sidewalk within the right-of-way. The Applicant will be required to replace the concrete sidewalk in accordance with Lower Gwynedd Township standards.
6. The plans shall be revised to provide all necessary erosion and sediment controls, including but not limited to silt sock and topsoil stockpile areas. Details of the erosion and sediment controls shall be added to the plans.
7. We defer to the Township Solicitor to determine whether a land development agreement will be required.
8. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

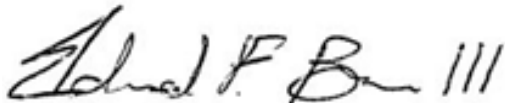
401 Gwynedd Avenue (Penllyn Woods)

1. We note that the Applicant proposes two separate easements for access and utilities. We recommend that the applicant combine with easement into one for access and utility installation. Additionally, the Applicant shall provide legal descriptions for the proposed utility and access easement to our office for review and the metes and bounds shall be identified on the plans.
2. It is our understanding that tree removal is not necessary for the installation of the monopole pad. However, the Applicant shall be aware that any tree removed that is greater than six (6) caliper inches will be subject to the Lower Gwynedd Township tree replacement ordinance.
3. The utility service trench detail notes that only a 1.5" wearing course on an 8" base course is proposed for paved areas. The details shall be revised to meet the Lower Gwynedd Township standards for paved parking lots.
4. The plans shall be revised to provide all necessary erosion and sediment controls, including but not limited to silt sock and topsoil stockpile areas. Details of the erosion and sediment controls shall be added to the plans.
5. We defer to the Township Solicitor to determine whether a land development agreement will be required.
6. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

As mentioned above, we recommend that since a waiver of the land development process was granted that it be conditioned upon the applicant satisfying the comments in this letter.

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

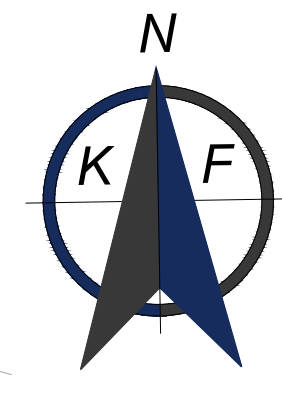
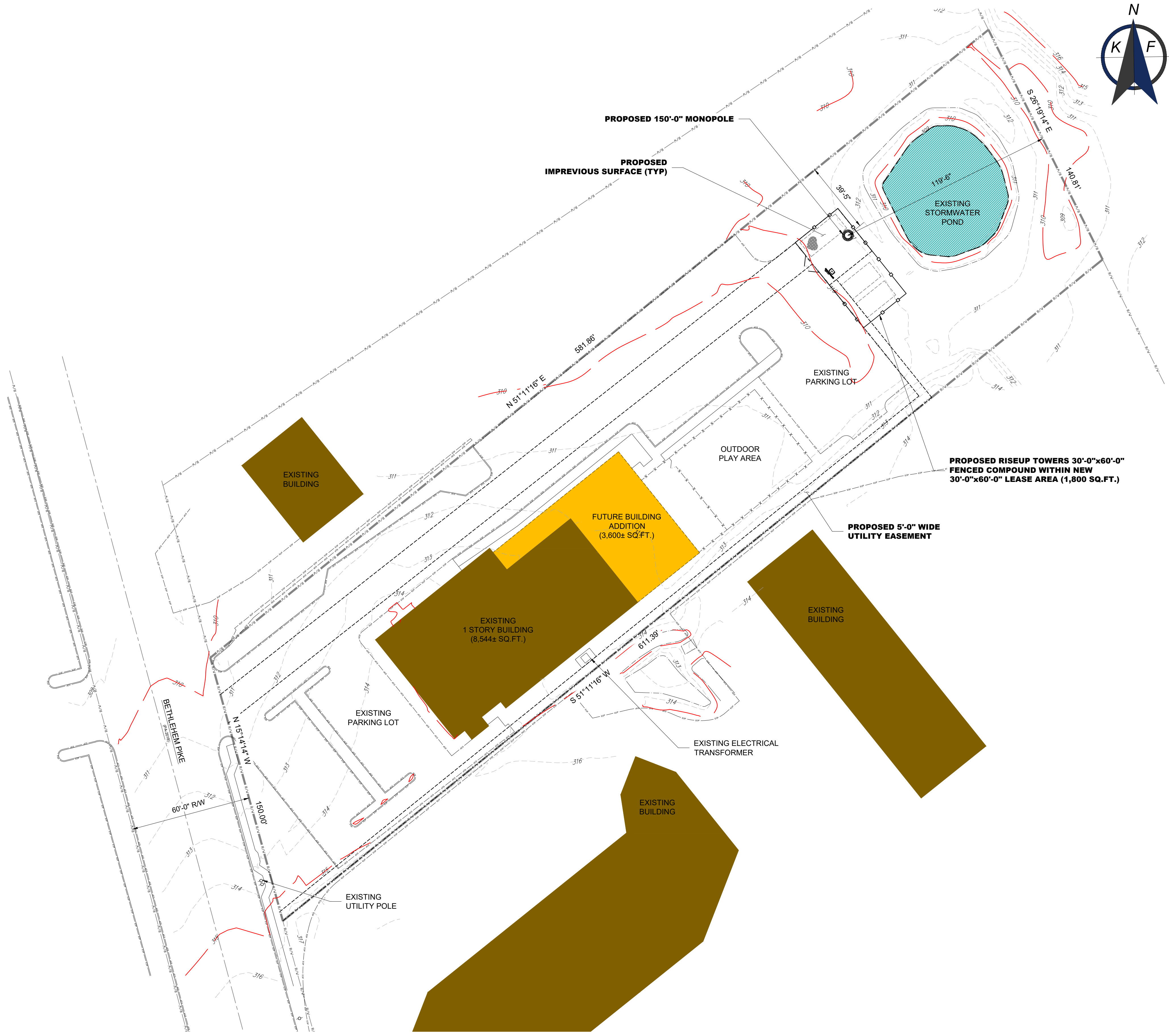
Sincerely,



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

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager  
Neil A Stein, Esq., Township Solicitor  
Patty Sexton-Furber, Building Codes Administrator  
Brett Magaram, P.E., Edge Fiber & Wireless Development  
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED USING AERIAL IMAGERY, GIS, AND A SITE PLAN TITLED "PROPERTY BOUNDARY AND EXISTING FEATURES PLAN, 900 N. BETHLEHEM PIKE" FROM WOODROW & ASSOCIATES, INC., DATED 8/15/2024
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 42091C0286G, DATED 03/02/2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

**IMPERVIOUS SURFACE CALCULATION:**

**PROPOSED CARRIER LEASE AREA:**  
 10'-0" x 20'-0" = 200 SQ.FT.  
 10'-0" x 20'-0" = 200 SQ.FT.  
 10'-0" x 20'-0" = 200 SQ.FT.  
**SUBTOTAL = 650 SQ.FT.**

**PROPOSED MONOPOLE:**  
 3.14 x (3'-0")<sup>2</sup> = **28.26 SQ FT**

**650 SQ.FT. + 28.36 SQ.FT. = 678.36 SQ.FT. OF NEW IMPERVIOUS SURFACE**



**PLAN REVISIONS:**

3			
2			
1			
0			
B			
A	04/27/26	AMM	ISSUED FOR 90% REVIEW (CDs)
REV No	DATE	DESIGNER	DESCRIPTION

**EDGE DESIGN INFO:**

DESIGNER: JIK  
 EDGE JOB No: RUT-004

**DRAWING TITLE:**

SITE GRADING PLAN

**DRAWING SHEET:**

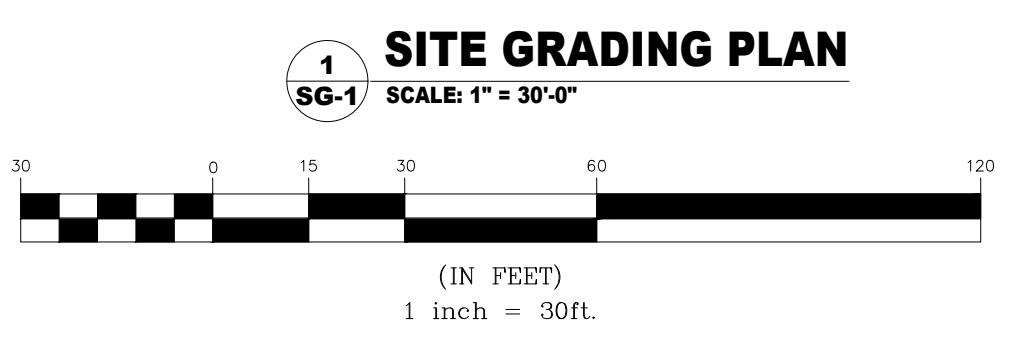
**SG-1**

**SITE INFORMATION:**

SITE NAME: ANDY'S DINER - PA-006  
 SITE ADDRESS: 900 N. BETHLEHEM PIKE, AMBLER, PENNSYLVANIA 19002  
 JURISDICTION: LOWER GWYNEDD TWP, MONTGOMERY COUNTY, PA

**SHEET NUMBER:**

1 OF 1

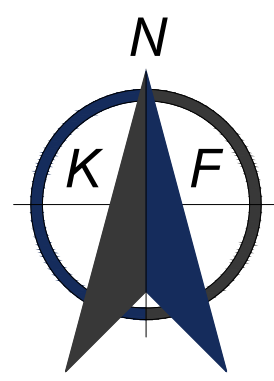


**Know what's below. Call before you dig.**

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

BRETT JOSEPH MAGARAM, PE  
 PENNSYLVANIA PROFESSIONAL ENGINEER  
 LICENSE # PE088606

THIS DRAWING IS PROPERTY OF EDGE FIBER & WIRELESS DEVELOPMENT. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF EDGE FIBER & WIRELESS DEVELOPMENT IS PROHIBITED.



PROPOSED RISEUP TOWERS 32'-0"x32'-0"  
FENCED COMPOUND WITHIN NEW  
32'-0"x32'-0" LEASE AREA

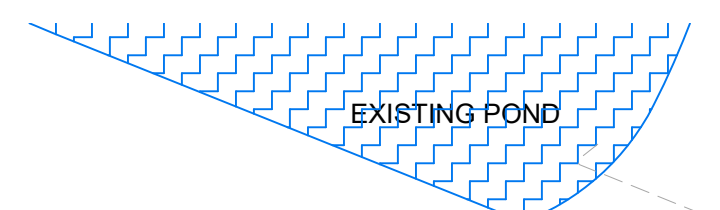
PROPOSED  
IMPERVIOUS SURFACE (TYP)

EXISTING BUILDING  
(TYP)

PROPOSED 150'-0" MONOPOLE

PROPOSED 5'-0"  
UTILITY EASEMENT

PROPOSED 10'-0"  
ACCESS EASEMENT



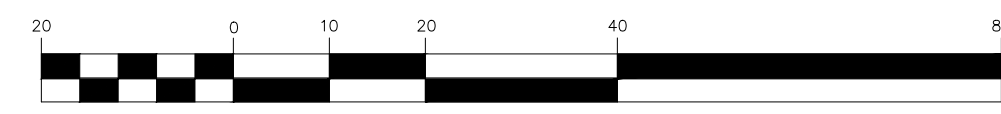
EXISTING WOODED  
AREA

EXISTING BASEBALL  
FIELD

EXISTING  
PARKING  
LOT

EXISTING WOODED  
AREA

**1** **SITE GRADING PLAN**  
SCALE: 1" = 20'-0"



( IN FEET )  
1 inch = 20ft.

**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED USING TAX MAPS AND MONTGOMERY COUNTY GIS DATA AND SHOULD NOT BE CONSIDERED A PROFESSIONAL SURVEY.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
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7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 42091C0267G, DATED 03/02/2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

**IMPERVIOUS SURFACE CALCULATION:**

**PROPOSED CARRIER LEASE AREAS:**

10'-0" x 20'-0" = 200 SQ.FT.  
10'-0" x 20'-0" = 200 SQ.FT.  
10'-0" x 20'-0" = 200 SQ.FT.  
**SUBTOTAL = 650 SQ.FT.**

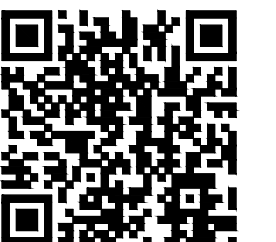
**PROPOSED MONOPOLE:**

3.14 x (3'-0")<sup>2</sup> = **28.26 SQ FT**

650 SQ.FT. + 28.26 SQ.FT. = **678.26 SQ.FT. OF NEW IMPERVIOUS SURFACE**



Fiber & Wireless Development  
343B South Potomac Street  
Waynesboro, Pennsylvania 17268  
Phone: (717) 219-7501



**PLAN REVISIONS:**

4			
3			
2			
1			
0			
A	04/27/26	AMM	ISSUED FOR 90% REVIEW (CD's)
REV No	DATE	DESIGNER	DESCRIPTION

**EDGE DESIGN INFO:**

DESIGNER: JIK EDGE JOB No: RUT-009A

**DRAWING TITLE:**

SITE GRADING PLAN

**DRAWING SHEET:**

**SG-1**

**SITE INFORMATION:**

SITE NAME:  
CUTLER PARK - PA-005  
SITE ADDRESS:  
401 GWYNEDD AVENUE  
PENLLYN, PA 19422  
JURISDICTION:  
LOWER GWYNEDD TWP,  
MONTGOMERY COUNTY, PA

**SHEET NUMBER:**

1 OF 1



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Call before you dig.**

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BRETT JOSEPH MAGARAM, PE  
PENNSYLVANIA PROFESSIONAL ENGINEER  
LICENSE # PE088606

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**To:** Board of Supervisors  
**From:** John L. Farrell, Project Manager & EMC  
**Date:** May 26, 2026  
**Re:** Proposed Memorial Playground at Ingersoll Park – Next Steps



**Recommended action: To authorize staff to work with Gilmore & Associates to prepare engineering documents for the proposed Historic Schoolhouse Memorial Play Area, and to go to bid for regular demolition of the existing property on the site.**

Staff request authorization from the Board of Supervisors to move forward with the implementation of concepts discussed at the March 24<sup>th</sup> Board meeting to memorialize the historic schoolhouse at Ingersoll Park. Those concepts, as well as information about the history of the school and the process to develop the concepts, have been posted on the Township website at: <https://lowergwynedd.org/information/historic-schoolhouse-memorial-project/>.

Note: Prior to the development of the concept plans, GKO Architects evaluated the structure. They concluded that it could be renovated into meeting rooms, but identified significant structural, maintenance, and site issues. With estimated renovation costs of approximately \$2.4 million, the project was deemed prohibitively expensive given the building's limited public use.

If the Board supports advancing the plans for the Memorial Play Area, the next steps include preparing site engineering drawings and initiating removal of the existing structure. Gilmore & Associates, whose team is familiar with the concept plans, can provide the engineering services. Their team can also assist in preparing and executing bid documents for asbestos remediation and building demolition.

The Board has two options for demolition of the property:

- Selective demolition – this option would remove most of the building but retain some portion of the original foundation walls to incorporate into the playground design. The remaining walls would need to be evaluated by a structural engineer, and the walls would likely need reinforcement. The stone would then need masonry/repainting work before it could be incorporated into the playground.
- Regular demolition and historic façade – the building could be completely demolished, but stone from the original foundation would be salvaged and repurposed for use as a façade on some walls of the play structure. This would provide a simpler and less expensive way of showing what the original foundation looked like.

The asbestos abatement plus regular demolition would cost approximately \$95,000. The selective demolition option would add between \$60,000 and \$70,000 to that cost. Staff

recommend moving forward with the regular demolition and historic façade option for the project.

If the Board approves moving forward at the May 26, 2026 meeting, staff could immediately begin work with Gilmore to initiate the engineering design and demolition process, with the goal of removing the building by the Fall. Project costs would be covered through the remaining balance of the Economic Development & Community Development Initiatives (EDCDI) grant, which is designated for improvements at Ingersoll Park. Completing demolition over the summer would also create space for the Little League to construct new batting cages.

Final project design could be completed over the winter, and construction could begin on the playground in the Spring if we receive the next grant we are applying for. This schedule aligns with the timing for the Greenways, Trails and Recreation Program (GTRP) grant, as awards are expected to be announced in the Fall, and work on the grant-funded portions cannot commence until after award notification. That grant application, the subject of another memo, will include:

- Sitework and drainage;
- Surfacing (playground rubber);
- Playground equipment;
- Custom gable play structure;
- Pathway and curb construction;
- Landscaping; and
- Furnishings, including historic “looking glass” markers and fencing.

If the design and bidding processes are completed by March, and construction starts in April, Township staff expect the project to be completed in October or November of 2027.

The final design and construction phases of the project is expected to cost approximately \$748,000. Assuming the regular demolition option is chosen, the total project cost will be approximately \$843,000. With approximately \$600,000 remaining in the EDCCI grant, and a request for approximately \$242,000 from the GTRP grant, staff expect minimal costs to be paid from Township funds.

**To:** Board of Supervisors  
**From:** John L. Farrell, Project Manager & EMC  
**Date:** May 26, 2026  
**Re:** GTRP Grant Application



---

**Recommended action: To approve Resolution 2026-13 to authorize the submission of a Greenways, Trails and Recreation Program Grant Application for the Historic Schoolhouse Memorial Play Area for \$242,327.**

Staff request the Board of Supervisors approve this resolution to authorize staff to submit a GTRP grant application through the PA Department of Community and Economic Development (DCED) to help fund the construction of the Historic Schoolhouse Memorial Play Area at Ingersoll Park. The scope of the grant application will include:

- Sitework and drainage;
- Surfacing (playground rubber);
- Playground equipment;
- Custom gable play structure;
- Pathway and curb construction;
- Landscaping; and
- Furnishings, including historic “looking glass” markers and fencing.

The total cost of this portion of the project is approximately \$672,728, and the grant request is for \$242,327. This grant requires a 15% match, which calculates to \$36,350. This figure is far below the balance it will take to complete the project, and the vast majority of that cost is expected to be covered by the Township’s existing Economic Development & Community Development Initiatives grant award, which is designated for improvements at Ingersoll Park.

Staff have requested authorization from the Board to begin work at the site – specifically engineering design, asbestos remediation, and demolition – that will not be included as part of the grant scope and therefore can take place before a grant contract is signed (should the grant be awarded). However, those steps will be recognized in the grant narrative to show the Township’s commitment to the project, and to strengthen the application.

**LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PA**

**RESOLUTION #2026-13**

**AUTHORIZING SUBMISSION OF A  
GREENWAY, TRAILS AND RECREATION PROGRAM GRANT APPLICATION  
FOR THE HISTORIC SCHOOLHOUSE MEMORIAL PLAY AREA**

Be it RESOLVED that Lower Gwynedd Township, Montgomery County, hereby requests a Greenway, Trails and Recreation Program grant of \$242,327 from the Commonwealth Financing Authority to be used for the construction of the Historic Schoolhouse Memorial Play Area located in Ingersoll Park in Lower Gwynedd Township.

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

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Gwynedd Township, this 26<sup>th</sup> day of May 2026.

ATTEST:

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Danielle A. Duckett, Chair

I, Mimi Gleason, duly qualified Secretary of Lower Gwynedd Township, County of Montgomery, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held May 26, 2026, and said Resolution has been recorded in the Minutes of Lower Gwynedd Township and remains in effect as of this date.

\_\_\_\_\_  
Mimi Gleason, Secretary  
Lower Gwynedd Township  
Montgomery County, PA

## MEMORANDUM

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

**FROM:** Helen Lam, P.E.  
Chad Dixson, AICP

**TO:** Jamie Worman, Assistant Manager  
Fred Zollers, Public Works Director

**DATE:** May 21, 2026

**RE: Penllyn Pike and Trewellyn Avenue  
Traffic Signal Modernization and ADA Improvements  
Bid Authorization and Temporary Construction & Traffic Signal Easements**

---

Bowman is seeking authorization to advertise for bidding of the construction work to complete the following intersection traffic signal modernization and ADA pedestrian improvements upgrades for the Township's DCED LSA grant project:

- Traffic signal modernization including new controller assembly, all new signal poles, and signal heads.
- Install new emergency preemption system and stop bar vehicle detection system.
- Upgrade pedestrian facilities including ADA ramps, pedestrian signal heads with countdown, APS bush buttons, and luminaire.
- Sidewalk reconstruction on China Grace Church property to accommodate required ADA improvements.
- Improve the turning radius for southbound Penllyn Pike right-turn movements to Trewellyn Avenue.
- Refresh intersection pavement markings including crosswalk, stop bars, and shoulder gore markings.

Bowman will advertise for bidding of the construction work associated with the project scope in June/July 2026. We anticipate making a recommendation for the bid award at the July 28, 2026, Board of Supervisors meeting. Construction is estimated for completion by April 2027.

In addition, the Township can consider approval of the Temporary Construction Easement and Traffic Signal Easement from China Grace Christian Church that are required for the project.

If you have any questions or need additional information regarding the status of the project, please let us know.

***Prepared By  
& Return To:***

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

***Property:***

Parcel #39-00-03247-00-8  
Penllyn Pike, Lower Gwynedd Township

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**LOWER GWYNEDD TOWNSHIP  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT** is made as of this \_\_\_\_ day of \_\_\_\_\_, 2026 (“**Effective Date**”), by **CHINA GRACE CHRISTIAN CHURCH**, with an address at 225 Penllyn Blue Bell Pike, Blue Bell, PA 19422, legal owner of Montgomery County Tax Parcel #39-00-03247-00-8 (the “**Grantor**”) and **LOWER GWYNEDD TOWNSHIP**, a second class township, with offices at 1131 N. Bethlehem Pike, Spring House, Pennsylvania 19477 (“**Grantee**”). The Grantor and Grantee are sometimes collectively referred to individually as a “**Party**” and collectively as the “**Parties.**”

**BACKGROUND**

A. Grantor is title holder in fee of certain parcels of land situate at 225 Penllyn Pike, in Lower Gwynedd Township, Montgomery County, Pennsylvania, more particularly identified as Tax Parcel #39-00-03247-00-8 (the “**Grantor’s Property**”).

B. Grantor is offering Grantee a temporary construction easement on Grantor’s Property, to allow Grantee the right and privilege to perform certain pedestrian safety improvements, in accordance with the terms and conditions of this Agreement (collectively, the “**Improvements**”).

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor and Grantee hereby agree as follows:

1. **TEMPORARY CONSTRUCTION EASEMENT.** Grantor, for itself and its successors and assigns, hereby convey and grant to Grantee, its successors and assigns, a temporary, non-exclusive easement (the “**Temporary Construction Easement**”) over, under, in, along, across and upon the property described on the attached and incorporated **Exhibit “A”** (the “**Temporary Easement Area**”) for use in the initial construction and installation of the Improvements and other construction purposes reasonably related to the initial construction of the Improvements. Prior to commencement of the Temporary Construction Easement, Grantee shall have access to the Grantor Property during normal business hours to conduct all studies, tests, examinations and surveys necessary to design and construct the Improvements. The Temporary Construction Easement is depicted generally on the plan attached and incorporated as **Exhibit “B.”**

2. **TERM OF EASEMENT.** The Temporary Construction Easement shall commence on the Effective Date and shall automatically terminate and expire on the date which is ninety (90) days after the date construction of the Improvements is completed and accepted by the Township (the “Term”). Upon the expiration of the Term, all of the rights and benefits of Grantee in, to and under this Agreement, with respect to the Temporary Construction Easement, shall automatically terminate and be of no further force and effect.

3. **RESERVATION BY GRANTOR/NON-EXCLUSIVE USE.** All right, title and interest in and to the Temporary Easement Area is reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings which may cause damage to or interfere with the Improvements.

4. **COSTS/LIEN-FREE CONSTRUCTION.** Grantee shall be responsible for and promptly pay without the imposition of any lien or charge on or against all or any portion of Grantor’s Property all costs and expenses of construction and maintenance of the Improvements.

5. **COMPLIANCE WITH LAWS.** Grantee shall construct the improvements in a workmanlike manner and in compliance with the applicable statutes, ordinances, rules and regulations of all governing public authorities as those statutes, ordinances, rules and regulations are amended from time to time.

6. **RESTORATION.** In the event the surface of the Temporary Easement Area is disturbed by Grantee’s exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed at the commencement of such activities.

7. **INDEMNIFICATION.** The Grantee, for itself and its successors and assigns, hereby agrees to indemnify, defend and hold harmless the Grantor and Grantor’s successors and assigns from and against all losses, liabilities, claims, demands, causes of action, damages, fines, fees, costs, including reasonable attorneys’ fees, whether or not covered by insurance, arising out of, resulting from or caused by, any act, omission, negligence or failure of the Grantee, its agents, employees, invitees or licensees in respect of this Agreement.

8. **GENERAL PROVISIONS.**

A. ***Covenants Running with the Land.*** The parties to this Agreement acknowledge and agree that the easements and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, successors and assigns. Without limiting the foregoing, Grantor acknowledges that Grantee’s rights under this Agreement are assignable and that Grantor hereby consent to Grantee’s assignment of all of its right, title and interest and its delegation of all of its obligations created under this Agreement.

B. ***Effective Date.*** This Agreement shall be effective upon the date it is executed by an authorized representative of each signing Party.

C. ***Authorized Representative.*** Each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

D. **Notices.** Any notice permitted or required by this Agreement shall be deemed received, if delivered, when actually received, or, if mailed, on the third (3<sup>rd</sup>) day after mailing by registered or certified mail, postage prepaid, to the Party's address set forth above, or to such other address designated in writing to the other Party.

E. **Attorney's Fees.** In the event of any dispute between the parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorney's fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

F. **Further Cooperation.** Each of the signatures to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Agreement.

G. **Interpretation.** The Parties hereto acknowledge and agree: (a) each Party and its counsel have reviewed and negotiated the terms and provisions of this Agreement and have contributed to its revision; (b) the rule of construction to the effect that any ambiguities are resolved against the drafting Party shall not be employed in the interpretation of this Agreement; and (c) the terms and provisions of this Agreement shall be construed fairly as to all Parties hereto and not in favor of or against any Party, regardless of which Party was generally responsible for the preparation of this Agreement.

H. **Recording of Agreement.** This Agreement and all of the exhibits referred to herein may be recorded at the expense of the Grantee.

I. **Counterparts and Electronic Signature.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement. The counterparts of this Agreement may be executed and delivered by facsimile or electronic signature.

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

**IN WITNESS WHEREOF**, the Grantor and Grantee, intending to be legally bound hereby have caused this Agreement to be duly executed on the day and year first above written.

***GRANTOR:***  
**CHINA GRACE CHRISTIAN CHURCH**

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

**ATTEST:**

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

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

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

**ACKNOWLEDGMENT**

**COMMONWEALTH OF PENNSYLVANIA** :

:

**COUNTY OF MONTGOMERY** :

:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me the subscriber, a Notary Public, personally appeared \_\_\_\_\_, the authorized representative of the **CHINA GRACE CHRISTIAN CHURCH**, who acknowledged that the instrument to which this Acknowledgement is attached is their act and deed and desire the same might be recorded as such.

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

\_\_\_\_\_  
Notary Public  
My Commission Expires:



**EXHIBIT "A"**  
**EASEMENT LEGAL DESCRIPTION**

March 25, 2026

**DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT  
FROM THE LANDS OF CHINA GRACE CHRISTIAN CHURCH  
(PARID# 39-00-03247-00-8)**

All that certain required pieces of land situate in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 25th day of February 2015 in Instrument Number 2015015365 and recorded at Norristown in the office of Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by Bowman, entitled "PLAN OF TEMPORARY CONSTRUCTION EASEMENT FROM THE LANDS OF CHINA GRACE CHRISTIAN CHURCH (PARID# 39-00-03247-00-8)" dated March 25, 2026, as follows to wit;

Beginning at a point of intersection along the northerly legal Right-of-Way line of Penllyn Pike (33 feet wide) and the southwesterly township Right-of-Way line of Trewellyn Avenue T-372 (63 feet wide); extending thence the following seven courses:

- 1) Along the northerly legal Right-of-Way line of Penllyn Pike, South 81 degrees 15 minutes 21 seconds West, a distance of 13.23 feet to a point.
- 2) Thence through the lands of China Grace Christian Church, North 06 degrees 53 minutes 52 seconds West, a distance of 13.32 feet to a point.
- 3) Thence, North 62 degrees 22 minutes 50 seconds West, a distance of 21.44 feet to a point.
- 4) Thence, North 72 degrees 25 minutes 12 seconds West, a distance of 18.56 feet to a point.
- 5) Thence, North 30 degrees 19 minutes 39 seconds East, a distance of 17.35 feet to a point.

425 Commerce Drive, Suite 200, Fort Washington, PA 19034 P: 215.283.9444

bowman.com

**CONTINUED ON THE FOLLOWING PAGE**

**EXHIBIT "A"**  
**EASEMENT LEGAL DESCRIPTION**  
**CONTINUED FROM PREVIOUS PAGE**

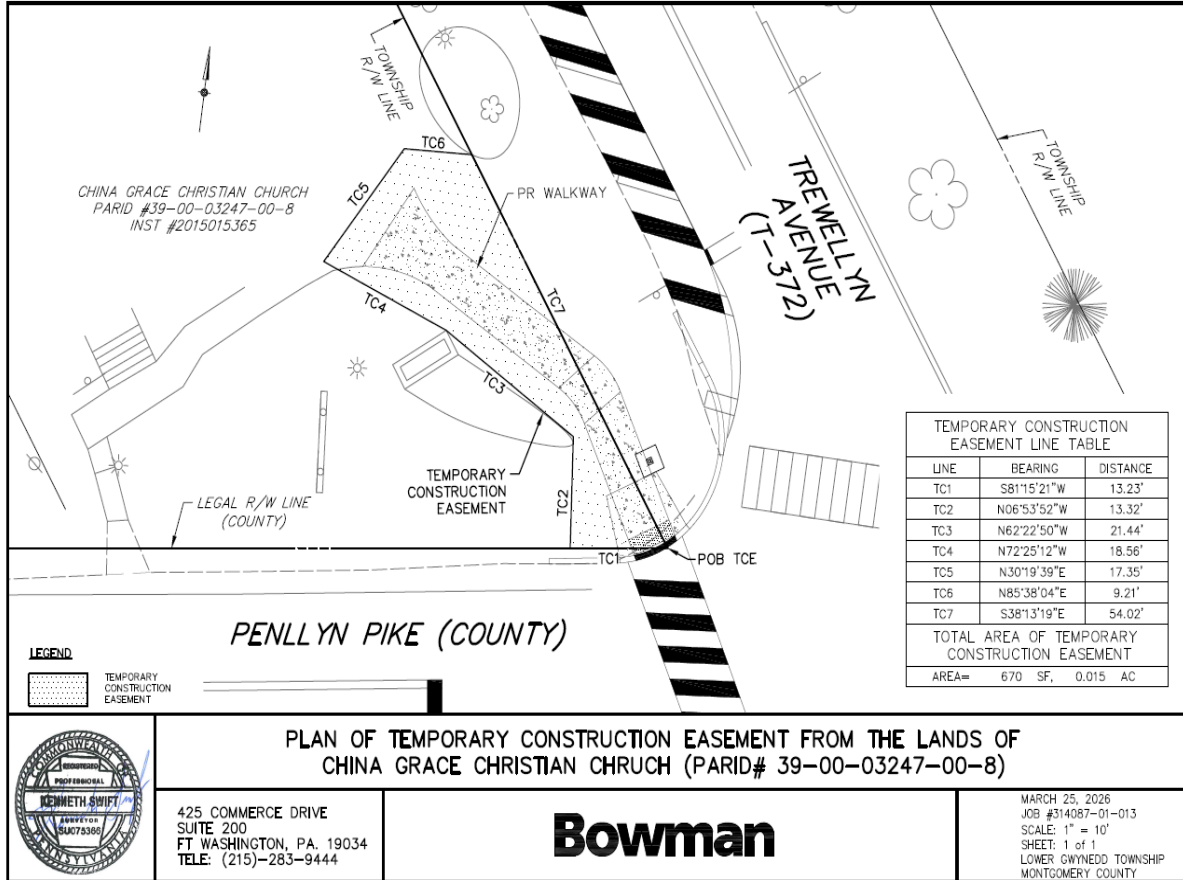
## **Bowman**

- 6) Thence, North 85 degrees 38 minutes 04 seconds East, a distance of 9.21 feet to a point.
- 7) Thence along the southwesterly township Right-of-Way line of Trewellyn Avenue, South 38 degrees 13 minutes 19 seconds East, a distance of 54.02 feet to the point and place of beginning.

Containing 670 square feet, or 0.015 acres.



**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT PLAN**



**PLAN OF TEMPORARY CONSTRUCTION EASEMENT FROM THE LANDS OF CHINA GRACE CHRISTIAN CHURCH (PARID# 39-00-03247-00-8)**

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444

# Bowman

MARCH 25, 2026  
 JOB #314087-01-013  
 SCALE: 1" = 10'  
 SHEET: 1 of 1  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY

**Prepared By & Return To:**

Neil Andrew Stein, Esquire  
Union Meeting Corporate Center  
910 Harvest Drive, 2<sup>nd</sup> Floor  
Blue Bell, Pennsylvania 19422

**Property:**

Old Penllyn Pike  
Tax Map Parcel #39-00-03107-00-4

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**LOWER GWYNEDD TOWNSHIP  
TRAFFIC SIGNAL EASEMENT**

THIS TRAFFIC SIGNAL EASEMENT (this "**Signal Easement**") is made this \_\_\_\_ day of \_\_\_\_\_, 2026 ("**Effective Date**") by CHINA GRACE CHRISTIAN CHURCH, 225 Penllyn Blue Bell Pike, Blue Bell, Pennsylvania 19422 ("**Grantor**"), in favor of LOWER GWYNEDD TOWNSHIP, a Pennsylvania second class township, 1130 North Bethlehem Pike, Spring House, Pennsylvania 19477 ("**Grantee**") (Grantor and Grantee are sometimes individually referred to as a "**Party**" and collectively as the "**Parties**").

**BACKGROUND**

A. Grantor is the owner of the property and improvements thereon located on Penllyn Pike, Lower Gwynedd Township, Montgomery County, Pennsylvania, Tax Map Parcel #39-00-03107-00-4 ("**Grantor's Parcel**").

B. Montgomery County has approved the relocation and/or the installation of a traffic control signal system ("**Traffic Signal System**") on Grantor's Parcel, near the intersection of Penllyn Pike, Trewellyn Avenue and Old Penllyn Pike.

C. Grantee shall be responsible for maintaining the Traffic Signal System together with all appurtenances, other related facilities (including, without limitation, conduits, poles, wires, ducts, cables, service boxes, and signal controllers), and any related driveway(s), curbing and traffic control devices and markings (collectively, the "**Improvements**").

D. Grantor and Grantee acknowledge that the relocation, installation and maintenance of the Improvements will require use of a portion of Grantor's Parcel from time to time.

E. Grantor and Grantee desire that Grantor should grant to Grantee an easement hereinafter set forth over a portion of Grantor's Parcel as described herein.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor and Grantee hereby agree as follows:

1. **Grant of Signal Easement.** Grantor hereby grants, conveys and declares, to Grantee, and its respective contractors, materialmen, laborers, tenants, employees, licensees, and invitees, the full and uninterrupted right, right-of-way, privilege, easement and authority to enter upon that portion of Grantor's Parcel consisting of the area shown on "**Exhibit A**" and as described in **Exhibit "B"** attached hereto and made a part hereof (the "**Easement Area**"), solely and exclusively for ingress, egress, and all purposes associated with the maintenance, repair and replacement of the Improvements (the "**Signal Easement**").

2. **Term.** The term of this Signal Easement shall be perpetual (the "**Term**"). Provided, however, that if the Improvements are removed and not replaced, thereby eliminating the need for the Signal Easement, then the Signal Easement shall be deemed terminated and the Grantor shall record the necessary termination in the Recorder's Office for Montgomery County, Pennsylvania (the "**Recorder's Office**").

3. **Operations; Restoration.**

A. The Grantee shall provide, at the Grantee's sole cost and expense, all repairs, maintenance, improvements and replacements of the Improvements, which shall include but not be limited to bulb replacement, traffic signal detector loops, response to trouble calls, and temporary emergency repairs. The Grantee shall have the sole authority and discretion to operate and control the Improvements, including but not limited to, setting traffic signal timings as the Grantee reasonably deems proper. The Grantee shall also be responsible, at the Grantee's sole cost and expense, for all other necessary repairs, maintenance, improvements and replacements of the Improvements and related components, as determined by the Grantee in its sole reasonable discretion, including, without limitation repairs, maintenance, improvements and replacement of pavement striping and markings and that portion of the pavement, including asphalt and suitable base materials, lying within the area of the Easement Area and supporting the traffic signal detector loops constructed within the pavement.

B. The Easement Area shall be kept in a safe, secure and orderly condition. Grantee shall comply with all applicable laws in connection with the exercise of its rights hereunder.

C. All costs incurred by Grantee relating to the exercise of the Signal Easement shall be borne by Grantee.

D. Any portion of Grantor's Parcel disturbed in connection with or arising out of the exercise of Grantee's rights hereunder shall be promptly restored by Grantee to as close as is reasonably possible to its former condition after completion of such work, including but not limited to all landscaping, signage and other improvements as may presently or in the future exist on the Grantor's Parcel.

4. **Non-Exclusive.**

A. The rights and easements granted hereby are non-exclusive and shall be exercised in common with others entitled thereto from time to time, provided that such use shall not materially impair the exercise by the benefited Party of the rights and easements herein granted, and further provided that such use shall not create unsafe conditions, given the activities of Grantee being conducted within the Easement Area.

B. In furtherance of the foregoing, during any time maintenance activities are being conducted by or on behalf of Grantee within the Easement Area, Grantee shall have the right to impose reasonable restrictions on access to the Easement Area, so as to ensure the safety of both those conducting such construction activities and those who otherwise would enter the Easement Area.

5. **Restrictions and Obligations.**

A. Grantee shall, during its use of the Easement Area in accordance with the terms set forth herein, not interfere with (i) any business being conducted on the Grantor's Parcel, or (ii) Grantor's use and continued enjoyment of the Grantor's Parcel.

B. Grantee shall not be permitted to store any vehicles, materials, objects or other personal property on the Grantor's Parcel without Grantor's consent, which consent may be withheld in Grantor's sole discretion. If Grantee fails to comply, Grantor may, but shall not be obligated to, remove such materials and Grantee shall reimburse Grantor for the reasonable costs thereof within thirty (30) after receipt of evidence of payment.

C. Grantee acknowledges that the Signal Easement and the Grantee's right to use the Easement Area for the purposes set forth herein, shall be subject and subordinate to all recorded covenants and restrictions affecting the Grantor's Parcel.

D. Any and all permits, licenses or approvals required for the Grantee's use of the Grantor's Parcel shall be obtained by Grantee from the authorities having jurisdiction thereof, at Grantee's sole cost and expense. The Grantee shall at all times comply with all applicable federal, state and local laws, rules, regulations and orders of those governmental entities with jurisdiction over Grantee's activities.

E. Grantee agrees that it shall not take any action that results in any lien or encumbrance, including, without limitation, mechanics liens and tax liens, to be filed against the Grantor's Parcel. If any such lien is filed due to the action of Grantee, the Grantee shall cause such lien or encumbrance to be promptly discharged.

F. Grantee assumes all risk of loss, injury or damage to the facilities or personal property and all risk of injury or death to its employees, contractors, workmen, or any other person or persons from any causes whatever. Grantee shall at all times hereafter indemnify, defend and save harmless Grantor (and its officers, agents, employees and invitees) from and against any and all claims, actions, liability, damages, costs and expenses (including reasonable attorney's fees) in connection with any breach of this Signal Easement, any loss of life, personal injury, or damage to property caused to any person in or about the Grantor's Parcel or arising out of the occupancy or use of the Grantor's Parcel by Grantee or occasioned wholly or in part by the act or omission of Grantee, its agents, employees and invitees unless attributable to the sole negligence of Grantor (or its officers, agents or employees). This **Paragraph 5.F** shall survive the termination of this Easement.

G. No "track-type" vehicles or tractor-trailers shall be permitted to use the Grantor's Parcel; provided, however, that tractor-trailers may be used to transport vehicles to and from the Grantor's Parcel.

6. **Cooperation.** Grantor agrees to cooperate fully with Grantee, at no cost to Grantor, in obtaining all necessary governmental approvals, permits or licenses for any work that may be performed by Grantee within the Easement Area, including but not limited to executing any applications, petitions, agreements or plans as shall be requested by Grantee in order to obtain such approvals, permits or licenses. Provided, however, that the Grantor shall have no liability or obligation, financial or otherwise, with respect to such approvals, permits and licenses.

7. **Entire Agreement.** This Agreement embodies the entire agreement and understanding between the Parties with regard to the subject matter hereof and supersedes all prior agreements and understandings with respect thereto. In case any one or more of the obligations of the Parties is held invalid, the validity, legality and enforceability of the remaining obligations of the Parties shall not in any way be affected or impaired thereby.

8. **Binding Effect; Run with the Land.** The Parties agree that this Agreement, and the easements created herein, and the rights and duties of the Parties described herein shall be binding on and inure to the benefit or burden of each of the Parties and their heirs, administrators, successors and assigns, as applicable, and shall constitute covenants, agreements and easements running with the land of the Grantor's Property.

9. **Governing Law; Venue.** This Agreement shall be governed by and construed exclusively in accordance with the laws of the Commonwealth of Pennsylvania (without regard to the choice of law principles thereof). Any claim, action, suit or other proceeding under or in connection with this Agreement shall be asserted, brought, prosecuted and maintained in the Court of Common Pleas of Montgomery County, Pennsylvania, and each of the Grantor and Grantee and their successors and assigns hereby waive any and all rights to object to the laying of venue in any such court and to any right to claim that any such court may be an inconvenient forum. Each of the Grantor and Grantee and their successors and assigns hereby submit themselves to the jurisdiction of each such court and agree that service of process on them in any such action, suit or proceeding may be effected by certified mail or overnight receipted courier as set forth in this Agreement. The Parties agree that Pennsylvania will be the Parties' exclusive forum for any and all claims (whether seeking legal, equitable, declaratory or other relief) arising under this Agreement whether in whole or in part.

10. **Interpretation.** The Parties hereto acknowledge and agree: (a) each of the Parties and their respective counsel have reviewed and negotiated the terms and provisions of this Agreement and have contributed to its revision; (b) the rule of construction to the effect that any ambiguities are resolved against the drafting Party shall not be employed in the interpretation of this Agreement; and (c) the terms and provisions of this Agreement shall be construed fairly as to the Parties and not in favor of or against any Party, regardless of which Party was generally responsible for the preparation of this Agreement.

11. **Notice.** All notices, requests, demands, consents, approvals or other communications required or permitted to be given under any provision of this Agreement shall be in writing and shall be deemed given upon personal delivery or the delivery thereof by first class certified mail, return receipt requested, postage prepaid, or the delivery thereof by overnight courier service, addressed to each Party or their successors and assigns, as follows (or at such other address as may be designated by notice in writing given from time to time):

**If to Grantor:**

China Grace Christian Church  
225 Penllyn Blue Bell Pike  
Blue Bell, Pennsylvania 19422

**If to Grantee:**

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

Any correctly addressed notice that is refused, rejected unclaimed, or undeliverable because of an act or omission of the party to be notified (including failure to properly notify the other party in writing of a change in address) shall be considered to be effective upon the first attempt at delivery.

12. **Effect of Headings.** Any title of an article or section heading herein contained is for convenience of reference only and shall not affect the meaning of construction of any of the provisions hereof.

13. **Recording of Agreement.** This Agreement and all of the exhibits referred to herein may be recorded at the expense of the Grantee in the Recorder's Office.

14. **Counterparts and Electronic Signature.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature by any of the parties to any other party and the receiving Party may rely on the receipt of such document so executed and delivered by electronic means as if the original had been received.

**[SIGNATURES APPEAR ON FOLLOWING PAGES]**

**IN WITNESS WHEREOF**, the Parties have executed this Traffic Signal Easement as of the date and year first above written.

**GRANTOR:**  
**CHINA GRACE CHRISTIAN CHURCH**

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

**GRANTEE:**  
**LOWER GWYNEDD TOWNSHIP**  
**BY: ITS BOARD OF SUPERVISORS**

**ATTEST:**

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

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

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the subscriber, a Notary Public of the Commonwealth aforesaid, personally appeared \_\_\_\_\_, the duly authorized representative of **CHINA GRACE CHRISTIAN CHURCH**, and being authorized to do so as such authorized representative, executed the foregoing Traffic Signal Easement for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public  
My Commission Expires:

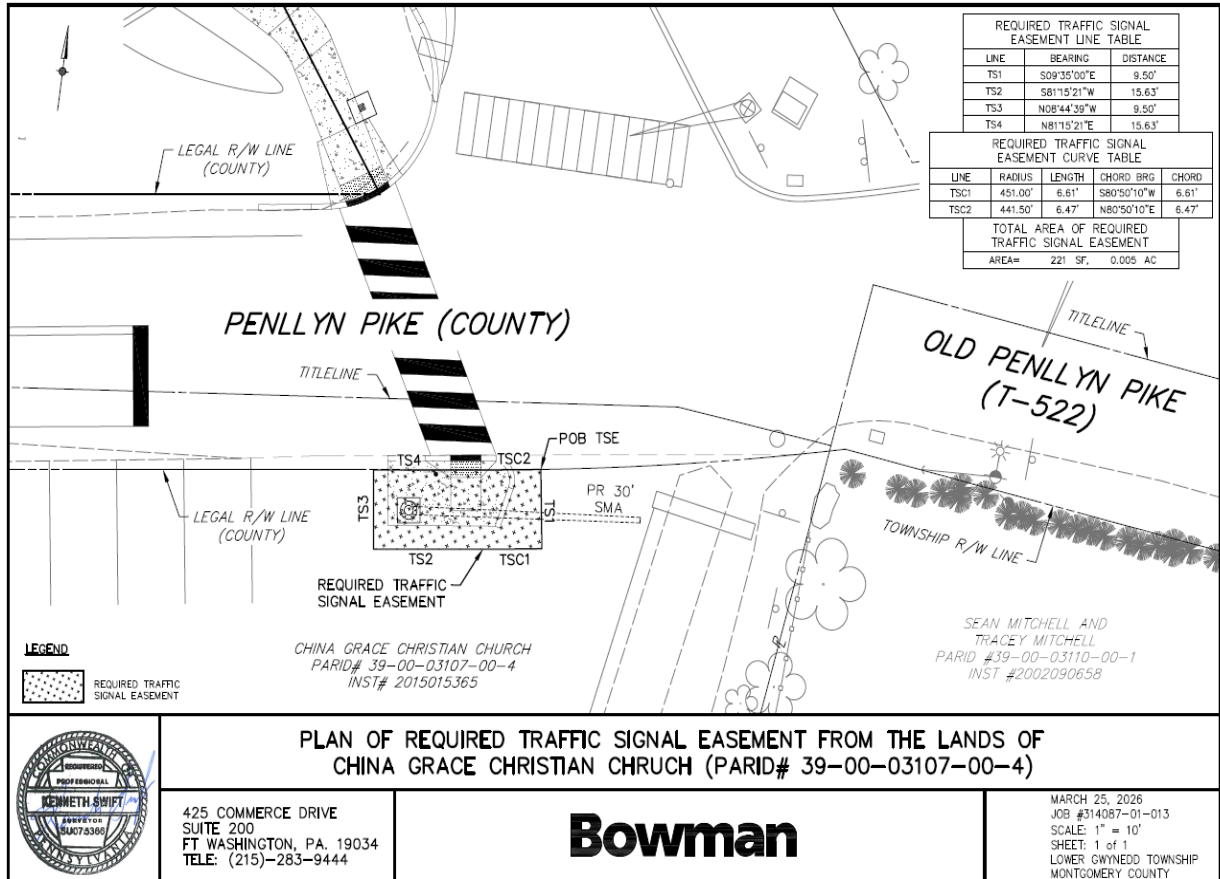
COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the subscriber, a Notary Public of the Commonwealth aforesaid, personally appeared **DANIELLE A. DUCKETT**, Chairperson of the Board of Supervisors of Lower Gwynedd Township, and that she as such Chairperson, being authorized to do so, executed the foregoing Traffic Signal Easement for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public  
My Commission Expires:

## EXHIBIT "A" EASEMENT AREA PLAN



**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF EASEMENT AREA**

March 25, 2026

**DESCRIPTION OF REQUIRED TRAFFIC SIGNAL EASEMENT  
FROM THE LANDS OF CHINA GRACE CHRISTIAN CHURCH  
(PARID# 39-00-03107-00-4)**

All that certain required pieces of land situate in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 25th day of February 2015 in Instrument Number 2015015365 and recorded at Norristown in the office of Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by Bowman, entitled "PLAN OF REQUIRED TRAFFIC SIGNAL EASEMENT FROM THE LANDS OF CHINA GRACE CHRISTIAN CHURCH (PARID# 39-00-03107-00-4)" dated March 25, 2026, as follows to wit;

Beginning at a point along the southerly County Legal Right-of-Way line of Penllyn Pike (33 feet wide), said point being along a curve to the left, having a radius of 441.50 feet, an arc length of 38.19 feet, and being subtended by a chord bearing South 77 degrees 56 minutes 18 seconds West, a chord distance of 38.18 from the intersection of the County Legal Right of Way line and a common line between the lands of Sean Mitchell and Tracey Mitchell (Parid# 39-00-03110-00-1) and the lands of China Grace Christian Church (Parid# 39-00-03107-00-4); extending thence the following six courses:

- 1) Thence through the lands of China Grace Christian Church, South 09 degrees 35 minutes 00 seconds East, a distance of 9.50 feet to a point.
- 2) Thence along a curve to the right, having a radius of 451.00 feet, an arc length of 6.61 feet, and being subtended by a chord bearing South 80 degrees 50 minutes 10 seconds West, a chord distance of 6.61 feet to a point.
- 3) Thence, South 81 degrees 15 minutes 21 seconds West, a distance of 15.63 feet to a point.
- 4) Thence, North 08 degrees 44 minutes 39 seconds West, a distance of 9.50 feet to a point.

425 Commerce Drive, Suite 200, Fort Washington, PA 19034 P: 215.283.9444

bowman.com

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CONTINUED ON THE FOLLOWING PAGE

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF EASEMENT AREA**  
**CONTINUED FROM THE PREVIOUS PAGE**

## **Bowman**

- 5) Thence along the southerly County Legal Right-of-Way line of Penllyn Pike, North 81 degrees 15 minutes 21 seconds East, a distance of 15.63 feet to a point.
  
- 6) Thence along the same on a curve to the left, having a radius of 441.50 feet, an arc length of 6.47 feet, and being subtended by a chord bearing North 80 degrees 50 minutes 10 seconds East, a chord distance of 6.47 feet to the point and place of beginning.

Containing 211 square feet, or 0.005 acres.



***Prepared By  
& Return To:***

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

***Property:***

Parcels #390003100002, #390003100011, #390003100047, #390003100029,  
#390003100056, #390003100038 and #390003100065  
Lower Gwynedd Township, Montgomery County, Pennsylvania

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**LOWER GWYNEDD TOWNSHIP  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

**OLD BETHLEHEM PIKE  
CULVERT REPLACEMENT AND STREAMBANK STABILIZATION  
(S. PAONE, INC.)**

**THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT** is made as of this \_\_\_\_ day of \_\_\_\_\_, 2026 (“**Effective Date**”) by **S. PAONE, INC.**, a Pennsylvania corporation, **AIS TRUST** and **PAONE OFFICE BUILDING CONDO ASSOCIATION**, all with an address at 1120 N. Bethlehem Pike, Spring House, Pennsylvania 19477 (collectively, the “**Grantors**”) and **LOWER GWYNEDD TOWNSHIP**, a second class township, with offices at 1130 N. Bethlehem Pike, Spring House, Pennsylvania 19477 (“**Grantee**”). The Grantors and Grantee are sometimes collectively referred to individually as a “**Party**” and collectively as the “**Parties.**”

**BACKGROUND**

A. S. Paone, Inc. is the title holder of a certain parcel of land located in Lower Gwynedd Township, Montgomery County, Pennsylvania, more particularly identified as Montgomery County Tax Parcel #390003100002 (the “**Land**”). The Land presently contains a condominium office building owned by the AIS Trust, containing several individual condominium units owned and managed by the Paone Office Building Condominium Association (collectively, the “**Building**”). The Land and Building are hereinafter collectively referred to as the “**Grantors’ Property**”.

B. Grantors are offering Grantee a temporary construction easement along or near the right-of-way of Old Bethlehem Pike (the “**Roadway**”) to allow Grantee the right and privilege to conduct a culvert replacement and streambank stabilization, in accordance with the terms and conditions of this Agreement (collectively, the “**Improvements**”). The Improvements are depicted on a “**Land Development Plan**” prepared for the Grantee by Gilmore & Associates dated May 10, 2023 and last revised November 4, 2024 (the “**Plans**”).

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties hereby agree as follows:

1. **TEMPORARY CONSTRUCTION EASEMENT.** Grantors, for themselves and their successors and assigns, hereby convey and grant to Grantee, its successors and assigns, a temporary, non-exclusive easement (the “**Temporary Construction Easement**”) over, under, in, along, across and upon the Grantors’ Property as depicted in the Plans (the “**Temporary Easement Area**”), for use in the construction and installation of the Improvements and other construction purposes reasonably related to the initial construction of the Improvements. Grantors’ Property shall be accessed solely from Old Bethlehem Pike.

2. **PRE-COMMENCEMENT.** Prior to commencement of the Temporary Construction Easement, Grantors shall permit Grantee to access the Grantors’ Property solely from Old Bethlehem Pike, during normal business hours to conduct all studies, tests, examinations and surveys necessary to design and construct the Improvements.

3. **TERM OF EASEMENT.** The term of the Temporary Construction Easement (the “**Term**”) shall commence on the Effective Date and shall automatically terminate and expire on **December 31, 2026** (the “**Expiration Date**”). Upon the expiration of the Term, all of the rights and benefits of Grantee in, to and under this Agreement with respect to the Temporary Construction Easement shall automatically terminate and be of no further force and effect. Subsequent to the Expiration Date, Grantee’s access to the Temporary Easement Area will be permitted for maintenance purposes.

4. **RESERVATION BY GRANTORS/NON-EXCLUSIVE USE.** All right, title and interest in and to any portion of the Grantors’ Property which may be used and enjoyed without interfering with the rights conveyed by this Agreement, are reserved to Grantors; provided, however, that Grantors shall not erect or maintain any buildings which (i) may cause damage to or interfere with the Improvements, (ii) unreasonably or materially increase the costs to Grantee of installing the Improvements or restoring any of the Temporary Easement Area after such installation.

5. **COSTS/LIEN-FREE CONSTRUCTION.** Grantee shall be responsible for and promptly pay without the imposition of any lien or charge on or against all or any portion of Grantors’ Property all costs and expenses of construction and maintenance of the Improvements. Should a lien be filed against the Grantors’ Property, arising from the construction and maintenance of the Improvements, the Grantee shall be solely responsible, at its sole cost and expense, for the discharge of such lien and its removal from the public records.

6. **COMPLIANCE WITH LAWS.** Grantee shall construct the Improvements in a workmanlike manner and in compliance with the applicable statutes, ordinances, rules and regulations of all governing public authorities as those statutes, ordinances, rules and regulations are amended from time to time.

7. **RESTORATION.** Should the surface of the Temporary Easement Area be disturbed by Grantee’s exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed at the commencement of such activities, including but not limited to full stabilization and landscaping as specified in the Plans.

8. **INDEMNIFICATION.** The Grantee, for itself and its successors and assigns, hereby agrees to indemnify, defend and hold harmless the Grantors and Grantors' successors and assigns from and against all losses, liabilities, claims, demands, causes of action, damages, fines, fees, costs, including reasonable attorneys' fees, whether or not covered by insurance, arising out of, resulting from or caused by, any act, omission, negligence or failure of the Grantee, its agents, employees, invitees or licensees in respect of this Agreement.

9. **INSURANCE.** Grantee, at its sole cost and expense, shall insure its activities in connection with this Agreement and obtain, keep in force and maintain insurance as follows:

(a) Commercial Form General Liability Insurance (contractual liability included) with minimum limits as follows:

Each Occurrence	\$1,000,000.00
Personal and Advertising Injury	\$1,000,000.00
General Aggregate	\$2,000,000.00

(b) If the above insurance is written on a claims-made form, coverage shall continue for three (3) years following the Termination Date. The insurance shall have a retroactive date of placement prior to or coinciding with the Effective Date.

(c) Business Automobile Liability Insurance for owned, scheduled, non-owned, or hired automobiles with a combined single limit of not less than \$1,000,000.00 per occurrence.

(d) Workers' Compensation as required by Pennsylvania law.

(e) Such other insurance in such amounts which from time to time may be reasonably required by the mutual consent of Grantee and Grantors against other insurable risks relating to performance.

(f) The coverage referred to in this **Section 9** shall include the Grantors as additional insureds. Grantee, upon the execution of this Agreement, shall furnish Grantors with certificates evidencing compliance with all requirements. Certificates shall provide for thirty (30) days (ten (10) days for non-payment of premium) advance written notice to Grantors of any material modification, change or cancellation of any of the above insurance coverages. The insurance coverage required herein shall not limit the liability of Grantee and shall reflect that the insurer has waived any right of subrogation against the Grantors for all lines. Failure to comply with this **Section 9** shall be basis of default and all operations under the Easement shall cease immediately.

10. **GENERAL PROVISIONS.**

A. ***Covenants Running with the Land.*** The Parties acknowledge and agree that the Easement and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the Grantors' Property and shall inure to the benefit of and be binding upon the Parties and their respective grantees, successors and assigns. Without limiting the foregoing, Grantors acknowledge that Grantee's rights under this Agreement are assignable and that Grantors hereby consent to Grantee's assignment of all of its right, title and interest and its delegation of all of its obligations created under this Agreement.

This Agreement shall inure to and be applicable to Grantors and Grantee and their respective heirs, representatives, successors and assigns. Grantee shall not assign this Easement without the prior written consent of Grantor; provided, however, that in the event of any assignment by Grantee or any successive Grantee, the assignor shall remain fully responsible for all obligations, responsibilities and liabilities of Grantee under this Easement (including, but not limited to, requirements as to indemnity and insurance).

B. ***Effective Date.*** This Agreement shall be effective upon execution by an authorized representative of each signing Party.

C. ***Authorized Representative.*** Each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

D. ***Notices.*** Any notice permitted or required by this Agreement shall be deemed received, if delivered, when actually received, or, if mailed, on the third (3<sup>rd</sup>) day after mailing by registered or certified mail, postage prepaid, to the Party's address set forth above, or to such other address designated in writing to the other Party.

E. ***Attorney's Fees.*** In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorney's fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

F. ***Further Cooperation.*** Each of the signatures to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Agreement.

G. ***Interpretation.*** The Parties hereto acknowledge and agree: (a) each Party and its counsel have reviewed and negotiated the terms and provisions of this Agreement and have contributed to its revision; (b) the rule of construction to the effect that any ambiguities are resolved against the drafting Party shall not be employed in the interpretation of this Agreement; and (c) the terms and provisions of this Agreement shall be construed fairly as to all Parties hereto and not in favor of or against any Party, regardless of which Party was generally responsible for the preparation of this Agreement.

H. ***Recording of Agreement.*** This Agreement and all of the exhibits referred to herein may be recorded at the expense of the Grantee.

I. ***Counterparts and Electronic Signature.*** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement. The counterparts of this Agreement may be executed and delivered by facsimile or electronic signature.

**IN WITNESS WHEREOF**, the Grantors and Grantee, intending to be legally bound hereby, have caused this Agreement to be duly executed on the day and year first above written.

**GRANTORS:**

**S. PAONE, INC.**, a Pennsylvania corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

**AIS TRUST**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

**PAONE OFFICE BUILDING CONDO ASSOCIATION**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

**GRANTEE:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_

**DANIELLE A. DUCKETT, CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**MIMI GLEASON, SECRETARY**



**COMMONWEALTH OF PENNSYLVANIA** :  
:  
**COUNTY OF MONTGOMERY** :

On this, the \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the duly authorized representative of **PAONE OFFICE BUILDING CONDO ASSOCIATION**, and that he/she as such representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of such limited liability company as such representative.

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

---

Notary Public  
My Commission Expires:





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

May 21, 2026

File No. 999-1022-01

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

Reference: 446 Marion Culvert Replacement  
Contech Aluminum Arch Culvert Proposal

Dear Ms. Gleason:

As you are aware, we have been working on a replacement design for the driveway culvert at 446 Marion Avenue, which was identified in the Houston Creek Flood Study as an improvement to help alleviate flooding along Brookside Avenue. To that end, we have designed & permitted a 9'Wx3'H aluminum arch culvert that will significantly increase flow through the culvert and reduce the frequency of water backing up onto Brookside Avenue.

Contech Engineered Solutions, LLC is a Costars approved vendor and has provided the Township with a quote to furnish and install the culvert for a cost of \$58,000.00. Township Public Works will provide demolition, erosion & sediment controls, backfill, and final pavement restoration. We have discussed this scope with Fred Zollers and he agrees that DPW can handle their scope. The project is funded in part through a Montco 2040 Grant and the Contech quote falls within the budgeted amount.

If you have no objection, please place the approval of the Contech quote on a future BOS agenda for recommendation by the board. We will continue to work with the affected property owners to secure temporary construction easements, but I wanted to mention the project has been well received by both so far.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'James Hersh', is written over a light blue horizontal line.

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

JJH/

cc: Fred Zollers, Township Director of Public Works

---

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

## Jim Hersh

---

**From:** Ankita Patel <ankita.patel@conteches.com>  
**Sent:** Thursday, April 16, 2026 4:51 PM  
**To:** Brian Studer  
**Cc:** Edward Brown; Jim Hersh  
**Subject:** RE: [EXTERNAL] RE: Lower Gwynedd Township - Brookside Avenue Culvert

Brian,

The material and assembly estimate includes the scope of work by Contech shown on preliminary plans and total cost would be \$58,000.00. (Valid for 30 days)

### Aluminum Box Culvert Materials:

- 16'-0" net structure length of the 9'-2" span x 3'-3" rise Aluminum Box Culvert #2R1
- Structure designed for HL-93 live load, 1.4' min. cover (measured to bottom of flexible pavement) – 2.0' max. cover
- 0.125" haunch plate thickness with T-2 haunch ribs @ 54"; 0.125" crown plate thickness with T-4 crown ribs @ 18"
- Both ends fabricated with shop-cut grade-corrected ends and welded aluminum flange for 3.8% structure slope
- Includes full aluminum invert and receiving channel
- Includes (2) aluminum toe walls
- Includes (2) aluminum endwalls, each 13'-6" wide x 6'-11" total height, extending 1'-6" above inside top of arch
- Includes (4) aluminum wingwalls, each 4'-6" long, 6'-11" constant height
- Includes plate layout drawings for submittal and assembly

### Notes:

- One excavator with operator with the ability to lower needed material into excavation will be required. Excavator to be on Standby to backfill and Compact Around Deadman as being installed
- All excavation to be done per OSHA Standards. Excavation to provide working distance of at least 3' around culvert.
- Any and all sitework, dewatering, grading to be done by others.
- Layout provided by others (Four Corners of Culvert and Wingwalls required after excavation is done)
- Based in Prevailing Wage Rates for 2026
- Please note that grout may be needed to properly fill any annular space between the Toe Walls and Excavation along each end of the culvert to avoid any settlement. This is not included in the quote.

### Items excluded in this proposal:

- Unloading, Staging, Demolition, Sitework, Excavation, subgrade preparation/grading or testing, grading of streambed material within culvert, backfilling, compaction, dewatering / maintenance of dewatering, clearing, E&S Controls, Traffic Control, cost for survey, permits or inspection fees concrete / grout testing, concrete wet curing, concrete washout, dumpsters for waste from packages, cutting of any openings for drainage pipe, grout or concrete of any kind.
- Furnish and construct any and all appurtenances such as: guardrail, headwalls, cut-off walls, slope collars, modular walls, curbs, paving, gabions, waterproofing, protective coating etc., as may be required.
- All materials and services that are not expressly included in the aforementioned scope of materials and services, are excluded and are subject to additional charges.

Remobilization Cost: \$4,000.00  
Delay Cost once on Site: \$790.00 / Hour

Let me know if you need anything else.

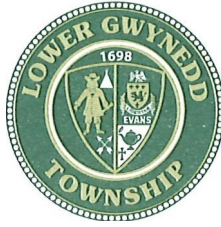
Thanks,

**Ankita Patel**

Bridge Consultant, Eastern PA

**Contech Engineered Solutions LLC**

Mob:484-225-2492



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

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Date: May 21, 2026  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman CPA, Finance Director  
Re: RFP: Actuarial and Pension Administrator Services

**Recommended Motion: To authorize release of RFP for Actuarial and Pension Administrator Services**

We are asking for authorization to enter into the Request for Proposals (RFP) process for an Actuary and Pension Administrator. The RFP is being issued in accordance with the schedule in Resolution 2023-20 for periodic review of professional consultant selection.

A draft RFP for an Actuary and Pension Administrator is included in the packet. Staff is still finalizing it, but it conveys the proposed scope of work and desired information in submissions. Please review and let me know if there is anything else you would like included.

We will wait until the Township's final 2025 audit is ready to be added to the website before issuing the RFP. As you know, the draft audit was presented to the Board of Auditors on May 12<sup>th</sup>. We expect the final version from the appointed auditor, Zelenkofske Axelrod, shortly. The audit will be helpful to any company providing a proposal and is referenced in the RFP.

When it is ready, the RFP will be placed on the Township website and emailed to local Actuarial and Pension Administrator firms. Proposals are due on July 15<sup>th</sup>. Our goal is to have a recommendation ready for Board appointment at your August 25<sup>th</sup> meeting.



**Lower Gwynedd Township**

**Request for Proposals (RFP)**

**for**

**ACTUARIAL & ADMINISTRATIVE SERVICES**

For Police and Non-Uniformed Pension Plans, Defined Contribution Plan , and

Other Post-Employment Benefit Trust

**Issue Date: June 15, 2026**

**Proposals Due: July 15, 2026**

## **INTRODUCTION**

Lower Gwynedd Township is soliciting proposals from qualified firms to provide **Actuarial and Administrative Services** for its Uniformed Pension Plan, Non-Uniformed Pension Plan, Other Post-Employment Benefit Trust, and Non-Uniform 401a Defined Contribution for actuarial and pension administrative services. The pension plans are governed by the terms of the Act 205 of 1984 and Act 600 of 1956 as amended. The firm should be able to provide all the requested services or partner with another organization so that the services are seamlessly provided through a primary contact person.

Submit proposals and any questions about the RFP to Melinda Haldeman, Finance Director, at [mhaldeman@lowergwynedd.org](mailto:mhaldeman@lowergwynedd.org). Questions will be answered in writing and distributed to all respondents.

The proposal must be received no later than **Wednesday, July 15, 2026, by 4:00pm.**

## **BACKGROUND**

Lower Gwynedd is a second-class township, governed by a five-member elected Board of Supervisors. The community's 9.4 square miles in central Montgomery County, Pennsylvania are home to just over 12,000 residents. There are currently 25 full-time and 8 part-time non-uniformed employees and 22 police officers.

The Township manages the following plans ("**Retirement Plans**"):

- Defined benefit pension for uniformed officers
- Defined benefit pension for non-uniformed full-time employees hired before 1/1/2014.
- Defined contribution plan for non-uniformed full-time employees hired since 1/1/2014.
- Deferred compensation plan for all full-time employees' voluntary contributions
- Other Post-Employment Benefits (OPEB) Trust for retired officers' health insurance benefits

This RFP seeks professional services only for the two defined benefit pension plans and the OPEB Trust, with the minor exception of including employee information from the defined contribution plan for the AG 385 plan.

Information about the retirement plans can be found in the 2025 audit on the Township's website: **[ADD URL WHEN AUDIT ADDED TO WEBSITE]** The Finance Director manages most of the administration of the Retirement Plans, in addition to many other responsibilities. To better manage workload, the Township seeks a third-party to administer the retirement plans, as described further in this RFP, in addition to actuarial services.

## **SCOPE OF SERVICES**

The successful firm is to provide actuarial and administrative services for the Retirement Plans that will include, but not be limited to, the following:

- Prepare the actuarial valuation reports as January 1 of each odd-numbered year, beginning January 1, 2027. The reports include benefit information on all members in the plans, as well as plan funding information. The valuation process should include a review of the actuarial assumptions as well as the plan's overall condition.
- Determine the minimum municipal obligation (MMO) for each plan required by Act 205 by September 30 of each year.
- Determine reporting requirements under the Government Accounting Standard Board Statements (GASB 67/68 and GASB 74/75) and provide Annual GASB Financial Statements for all pension plans.
- Administer the pension plans, including:
  - Preparation of all pension-related forms required by federal or state law, including the Act 205 and AG 385 forms to be submitted to the PA Department of the Auditor General every year.
  - Prepare annual benefit statements showing benefit information for each member of the plan beginning January 1, 2027. Prepare Estimated Pension Benefit Statements as requested by the Township.
  - Assist the Township through the audit process conducted by the PA Auditor General.
  - Maintain a listing of all active, retired, and terminated vested members of each pension plan, which will include their date of entry into the plan, annual wages, members' contributions, accumulated contributions and separation date.
  - Determine pension benefits for retired, retiring, DROP, and terminated members and communicate information to the pension custodian as appropriate.
  - Distribute and track proof of life documentation from members of the Retirement Plans
  - Other general/typical pension administration tasks not specifically listed here.
- Attend meetings as required or requested by Lower Gwynedd Township.
- Inform the Township of legislative and regulatory changes that may be applicable to the plans.
- Provide actuarial studies for benefit cost estimates and additional actuarial services upon the request of the Township.
- Provide the necessary documentation or actuarial testimony during labor negotiations and assist with arbitration if needed.

- Prepare (or assist the solicitor in preparing) plan documents including amendments, Summary Plan Descriptions, and ordinances or resolutions as needed by the Township.

## **PROPOSAL SUBMISSION**

The following are required elements to be submitted with all proposals. Supplemental information may also be included if so desired.

1. Transmittal Letter – Include a letter signed by an authorized representative of the company who may enter into a service agreement on behalf of the company.
2. Proposal
  - A. Provide the names and titles of all individuals who will be providing professional services to the Township. In responding, please identify and disclose:
    - A description of the responsibilities of each individual with regard to the contract.
    - Provide professional credentials for each of the individuals above, including evidence of EA License for pension actuaries.
    - Specifically address the team’s knowledge of and experience with statutory and regulatory requirements, GASB standards, and any other requirements for retirement plans and actuarial studies
  - B. Describe how long your firm has been providing the types of pension services sought under this RFP specifically to municipal government entities in Pennsylvania.
    - Also include the size of the company and the size of the company’s pension and actuarial staff.
    - Describe the team’s approach to service delivery, and an explanation of how tasks and projects are managed to ensure timely response and completion.
    - Describe your firm’s approach to client support and if selected to provide services to this municipality, how this municipality will be integrated into your client support network.
    - Include any other information about the company or listed staff that could be relevant.
  - C. In general terms, describe the make-up of your current municipal client base:
    - How many of your current public pension clients are Pennsylvania municipal pension clients?
    - List the company’s current or recent comparable work with other PA municipalities.

- Provide a list of municipal references with a description of the services provided by the firm for each reference, as well as contact information for individuals who are able to speak knowledgeably about the quality of the company's work as actuary or third-party pension administrator.
- D. Describe how you will provide the services requested:
- Attach samples of a bi-annual valuation and member benefit statements that your firm would provide if chosen by the municipality.
- E. Specify whether your firm or any subcontractor or company in an advisory capacity will be a party to the proposed services related to this RFP been involved in:
- Any adverse criminal, civil, regulatory, or government actions against any director or principal officer in the past 5 years; or
  - Any investigation of the same nature that has occurred within the past 36 months?
- F. Detail the company's professional liability insurance coverage applicable to the scope of services above and include insurance certificates summarizing such insurance coverage.
- G. Indemnification – include an affirmation that the firm will hold Lower Gwynedd Township harmless for any claims, losses or damage arising out of the performance of the work.
- H. Provide disclosure information as required under Act 44 of 2009.
3. Fees – Provide the fee information, separated by Retirement Plans.

The Township reserves the right to:

- Select a proposal in its entirety or some portions thereof.
- Reject any and all proposals, in whole or in part.
- Waive irregularities.
- Share the answers to questions asked by the Agency about the RFP that would help to clarify the RFP for other candidates.
- Research and confirm the qualifications of any and all Agencies submitting proposals.

### **TERM**

The term of the selected company shall be subject to renewal in accordance with the Commonwealth of Pennsylvania Second-Class Township Code or as otherwise determined by the

Board of Supervisors. The company serves at-will at the pleasure of the Board of Supervisors until otherwise replaced. The Lower Gwynedd Township Board of Supervisors reserves the right to terminate the agreement at any time with sixty (60) days prior written notice.

### **FILES**

The selected company is expected to maintain records of all reports, transactions, plans, etc. which relate to the company's work on pension matters for the Township. At the termination of this engagement, the company shall promptly return to the Township all files, in electronic format, complete with all documents, memos, correspondence and all other material contained therein, at no cost to the Township. The selected company shall not destroy or purge any Township files during or after this without written authorization from the Township.

### **SELECTION PROCESS**

Township staff will review and evaluate proposals based on their overall merits in an effort to select the company that is most qualified and most likely to serve the best interests of the Township. The Township will consider cost, quality and overall value and shall not be required to select the lowest cost proposal. The Township's intention is to select a company by late summer. The resulting contract will include this RFP and any clarifications or addenda thereto, the selected company's proposal and any changes agreed to by the Township and the company, and provisions agreed to by the Township and the company for term, payment schedules, insurance requirements, and any other provisions. The compensation of the selected company shall be fixed by Contract.

The Township staff, at their discretion, will conduct interviews with some or all the submitting companies. Candidates will be notified of an interview date as applicable. -

The staff will make a recommendation to the Township Board of Supervisors who will appoint the selected company at a public meeting.

# Memo

**To:** Board of Supervisors  
Mimi Gleason, Township Manager

**From:** Morgan High, Program Director

**Date:** May 22, 2026

**Re:** Darchei Noam Request to Waive  
Field Fee



**Request by Darchei Noam: To waive the fee for their rental of facilities at Pen Ambler Park for a religious service and dinner.**

Darchei Noam, a synagogue located in Ambler, PA, has requested use of the Pen Ambler Playground and the outfield of the Pen Ambler Baseball Field on June 5, 2026. The event will include dinner, a religious service, and a speaker presenting a Pride related topic. Additional activities provided by the organization will include Jenga, giant Connect 4, cornhole, and face painting.

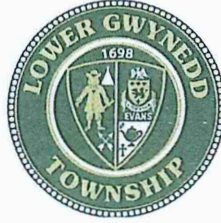
The organization was charged a \$50.00 fee for single individual use of the field. Darchei Noam has requested that the fee be waived, citing their status as a local religious non-profit organization and noting that similar fees have been waived in previous years by former staff.

Staff is seeking the Board's recommendation on whether to waive the \$50.00 fee or proceed with the charge as outlined in the current attached fee schedule.

**Parks & Recreation.**

**Facilities and Fields Fees.** There are set fees for the use of Township Fields and Facilities. Fees for field use and facilities shall be as follows:

<b>Type/Facility</b>	<b>Resident Fee</b>	<b>Nonresident Fee</b>	<b>Business Group Fee</b>
<b>Security Deposit:</b> Required for all facility use, including game area	\$200	\$200	\$200
<b>Penllyn Woods</b> Community Building	\$60 per hour	\$95 per hour	\$130 per hour
<b>Picnic Pavilions</b>			
Up to 4 hours	\$40	\$75	\$125
Up to 8 hours	\$70	\$125	\$200
Electricity	\$20	\$20	\$20
<b>Baseball/Soccer Fields</b> Youth Associations Nonprofit Groups	N/A	N/A	N/A
<b>Baseball/Soccer Fields</b> Individual: one-time use	\$50	\$75	\$85
<b>Baseball/Soccer Fields Team:</b> full season (5 consecutive weeks of play or more), one day a week use	\$220	\$250	\$250
<b>Baseball/Soccer Fields</b> One week (Mon-Fri) consecutive use	\$370	\$400	\$420
<b>Basketball, Tennis, Volleyball Courts</b> Individual- one time only	\$30	\$40	\$75
<b>Basketball, Tennis, Volleyball Courts</b> Team: full season (5 consecutive weeks of play or more), one day per week use	\$150	\$175	\$200
<b>Basketball, Tennis, Volleyball Courts</b> One-week consecutive use (Mon-Fri)	\$300	\$300	\$300



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: May 18, 2026  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman, CPA Finance Director

*md*

RE: April 30, 2026, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of April 30, 2026
- ❖ Fund Balance and Summary of Cash and Investments as of April 30, 2026
- ❖ YTD Budget Report with Prior Years Actuals through April 30, 2026

### 2026 ITEMS TO NOTE:

- ❖ All reconciliations have been completed for April 30, 2026.
- ❖ Interest Income across all funds totaled \$380,268.35 through April 30, 2026. This includes \$63,924.61 of interest earned from the bond proceeds. This interest is not subject to arbitrage. Interest rates as of April 30, 2026: Citadel 3.05%, PLIGIT Class 3.50%, PLIGIT Prime 3.75%.
- ❖ Our Auditors, Zelenkofske Axelrod, presented the 2025 Draft Financial Statements to the Elected Auditors on May 12, 2026. We received an unqualified opinion which indicates that the financial statements are presented fairly and in compliance with generally accepted accounting principles (GAAP) or other applicable frameworks. No internal control deficiencies were identified. This is the most desired outcome. There were no auditor journal entries. The Final Financial Statement will be finalized shortly and posted to the website.

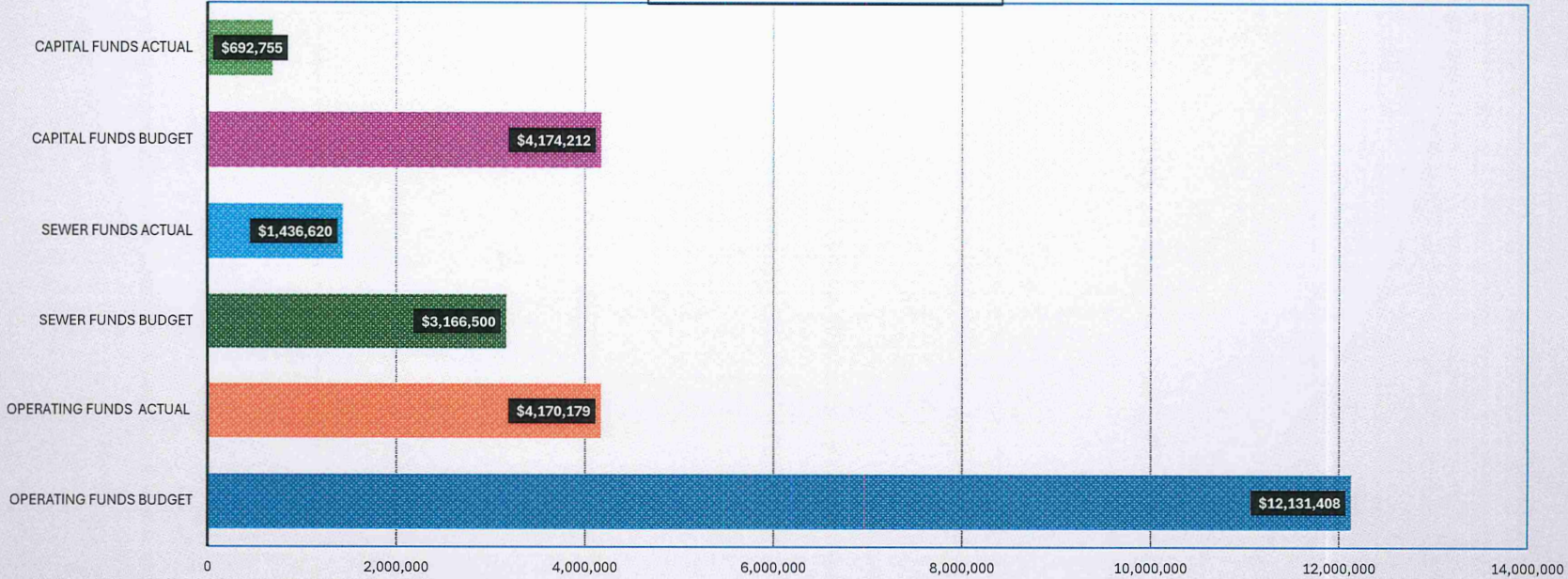
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

**Revenue Actual to Budget  
YTD Thru APR 30, 2026**



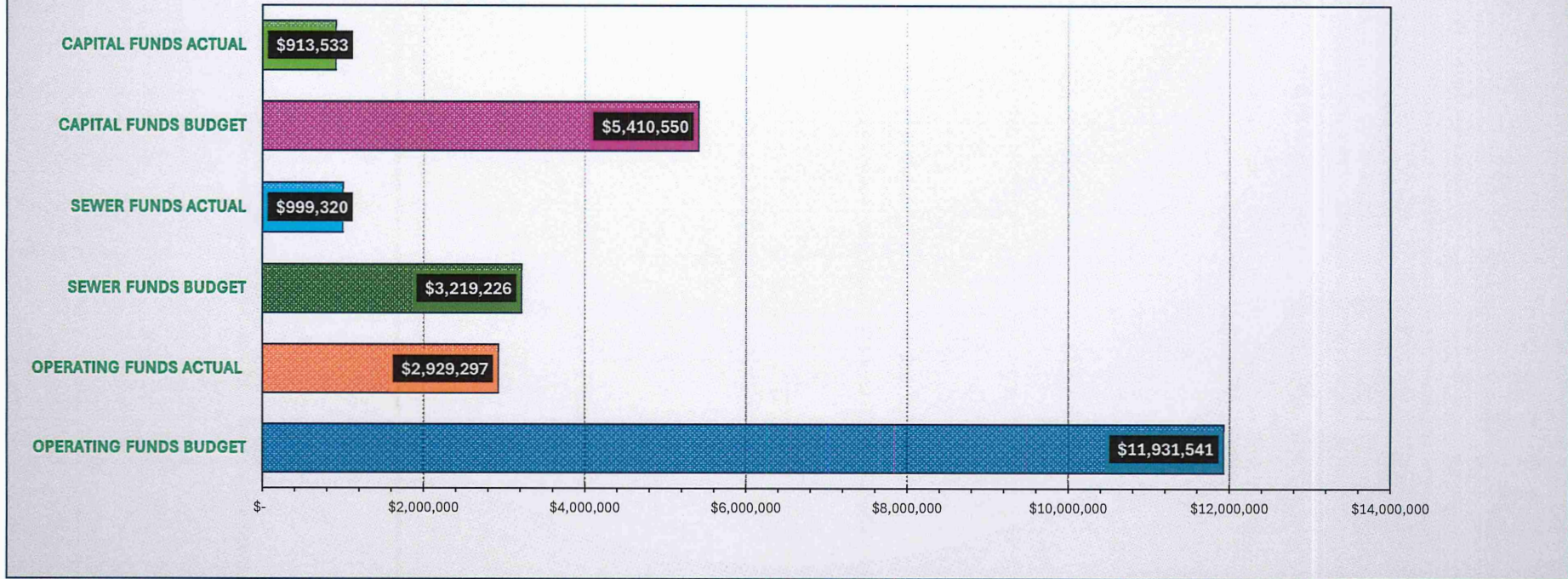
**33.3% through the year as of April 30, 2026**

**Capital Funds Revenue:** Capital Revenue is 16.6% of Budget. No Grants received. Only Interest Income

**Sewer Funds Revenue:** Sewer Revenue is 45.37 % of Budget. 1st and 2nd qtr billings completed.

**Operating Funds Revenue:** Operating Revenue is 34.38 % on point.

**Expenses Actual to Budget  
YTD Thru APR 30, 2026**



**33.3% through the year as of April 30, 2026**

**Capital Funds Expenses:**

Expenses are 16.88% of Budget. Projects starting

**Sewer Funds Expenses:**

Expenses are 31.04% of Budget. 1st Qtr Capital Exp from Ambler received. Not 2nd qtr

**Operating Funds Expenses:**

Expenses are 24.55% 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 April 30, 2026**

FUND #	FUND	FUND BALANCE @		FUND BALANCE @
		01/01/2026	(INCREASE)DECREASE	
		FINAL	THRU 04/30/2026	
01	GENERAL	-8,641,844.63	-1,124,913.00	-9,766,757.63
02	STREET LIGHT	-43,091.62	453.95	-42,637.67
03	FIRE PROTECTION	-257,135.98	-115,986.29	-373,122.27
04	FIRE HYDRANT	-33,009.93	-436.35	-33,446.28
	GENERAL OPERATING FUNDS SURPLUS	-8,975,082.16	-1,240,881.69	-10,215,963.85
08	SEWER OP	-5,886,016.82	-421,895.24	-6,307,912.06
09	SEWER CAPITAL	-4,500,584.99	-15,404.74	-4,515,989.73
	SEWER FUNDS SURPLUS	-10,386,601.81	-437,299.98	-10,823,901.79
16				
30	CAPITAL RESERVE	-10,871,189.59	765,071.69	-10,106,117.90
31	STORMWATER MNGMNT	-582,253.47	-5,023.48	-587,276.95
33	TRAFFIC IMPACT	-1,828,625.14	-164,391.76	-1,993,016.90
35	HIGHWAY AID	-790,983.40	-374,877.92	-1,165,861.32
	CAPITAL FUNDS	-14,073,051.60	220,778.53	-13,852,273.07

YTD ALL FUNDS: -1,457,403.14

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**  
**4/30/2026**

		4/30/2026
FUND #		Cash Balance
01	GENERAL	9,585,049.46
02	STREET LIGHT	42,111.03
03	FIRE PROTECTION	258,684.87
04	FIRE HYDRANT	21,684.14
	<b>GENERAL OPERATING FUNDS CASH</b>	<b>\$ 9,907,529.50</b>
08	SEWER OP	2,662,020.81
09	SEWER CAPITAL	4,522,350.98
	<b>SEWER FUNDS CASH</b>	<b>\$ 7,184,371.79</b>
30	CAPITAL RESERVE	10,662,529.94
31	STORMWATER MNGMNT	589,156.95
33	TRAFFIC IMPACT	1,993,016.90
35	HIGHWAY AID	1,165,861.32
	<b>CAPITAL FUNDS CASH</b>	<b>\$ 14,410,565.11</b>
	<b>Total Cash</b>	<b>\$ 31,502,466.40</b>

	4/30/2026
<u>Banking Institution</u>	<u>Cash Balance</u>
PLIGIT	27,320,482.70
CITADEL	4,181,983.70
	<b>\$ 31,502,466.40</b>

<u>Reserves per Fund Balance Policy</u>	<u>Reserves Per Policy 2025</u>	<u>4/30/2026 Cash Balance</u>
General Fund Reserves	2,641,989.00	9,585,049.46
Sewer Fund Reserves	1,029,175.00	2,662,020.81
Sewer Capital Reserves	1,000,000.00	4,522,350.98

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

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

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	ANNUAL
01 GENERAL FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	CY REV
	2023	2024	2025	2026	BUDGET
<b>REVENUES</b>					
301 REAL ESTATE TAXES	-237,750.99	-370,619.71	-568,218.47	-825,979.43	-1,456,731.00
310 LOCAL TAX ACT 511	-2,226,096.17	-2,044,879.73	-2,262,452.21	-2,757,624.79	-7,915,000.00
321 BUSINESS LICENSES & PRMTS	-67,461.34	-65,419.19	-63,190.05	-57,757.77	-237,200.00
331 FINES	-1,760.71	-2,606.97	-9,689.08	-6,290.72	-16,000.00
341 INTEREST EARNINGS	-71,204.47	-124,842.16	-106,948.04	-105,140.94	-370,000.00
342 RENTS & ROYALTIES	-48,597.37	-49,992.68	-51,240.94	-52,521.95	-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	-235,111.75	-188,806.39	-158,026.95	-187,490.12	-683,500.00
362 PUBLIC SAFETY	-9,185.05	-93,990.54	-96,384.58	-7,720.00	-30,500.00
363 HGHWYS & STS	-3,990.00	-4,080.00	-4,170.00	.00	-4,170.00
367 RECREATION	.00	.00	.00	-15,137.00	-28,500.00
380 MISCELLANEOUS REVENUE	-1,151.96	-302.10	-2,764.04	-5,900.53	-5,000.00
387 DIVIDENDS/MISC REV	.00	.00	.00	.00	-30,000.00
392 INTERFUND OPERATING TRANS	-332.07	.00	.00	.00	-33,773.00
<b>EXPENSES</b>					
401 EXECUTIVE	237,056.15	334,105.84	425,391.76	474,291.06	1,350,973.00
402 FINANCIAL ADMIN	147,343.21	80,467.91	96,020.44	122,967.71	430,635.00
403 TAX COLLECTION	33,302.14	32,843.90	34,295.40	37,084.37	115,256.00
409 BUILDNGS & PLANT	73,209.99	77,033.27	74,736.27	105,399.93	299,083.00
410 POLICE	1,177,824.68	1,222,629.86	1,274,782.18	1,395,259.88	4,798,522.00
411 FIRE	.00	.00	.00	.00	142,000.00
412 AMBULANCE	.00	.00	.00	.00	35,000.00
413 GEN GOVT-CODE ENFORCEMENT	1,934.50	.00	.00	.00	.00
414 PLANING & ZONING	171,666.35	174,064.22	185,665.34	205,312.43	821,503.00
430 PW-HIGHWAY RDS STS	272,548.46	203,180.71	372,122.10	474,742.65	1,597,300.00
451 COMMUNITY PROGRAMS	.00	.00	.00	57,395.06	273,929.00
461 OPEN SPACE CONSERVATION	1,414.87	.00	.00	.00	.00
487 EMPLOYEE BENEFITS	6,429.39	15,435.95	8,677.88	24,797.16	686,789.00
492 INTERFUND OPERATING TRANS	620,375.00	1,217,814.04	.00	.00	938,413.00
TOTAL GENERAL FUND	-159,737.14	393,130.85	-851,992.99	-1,124,913.00	-209,256.00
TOTAL REVENUES	-2,902,841.88	-2,964,444.85	-3,323,684.36	-4,022,163.25	-11,698,659.00
TOTAL EXPENSES	2,743,104.74	3,357,575.70	2,471,691.37	2,897,250.25	11,489,403.00
TOTAL 01 GENERAL FUND	-159,737.14	393,130.85	-851,992.99	-1,124,913.00	-209,256.00

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Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
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ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-12,252.99	-5,520.88	-4,560.16	-5,552.61	-14,000.00
341 INTEREST EARNINGS	-370.65	-528.95	-560.91	-535.40	-1,700.00
434 PW -STREET LGHTNG	2,567.07	2,172.39	1,822.09	6,541.96	10,170.00
TOTAL STREET LIGHT FUND	-10,056.57	-3,877.44	-3,298.98	453.95	-5,530.00
TOTAL REVENUES	-12,623.64	-6,049.83	-5,121.07	-6,088.01	-15,700.00
TOTAL EXPENSES	2,567.07	2,172.39	1,822.09	6,541.96	10,170.00
TOTAL 02 STREET LIGHT FUND	-10,056.57	-3,877.44	-3,298.98	453.95	-5,530.00

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ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-38,506.12	-70,807.41	-93,937.52	-114,739.75	-201,892.00
341 INTEREST EARNINGS	-2,552.02	-1,124.61	-2,562.16	-3,246.54	-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	-41,058.14	-71,932.02	-96,499.68	-115,986.29	.00
TOTAL REVENUES	-41,058.14	-71,932.02	-96,499.68	-117,986.29	-373,968.00
TOTAL EXPENSES	.00	.00	.00	2,000.00	373,968.00
TOTAL 03 FIRE PROTECTION FUND	-41,058.14	-71,932.02	-96,499.68	-115,986.29	.00

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ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-7,639.16	-14,549.36	-19,302.36	-23,576.68	-41,581.00
341 INTEREST EARNINGS	-1,039.08	-1,072.08	-564.11	-364.67	-1,500.00
411 FIRE	18,686.12	20,201.37	20,201.37	23,505.00	58,000.00
TOTAL FIRE HYDRANT FUND	10,007.88	4,579.93	334.90	-436.35	14,919.00
TOTAL REVENUES	-8,678.24	-15,621.44	-19,866.47	-23,941.35	-43,081.00
TOTAL EXPENSES	18,686.12	20,201.37	20,201.37	23,505.00	58,000.00
TOTAL 04 FIRE HYDRANT FUND	10,007.88	4,579.93	334.90	-436.35	14,919.00

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ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-22,651.93	-5,260.40	-23,243.44	-35,288.39	-144,000.00
364 SANITATION	-1,400,938.38	-1,440,637.24	-1,472,337.76	-1,345,106.35	-2,820,000.00
383 SPECIAL ASSESSMENTS	-900.00	.00	-22,868.00	.00	-1,000.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	.00
401 EXECUTIVE	-4,055.76	.00	185.00	.00	1,000.00
402 FINANCIAL ADMIN	7,110.20	7,919.89	4,376.47	1,532.07	15,000.00
408 ENGINEERING	.00	.00	.00	10,724.51	5,000.00
409 BUILDNGS & PLANT	.00	.00	.00	.00	135,000.00
429 PW-WASTEWTR COLL	420,768.04	499,922.02	494,440.69	874,493.05	2,475,100.00
486 INSURANCE	10,356.04	26,159.64	39,264.00	22,185.14	42,500.00
487 EMPLOYEE BENEFITS	44,520.50	30,176.15	53,813.35	49,564.73	161,565.00
492 INTERFUND OPERATING TRANS	.00	100,000.00	.00	.00	124,911.00
TOTAL SEWER FUND	-945,791.29	-781,719.94	-926,369.69	-421,895.24	-4,924.00
TOTAL REVENUES	-1,424,490.31	-1,445,897.64	-1,518,449.20	-1,380,394.74	-2,965,000.00
TOTAL EXPENSES	478,699.02	664,177.70	592,079.51	958,499.50	2,960,076.00
TOTAL 08 SEWER FUND	-945,791.29	-781,719.94	-926,369.69	-421,895.24	-4,924.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
09 SEWER CAPITAL RESERVE					
341 INTEREST EARNINGS	-60,110.54	-80,155.13	-66,666.53	-56,225.65	-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	8,991.24	3,737.60	.00	118,150.00
439 CONSTRUCTION & REBUILDING	10,855.84	15,674.73	56,330.59	40,820.91	130,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	.00
TOTAL SEWER CAPITAL RESERVE	-49,254.70	-152,744.16	-6,598.34	-15,404.74	57,650.00
TOTAL REVENUES	-60,110.54	-180,155.13	-66,666.53	-56,225.65	-201,500.00
TOTAL EXPENSES	10,855.84	27,410.97	60,068.19	40,820.91	259,150.00
TOTAL 09 SEWER CAPITAL RESERVE	-49,254.70	-152,744.16	-6,598.34	-15,404.74	57,650.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
30 CAPITAL RESERVE FUND					
341 INTEREST EARNINGS	-72,953.08	-178,549.54	-176,373.04	-136,703.19	-482,400.00
345 DVIT GRANTS	.00	.00	.00	.00	-15,000.00
351 FEDERAL GRANTS	-250,000.00	.00	.00	.00	.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
401 EXECUTIVE	.00	132,453.09	.00	.00	.00
407 DATA PROCESSING	6,426.00	17,069.68	.00	.00	.00
409 BUILDNGS & PLANT	675.00	21,907.50	6,552.00	.00	33,000.00
410 POLICE	.00	130,047.18	33,043.44	12,198.11	205,000.00
430 PW-HIGHWAY RDS STS	.00	70,438.24	8,851.25	.00	162,000.00
439 CONSTRUCTION & REBUILDING	16,731.38	24,891.38	82,710.98	383,293.46	2,164,000.00
454 PARKS	22,887.91	79,846.64	43,893.61	406,508.31	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	-876,232.79	-931,275.64	23,329.90	765,071.69	937,365.00
TOTAL REVENUES	-922,953.08	-1,407,929.35	-176,373.04	-136,703.19	-3,031,185.00
TOTAL EXPENSES	46,720.29	476,653.71	199,702.94	901,774.88	3,968,550.00
TOTAL 30 CAPITAL RESERVE FUND	-876,232.79	-931,275.64	23,329.90	765,071.69	937,365.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
31 STORMWATER MANAGEMENT					
341 INTEREST EARNINGS	-5,078.63	-14,451.55	-10,927.26	-7,316.33	-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
392 INTERFUND OPERATING TRANS	4,931.10	.00	.00	.00	.00
446 STORMWATER MANAGEMENT	13,187.94	43,861.50	25,450.28	11,758.35	492,000.00
TOTAL STORMWATER MANAGEMENT	13,040.41	29,409.95	14,523.02	-5,023.48	218,329.00
TOTAL REVENUES	-147.53	-14,451.55	-10,927.26	-16,781.83	-273,671.00
TOTAL EXPENSES	13,187.94	43,861.50	25,450.28	11,758.35	492,000.00
TOTAL 31 STORMWATER MANAGEMENT	13,040.41	29,409.95	14,523.02	-5,023.48	218,329.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
33 TRAFFIC IMPACT FUND					
341 INTEREST EARNINGS	-24,306.52	-32,903.90	-15,159.12	-23,306.76	-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
402 FINANCIAL ADMIN	18,528.30	.00	.00	.00	.00
433 PW -TRAFFIC	44,523.02	274,031.95	.00	.00	.00
439 CONSTRUCTION & REBUILDING	5,353.38	.00	.00	.00	.00
TOTAL TRAFFIC IMPACT FUND	44,098.18	-82,198.75	-15,159.12	-164,391.76	-497,000.00
TOTAL REVENUES	-24,306.52	-356,230.70	-15,159.12	-164,391.76	-497,000.00
TOTAL EXPENSES	68,404.70	274,031.95	.00	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND	44,098.18	-82,198.75	-15,159.12	-164,391.76	-497,000.00

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ACCOUNTS FOR: 35 HIGHWAY AID FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-7,178.15	-7,506.61	-7,937.89	-11,935.64	-18,000.00
355 STATE SHARED REV & ENTLMT	-368,867.51	-368,213.97	-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	-389,892.89	-348,520.02	-304,027.83	-374,877.92	576,444.00
TOTAL REVENUES	-396,420.66	-375,720.58	-375,263.86	-374,877.92	-373,556.00
TOTAL EXPENSES	6,527.77	27,200.56	71,236.03	.00	950,000.00
TOTAL 35 HIGHWAY AID FUND	-389,892.89	-348,520.02	-304,027.83	-374,877.92	576,444.00
GRAND TOTAL	-2,351,428.09	-1,976,432.30	-2,250,097.11	-1,457,403.14	1,087,997.00

PAID INVOICES REPORT

WARRANT: 052626

TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3577 ADOBE SYSTEMS INCORPORATED	172275	05/01/26	74060		106333	P	05/26/26	01401 430	TECHNOLOGY	9.64
INVOICE: 3444912915	172275	05/01/26	74060		106333	P	05/26/26	08429 430	TECHNOLOGY	3.21
INVOICE: 3444912915										
VENDOR TOTALS				12.85 YTD INVOICED					12.85 YTD PAID	12.85
3655 ADVANCED ELECTRONIC DESIGN, INC.	172278	01/02/26	74063		106334	P	05/26/26	01410 220	OPERATING SUPPLIES	100.68
INVOICE: 8279867										
VENDOR TOTALS				672.62 YTD INVOICED					672.62 YTD PAID	100.68
3793 AGS BUILDERS AND CONTRACTORS, LLC	172306	05/01/26	74091		106335	P	05/26/26	01301 100	CURRENT REAL ESTATE TAXES	114.22
INVOICE: 05 01 26										
VENDOR TOTALS				114.22 YTD INVOICED					114.22 YTD PAID	114.22
4144 AJR ENVIRONMENTAL, INC.	172326	05/07/26	74111		106336	P	05/26/26	01430 451	STORMWATER CONTRACTED SER	1,500.86
INVOICE: 18799	172326	05/07/26	74111		106336	P	05/26/26	01430 450	CONTRACTED SERVICES	9,623.14
INVOICE: 18799										
VENDOR TOTALS				42,248.00 YTD INVOICED					42,248.00 YTD PAID	11,124.00
4229 ALLOYS LLC	172335	04/30/26	74120		106337	P	05/26/26	30454 600	PARK IMPROVEMENTS	4,950.00
INVOICE: 25-095-001										
VENDOR TOTALS				4,950.00 YTD INVOICED					4,950.00 YTD PAID	4,950.00
4225 ANDREW & JULIE JANOS	172331	05/11/26	74116		106338	P	05/26/26	01301 100	CURRENT REAL ESTATE TAXES	106.15
INVOICE: 05 11 26										
VENDOR TOTALS				106.15 YTD INVOICED					106.15 YTD PAID	106.15
2091 ARAMSCO, INC.	172256	03/03/26	74041		106339	P	05/26/26	01409 220	SUPPLIES- ALL BLDNGS	-3.30
INVOICE: 030326 OPEN CREDIT	172257	05/07/26	74042		106339	P	05/26/26	01409 220	SUPPLIES- ALL BLDNGS	574.10
INVOICE: S7696496-001										
VENDOR TOTALS				2,082.71 YTD INVOICED					2,291.30 YTD PAID	570.80
4007 ARRO CONSULTING, INC.	172311	05/18/26	74096		106340	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	3,782.70
INVOICE: 0120116										

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WARRANT: 052626

TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172312	05/13/26	74097		106340	P	05/26/26	01414 311	PROF SERV- UCC INSPECTING	31,356.21
	INVOICE:	0119897								
VENDOR TOTALS			128,205.28	YTD INVOICED				131,141.78	YTD PAID	35,138.91
500 BERGEY'S, INC.	172208	05/12/26	73993		106341	P	05/26/26	01410 262	VEHICLE MAINTENANCE	1,478.64
	INVOICE:	45464139								
	172235	05/14/26	74020		106342	P	05/26/26	08429 262	R&M EQUIP/VEHICLES	224.00
	INVOICE:	TK754958R								
VENDOR TOTALS			13,962.01	YTD INVOICED				16,635.39	YTD PAID	1,702.64
617 BOROUGH OF AMBLER	172214	04/24/26	73999		106343	P	05/26/26	08429 730	AMBLER CAPITAL PROJECTS	72,409.80
	INVOICE:	1755								
VENDOR TOTALS			687,982.86	YTD INVOICED				783,021.47	YTD PAID	72,409.80
1116 BOWMAN CONSULTING GROUP, LTD.	172241	04/30/26	74026		106344	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	358.75
	INVOICE:	558016								
	172242	04/30/26	74027		106344	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	4,025.00
	INVOICE:	558014								
	172243	04/30/26	74028		106344	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	190.00
	INVOICE:	558015								
	172244	04/30/26	74029		106344	P	05/26/26	30439 000	INFRASTRUCTURE REBUILDING	7,180.00
	INVOICE:	558050								
	172245	04/30/26	74030		106344	P	05/26/26	01414 313	ENGINEERING	6,762.50
	INVOICE:	558013								
	172246	04/30/26	74031		106344	P	05/26/26	30439 000	INFRASTRUCTURE REBUILDING	1,067.50
	INVOICE:	558049								
VENDOR TOTALS			91,549.37	YTD INVOICED				113,556.52	YTD PAID	19,583.75
3319 BUCKS COUNTY WATER & SEWER AUTHORITY	172268	05/15/26	74053		106345	P	05/26/26	08429 450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2026-004								
VENDOR TOTALS			54,272.00	YTD INVOICED				62,872.00	YTD PAID	4,300.00
3457 CHRISTOPHER SWENSON	172269	05/12/26	74054		106346	P	05/26/26	01410 174	EDUC. TUITION REIMBURSEME	4,278.74
	INVOICE:	051226 EXP RPT								
VENDOR TOTALS			4,278.74	YTD INVOICED				6,835.98	YTD PAID	4,278.74
1416 DAVIDHEISER'S INC.	172250	05/11/26	74035		106347	P	05/26/26	01410 430	TECHNOLOGY	233.00
	INVOICE:	31153								

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TO FISCAL 2026/05 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		645.00 YTD INVOICED			904.00 YTD PAID			233.00		
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	172190	05/12/26	73975		106348	P	05/26/26	08429 262	R&M EQUIP/VEHICLES	112.74
	INVOICE: 13421209									
	172223	05/20/26	74008		106348	P	05/26/26	08429 262	R&M EQUIP/VEHICLES	10.82
	INVOICE: 13421881									
	172224	05/14/26	74009		106348	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	713.74
	INVOICE: 13418105									
VENDOR TOTALS		9,369.31 YTD INVOICED			10,583.37 YTD PAID			837.30		
3756 DELCO SOLUTIONS, LLC	172302	05/15/26	74087		106349	P	05/26/26	01401 430	TECHNOLOGY	146.25
	INVOICE: 5514									
	172302	05/15/26	74087		106349	P	05/26/26	08429 430	TECHNOLOGY	48.75
	INVOICE: 5514									
VENDOR TOTALS		975.00 YTD INVOICED			1,170.00 YTD PAID			195.00		
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC	172272	05/06/26	74057		106350	P	05/26/26	01401 314	LEGAL SERVICES	3,395.00
	INVOICE: 1939930									
VENDOR TOTALS		8,497.05 YTD INVOICED			12,754.55 YTD PAID			3,395.00		
3048 ELLIOTT AUTO SUPPLY CO., INC.	172264	05/19/26	74049		106351	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	58.79
	INVOICE: 201-892125									
	172265	04/09/26	74050		106351	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	86.53
	INVOICE: 201-862068									
	172266	05/11/26	74051		106351	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	115.90
	INVOICE: 201-885923									
VENDOR TOTALS		5,444.49 YTD INVOICED			6,116.60 YTD PAID			261.22		
1488 FIRSTLABORATORIES, INC.	172251	05/05/26	74036		106352	P	05/26/26	01430 450	CONTRACTED SERVICES	285.38
	INVOICE: FL00711456									
VENDOR TOTALS		762.92 YTD INVOICED			1,114.48 YTD PAID			285.38		
3922 FISHERS TRUE VALUE HARDWARE INC.	172309	04/30/26	74094		106353	P	05/26/26	01430 220	SUPPLIES PW	238.98
	INVOICE: 04 30 26									
	172309	04/30/26	74094		106353	P	05/26/26	01409 370	R&M ALL BLDNGS	4.49
	INVOICE: 04 30 26									
VENDOR TOTALS		333.72 YTD INVOICED			593.87 YTD PAID			243.47		

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
66 FLETCHER MOTORS, INC.										
	172192	05/05/26	73977		106354	P	05/26/26	01410 262	VEHICLE MAINTENANCE	41.65
	INVOICE: 217172									
	172193	05/06/26	73978		106354	P	05/26/26	01410 262	VEHICLE MAINTENANCE	41.65
	INVOICE: 217175									
	172194	05/06/26	73979		106354	P	05/26/26	01410 262	VEHICLE MAINTENANCE	41.65
	INVOICE: 217176									
	172195	05/06/26	73980		106354	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	41.65
	INVOICE: 217178									
	172196	05/12/26	73981		106354	P	05/26/26	08429 262	R&M EQUIP/VEHICLES	159.00
	INVOICE: 217187									
	172227	05/15/26	74012		106354	P	05/26/26	01410 262	VEHICLE MAINTENANCE	41.65
	INVOICE: 217195									
VENDOR TOTALS				956.44	YTD INVOICED			2,106.15	YTD PAID	367.25
4227 GARNHAM LLC										
	172333	04/17/26	74118		106355	P	05/26/26	01430 450	CONTRACTED SERVICES	450.00
	INVOICE: 04 17 2026									
VENDOR TOTALS				450.00	YTD INVOICED			450.00	YTD PAID	450.00
1191 GEORGE ALLEN PORTABLE TOILETS, INC.										
	172216	05/05/26	74001		106356	P	05/26/26	01430 450	CONTRACTED SERVICES	131.00
	INVOICE: I250919									
	172217	05/05/26	74002		106356	P	05/26/26	01430 450	CONTRACTED SERVICES	131.00
	INVOICE: I250920									
	172218	05/05/26	74003		106356	P	05/26/26	01430 450	CONTRACTED SERVICES	131.00
	INVOICE: I250918									
	172219	05/05/26	74004		106356	P	05/26/26	01430 450	CONTRACTED SERVICES	131.00
	INVOICE: I250916									
	172220	05/05/26	74005		106356	P	05/26/26	01430 450	CONTRACTED SERVICES	131.00
	INVOICE: I250917									
	172221	05/12/26	74006		106356	P	05/26/26	01410 480	COMMUNITY RESPONSE UNIT	250.00
	INVOICE: I251260									
VENDOR TOTALS				4,534.00	YTD INVOICED			4,668.00	YTD PAID	905.00
26 GLASGOW, INC										
	172225	05/16/26	74010		106357	P	05/26/26	01430 370	R&M PW	153.47
	INVOICE: 300368									
	172226	05/09/26	74011		106357	P	05/26/26	01430 370	R&M PW	678.13
	INVOICE: 299844									
VENDOR TOTALS				2,643.67	YTD INVOICED			2,643.67	YTD PAID	831.60
4184 GRAINGER										
	172327	04/28/26	74112		106358	P	05/26/26	01409 370	R&M ALL BLDNGS	202.92
	INVOICE: 9895938638									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		586.43 YTD INVOICED			993.53 YTD PAID			202.92		
1954 GROFF TRACTOR & EQUIPMENT, INC.	172254	05/05/26	74039		106359	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	42.01
	INVOICE: PS0624465-1									
	172255	05/18/26	74040		106359	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	991.38
	INVOICE: SW0254054-1									
VENDOR TOTALS		2,102.94 YTD INVOICED			2,475.71 YTD PAID			1,033.39		
4226 HINDSIGHT BAND LLC	172332	05/13/26	74117		106360	P	05/26/26	01451 300	EVENTS	1,500.00
	INVOICE: 06 24 26 EVENT									
VENDOR TOTALS		1,500.00 YTD INVOICED			1,500.00 YTD PAID			1,500.00		
425 HORSHAM CAR WASH INC.	172207	05/05/26	73992		106361	P	05/26/26	01410 262	VEHICLE MAINTENANCE	108.00
	INVOICE: 1098									
VENDOR TOTALS		564.00 YTD INVOICED			1,871.92 YTD PAID			108.00		
3936 JANINE DEFURIA	172310	05/13/26	74095		106362	P	05/26/26	01451 300	EVENTS	225.00
	INVOICE: 06 24 26 EVENT									
VENDOR TOTALS		450.00 YTD INVOICED			450.00 YTD PAID			225.00		
3832 JNA MATERIALS, LLC	172307	05/08/26	74092		106363	P	05/26/26	01430 370	R&M PW	465.56
	INVOICE: 47381									
VENDOR TOTALS		1,862.22 YTD INVOICED			1,862.22 YTD PAID			465.56		
3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C.	172279	04/16/26	74064		106364	P	05/26/26	01414 314	PROF SERV- LEGAL (ZHB)	92.50
	INVOICE: 797028									
	172280	04/16/26	74065		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	740.00
	INVOICE: 797040									
	172281	04/16/26	74066		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	60.71
	INVOICE: 797029									
	172282	04/16/26	74067		106364	P	05/26/26	01401 314	LEGAL SERVICES	92.50
	INVOICE: 797032									
	172283	04/16/26	74068		106364	P	05/26/26	01401 314	LEGAL SERVICES	92.50
	INVOICE: 797035									
	172284	04/16/26	74069		106364	P	05/26/26	01401 314	LEGAL SERVICES	92.50
	INVOICE: 797042									
	172285	04/16/26	74070		106364	P	05/26/26	08147 000	LEGAL & ENGINEERING RECEI	98.25
	INVOICE: 797036									
	172286	04/16/26	74071		106364	P	05/26/26	01401 314	LEGAL SERVICES	102.50

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INVOICE:	797033									
172287		04/16/26	74072		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	191.50
INVOICE:	797031									
172288		04/16/26	74073		106364	P	05/26/26	01147 000	LEGAL&ENGINEER	195.50
INVOICE:	797038-1									
172289		04/16/26	74074		106364	P	05/26/26	01401 314	LEGAL SERVICES	277.50
INVOICE:	797025									
172290		04/16/26	74075		106364	P	05/26/26	01401 314	LEGAL SERVICES	277.50
INVOICE:	797039									
172291		04/16/26	74076		106364	P	05/26/26	01401 314	LEGAL SERVICES	462.50
INVOICE:	797021									
172292		04/16/26	74077		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	740.00
INVOICE:	797023									
172293		04/16/26	74078		106364	P	05/26/26	01414 314	PROF SERV- LEGAL (ZHB)	795.50
INVOICE:	797024									
172294		04/16/26	74079		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	1,153.66
INVOICE:	797027									
172295		04/16/26	74080		106364	P	05/26/26	01401 314	LEGAL SERVICES	1,461.50
INVOICE:	797026									
172296		04/16/26	74081		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	1,461.50
INVOICE:	797034									
172297		04/16/26	74082		106364	P	05/26/26	01401 314	LEGAL SERVICES	1,757.50
INVOICE:	797041									
172298		04/16/26	74083		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	1,850.00
INVOICE:	797030									
172299		04/16/26	74084		106364	P	05/26/26	01401 314	LEGAL SERVICES	3,145.00
INVOICE:	797020									
172300		04/16/26	74085		106364	P	05/26/26	01401 314	LEGAL SERVICES	5,920.00
INVOICE:	797022									
172301		04/16/26	74086		106364	P	05/26/26	01401 314	LEGAL SERVICES	7,030.00
INVOICE:	797037									
172336		04/16/26	74121		106364	P	05/26/26	01147 500	CTDL LEGAL & ENGINEERING	272.75
INVOICE:	797038-2									
VENDOR TOTALS				90,557.97	YTD INVOICED			112,751.50	YTD PAID	28,363.37
3873 MARTELLI COMPANIES, LLC										
172308		05/06/26	74093		106365	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	3,220.00
INVOICE:	847									
VENDOR TOTALS				7,890.00	YTD INVOICED			7,890.00	YTD PAID	3,220.00
3646 MCDONALD UNIFORM COMPANY, INC.										
172276		05/12/26	74061		106366	P	05/26/26	01410 238	UNIFORMS	570.55
INVOICE:	261246									
172277		05/12/26	74062		106366	P	05/26/26	01410 238	UNIFORMS	3,266.43
INVOICE:	259838									
VENDOR TOTALS				5,409.24	YTD INVOICED			15,291.42	YTD PAID	3,836.98
4088 MINUTEMAN SECURITY TECHNOLOGIES, INC.										

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	172314	01/02/26	74099		106367	P	05/26/26	30409 721	IMPROVEMENT TO TWP. PROPE	21,113.44
	INVOICE:	172445								
VENDOR TOTALS		21,569.44 YTD INVOICED			21,569.44 YTD PAID			21,113.44		
4189	MOOVE NA DISTRIBUTION LLC									
	172328	05/12/26	74113		106368	P	05/26/26	08429 262	R&M EQUIP/VEHICLES	263.66
	INVOICE:	52231419								
	172328	05/12/26	74113		106368	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	263.66
	INVOICE:	52231419								
VENDOR TOTALS		1,236.82 YTD INVOICED			1,236.82 YTD PAID			527.32		
4221	MORGAN HIGH									
	172330	05/18/26	74115		106369	P	05/26/26	01401 460	VOLUNTEER BOARD COMMISSIO	334.83
	INVOICE:	05 18 26	EXP RPT							
VENDOR TOTALS		366.75 YTD INVOICED			366.75 YTD PAID			334.83		
4141	MSI SERVICES, INC.									
	172315	04/30/26	74100		106370	P	05/26/26	01401 430	TECHNOLOGY	168.75
	INVOICE:	435871								
	172315	04/30/26	74100		106370	P	05/26/26	08429 430	TECHNOLOGY	56.25
	INVOICE:	435871								
	172316	04/30/26	74101		106370	P	05/26/26	01401 430	TECHNOLOGY	431.25
	INVOICE:	435869								
	172316	04/30/26	74101		106370	P	05/26/26	08429 430	TECHNOLOGY	143.75
	INVOICE:	435869								
	172317	04/30/26	74102		106370	P	05/26/26	01401 430	TECHNOLOGY	562.50
	INVOICE:	435870								
	172317	04/30/26	74102		106370	P	05/26/26	08429 430	TECHNOLOGY	187.50
	INVOICE:	435870								
	172318	04/30/26	74103		106370	P	05/26/26	01401 430	TECHNOLOGY	660.00
	INVOICE:	435868								
	172318	04/30/26	74103		106370	P	05/26/26	08429 430	TECHNOLOGY	220.00
	INVOICE:	435868								
VENDOR TOTALS		33,392.48 YTD INVOICED			34,970.24 YTD PAID			2,430.00		
140	NORTH WALES WATER AUTHORITY									
	172197	05/07/26	73982		106371	P	05/26/26	08429 360	UTILITIES	20.63
	INVOICE:	07085 050726								
	172198	05/07/26	73983		106371	P	05/26/26	01409 360	UTILITIES	452.80
	INVOICE:	07122 050726								
	172199	05/07/26	73984		106371	P	05/26/26	01409 360	UTILITIES	20.63
	INVOICE:	07131 050726								
	172201	05/07/26	73986		106371	P	05/26/26	01409 360	UTILITIES	20.63
	INVOICE:	07444 050726								
	172203	05/07/26	73988		106371	P	05/26/26	01430 360	UTILITIES	20.63
	INVOICE:	07979 050726								
	172204	05/07/26	73989		106371	P	05/26/26	01430 360	UTILITIES	20.63

PAID INVOICES REPORT

WARRANT: 052626

TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	24598	050726								
172205		05/07/26	73990		106371	P	05/26/26	08429 360	UTILITIES	20.63
INVOICE:	28810	050726								
172229		05/07/26	74014		106371	P	05/26/26	01430 360	UTILITIES	46.77
INVOICE:	23643	050726								
172230		05/07/26	74015		106371	P	05/26/26	08429 360	UTILITIES	20.63
INVOICE:	24289	050726								
172231		05/07/26	74016		106371	P	05/26/26	01430 360	UTILITIES	34.39
INVOICE:	26067	050726								
172232		05/07/26	74017		106371	P	05/26/26	01430 360	UTILITIES	28.61
INVOICE:	28976	050726								
172233		05/07/26	74018		106372	P	05/26/26	01409 360	UTILITIES	20.63
INVOICE:	07129	050726								
VENDOR TOTALS			13,464.11	YTD INVOICED				13,526.00	YTD PAID	727.61
3780 NORTH WALES WATER AUTHORITY										
172304		04/29/26	74089		106373	P	05/26/26	08429 450	CONTRACTED SERVICES	50.00
INVOICE:	SALES0003165									
172305		05/04/26	74090		106373	P	05/26/26	08429 450	CONTRACTED SERVICES	1,329.75
INVOICE:	SALES0003170									
VENDOR TOTALS			16,428.75	YTD INVOICED				19,132.75	YTD PAID	1,379.75
2506 OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C.										
172260		05/05/26	74045		106374	P	05/26/26	01410 450	CONTRACTED SERVICES	290.00
INVOICE:	519179185									
172261		04/27/26	74046		106374	P	05/26/26	01401 450	CONTRACTED SERVICES	107.00
INVOICE:	519156084									
VENDOR TOTALS			504.00	YTD INVOICED				716.00	YTD PAID	397.00
4050 ODALYS CUMMINS										
172313		05/01/26	74098		106375	P	05/26/26	01414 314	PROF SERV- LEGAL (ZHB)	225.00
INVOICE:	04 28 2026 BOS MTG									
VENDOR TOTALS			490.00	YTD INVOICED				490.00	YTD PAID	225.00
1347 PA MUNICIPAL, INC.										
172249		05/11/26	74034		106376	P	05/26/26	08429 262	R&M EQUIP/VEHICLES	1,214.10
INVOICE:	6238443									
VENDOR TOTALS			3,996.26	YTD INVOICED				5,219.85	YTD PAID	1,214.10
596 PA ONE CALL SYSTEM, INC.										
172209		02/01/26	73994		106377	P	05/26/26	08429 450	CONTRACTED SERVICES	-1,093.94
INVOICE:	CR104603									
172210		01/02/26	73995		106377	P	05/26/26	08429 450	CONTRACTED SERVICES	248.95
INVOICE:	1128153									
172211		03/31/26	73996		106377	P	05/26/26	08429 450	CONTRACTED SERVICES	278.03
INVOICE:	1152064									

PAID INVOICES REPORT

WARRANT: 052626

TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172212	02/28/26	73997		106377	P	05/26/26	08429 450	CONTRACTED SERVICES	217.56
	INVOICE:	1144763								
	172213	04/30/26	73998		106377	P	05/26/26	08429 450	CONTRACTED SERVICES	407.58
	INVOICE:	1160329								
	VENDOR TOTALS		236.90	YTD INVOICED				485.57	YTD PAID	58.18
4228	PATTON'S ARTWORKS									
	172334	05/12/26	74119		106378	P	05/26/26	01410 220	OPERATING SUPPLIES	200.00
	INVOICE:	8511								
	VENDOR TOTALS		200.00	YTD INVOICED				200.00	YTD PAID	200.00
665	PAUL B. MOYER & SONS									
	172215	05/12/26	74000		106379	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	62.50
	INVOICE:	40487								
	172238	05/13/26	74023		106379	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	72.47
	INVOICE:	40656								
	172239	05/19/26	74024		106379	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	87.99
	INVOICE:	41191								
	172240	05/18/26	74025		106379	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	150.00
	INVOICE:	41060								
	VENDOR TOTALS		965.49	YTD INVOICED				965.49	YTD PAID	372.96
5	PECO - PAYMENT PROCESSING									
	172188	05/19/26	73973		106380	P	05/26/26	01430 360	UTILITIES	9.79
	INVOICE:	2793920100	051926							
	172189	05/19/26	73974		106380	P	05/26/26	01409 360	UTILITIES	56.82
	INVOICE:	2971145000	051926							
	172222	05/19/26	74007		106381	P	05/26/26	01430 360	UTILITIES	90.67
	INVOICE:	3978998000	051926							
	VENDOR TOTALS		47,025.69	YTD INVOICED				64,839.65	YTD PAID	157.28
3475	PENN E & R									
	172271	05/08/26	74056		106382	P	05/26/26	01414 313	ENGINEERING	6,266.00
	INVOICE:	28876								
	VENDOR TOTALS		7,587.50	YTD INVOICED				37,682.75	YTD PAID	6,266.00
3779	PERKIOMEN PERFORMANCE INC.									
	172303	05/20/26	74088		106383	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	1,173.00
	INVOICE:	26-0744								
	VENDOR TOTALS		4,605.87	YTD INVOICED				4,605.87	YTD PAID	1,173.00
3458	REMCO, INC.									
	172270	05/06/26	74055		106384	P	05/26/26	01409 450	CONTRACTED SERVICES	1,596.50
	INVOICE:	971350								

PAID INVOICES REPORT

WARRANT: 052626

TO FISCAL 2026/05 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		14,498.37 YTD INVOICED			14,878.88 YTD PAID			1,596.50		
1166 RICHARD H. LUTZ & SONS INC.	172247	05/13/26	74032		106385	P	05/26/26	01430 370	R&M PW	240.00
	INVOICE: 117280									
	172248	05/13/26	74033		106385	P	05/26/26	01430 370	R&M PW	240.00
	INVOICE: 117295									
VENDOR TOTALS		840.00 YTD INVOICED			840.00 YTD PAID			480.00		
2460 SANG CHUL LEE	172259	05/04/26	74044		106386	P	05/26/26	01410 238	UNIFORMS	102.00
	INVOICE: 2929									
VENDOR TOTALS		288.00 YTD INVOICED			466.00 YTD PAID			102.00		
4142 SJ FUEL SOUTH COMPANY, INC.	172319	04/29/26	74104		106387	P	05/26/26	01430 374	FUEL/ GASOLINE/ DIESEL	272.50
	INVOICE: 196627									
	172320	01/02/26	74105		106387	P	05/26/26	01430 374	FUEL/ GASOLINE/ DIESEL	471.47
	INVOICE: 189851									
	172321	01/28/26	74106		106387	P	05/26/26	01410 374	FUEL/ GASOLINE/ DIESEL	816.92
	INVOICE: 192842									
	172322	01/02/26	74107		106387	P	05/26/26	01410 374	FUEL/ GASOLINE/ DIESEL	836.32
	INVOICE: 190105									
	172323	02/05/26	74108		106387	P	05/26/26	01410 374	FUEL/ GASOLINE/ DIESEL	886.32
	INVOICE: 193731									
	172324	05/07/26	74109		106387	P	05/26/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,815.95
	INVOICE: 197032									
	172325	04/30/26	74110		106387	P	05/26/26	01410 374	FUEL/ GASOLINE/ DIESEL	2,561.84
	INVOICE: 196816									
VENDOR TOTALS		29,083.82 YTD INVOICED			37,647.53 YTD PAID			7,661.32		
1837 SOUTHEASTERN PENNSYLVANIA	172252	05/10/26	74037		106388	P	05/26/26	01430 450	CONTRACTED SERVICES	625.00
	INVOICE: 147694									
	172253	05/10/26	74038		106389	P	05/26/26	01430 450	CONTRACTED SERVICES	125.00
	INVOICE: 147693									
VENDOR TOTALS		920.00 YTD INVOICED			920.00 YTD PAID			750.00		
2673 TURF EQUIPMENT AND SUPPLY COMPANY	172263	05/06/26	74048		106390	P	05/26/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	1,090.72
	INVOICE: 70152600-00									
VENDOR TOTALS		1,090.72 YTD INVOICED			1,090.72 YTD PAID			1,090.72		
2441 TUSTIN GROUP, LLC	172258	05/05/26	74043		106391	P	05/26/26	01409 450	CONTRACTED SERVICES	260.00

PAID INVOICES REPORT

WARRANT: 052626

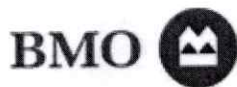
TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 930024831										
VENDOR TOTALS		5,445.00 YTD INVOICED			5,445.00 YTD PAID			260.00		
4190	UNIFORM GEAR INC	172329	05/01/26	74114	106392	P	05/26/26	01410 238	UNIFORMS	360.00
INVOICE: 7335-3										
VENDOR TOTALS		3,642.23 YTD INVOICED			3,642.23 YTD PAID			360.00		
3204	VICTORY GARDEN'S, INC.	172267	05/07/26	74052	106393	P	05/26/26	01430 220	SUPPLIES PW	120.00
INVOICE: 917440										
VENDOR TOTALS		120.00 YTD INVOICED			120.00 YTD PAID			120.00		
3565	W.B. MASON COMPANY	172273	05/12/26	74058	106394	P	05/26/26	01401 200	OFFICE SUPPLIES	16.71
INVOICE: 261905286										
		172274	04/29/26	74059	106394	P	05/26/26	01409 220	SUPPLIES- ALL BLDNGS	457.88
INVOICE: 261631113										
VENDOR TOTALS		2,131.27 YTD INVOICED			2,451.27 YTD PAID			474.59		
2511	WEST PUBLISHING CORPORATION	172262	05/01/26	74047	106395	P	05/26/26	01410 222	DETECTIVE OPERATING SUPPL	165.38
INVOICE: 853576752										
VENDOR TOTALS		661.52 YTD INVOICED			1,323.04 YTD PAID			165.38		
395	WISSAHICKON SCHOOL DISTRICT	172234	05/05/26	74019	106396	P	05/26/26	30439 000	INFRASTRUCTURE REBUILDING	8,500.00
INVOICE: MISC000600										
VENDOR TOTALS		95,322.99 YTD INVOICED			95,322.99 YTD PAID			8,500.00		
REPORT TOTALS										259,488.96

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	64	259,488.96

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

VDR NUM	NAME	DBA	ENTERED DATE	ADDR1	CITY	ST	ZIP
<a href="#">4219</a>	JOHN MEENAN TRANSMISSION SERVICE INC		04/24/26	900 EASTON RD	WILLOW GROVE	PA	19090
<a href="#">4220</a>	ADAS CALIBRATION SERVICES LLC		04/28/26	22 W MADISON AVE	TELFORD	PA	18969
<a href="#">4221</a>	MORGAN HIGH		04/29/26				
<a href="#">4222</a>	THEODORE FELIX		05/01/26	701 TALAMORE DR	AMBLER	PA	19002
<a href="#">4223</a>	MYREC.COM INC	RB PRODUCTIONS	05/05/26	PO BOX 16997	SALT LAKE CITY	UT	84116
<a href="#">4224</a>	DELAWARE ENVIRONMENTAL CONSTRUCTION SERVICES		05/05/26	935 RAHWAY DR	NEWARK	DE	19711
<a href="#">4225</a>	ANDREW & JULIE JANOS		05/12/26	625 LORAIN ST	ARDMORE	PA	19003
<a href="#">4226</a>	HINDSIGHT BAND LLC		05/13/26	1310 BRIDLE PATH DR	LANSDALE	PA	19446
<a href="#">4227</a>	GARNHAM LLC		05/19/26	1401 VALLEY GLEN RD	ELKINS PARK	PA	19027
<a href="#">4228</a>	PATTON'S ARTWORKS	ARTWORKS	05/20/26	6200 CARLISLE PIKE	MECHANICSBURG	PA	17050
<a href="#">4229</a>	ALLOY5 LLC		05/20/26	530 WEST BROAD ST	BETHLEHEM	PA	18018



# 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>	\$ 242,717.73
<b>Statement Date (MM/DD/YYYY):</b>	04/27/2026	<b>Currency:</b>	U.S. DOLLAR
<b>Payment Due Date (MM/DD/YYYY):</b>	05/24/2026		

## Statement Summary:

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

<b>Previous Balance:</b>	\$ 16,851.38
<b>Payments:</b>	\$ -16,851.38
<b>Adjustments:</b>	\$ 0.00
<b>Net Purchases:</b>	\$ 7,282.27
<b>Cash Advance:</b>	\$ 0.00
<b>Fees:</b>	\$ 0.00
<b>Other Charges:</b>	\$ 0.00
<b>New Account Balance:</b>	\$ 7,282.27

✓ 4/21/26 JE # 105  
 mn  
 \$ 6,319.12

## Transaction Summary:

Trans Date	Posting Date Trans ID	Description	Pre-Tax Amount Auth #	Total Tax	Trans Amount
<b>Card Number xxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522</b>					
04/06	04/06 645069166	AUTOMATIC PYMT RECEIVED	\$ -16,851.38	\$ 0.00	\$ -16,851.38
			<b>TOTAL CREDITS xxx-xxxx-xxxx-0522</b>		<b>\$ -16,851.38</b>
			<b>TOTAL DEBITS xxx-xxxx-xxxx-0522</b>		<b>\$ 0.00</b>
<b>Card Number xxx-xxxx-xxxx-7362 ADMIN, CORP</b>					
03/27	03/30 643961165	QUALIFICATION TARGETS HAMMOND WI 01 410 220	\$ 164.02 025990	\$ 0.00	\$ 164.02
03/27	03/30 643961236	AXLE TARGETS CORAL SPRINGS FL 01 410 220	\$ 185.02 039863	\$ 12.95 (e)	\$ 197.97
04/01	04/01 644395420	INTL CODE COUNCIL INC COUNTRY CLUB IL 01 401 420	\$ 79.00 045006	\$ 0.00	\$ 79.00
04/01	04/02 644678780	MONTGOMERY COUNTY RECO NORRISTOWN PA 01 401 420	\$ 38.50 074894	\$ 0.00	\$ 38.50
04/01	04/02 644678779	MONTGOMERY COUNTY RECO ATLANTA GA 01 401 420	\$ 1.02 086814	\$ 0.00	\$ 1.02
04/01	04/02 644678778	THE PHILADELPHIA INQUI 2158542000 PA 01 401 420	\$ 171.60 028753	\$ 10.30 (e)	\$ 181.90
04/06	04/09 645634941	TONY RONIS SPRING HOUS SPRING HOUSE PA 01 401 187	\$ 139.44 065078	\$ 8.37 (e)	\$ 147.81
04/13	04/14 646507992	PECO ENERGY COMPANY 2158414000 PA 01 430 300	\$ 262.04 060135	\$ 15.72 (e)	\$ 277.76

04/14	04/15 646565141	IL GIARDINO ITALIAN CU SPRING HOUSE PA 01 401 187	\$ 110.84 055021	\$ 6.65 (e)	
04/18	04/20 647238010	FEDEX91128797 MEMPHIS TN 01 402 310	\$ 44.90 054597	\$ 0.00	\$ 44.90
04/20	04/21 647663215	ICMA ONLINE 2029623542 DC 01 401 420	\$ 1,054.72 007815	\$ 63.28	\$ 1,118.00
04/21	04/22 647919658	PECO ENERGY COMPANY 2158414000 PA 01 430 360 JE #105 4/21/26	\$ 369.02 092095	\$ 22.14 (e)	\$ 391.16
04/21	04/22 647919657	PECO ENERGY COMPANY 2158414000 PA 08 429 360 JE #105 4/21/26	\$ 425.82 050443	\$ 25.55 (e)	\$ 451.37
04/21	04/22 647919580	PECO ENERGY COMPANY 2158414000 PA 01 430 360 JE #105 4/21/26	\$ 44.16 073294	\$ 2.65 (e)	\$ 46.81
04/21	04/22 647919578	HILTON GARDEN INN HUMMELSTOWN PA 01 401 420	\$ 174.90 075770	\$ 0.00	\$ 174.90
04/21	04/22 647919579	PECO ENERGY COMPANY 2158414000 PA 01 409 360 JE #105 4/21/26	\$ 60.17 022952	\$ 3.61 (e)	\$ 63.78
04/21	04/22 647919581	PECO ENERGY COMPANY 2158414000 PA 01 430 360 JE #105 4/21/26	\$ 9.46 033306	\$ 0.57 (e)	\$ 10.03
04/22	04/23 647988834	COMM OF PA OB/OCO P 7174256646 PA 01 235 100	\$ 724.50 029919	\$ 0.00	\$ 724.50
04/22	04/23 647988833	INTOXIMETERS INC SAINT LOUIS MO 01 410 220	\$ 345.00 013832	\$ 0.00	\$ 345.00
04/22	04/23 647988832	TST SPRING HOUSE TAVER AMBLER PA 01 401 187	\$ 582.13 049211	\$ 34.93 (e)	\$ 617.06

TOTAL CREDITS xxxx-xxxx-xxxx-7362 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-7362 \$ 5,192.98

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

03/27	03/30 643961164	BREWER EYE ASSOCIATES NORTH WALES PA 01 410 450	\$ 130.19 033457	\$ 7.81 (e)	\$ 138.00
04/01	04/02 644678777	SHERATON HARRISBURG PA 01 410 420	\$ 412.92 056841	\$ 0.00	\$ 412.92
04/11	04/13 646175645	CANVA I04848-44822135 AUSTIN TX 01 410 480	\$ 400.00 029500	\$ 24.00 (e)	\$ 424.00
04/17	04/20 647238009	GLOCK PROFESSIONAL INC SMYRNA GA 01 410 420	\$ 283.02 084107	\$ 16.98 (e)	\$ 300.00
04/20	04/21 647663214	BREWER EYE ASSOCIATES NORTH WALES PA 01 410 450	\$ 134.09 042768	\$ 8.05 (e)	\$ 142.14
04/23	04/24 648358370	PAYPAL PP GIVEFUND 4029357733 DC 01 410 450	\$ 0.94 003924	\$ 0.06	\$ 1.00

TOTAL CREDITS xxxx-xxxx-xxxx-2252 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-2252 \$ 1,418.06

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

04/09	04/10 645834992	MONTGOMERY CTY REC OF KNOXVILLE TN 01 414 313	\$ 0.28 020460	\$ 0.00	\$ 0.28
04/09	04/10 645834991	MONTGOMERY CTY RECORDE NORRISTOWN PA 01 414 313	\$ 10.50 008461	\$ 0.00	\$ 10.50
04/20	04/22 647919659	COURTYARD BY MARRIOTT HERSHEY PA 01 401 420	\$ 330.78 008944	\$ 0.00	\$ 330.78

04/21	04/21 647663216	TST TROEGS INDEPENDEN HERSHEY PA 01 401 420	\$ 31.83 083159	\$ 1.91 (e)	\$ 33.74
04/21	04/22 647919660	CCI CONSTANT-CONTACT WALTHAM MA 01 401 430 \$74.25 / 08 429 430 \$24.75	\$ 99.00 050638	\$ 0.00	\$ 99.00
04/23	04/24 648358446	PML 7172369469 PA 01 414 420	\$ 56.60 064649	\$ 3.40	\$ 60.00

TOTAL CREDITS xxx-xxxx-xxxx-6926 \$ 0.00  
 TOTAL DEBITS xxx-xxxx-xxxx-6926 \$ 534.30

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

04/20	04/20 647238011	RECOURSE LIFE WADESBORO NC 01 430 450	\$ 49.95 057583	\$ 0.00	\$ 49.95
04/22	04/23 647988835	STAPLES 00100818 NORTH WALES PA 01 430 220	\$ 86.98 066139	\$ 0.00	\$ 86.98

TOTAL CREDITS xxx-xxxx-xxxx-3803 \$ 0.00  
 TOTAL DEBITS xxx-xxxx-xxxx-3803 \$ 136.93

**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	May 20 ,2026
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Members decided who will speak at each concert. They will announce the bands and provide updates on events and township news.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• Members will each take a park for the summer and score the trails and parks using Fred’s checklist.</li> <li>• Communication: Discuss how we are getting information out to the community and ways to simplify sign-ups for newsletters and email blasts.</li> <li>• Replacing the trees at the Texaco lot: Fred should coordinate with Mike to determine the appropriate types of trees to plant.</li> </ul>	

Next Meeting	Tuesday, June 16 ,2026
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township’s website on the “Meetings” page. This form is included in the Board of Supervisor’s meeting packet, which also is posted on the “Meetings” page.