

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, June 23, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/83838007874?pwd=a5PBXRkbnh32kFYlhFopV0lq9XJTih.1>

Call #: 1-646-876-9923



## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of real estate related to the Public Works garage and parks; potential litigation related to code enforcement, zoning, and emergency management.

Thank you to everyone who responded to the survey and/or joined us for the **Bethlehem Pike Revitalization kickoff event** on June 9<sup>th</sup>. More than 200 surveys were submitted and almost 40 residents and businesspeople attended the kickoff event to share their hopes for the revitalization of the Pike and ideas for updating the zoning and appeal of Bethlehem Pike. Stay tuned for next steps.

**Summer concerts:** Come out and enjoy music, food trucks and face painting at Pen-Ambler Park, from 5:30 – 7:00 pm:

- on **June 24<sup>th</sup>**, **Hindsight** will show off their fusion of music from every rock and pop era,
- on **July 22<sup>nd</sup>**, **Barefoot Bobby and the Breakers** play pop, country, blues and rock hits, and
- on **August 30<sup>th</sup>**, it's time for the kids concert performed by **Go with YOYO**.

**Independence Day:** The Kiwanis Carnival is back and 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.

**Police Department Accreditation:** Lower Gwynedd Police Chief Paul Kenny introduces Chief Lee Benson from the PA Law Enforcement Accreditation Commission (PLEAC) of the PA Chiefs of Police Association for the reaccreditation presentation. The Lower Gwynedd Township Police Department has been accredited by PLEAC since 2017 and reaccredited every 3 years since.

- Special thanks to Officer Tim Evard for his hard work as the Police Department's accreditation manager.

**Swearing in:** Judge Suzan Leonard swears in Brianna Knowles as a Lower Gwynedd Police Officer.

### BUILDING AND ZONING

1. Consider approval of Resolution 2026-14 removing 804 Swedesford Road from the Lower Gwynedd Township historic resource map
2. Public hearing to discuss Lower Gwynedd's revised 2045 Comprehensive Land Use Plan and to consider approval of Resolution 2026-15 adopting the plan
3. Public hearing to consider a text amendment revising zoning regulations for the MF-3 district and a map amendment changing the zoning district for 321 Norristown Road, from D-1 to MF-3

## **PUBLIC COMMENTS**

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

## **GENERAL BUSINESS**

1. Consider appointment of Karen Crispino to the Township's Parks & Recreation Board
2. Consider approval of environmental covenant for 901 Sumneytown Pike
3. Consider awarding bid for the Welsh Road traffic signal upgrades to Lenni Electric Corporation in the amount of \$265,506.70
4. Consider authorization to advertise bids for traffic signal maintenance contract
5. Consider approval of temporary construction easement with Donald and Ida Himes, owners of 446 Marion Avenue, needed for the culvert replacement project
6. Consider approval of temporary construction easement with Brian and Therese Pitcavage, owners of 444 Marion Avenue, needed for the culvert replacement project
7. Financial report for May 2026
8. Approval of invoice report for June 23, 2026
9. Approval of minutes for the meeting of May 26, 2026

## **SUPERVISOR LIAISON REPORTS**

Questions about Volunteer Commission Meeting Highlights

## **STAFF UPDATES**

Updates from staff on municipal activities and projects – NMRC/Recycling reports

## **SUPERVISORS COMMENTS**

Comments or questions from the Board of Supervisors

## **ADJOURNMENT**

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

HUMAN RELATIONS COMMISSION	THURS	08/06/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	07/28/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	07/08/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	07/09/2026	6:00 P.M.
PARKS AND RECREATION	TUES	07/21/2026	6:00 P.M.
PLANNING COMMISSION	WED	07/15/2026	7:00 P.M.

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



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** June 17, 2026  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** Resolution #2026-14- 804 Swedesford Road Request

***Recommended Motion: To approve Resolution #2026-14 removing 804 Swedesford Road from the Lower Gwynedd Historic Map as requested by the property owner.***

The owners of 804 Swedesford Road, Amy and Jacob Ginsburg, have requested that their property be removed from the Lower Gwynedd Township Historic Resources Map. They were unaware the property was included on the map, and the previous owners do not recall requesting its inclusion or agreeing to be subject to the ordinance's provisions.

In 2006, Lower Gwynedd Township adopted Ordinance 441 establishing regulations for historic resource protection. The ordinance allows for the removal of certain properties from the Historic Resources Map. Specifically, it provides that only properties whose owners have requested designation in writing may be included on the map. It further states that historic resources not protected by a permanent historic deed restriction may be removed from the map, and from coverage under the ordinance, upon written notice from the property owner.

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

**RESOLUTION NO. \_\_\_\_\_**

Removing 804 Swedesford Road from the  
Lower Gwynedd Township Historic Resources Eligibility List and Map

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**WHEREAS**, Section 1298.19(f)(1) of Title Six, Zoning, of the Lower Gwynedd Township Code (“**Code**”) allows property owners to voluntarily make written request for removal from the Township's historic resources eligibility list and historic resources map (the “**Historic List and Map**”), of historic resources which have not been protected by a permanent, historic deed restriction; and

**WHEREAS**, the owners of 804 Swedesford Road (Parcel #39-00-04165-00-8 ) (the “**Property**”) have made written request to the Township seeking removal of the structures on the Property (the “**Structures**”) from the Historic List and Map; and

**WHEREAS**, there is a not a recorded historic deed restriction for the Structures or the Property; and

**WHEREAS**, Section 1298.19(f)(2) of the Code allows the Board of Supervisors to revise the Historic List and Map by resolution; and

**NOW, THEREFORE**, be it resolved by the Lower Gwynedd Township Board of Supervisor to remove the Property from the Historic List and Map.

**APPROVED** at the public meeting of the Lower Gwynedd Township Board of Supervisors held on June 23, 2026.

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

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

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



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** May 8, 2026

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

**SUBJ:** Resolution #2026-15-Comprehensive Plan Approval

***Recommended Motion: To approve Resolution #2026-15 adopting the 2045 Lower Gwynedd Township Comprehensive Plan.***

The public hearing for the 2045 Lower Gwynedd Township Comprehensive Land Use Plan will be reconvened at the BOS meeting on June 23, 2026. At its April 14, 2026 meeting, the BOS discussed revisions to the proposed Comprehensive Plan. Following those discussions, the revised draft was recirculated to surrounding municipalities and the school district, posted on the Township website, and made available for public review at the Township Building for the past two months.

The Comprehensive Plan represents the culmination of a multi-year planning process guided by a community steering committee composed of elected officials, residents, business owners, and representatives of local organizations. Extensive public input was collected throughout the planning process through online surveys, two community open houses, and participation in community events. The draft final plan also generated substantial public feedback, which was carefully considered by the BOS and Township residents during public meetings. As a result of those discussions, revisions were made to strengthen and refine the document before its consideration for adoption. The plan is now ready for action by the BOS.

**LOWER GWYNEDD TOWNSHIP  
RESOLUTION #2026-15**

**ADOPTING AND APPROVING THE  
LOWER GWYNEDD TOWNSHIP COMPREHENSIVE PLAN**

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

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

**WHEREAS**, the comprehensive plan was distributed for review by the Montgomery County Planning Commission, contiguous municipalities, and Wissahickon School District; and

**WHEREAS**, the comments received from the public through the public participation process, and from the Montgomery County Planning Commission have been duly noted; and

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

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

**WHEREAS**, the Lower Gwynedd Township Comprehensive Plan has been the subject of a duly advertised public hearing held by the Lower Gwynedd Township Board on March 24, 2026 and June 23, 2026.

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

**RESOLVED AND ADOPTED** Tuesday, June 23, 2026.

Attest:

Lower Gwynedd Township  
Board of Supervisors

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Mimi Gleason  
Township Manager

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Danielle Duckett  
Chair



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** June 17, 2026  
**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*  
**SUBJ:** MF-3 Ordinance & Map Amendment Spring House Corporate Center

***Recommended Motion: To take the testimony under consideration and wait until a conditional use application has been filed by the applicant and reviewed by Township consultants in order to have a better understanding of how the property at Spring House Corporate Center will be redeveloped under the proposed mixed-use provision.***

The BOS will hold a public hearing at its meeting on Tuesday, June 23, 2026, to consider the revised MF-3 zoning ordinance amendment and accompanying zoning map amendment proposed by BET for the redevelopment of the Spring House Corporate Center. Copies of the proposed ordinance and map amendment are attached to this memo for reference.

In accordance with statutory requirements, the proposed ordinance and map amendment were circulated to the appropriate review agencies and made available for public inspection both on the Township website and at the Township building. The required public notification process has also been completed.

The Lower Gwynedd Township Planning Commission reviewed the proposed ordinance and discussed the revisions in detail at its May 20, 2026, meeting. Following its review, the PC recommended approval of the ordinance and map amendment by the Board of Supervisors.

For ease of reference, a summary of the specific revisions to the proposed ordinance is provided below.

## Proposed Revisions:

- **Section 2: 1276.02 (1) Permitted Uses:** Additional Conditional Use/Master Plan Standards have been added to the ordinance as per the suggestion of the MCPC.
- **Section 2: 1276.02 (1) Permitted Uses F.** Drive-thru facilities have been removed from the bank/financial use.
- **Section 2: 1276.02 (2)(A) & (3) Transportation Impact Study and Post-Construction Transportation Impact Study** requirements have been added to the ordinance.
- **Section 3: 1276.09 (C)(2) Side Yards.** The side-yard setback requirement has been changed from 50-feet to 75-feet.
- **Section 3: 1276.09 (i) Density.** The base density is set at 9.5 dwelling units per acre with a density bonus of 1.5 dwelling units per acre when 10% of the units are offered as workforce housing.
- **Section 3: 1276.09 (i) (2) Work Force Housing:** A requirement that the workforce housing option is only available to people working at least 40 hours per week has been added.
- **Section 3: 1276.09 (j) Off-Street Parking & Loading-** Parking standards specific to the mixed-use development will remain in this section of the ordinance. Parking standards have been revised to include a standard calculation to include gross floor area.
- **Section 3: 1276.09 (m) Outdoor Land Use-** Additional language requiring 10-foot-wide sidewalks in order to provide adequate room for outdoor displays and that such displays occur in the area adjacent to the building has been added.
- **Section 3: 1276.09 (u) Special Conveyancing-**Originally, we were going to remove this item but after additional consideration have decided to keep this item but with updated text as indicated.

The public hearing will provide an opportunity for the BOS to receive testimony and consider public comment before taking action on the proposed ordinance and map amendment.

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

**NOTICE IS HEREBY GIVEN** that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on **Tuesday, June 23, 2026 at 7:00 PM**, will conduct a public hearing to consider the adoption of the following proposed Ordinance, summarized as follows:

**AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY REZONING A PARCEL OF LAND, BEING MONTGOMERY COUNTY TAX MAP PARCEL NO. 39-00-02956-00-2, A/K/A 321 NORRISTOWN ROAD FROM D-1 TO MF-3 TO EXTEND THE MF-3 ZONING DISTRICT ALONG A PORTION OF NORRISTOWN ROAD.**

This Ordinance contains provisions that redesignate from D-1 Special Use District to MF-3 Multifamily Residential District the parcel of ground identified as Montgomery County Tax Map Parcel No. 39-00-02956-00-2, a/k/a 321 Norristown Road, repeal all inconsistent ordinances or parts thereof, and provide a severability clause and an effective date.

The Board of Supervisors will consider adopting the ordinance at the meeting that will follow the hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/83838007874?pwd=a5PBXRkbvh32kFYlhFopV0Iq9XJTih.1>

Meeting ID: 838 3800 7874

Passcode: 370116

Call In Number: 1-646-876-9923

A copy of the complete text of the proposed ordinance and map is available for review at no cost at the offices of The Reporter, 307 Derstine Avenue, Lansdale, PA 19446. The proposed Ordinance, together with the zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays).

All interested persons and parties are invited to attend the hearing and meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed Ordinance.

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

Publish:

Proof of Publication Required

**BOARD OF SUPERVISORS  
LOWER GWYNEDD TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD,  
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE  
LOWER GWYNEDD TOWNSHIP ZONING MAP BY REZONING A  
PARCEL OF LAND FROM D-1 TO MF-3 TO EXTEND THE MF-3  
ZONING DISTRICT ALONG A PORTION OF NORRISTOWN ROAD.**

**WHEREAS**, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled “General Powers”, section 601 of the Pennsylvania Municipalities Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended (“**Zoning Ordinance**”) authorizes the Lower Gwynedd Township (“**Township**”) Board of Supervisors (“**Board**”) to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

**WHEREAS**, the Board has determined that extending the MF-3 Multifamily Residential District along a portion of Norristown Road is warranted to further the purpose and intent of the MF-3 Residential District (“**Proposed Zoning Map Amendment**”); and

**WHEREAS**, the Lower Gwynedd Township Planning Commission reviewed the Proposed Zoning Map Amendment at a public meeting and recommended that the Proposed Zoning Map Amendment be approved by the Board; and

**WHEREAS**, a public hearing was held, following notice, for the purpose of considering this Proposed Zoning Map Amendment; and

**WHEREAS**, the Board, after the public hearing held pursuant to public notice, and after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Map be amended by the Proposed Zoning Map Amendment.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

**Section 1:** The Lower Gwynedd Township Zoning Map (“**Map**”), § 1254.01, is amended to re-designate from D-1 Special Use District to MF-3 Multifamily Residential District the parcel of ground identified as Montgomery County Tax Map Parcel No. 39-00-02956-00-2, a/k/a 321 Norristown Road (“**Property**”), as shown on Appendix “A” and more particularly described in Appendix “B”.

**Section 2:** The Township Engineer is directed to revise the Zoning Map of Lower Gwynedd Township, as last revised, to incorporate the change in classification of the Property from D-1 Special Use District to MF-3 Multifamily Residential District.

**Section 3: Repealer.** All ordinances, resolutions, and regulations inconsistent with this ordinance are hereby repealed.

**Section 4: Effective Date.** This Amendment shall become effective five (5) calendar days after the date of enactment.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

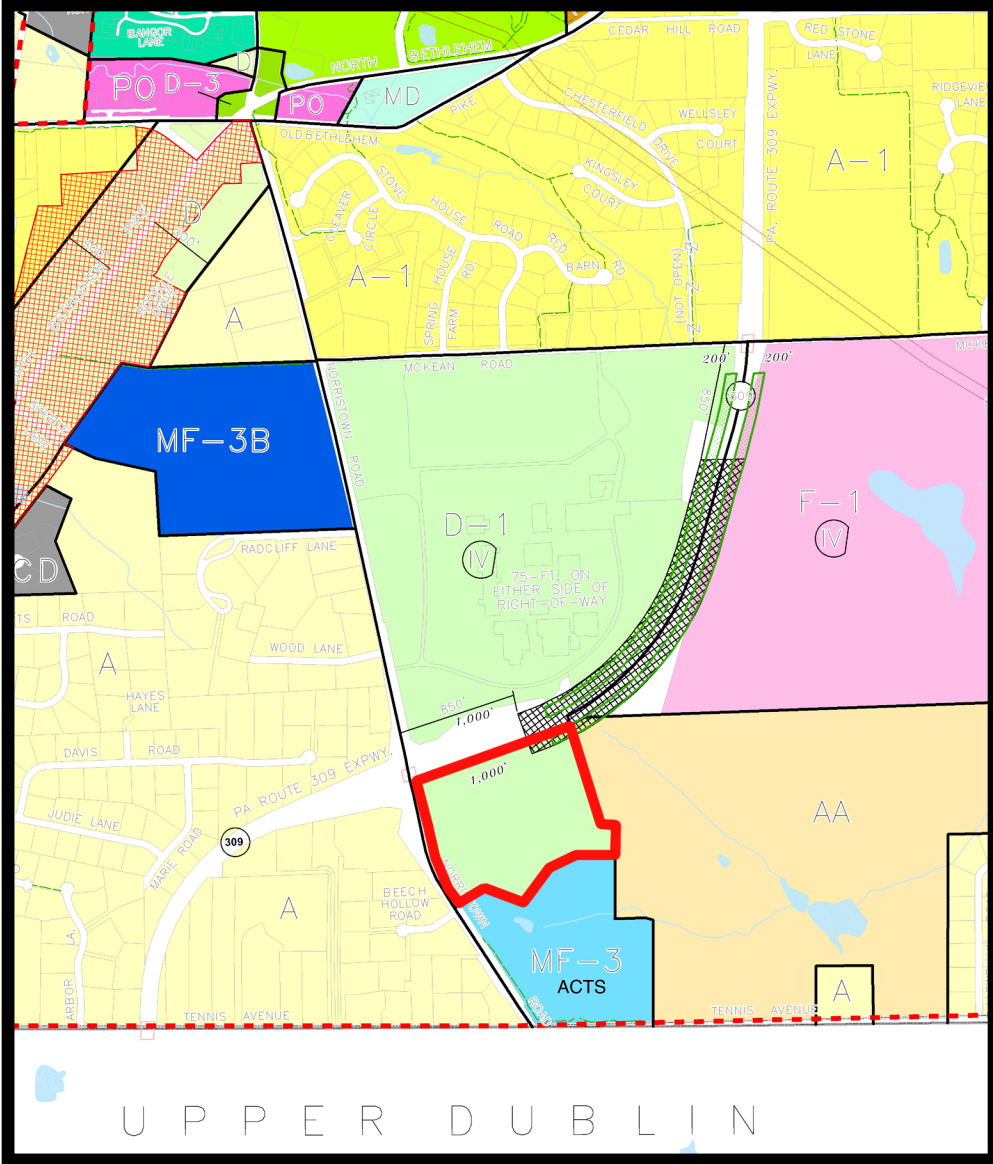
**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Mimi Gleason, Township Manager

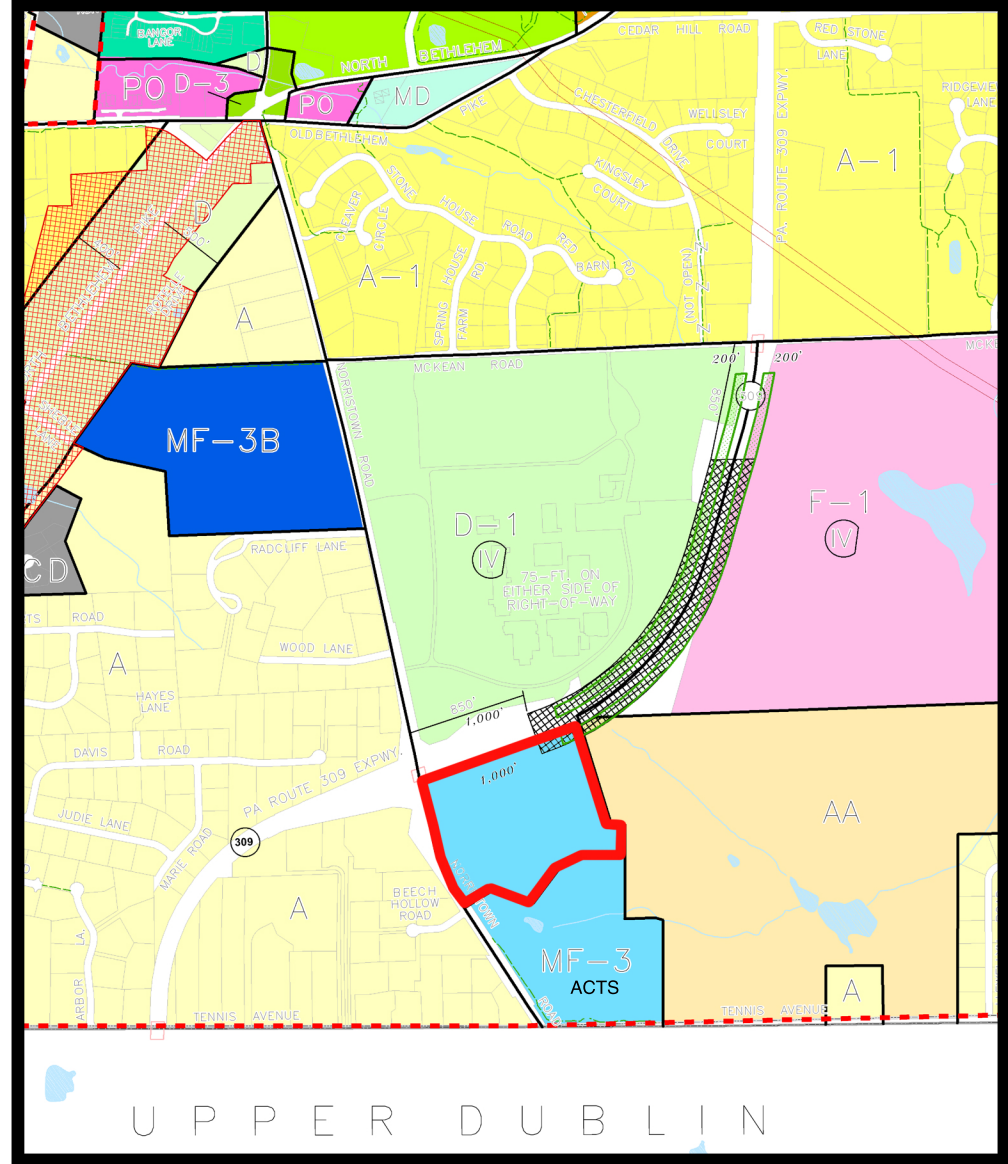
By: \_\_\_\_\_  
Danielle A. Duckett, Chairperson

**APPENDIX "A"**

**Zoning Map Amendment**



# EXISTING



# PROPOSED

- |  |      |  |
|--|------|--|
|  | A    | <u>COMMUNICATION FACILITIES OVERLAY DISTRICTS</u>  |
|  | AA   | <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>STRUCTURE ZONE</p> <p>I 150' @ SIDE OF C OF RT. 309</p> <p>II 150' x 250' @ RT. 202 &amp; R.R.</p> </div> </div>   |
|  | MF-3 | <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>ATTACHMENT ZONE</p> <p>I RAILROAD PARCEL @ RT. 202 &amp; 202 R/W SOUTH OF R.R.</p> <p>II INSIDE ON AND OFF RAMPS TO RT. 309</p> <p>III WATER TOWER PARCEL</p> <p>IV ENTIRE F-1 AND D-1 DISTRICTS ARE ATTACHMENT ZONE OVERLAY DISTRICTS.</p> </div> </div> |
|  | D-1  |  |
|  | F-1  | <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 2px dashed red; margin-right: 5px;"></div> <div> <p>ACT 209 TRANSPORTATION IMPACT FEE SERVICE AREA</p> <p>DEVELOPMENT IN THE AREA SUBJECT TO TRAFFIC IMPACT FEE</p> </div> </div>   |

**APPENDIX "B"**

**Legal Description**

**EXHIBIT A**

(321/323 Norristown Road)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected; SITUATE in Lower Gwynedd Township, Montgomery County, Pennsylvania and described according to a As-Built-Survey prepared for Brandywine Realty Trust made by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated 4/25/1997, as follows, to wit:

BEGINNING at a point being the intersection of the Southeasterly side of Route 309 L.R. 782 and the Northeasterly side of Norristown Road; thence extending from said point of beginning North 20 degrees 10 minutes 20 seconds East along Route 309,816.37 feet to a point of curve; thence extending on a line curving to the left having a radius of 1,970.08 feet and the arc distance of 355.00 feet to a point; thence extending South 66 degrees 23 minutes 30 seconds East 742.63 feet to a point; thence extending North 43 degrees 10 minutes 30 seconds East 103.86 feet to a point; thence extending South 51 degrees 05 minutes 30 seconds East 200.00 feet to a point; thence extending South 37 degrees 24 minutes 51 seconds West 267.38 feet to a point; thence extending South 14 degrees 55 minutes 30 seconds West 183.31 feet to a point; thence extending South 13 degrees 45 minutes 50 seconds East 341.82 feet to a point; thence extending South 60 degrees 06 minutes 34 seconds West 288.28 feet to a point; thence extending South 09 degrees 13 minutes 55 seconds West 210.00 feet to a point on the Northeasterly side of Norristown Road; thence extending along Norristown Road the following eight (8) courses and distances: (1) North 84 degrees 46 minutes 30 seconds West 120.50 feet to a point; (2) Thence extending South 86 degrees 42 minutes 19 seconds West 34.02 feet to a point of curve; (3) Thence extending along the arc of circle curving to the left having a radius of 1,372.69 feet the arc distance of 222.34 feet to a point; (4) Thence extending North 20 degrees 27 minutes 16 seconds East 10.00 feet to a point of curve; (5) Thence extending along the arc of a circle curving to the right having the radius of 1,362.69 feet and the arc distance of 144.58 feet to a point; (6) Thence extending North 63 degrees 28 minutes 00 seconds West 74.13 feet to a point; (7) Thence extending South 26 degrees 32 minutes 00 seconds West 10.00 feet to a point; and (8) Thence extending North 63 degrees 28 minutes 00 seconds West 336.51 feet to a point on the Southeasterly side of Route 309 L.R. 782, being the first mentioned point and place of beginning.

LESS AND EXCEPT that portion of the above described premises taken by the Commonwealth of Pennsylvania, Department of Transportation for highway purposes pursuant to a condemnation in CP-2006-22302, a Declaration of Taking thereof being recorded in the Recorder of Deeds Office of Montgomery County in Deed Book 5614, Page 1926 and plans there of recorded in said recording Office in Plan/Highway Book 23, Page 88; Plan/Highway Book 24, Page 388 and Plan/Highway Book 27, Page 21.

BEING Tax Parcel 39-00-02956-00-2

BEING the same premises which Brandywine Operating Partnership, L.P., a Delaware limited partnership, by Deed dated 12/11/2007 and recorded 12/24/2007 in Montgomery County at Deed Book 5676, Page 1201, granted and conveyed unto G&I VI 321/323 NORRISTOWN FE LLC, a Delaware limited liability company, in fee.

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LOWER GWYNEDD TOWNSHIP**

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**AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP CODE OF ORDINANCES, PART TWELVE PLANNING AND ZONING CODE, TITLE SIX *ZONING*, CHAPTER 1276 MF-3 MULTI-FAMILY RESIDENTIAL DISTRICT, § 1276.02 “PERMITTED USES” BY ADDING A MIXED-USE DEVELOPMENT OPTION AUTHORIZED BY CONDITIONAL USE; AND BY ADDING A NEW SECTION 1276.09 “REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT” WHICH INCLUDES PROVISIONS FOR WORKFORCE HOUSING AND PROVIDES FOR DIMENSIONAL AND PARKING REGULATIONS AND DEVELOPMENT STANDARDS FOR THE MIXED-USE DEVELOPMENT; AND, BY ADDING STANDARDS FOR RESIDENTIAL PARKING STRUCTURES TO §1298.20 “PARKING STRUCTURES”, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

The proposed Ordinance amends certain provisions in Title Six of the Code of Lower Gwynedd Township, being the Zoning Code; including but not limited to changes in permitted uses such as multi-family dwellings, office and retail uses, requirements for such uses, and additional requirements for signage and accessory uses and structures; to repeal all inconsistent ordinances or parts thereof; to provide a severability clause; and to provide an effective date.

The Board of Supervisors will consider adopting the ordinance at the meeting that will follow the hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

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Meeting ID: 838 3800 7874

Passcode: 370116

Call In Number: 1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter, 307 Derstine Avenue, Lansdale, PA 19446. The proposed Ordinance, together with the zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays).

All interested persons and parties are invited to attend the hearing and meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed Ordinance.

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

Publish:

Proof of Publication Required

**BOARD OF SUPERVISORS  
LOWER GWYNEDD TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP CODE OF ORDINANCES, PART TWELVE PLANNING AND ZONING CODE, TITLE SIX ZONING, CHAPTER 1276 MF-3 MULTI-FAMILY RESIDENTIAL DISTRICT, § 1276.02 “PERMITTED USES” BY ADDING A MIXED-USE DEVELOPMENT OPTION AUTHORIZED BY CONDITIONAL USE; AND BY ADDING A NEW SECTION 1276.09 “REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT” WHICH INCLUDES PROVISIONS FOR WORKFORCE HOUSING AND PROVIDES FOR DIMENSIONAL AND PARKING REGULATIONS AND DEVELOPMENT STANDARDS FOR THE MIXED-USE DEVELOPMENT; AND, BY ADDING STANDARDS FOR RESIDENTIAL PARKING STRUCTURES TO §1298.20 “PARKING STRUCTURES”, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled “General Powers”, section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended (“**Zoning Ordinance**”) authorizes the Lower Gwynedd Township (“**Township**”) Board of Supervisors (“**Board**”) to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

**WHEREAS**, an amendment to the Zoning Ordinance is proposed to permit mixed use development as a conditional use in the Township’s MF-3 Multi-Family Residential District (“**Proposed Amendment**”); and

**WHEREAS**, a public hearing was held, following notice, for the purpose of considering this Proposed Amendment; and

**WHEREAS**, the Board, after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended by the Proposed Amendment; and

**WHEREAS**, the Board has determined that amending the MF-3 Multifamily Residential District to permit the mixed-use development, with appropriate regulations and development standards and an optional density bonus for workforce housing, is warranted to enhance development and

the economic vitality of the Township within that district.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

**Section 1: Title Six, “Zoning”, Chapter 1250 “Definitions, § 1250.04 Definitions** is amended to include the following:

**(55.01) Personal Care/Service.** *Personal Care/Service: A commercial use that provides services directly to individuals related to personal grooming, hygiene, appearance, comfort, or convenience. Such establishments primarily offer services performed on-site for clients rather than the sale of goods, and involve minimal equipment, storage, or external impacts. Examples include, but are not limited to, barber shops, hair salons, nail salons, spas, and massage therapy establishments.*

**Section 2:** Title Six, “Zoning”, Chapter 1276 “MF-3 Multifamily Residential District, § 1276.02 “Permitted uses” is amended to read as follows:

*(e) Mixed-Use Development, Where a parcel is developed as a mixed-use development under the provisions of this chapter, such development shall comply exclusively with the standards set forth in §1276.09. A Mixed-Use Development shall not incorporate or combine uses otherwise permitted in this chapter, except for those uses expressly permitted within the mixed-use provisions identified herein and in accordance with §1276.09.”*

*(1) On a property with frontage along a major roadway as classified in §1230.37(b)(1) of the Township Subdivision and Land Development Ordinance, a development consisting of a minimum of three (3) of the following uses, for single and multiple occupancy of property and buildings, shall be permitted when authorized by conditional use, in accordance with §1298.07 “Conditional uses”, and the conditional use standards below in this section, and the requirements in §1276.09.*

- A. Multifamily apartment building with amenities, and which may include a parking structure designed in accordance with §1298.20(b). “Parking Structures”.*
- B. Office building.*
- C. Retail store.*
- D. Personal care/service.*
- E. Restaurant, excluding drive-thru service.*
- F. Bank or financial institution, excluding drive-thru service.*
- G. Medical services, such as dental care, aesthetic procedures, outpatient urgent care and surgery centers, and medical offices.*

H. *Accessory use or accessory building or structure that is subordinate to the uses set forth in subsection (a) to (g) hereof.*

(2) *Master Plan, Architecture, and Transportation Impact Study. For all Mixed-Use Developments, the conditional use application shall include the following submissions and meet the standards in this section and § 1276.09:*

A. *A Master Plan, which adequately depicts where all of the proposed buildings and structures, uses, amenities, and parking shall occur on the property consistent with tentative sketch plan requirements, pursuant to §1230.13 of Chapter 1230, Subdivision and Land Development.*

i. *The Master Plan design shall be fully integrated to depict how existing and proposed buildings and parking will fit into the site and is compatible with adjacent properties, how buildings and amenities connect throughout the site, and all elements of the Master Plan, including, but not limited to, building size, shape, materials, fenestration, sign size, streetscape, landscaping, lighting, hardscape and colors, shall be established for the entire project.*

ii. *The Master Plan shall show the location and dimensions of amenities that provide for open space and/or a place to gather, exercise, or enjoy the outdoors, such as green space; gathering areas; common areas; recreation areas; treatment of historic structures, if any; enhancement of natural features; and a pedestrian network.*

iii. *Review and approval of the Master Plan shall include the approval of the dimensional criteria and parking as shown on the Master Plan.*

iv. *Material changes to the Master Plan involving the relocation, addition, expansion, or deletion of buildings, vehicular circulation or access shall require an amended conditional use approval from the Board of Supervisors.*

B. *Architectural renderings, which shall depict: a perspective view of the buildings, including the parking garage, from the exterior main road(s) and neighboring properties showing the façade(s) and streetscape; and elevations of all sides of the proposed building(s). The renderings shall be in color and indicate the mass, form, color, and materials of the proposed building(s).*

i. *The renderings shall show connections to an existing public trail network which is immediately and directly adjacent to the mixed-use development that will be built as part of the mixed-use development.*

ii. *Architecture shall reflect a coordinated design among proposed buildings and an integration among existing and proposed buildings in the Master Plan.*

C. *A Transportation Impact Study, consistent with Section 1230.40(a) of the Subdivision and Land Development Ordinance, the scope and contents of which shall comply with PennDOT Publication 282: Highway Occupancy Permit Operations Manual, Appendix A: Policies and Procedures for Transportation Impact Studies and Assessments, or the most current PennDOT Transportation Impact Study Guidelines.*

(1) *Prior to the submission of a Transportation Impact Study or at the request of the Township Traffic Engineer, the proposed scope shall be submitted to the Township and to PennDOT for review and approval.*

(2) *The Transportation Impact Study must identify all Level of Service and vehicle queuing impacts of site-generated traffic at the site access and study intersections that require mitigation according to PennDOT Publication 282: Highway Occupancy Permit Operations Manual, Appendix A: Policies and Procedures for Transportation Impact Studies and Assessments, or the most current PennDOT Policies and Procedures. The study must identify improvements to mitigate the impacts of the site-generated traffic according to the PennDOT policies and procedures.*

(3) *If transportation improvements identified in the Transportation Impact Study to mitigate certain development traffic impacts are not implementable due to reasons such as physical infeasibility, inability to acquire required right-of-way, or PennDOT denial of the recommended improvements, the applicant shall propose alternative transportation improvements that will improve traffic flows and multimodal access for the site access or within the study area for the Transportation Impact Study.*

(4) *The Board of Supervisors may require the Transportation Impact Study be revised during the land development application process if the proposed development size and/or type are modified, the opening year and design horizon year of the development is significantly delayed, the scope of the proposed mitigating improvements are modified, or if it is determined that the mitigating improvements are not implementable as indicated in the Transportation Impact Study.*

D. *Landscaping plan, depicting how vegetation will contribute to an attractive streetscape along street frontages, buffer adjacent properties, complement site and building aesthetics, and enhance amenity spaces.*

(3) *Post-Development Traffic Study Required. When requested by the Township, a Post-Development Traffic Impact Study (Post-Development TIS) must be*

*undertaken, not later than six (6) months after the retail and apartment buildings reach an aggregate occupancy rate of seventy-five percent (75%), in order to address traffic impacts that may arise from the development. Accordingly, the applicant, at the applicant's sole cost and expense, shall submit a Post-Development TIS to the Township and PennDOT, prepared by a suitably qualified traffic engineer, addressing the following requirements:*

- A. A post-development traffic count survey is required in order to make a comparison between "pre-developed" and "post-developed" traffic conditions in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual or other acceptable traffic engineering standards. The proposed methodology for the trip generation counts shall be approved by the Township Traffic Engineer.*
- B. The study shall examine the level of peak hour trips and levels of service and vehicle queuing from the site access driveways and the closest signalized intersection in each direction.*
- C. If the ultimate site trip generation resulting from the post-development trip generation counts exceeds by ten percent (10%) or more, the estimates in the approved Transportation Impact Study from the land development approval (TIS), the applicant will be required to complete revised traffic analysis for the site access and the immediately adjacent signalized intersections from the site access in each direction, for review by the Township. The Township Traffic Engineer will determine the required scope of the revised traffic analysis and report to be submitted to the Township for review.*
- D. If the revised traffic analysis results indicate there are additional level of service and/or vehicle queuing impacts meeting the requirements for mitigation for the site access, the Board of Supervisors may require additional transportation improvements for the site access. The post development traffic analysis shall identify any additional improvements needed to mitigate site generated traffic at the immediately adjacent signalized intersections. Upon completion of the study, the study will be submitted to the Township and PennDot for review.*
  - (1) Within ninety (90) days from the approval of the scope of improvements by the Township and Penndot, prepare plans of the recommended traffic improvements, submit the same to PennDOT and the Township, and diligently seek permits for construction of the additional improvements.*
  - (2) The additional improvements shall be completely installed within one hundred eighty (180) days of the issuance of the permits.*
  - (3) The Township shall have the right to withhold the release of any financial security guaranteeing completion or maintenance of improvements, until the improvements have been completed to the satisfaction of the Township's Traffic Engineer.*
  - (4) All costs associated with the investigation (including both pre and post-development studies), preparation of plans/ documentation and civil works must be borne by the applicant.*

(5) *In the event that a permit for the additional traffic improvements is not approved, the Township may impose an additional traffic impact fee based upon the number of additional new peak hour trips generated.*

**Section 3:** Title Six, “Zoning”, Chapter 1276 “MF-3 Multifamily Residential District, is amended by adding a new section 1276.09 entitled “Regulations and Standards for a Mixed-Use Development”, to read as follows:

**§ 1276.09 Regulations and Standards for a Mixed-Use Development.**

*The following regulations and standards shall apply to a Mixed-Use Development. In the case of a conflict with any other sections of the Zoning Ordinance, the provisions of this section shall apply.*

- (a) *Minimum Lot Area. For a Mixed-Use Development, a lot area of not less than 20 acres shall be provided.*
  - (b) *Minimum Lot Width. A lot width of not less than 800 feet shall be provided along a public street or way for every access to the development.*
  - (c) *Yards.*
    - (1) *Front Yard for a Mixed-Use Development*
      - A. *For multifamily apartment buildings and office buildings there shall be a front yard, which shall not be less than 200 feet in depth.*
      - B. *For all other permitted uses there shall be a front yard which shall not be less than 100 feet in depth except when the front yard is adjacent to Route 309 the front yard setback shall be 50 feet in depth*
  - (2) *Side Yards. For a Mixed-Use Development there shall be two side yards, neither of which shall be less than 75 feet in depth.*
  - (3) *Rear Yard. For a Mixed-Use Development there shall be a rear yard, which yard shall not be less than 100 feet in depth.*
- (d) *Building Coverage. The total building coverage shall not exceed 20%.*
- (e) *Impervious Coverage. The total impervious coverage shall not exceed 60%.*
- (f) *Building Height.*
  - (1) *Multifamily Apartment Building. The maximum height for a multifamily apartment building shall be 55 feet, not exceeding 4 stories. For purposes of measuring the building height for multifamily apartment buildings, unoccupied architectural features extending above the main roof such as dormers, gables, and similar treatments, shall be required in order to provide variations in rooflines and the appearance of the multifamily*

*apartment building façade, and shall be excluded from the calculation of height. Such features shall not exceed 10 feet in total height.*

- (2) *Office Building. The maximum height for an office building shall be 50 feet, not exceeding 3 stories.*
- (3) *The maximum height for all other buildings and structures shall be 35 feet, not exceeding 2 stories.*
- (g) *Building Spacing. The distance at the closest point between any buildings shall not be less than 75 feet.*
- (h) *Maximum Building Floor Area for Individual Retail Use. No single commercial use, whether a stand-alone use or in a building containing multiple uses, shall consist of an area greater than 30,000 square feet of gross floor area.*
- (i) *Density. For a multifamily apartment building, the number of residential units per gross acre shall not exceed 9.5 units.*
  - (1) *Bonus Density: Provided that a minimum of 10% of the residential units are designated as workforce housing, the density may be increased by 1.5 dwelling units per gross acre. The maximum density, including bonus, shall not exceed 11 dwelling units per gross acre.*
  - (2) *If applicable, a Workforce Housing Declaration of Covenants shall be prepared to the satisfaction of the Township Solicitor and agreed upon by the property owner/developer, which Declaration of Covenants shall be recorded in the Montgomery County Recorder of Deeds office at the time of recording of the final land development plan. For the purposes of this clause "workforce housing" shall mean; a dwelling unit available to a household with a total income not exceeding 100% of the Household Median Income (HMI) of Montgomery County as determined on an annual basis by the Pennsylvania Housing Finance Agency (PHFA). The monthly rent amount shall be no more than 30% of the Household Median Income. Workforce housing units are only available to individuals who are working at least 40 hours per week in one or more jobs.*
  - (3) *If workforce housing is utilized, the Township Zoning Officer shall enforce the applicable requirements of this section. The property owner/developer shall submit an annual report to the Township Building and Zoning Department which demonstrates that the multifamily apartment building is in compliance with workforce housing requirements contained in the Declaration of Covenants. The report shall include, annually, the total number of units in the building, and for the workforce housing units only the following additional information: the total number of units, number of bedrooms, tenant incomes and rents, unit locations within the multifamily apartment building, and square footage.*
- (j) *Off-street parking and loading.*
  - (1) *Multifamily Apartments. For each residential unit, 1.5 parking spaces shall be provided.*

- (2) *Office building. One space for every 250 square feet of gross floor area, minus common areas.*
- (3) *Retail store and personal service shop. One space for every 250 square feet of gross floor area.*
- (4) *Restaurant. One parking space for every 100 square feet of gross floor area.*
- (5) *Bank or financial institution. One space for every 500 square feet of gross floor area.*
- (6) *Medical services. One parking space for every 250 square feet of gross floor area.*
- (7) *No parking, service, or loading area shall be located within 75 feet of any side or rear yard property lines, or within 10 feet of any side yard property line abutting a major roadway, except as required for normal ingress or egress, and no service drives shall be located within 25 feet of any side or rear property line. No service and loading area shall directly face a highway as defined in §1298.12 unless adequate architectural detailing and/or landscaping is provided which obscures the service and/or loading areas to the satisfaction of the Township Board of Supervisors.*
- (8) *Parking Reduction. The total number of required parking spaces may be reduced by conditional use. The total parking may be reduced by a maximum of up to 20% provided the applicant can demonstrate the reduction is warranted through the submission of a parking study, parking counts, or other pertinent information.*
- (9) *Whenever there is a change in the lawful use of the property and whenever the change creates a need for an increase in the number of off-street parking spaces, additional parking facilities shall be provided prior to the issuance of an occupancy permit.*
- (k) *Signage. The Mixed-Use Development shall be permitted one (1) pylon/free-standing sign not to exceed twenty (20) feet in height and two hundred (200) square feet in area. Each tenant in the Mixed-Use Development shall be permitted one (1) wall sign not to exceed forty (40) square feet per building façade of the leased area facing a street. Digital signs are prohibited.*
- (l) *Storage of Refuse. Raw materials, supplies, trash, rubbish and other refuse shall be stored in covered containers within an adequate enclosure and handled and disposed of in such a manner so as not to give rise to smoke, odor, or litter.*
- (m) *Outdoor Land Use. There shall be no outdoor storage of goods or materials. However, tenants may create decorative displays of goods or utilize sandwich boards to advertise daily specials provided that such displays do not obstruct pedestrian access and do not utilize more than 6 feet of the required 10-foot sidewalk area required for such. Such displays must be contained within the additional sidewalk area adjacent to the building.*

(n) *Landscaping.* All Mixed-Use Developments shall be designed and maintained in accordance with the landscape provisions of the Subdivision Regulations the final details of which shall be determined during the land development application process.

(o) *Site Lighting.* Exterior lighting provided in conjunction with any building or use shall be placed not higher than 14 feet above grade and shall be screened so as not to permit the source of illumination to be seen from beyond the property lines of the Mixed-Use Development. A lighting plan shall be provided for review, and all lighting shall be in accordance with current IES recommendations for light levels and minimum and maximum ratios. The lighting plan shall show that no light spillover will occur onto adjacent properties. LED lighting shall be 3000K temperature. Only color-corrected types of illumination shall be used. The hours of illumination of such lights (except security lighting) shall be limited to the hours of business operation and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m. of the following day, prevailing time. Exterior lighting, when set back a minimum of 300 feet from an adjacent residential property and a minimum of 200 feet from an adjacent nonresidential property, may exceed the fourteen-foot limitation stated in this subsection, but shall not be placed higher than 25 feet above grade.

(p) Any outdoor space intended for the use and enjoyment of the residents or restaurant patrons and the general public shall be incorporated into the overall master plan. Any outdoor food and beverage service, and any outdoor music or other outdoor entertainment or activities, shall cease operations by 10:00 p.m. nightly.

(q) *Emergency access.* All Mixed-Use Developments shall have an emergency driveway access in addition to and separate from the main driveway access.

(r) *Public water and sewer.* All Mixed-Use Developments shall be served by public water and public sewer.

(s) No new accessory building or structure shall be located within a required perimeter setback and no new accessory building or structure shall be located between the front of a building unit and a street line, if any.

(t) *Special conveyancing.* When a parcel or parcels are developed as a mixed-use development pursuant to this Section, then the creation of and conveyance of a lot or parcel(s) within such mixed-use development shall be permitted upon compliance with the following conditions:

- 1) Irrevocable cross-easements in favor of, and duly binding on, all title owners within the area of the mixed-use development, their successors and assigns, with respect to use, control and maintenance of the common areas including access, green space, and parking areas are in effect and recorded. All easements shall be submitted to the Township Solicitor for review prior to recording of same.
- 2) The application of zoning regulations including, but not limited to, building coverage, impervious coverage, parking, loading and landscaping, as well as required area, width and yard regulations,

*shall apply to the overall approved mixed-use development and the individual lots or parcels created pursuant to this section need not comply with such zoning requirements.*

**Section 4:** Title Six, “Zoning”, Chapter 1298 “General Provisions”, §1298.20 “Parking structures is amended to read as follows:

- (b) *The erection and use of structured parking facilities, , shall be permitted in the MF-3 Multifamily Residential District Mixed-Use Development subject to the following regulations:*
  - (1) *Parking structures shall be permitted for a multifamily apartment building provided the parking structure is entirely internal to the multifamily apartment building, or the residential units are wrapped around the perimeter parking structure.*
  - (2) *When a parking structure is wrapped with residential units no more than 25% of the perimeter of the parking structure shall be visible from the exterior of the building. The exposed portion of the parking structure shall face only the internal portion of the Mixed-Use Development and Route 309. The exposed portion of the parking structure shall be buffered through the use of architectural elements to the satisfaction of the Board of Supervisors during the land development process.*
  - (3) *A parking structure shall not be taller than the residential portions of the building.*
  - (4) *The design, layout and sizes of the parking spaces, driveways, ramps and other elements of the parking structure shall be subject to the review of the Township Traffic Engineer and the approval of the Township during the land development process.*
  - (5) *There shall be no projection of lighting or other elements above the required guardrail height on the roof deck of parking structures, except for minimal access shelters over stair enclosures.*
  - (6) *Building Coverage. The total building coverage may be increased from 20% to 30% if a parking structure is included as part of a Mixed-Use Development in the MF-3 District in accordance with Chapter 1276.*

**Section 5: Repeal and Ratification.** All other sections, parts, and provisions of the Zoning Ordinance and Map shall remain in full force and effect as previously enacted.

**Section 6: Severability.** The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Lower Gwynedd Township Board of Supervisors that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision

had not been included herein.

**Section 7: Effective Date.** This Ordinance shall become effective five (5) calendar days after the date of enactment.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Mimi Gleason, Township Manager

By: \_\_\_\_\_  
Danielle A. Duckett, Chairperson



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** June 17, 2026  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** Environmental Covenant 901 Sumneytown Pike

*Jamie Worman*

***Recommended Motion: To approve the Environmental Covenant for 901 Sumneytown Pike.***

The Township has recently completed and received their Act 2 clearance for 901 Sumneytown Pike and are required to file an Environmental Covenant pursuant to approval by the BOS. The Environmental Covenant is attached to this memo for your reference. This covenant, which is described in the indemnity agreement we have for this parcel, terminates when the Township attains “the Act 2 residential [Statewide Health Standard] SHS and/or residential [Site-Specific Standard] SSS for all contaminants identified at the Property through the Phase II ESA.” The Township has now attained this standard for the property.

The First Amendment to the indemnity agreement also specifies that the Township be responsible for preparing and recording the required Environmental Covenant, which must be in a form acceptable to DEP, Penn Florida Realty and Spring House Village Shopping Center (the owner of the property), and the Township. The Environmental Covenant form has already been approved by DEP. The Township is responsible for (and has) prepared and will record the Environmental Covenant, and the Environmental Covenant does not impose any restrictions that interfere with Penn Florida Realty’s easement under the Modified Declaration and is ready for action by the BOS.

## FIRST AMENDMENT TO INDEMNITY AGREEMENT

**THIS FIRST AMENDMENT TO INDEMNITY AGREEMENT** (“Amendment”), is entered into as of March 7, 2017, by and among Lower Gwynedd Township, a Pennsylvania Municipal Corporation (“Township”), Penn Florida Realty, L.P., a Pennsylvania limited partnership (“Penn Florida Realty”) and SHVSC LLC, a Delaware Limited Liability Company (“SHVSC”)(collectively, the “Parties”).

**WHEREAS**, the Parties previously executed that certain Indemnity Agreement dated April 22, 2016 (the “Agreement”) relating to property previously acquired by the Township through condemnation and having an address of 901 Summeytown Pike, Lower Gwynedd Township, Montgomery County, Pennsylvania (the “Property”); and

**WHEREAS**, the Township intends to remediate contaminants identified at the Property to meet a combination of Act 2 residential Statewide Health Standards (“SHS”) and residential Site-Specific Standards (“SSS”);

**WHEREAS**, the Parties desire to amend certain terms and provisions of the Agreement, on the terms set forth below.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein as well as other good and valuable consideration, the Parties, intending to be legally bound, agree as follows:

1. Modification of Paragraph 4 of the Agreement. The Parties hereby agree that Paragraph 4 of the Agreement is hereby deleted in its entirety and replaced with the following:

“4. The indemnification set forth in paragraph 1 of this Agreement shall terminate upon the earlier of: (1) Parcel A being added as an Insured Property to the AIG Policy, without exclusion of the Release of Contaminants; or (2) the Township’s attainment of the Act 2 residential SHS and/or residential SSS for all contaminants identified at the Property through the Phase II ESA. In the event the Township utilizes the residential SSS in attaining Act 2 for contaminants identified at the Property, the Township shall be solely responsible for preparing and recording any environmental covenant required under the Uniform Environmental Covenants Act (“UECA”). The environmental covenant shall be in a form acceptable to the Pennsylvania Department of Environmental Protection, Penn Florida Realty and SHVSC (or their assignee), which Penn Florida Realty’s and SHVSC’s (or their assignee’s) acceptance thereof shall not be unreasonably withheld. The environmental covenant shall not contain any restrictions on the Property that will interfere with the grant of easement provided to Penn Florida Realty under the Modified Declaration of Easements & Restrictive Covenants entered into between the Township and Penn Florida Realty on April 22, 2016, recorded with the Montgomery County Recorder of Deeds on May 12, 2016 under Book 5998, Page 00873 to 00892, Instrument No. 2016032718. .

2. Ratification of Agreement. Except as expressly amended pursuant to the terms of this Amendment, the Agreement is and shall remain in full force and effect in accordance with its


original terms, and the Agreement, as amended pursuant to this Amendment, is hereby ratified by the Parties. From and after the effective date of this Amendment, references to the Agreement shall be deemed to be references to the Agreement, as amended by this Amendment.

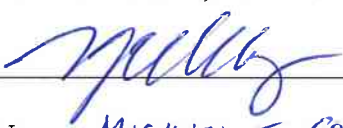
3. Conflicts. In the event that any of the provisions of this Amendment conflict with the provisions of the Agreement, the provisions of this Amendment shall govern and control.

4. This Amendment may be executed in counterparts, which shall collectively be deemed an original.

5. Each person executing this Amendment represents that the party on whose behalf the person is executing this Amendment has duly authorized the execution of this Amendment and that such person is authorized to execute the Amendment on behalf of such party.

IN WITNESS WHEREOF, the parties hereto are authorized and have executed this Amendment on the day and year first written below:

LOWER GWYNEDD TOWNSHIP  
By:   
Print Name: Stephen Pascone  
Print Title: Chairman  
Date: 3-28-17

PENN FLORIDA REALTY, L.P.  
by its General Partner, Penn Florida, Inc.  
By:   
Print Name: MICHAEL J. CONNOLLY  
Print Title: AUTHORIZED PERSON  
Date: 3/7/17

SHVSC, LLC  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**DRAFT**

When recorded, return to:  
Jonathan Spergel, Esq.  
Manko, Gold, Katcher, Fox LLP  
Three Bala Plaza East, Suite 700  
Bala Cynwyd, PA 19004

The County Parcel Identification No. of the Property is: 39-008-015

**GRANTOR:** Lower Gwynedd Township

**PROPERTY ADDRESS:** Sumneytown Pike and N. Bethlehem Pike, Spring House, PA 19477

Date Executed: \_\_\_\_\_

**ENVIRONMENTAL COVENANT**

This document is an Environmental Covenant executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (“UECA”). This Environmental Covenant subjects the Property identified in Paragraph 1, below, to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (“PADEP” or the “Department”).

1. **Property affected.** The property affected by this Environmental Covenant is located in Lower Gwynedd Township, Montgomery County, and is referred to herein as the “Property.”

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 40° 11’ 10.93” North; -75° 13’ 41.12” West.

The Property has been known by the following name(s): Exxon RS 2 1668

The PADEP Tank Facility Identification Number is: 46-06912

The PADEP Primary Facility Identification Number is: 603876

A legal description of the Property is attached to this Environmental Covenant as **Exhibit A.**

A map of the Property is attached to this Environmental Covenant as **Exhibit B.**

2. **Property Owner / GRANTOR / GRANTEE.**

## DRAFT

Lower Gwynedd Township is the Owner of the Property and the GRANTOR and GRANTEE of this Environmental Covenant.

3. The mailing addresses of the Owner is:

1130 N. Bethlehem Pike, PO Box 625, Spring House, PA 19477

4. **Description of Contamination & Remedy.**

A portion of the Property was utilized as a gasoline station from approximately 1942 to 1998 and has been vacant and unused since 1998. The Pennsylvania Storage Tank and Spill Prevention Act (Act 32) Corrective Action Process (CAP) was successfully implemented for non-residential use by a previous property owner. The current property owner plans to use the Site for open space. Therefore, additional site characterization and attainment measures, consistent with the CAP, were implemented to support a demonstration of attainment of Pennsylvania's Land Recycling and Environmental Remediation Standards Act (Act 2) residential remediation standards for soil and ground water.

A total of ten soil borings and four test trenches were completed at the Property, and eight soil samples were collected and submitted for laboratory analysis. The analytical results demonstrated that, with the exception of benzo(b)fluoranthene, no tested compounds were detected above applicable Act 2 residential Medium Specific Concentrations (MSCs) in the eight soil samples. Benzo(b)fluoranthene was detected in one of the soil samples at a concentration exceeding its Act 2 residential direct contact (RDC) MSC, but not its Act 2 residential soil-to-ground water (RSG) MSC. A Risk Assessment was subsequently completed to evaluate the significance of the benzo(b)fluoranthene exceedance and the cumulative risk of historical analytical results. The results of the Risk Assessment demonstrated that the benzo(b)fluoranthene exceedance (and historical analytical results) do not present an unacceptable risk to human health assuming an open space (residential) exposure scenario.

Four ground water monitoring wells (designated MW-1 through MW-4) were installed at the Property in May 2017. A total of ten rounds of ground water samples (two rounds of characterization and eight rounds of attainment ground water samples) were subsequently collected from these wells between May 2017 and November 2024, and submitted for laboratory analysis of the PADEP leaded/unleaded gasoline and waste oil parameters. With the exception of benzene in upgradient monitoring well MW-1, no tested compounds were detected at concentrations exceeding their Act 2 residential used aquifer (RUA) MSCs in any of the ground water samples collected from the Property during the ten sampling events. Benzene was detected above its Act 2 RUA MSC in five of the ten samples collected from monitoring well MW-1. However, no tested compounds, including benzene, have exceeded respective Act 2 RUA MSCs since the April 2018 sampling event in any of the monitoring wells.

## DRAFT

A fate and transport analysis was performed to evaluate identified benzene impacts in ground water. The results of the fate and transport analysis indicate that benzene will not migrate to the downgradient point-of-compliance well (MW-3) in concentrations exceeding its Act 2 RUA MSC over the next 30 years, nor will it impact the surface water quality of Willow Run even when modeled using the highest historical sampling concentration. In addition, a statistical analysis using the Mann-Kendall test method was completed to evaluate concentration trends in ground water for the last ten rounds of data. Based on the results of this evaluation, benzene concentrations were determined to be decreasing in ground water samples collected from monitoring well MW-1.

A near-source vapor intrusion investigation was also conducted at the Property. As part of the investigation, three near-source vapor points were installed and two rounds of sampling were subsequently completed. Based on the results of the vapor sampling, no tested compounds were detected above applicable PADEP residential site-specific vapor screening levels.

On June 13, 2025, a report was submitted to the PADEP entitled “Revised Site Characterization Report/Remedial Action Completion Report (SCR/RACR) Addendum for the Properties Identified as Tax Map No. 39-008-015 & 39-008-064 Located at the Intersection of Sumneytown and Bethlehem Pikes, Lower Gwynedd Township, Montgomery County, Pennsylvania, Facility ID #46-06912”. On September 10, 2025, the PADEP issued a Letter of Disapproval. In response to the Letter of Disapproval, a Notice of Appeal was filed with the Environmental Hearing Board on October 9, 2025 and a Settlement Meeting was conducted on October 27, 2025. Based on the results of the Settlement Meeting and subsequent correspondence with the Department, a response to each of the Department’s review comments contained in the Letter of Disapproval were set forth in a document submitted to the Department on December 5, 2025 entitled “Supplement to June 13, 2025 Revised SCR/RACR Addendum” (Supplement).

The SCR/RACR Addendum and Supplement (collectively “Final Report”) demonstrate attainment with a combination of residential Statewide Health Standards (SHS) and Site-Specific Standards (SSS) for unleaded gasoline, used motor oil, and fuel oil No. 2 parameters in soil and ground water at the Property. The Final Report was approved by PADEP by letter dated February 26, 2026.

As part of the demonstration of attainment with the SSS for benzene in ground water, the Final Report addresses soil-to-ground water pathways through fate and transport analysis and institutional controls (ground water use restriction and annual inspections for new ground water well installations), as further described in Section 5 below.

The administrative record for this investigation is located at the Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

## **DRAFT**

5. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, with which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall comply, unless terminated or modified in accordance with Paragraph 10 below:

(a) Ground water use at the Property shall be prohibited for any purpose.

6. **Notice of Limitations in Future Conveyances.** Unless and until this Environmental Covenant terminates, each “instrument,” as that term is defined in 25 Pa. Code § 253.1, hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting.** After written request by the Department, the then current owner of the Property shall submit, to the Department, a written statement of whether or not there is compliance at the Property with the activity and use limitations set forth in Paragraph 5 of this Environmental Covenant. In addition, within one month after any of the following events, the then current owner of the Property shall submit to the Department written notification of (i) the identification of any noncompliance with the activity and use limitations set forth in Paragraph 5 of this Environmental Covenant; (ii) the transfer of the Property, (iii) changes in use of the Property, or (iv) the filing of an application for a permit for any building or site work at the Property, if the building or site work will affect the contamination on the Property subject to this Environmental Covenant.

8. **Access by the Department.** In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recording & Proof of Notification.** Within 90 days after the date of the Department’s approval and execution of this Environmental Covenant, the GRANTOR shall file this Environmental Covenant with the Recorder of Deeds for Montgomery County and send a file-stamped copy of this Environmental Covenant to the Department or upload a file-stamped copy of this Environmental Covenant to the Environmental Cleanup and Brownfields Program through the Department’s Public Upload records system at the following website: <https://www.pa.gov/agencies/dep/data-and-tools/onbase-electronic-forms-upload>, and send a copy to Lower Gwynedd Township.

10. **Termination or Modification.**

(a) Except as otherwise provided herein, this Environmental Covenant may only be terminated or modified in accordance with Section 9 or 10 of UECA, 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this Paragraph 10.

## DRAFT

(b) This Environmental Covenant may be amended or terminated as to any portion of the Property that is acquired for use as state highway right-of-way by the Commonwealth of Pennsylvania provided that: (1) the Department waives the requirements for an environmental covenant and for conversion pursuant to 27 Pa. C.S. § 6517 to the same extent that this Environmental Covenant is amended or terminated; (2) the Department determines that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) the Department provides 30-days advance written notice to the current property owner, each Holder listed in Paragraph 3 of this Environmental Covenant, and, as practicable, each person that originally signed the Environmental Covenant or successors in interest to such persons.

(c) This Environmental Covenant shall terminate upon attainment, in accordance with 35 P.S. §§ 6026.101 – 6026.908, with one or a combination of remediation standards for the above-described contamination at the Property. The Department must approve, in writing, such attainment of one or a combination of remediation standards. The termination of the Environmental Covenant shall be recorded pursuant to Paragraph 9 above.

(d) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor and/or Grantee hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Holder at the time of such amendment or termination; (ii) the current owner of the Property at the time of such amendment or termination and (iii) the Department. To the extent Grantor and/or Grantee is also the Holder or current property owner at the time of such amendment or termination, the right to consent to any amendment or termination of the Environmental Covenant is retained as the Holder or current property owner.

11. **Department's address.** Communications with the Department regarding this Environmental Covenant shall be sent to: Environmental Cleanup and Brownfields Program Manager, Department of Environmental Protection, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

12. **Severability.** The Paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

**DRAFT**

ACKNOWLEDGMENTS by Owner/Grantor/Grantee in the following form:

Lower Gwynedd Township  
OWNER/GRANTOR/GRANTEE  
Date: By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED, by Commonwealth of Pennsylvania,  
Department of Environmental Protection  
Date: By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**DRAFT**

**Property Owner: (PROPERTY OWNER)**  
**Property Address: (PROPERTY ADDRESS)**  
**(MUNICIPALITY)**  
**(COUNTY) County**

APPROVED, by Commonwealth of Pennsylvania,  
Department of Environmental Protection

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

Name: C. David Brown, P.G.  
Title: Regional Program Manager  
Commonwealth of Pennsylvania  
Department of Environmental Protection  
Southeast Regional Office  
Environmental Cleanup & Brownfields Program

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On this \_\_\_\_\_ day of \_\_\_\_\_, (YEAR), before me, the undersigned officer, personally appeared C. David Brown, P.G., who acknowledged himself to be the Regional Program Manager of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southeast Regional Office, Environmental Cleanup & Brownfields Program, whose name is subscribed to this Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

June 18, 2026

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

RE: **Engineer's Recommendation of Award**  
Welsh Road Traffic Signal Improvements  
Lower Gwynedd Township, Montgomery County, PA  
Bowman Project No. 314087-01-011

Dear Ms. Gleason:

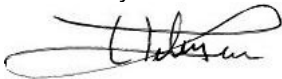
Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on June 12, 2026, at 10:00 AM, for the above reference project. Below is a summary of the bids received from the three (3) contractors:

	<b>Company</b>	<b>Base Bid</b>	<b>Status</b>
1	Lenni Electric Corporation	\$265,506.70	Verified
2	Armour & Sons Electric, Inc.	\$274,429.25	Verified
3	Kuharchik Construction, Inc.	\$303,737.50	Verified

Upon review, the bids received appear to be acceptable. Our office recommends the governing body consider awarding the contract Base Bid to the qualified low bidder, Lenni Electric Corporation for a total of **\$265,506.70**.

If you have any questions, or require additional information, please contact me at [hlam@bowman.com](mailto:hlam@bowman.com).

Sincerely,



Helen L. Lam, P.E.  
Project Manager

/lsw

Attachment

cc: Jamie Worman, Assistant Manager  
Fred Zollers, Public Works Director  
Chad Dixson, Bowman

## 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:** June 18, 2026

**RE: Bid Authorization for Traffic Signal Maintenance**

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Bowman is seeking authorization to advertise for bidding for a traffic signal maintenance contract. The current maintenance contract expires on August 31, 2026.

The duties of the traffic signal maintenance contractor are to provide preventative maintenance (inspections) of equipment for traffic signals, flashing warning devices, and school zone flashers in the Township. In addition, the contractor provides response maintenance repairs when traffic signals or flasher equipment are not in operation or illuminated due to equipment failure or external damage. The maintenance duties are performed in accordance with PennDOT guidelines and requirements.

Bowman will advertise for bidding of the maintenance contract during July and August. Bowman anticipates making a recommendation for award at the August 25, 2026 Board of Supervisors meeting.

If you have any questions or need additional information, please let us know.



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** Thursday, June 18, 2026

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

**SUBJ:** Temporary Construction Easements- 446 & 444 Marion Avenue

***Recommended Motion: To approve the temporary construction easement with Donald and Ida Himes, owners of 446 Marion Avenue, needed for the culvert replacement project.***

***Recommended Motion: To approve the temporary construction easement with Brian and Therese Pitcavage, owners of 444 Marion Avenue, needed for the culvert replacement project subject to any minor revisions by staff.***

In 2024 the Township conducted the Brookside Ave (Houston Creek) Flood Study and identified certain improvements that could be made to help mitigate flooding in that area. One of the projects identified was a driveway culvert replacement located at 446 Marion Avenue which has a concrete driveway bridge onto Brookside Avenue in the rear. The Township received a MONTCO 2040 Implementation Grant to complete this project and will be replacing this concrete structure that currently impedes water flow, with an adequately sized box culvert. To install the culvert, we need to obtain temporary construction easements for the property with the driveway culvert and the adjoining property at 444 Marion Avenue so that we can properly access the area. The Township Solicitor has prepared the necessary documents, which are attached to this memo for your review. Township staff have obtained the necessary signatures for 446 Marion Ave and are working with the property owners of 444 Marion Ave to do the same. Staff are requesting approval of the temporary construction easements subject to any minor revisions by staff.

***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 #39-00-02548-00-5, 446 Marion Avenue  
Lower Gwynedd Township, Montgomery County, Pennsylvania

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**LOWER GWYNEDD TOWNSHIP  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

**CULVERT REPLACEMENT  
(DONALD F. HIMES AND IDA M. HIMES)**

**THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT** is made as of this \_\_\_\_ day of \_\_\_\_\_, 2026 (“**Effective Date**”) by **DONALD F. HIMES AND IDA M. HIMES**, all with an address at 446 Marion Avenue, Ambler, Pennsylvania 19002 (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. The Grantors are the title holders of a certain parcel of land located in Lower Gwynedd Township, Montgomery County, Pennsylvania, more particularly identified as 446 Marion Avenue, Montgomery County Tax Parcel #39-00-02548-00-5 (the “**Land**”). The Land presently contains a single-family home (the “**Home**”). The Land and Home are hereinafter collectively referred to as the “**Grantors’ Property**”.

B. Grantors are offering Grantee a temporary construction easement along or near Brookside Avenue (the “**Roadway**”) to allow Grantee the right and privilege to replace an existing culvert, in accordance with the terms and conditions of this Agreement (collectively, the “**Improvements**”). The Improvements are depicted on a “Culvert Replacement Plan” prepared for the Grantee by Gilmore & Associates dated July 1, 2024, consisting of two (2) sheets, a copy of which is attached to this Agreement as **Exhibit “A”** and made a part hereof (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, 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) 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.

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

(d) 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.

(e) The coverage referred to in this **Section 9** shall include the Grantors as additional insureds. Grantee, upon written request, shall furnish Grantors with certificates evidencing compliance with all requirements.

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.

B. ***Successors and Assigns.*** 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).

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

D. ***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.

E. ***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.

F. ***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.

G. ***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.

H. ***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.

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

J. ***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 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:**

\_\_\_\_\_  
**DONALD F. HIMES**

\_\_\_\_\_  
**IDA M. HIMES**

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

**ATTEST:**

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

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









***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 #39-00-02545-00-8  
444 Marion Avenue  
Lower Gwynedd Township, Montgomery County, Pennsylvania

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**LOWER GWYNEDD TOWNSHIP  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

**CULVERT REPLACEMENT  
(BRIAN R. PITCAVAGE AND THERESE K. PITCAVAGE)**

**THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT** is made as of this \_\_\_\_ day of \_\_\_\_\_, 2026 (“**Effective Date**”) by **BRIAN R. PITCAVAGE AND THERESE K. PITCAVAGE**, all with an address at 444 Marion Avenue, Ambler, Pennsylvania 19002 (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. The Grantors are the title holders of a certain parcel of land located in Lower Gwynedd Township, Montgomery County, Pennsylvania, more particularly identified as 444 Marion Avenue, Montgomery County Tax Parcel #39-00-02545-00-8 (the “**Land**”). The Land presently contains a single-family home (the “**Home**”). The Land and Home are hereinafter collectively referred to as the “**Grantors’ Property**”.

B. Grantors are offering Grantee a temporary construction easement along or near Brookside Avenue (the “**Roadway**”) to allow Grantee the right and privilege to replace an existing culvert, in accordance with the terms and conditions of this Agreement (collectively, the “**Improvements**”). The Improvements are depicted on a “**Culvert Replacement Plan**” prepared for the Grantee by Gilmore & Associates dated July 1, 2024, consisting of two (2) sheets, a copy of which is attached to this Agreement as **Exhibit “A”** and made a part hereof (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, during normal business hours to conduct all studies, tests, examinations and surveys necessary to design and construct the Improvements.

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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:

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

(b) 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.

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

(d) 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.

(e) The coverage referred to in this **Section 9** shall include the Grantors as additional insureds. Grantee, upon written request, shall furnish Grantors with certificates evidencing compliance with all requirements.

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.

B. ***Successors and Assigns.*** 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).

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

D. ***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.

E. **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.

F. **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.

G. **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.

H. **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.

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

J. **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 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:**

\_\_\_\_\_  
**BRIAN R. PITCAVAGE**

\_\_\_\_\_  
**THERESE K. PITCAVAGE**

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

**ATTEST:**

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

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











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

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### Finance Memorandum

Date: June 12, 2026  
To: Mimi Gleason, Township Manager  
From: Melinda Haldeman, CPA Finance Director

RE: May 31, 2026, LGT Financial Packet:

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

### 2026 ITEMS TO NOTE:

- ❖ All reconciliations are completed for May 31, 2026.
- ❖ Interest Income across all funds totaled \$ 481,684 through May 31, 2026. This includes \$80,311.43 of interest earned from the bond proceeds. This interest is not subject to arbitrage. Interest rates as of May 31, 2026: Citadel 3.05%, PLIGIT Class 3.44%, PLIGIT Prime 3.71%.
- ❖ All Due To/From accounts are reconciled and monies transferred as of 05/31/2026.
- ❖ All escrow accounts are reconciled and invoiced through May 31, 2026.
- ❖ The Finance Department is working on a Sewer Billing Project. This project is analyzing the customer base and rates charged for sewage treatment. The goal is to simplify the rates and overall billing process. The sewer billing is currently done by an outside party, Bucks County Water & Sewer Authority. The last rate increase was 1/1/2017.
- ❖ Our Audit for 2025 has been finalized and posted on the website. There were no changes from the Draft.

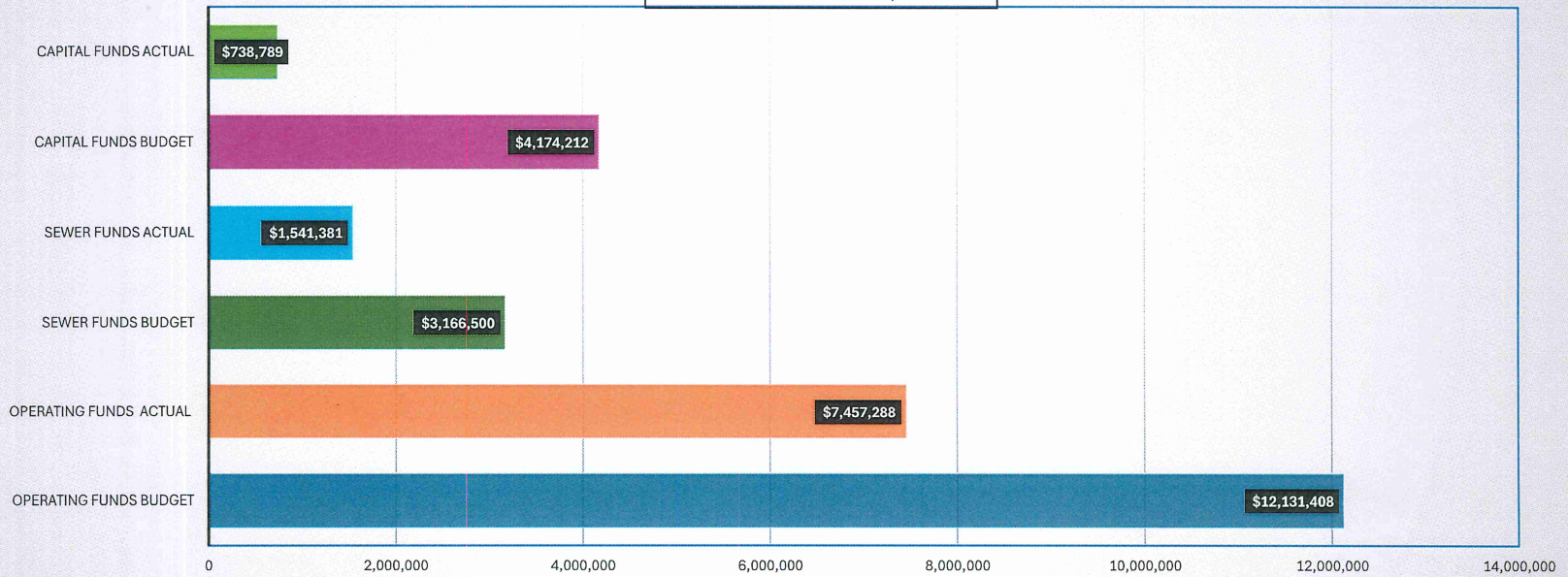
## REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

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



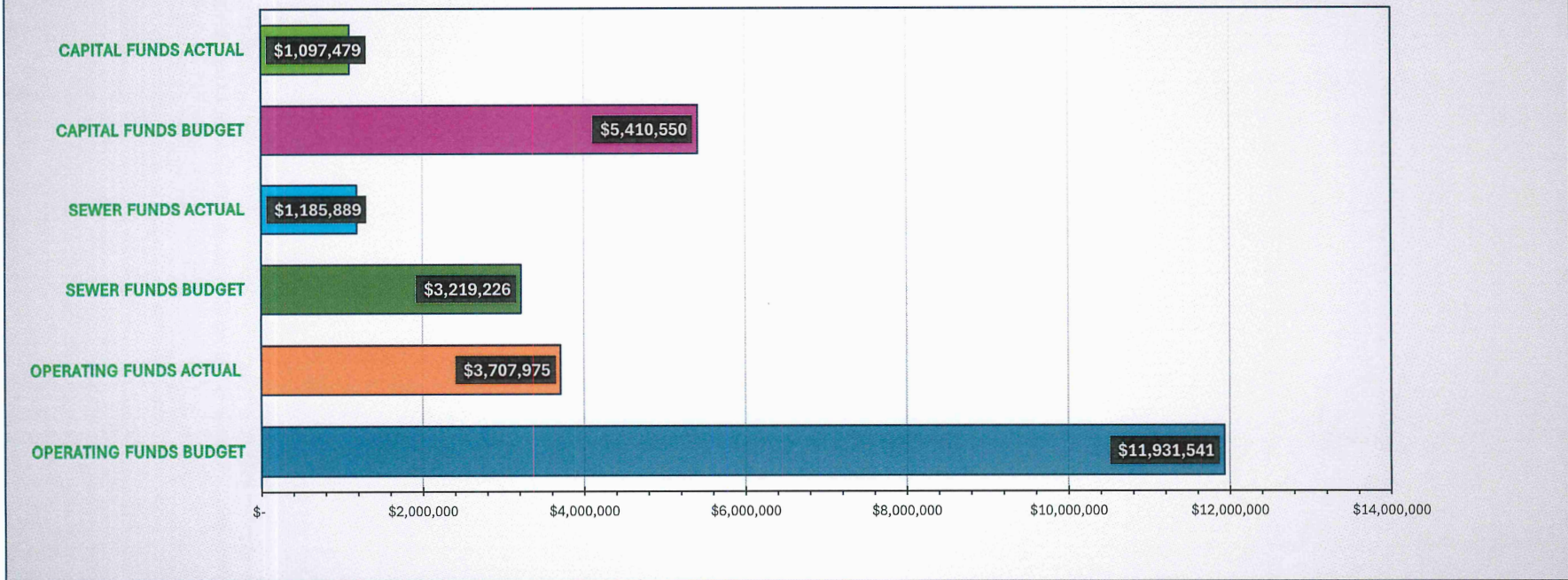
42% through the year as of May 31, 2026

**Capital Funds Revenue:** Capital Revenue is 17.7% of Budget. No Grants received. Only Interest Income

**Sewer Funds Revenue:** Sewer Revenue is 48.68 % of Budget. 1st and 2nd qtr billings completed.

**Operating Funds Revenue:** Operating Revenue is 61.4 % RE tax collected 90% Act 511 68%

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



42% through the year as of May 31, 2026

**Capital Funds Expenses:**

Expenses are 20.28% of Budget. Projects starting

**Sewer Funds Expenses:**

Expenses are 36.84% of Budget. 1st Qtr Capital Exp from Ambler received. Not 2nd qtr

**Operating Funds Expenses:**

Expenses are 31.08% of Budget. Many operating expenses are in Fall. (Fall Fest/Pension MMO/Transfers)

FUND BALANCE  
AND  
SUMMARY OF CASH AND INVESTMENTS

**Lower Gwynedd Township**  
**Fund and Cash Balances as of May 31, 2026**

FUND #	FUND	FUND BALANCE @		FUND BALANCE @05/31/2026
		01/01/2026 FINAL	(INCREASE)DECREASE THRU 05/31/2026	
01	GENERAL	-8,641,844.63	-3,550,546.15	-12,192,390.78
02	STREET LIGHT	-43,091.62	-2,263.32	-45,354.94
03	FIRE PROTECTION	-257,135.98	-182,502.73	-439,638.71
04	FIRE HYDRANT	-33,009.93	-14,001.17	-47,011.10
	<b>GENERAL OPERATING FUNDS SURPLUS</b>	<b>-8,975,082.16</b>	<b>-3,749,313.37</b>	<b>-12,724,395.53</b>
08	SEWER OP	-5,886,016.82	-369,937.45	-6,255,954.27
09	SEWER CAPITAL	-4,500,584.99	14,446.07	-4,486,138.92
	<b>SEWER FUNDS SURPLUS</b>	<b>-10,386,601.81</b>	<b>-355,491.38</b>	<b>-10,742,093.19</b>
16				
30	CAPITAL RESERVE	-10,871,189.59	909,394.77	-9,961,794.82
31	STORMWATER MNGMNT	-582,253.47	-1,563.14	-583,816.61
33	TRAFFIC IMPACT	-1,828,625.14	-170,671.39	-1,999,296.53
35	HIGHWAY AID	-790,983.40	-378,469.92	-1,169,453.32
	<b>CAPITAL FUNDS</b>	<b>-14,073,051.60</b>	<b>358,690.32</b>	<b>-13,714,361.28</b>

YTD ALL FUNDS: **-3,746,114.43**

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**  
**5/31/2026**

		5/31/2026
FUND #		Cash Balance
01	GENERAL	11,886,093.71
02	STREET LIGHT	45,354.94
03	FIRE PROTECTION	439,941.06
04	FIRE HYDRANT	47,073.14
	<b>GENERAL OPERATING FUNDS CASH</b>	<b>\$ 12,418,462.85</b>
08	SEWER OP	3,435,259.68
09	SEWER CAPITAL	4,492,873.92
	<b>SEWER FUNDS CASH</b>	<b>\$ 7,928,133.60</b>
30	CAPITAL RESERVE	10,009,662.76
31	STORMWATER MNGMNT	587,164.16
33	TRAFFIC IMPACT	1,999,296.53
35	HIGHWAY AID	1,169,453.32
	<b>CAPITAL FUNDS CASH</b>	<b>\$ 13,765,576.77</b>
	<b>Total Cash</b>	<b>\$ 34,112,173.22</b>

	5/31/2026
<u>Banking Institution</u>	<u>Cash Balance</u>
PLIGIT	29,311,039.91
CITADEL	4,801,133.31
	<b>\$ 34,112,173.22</b>

<u>Reserves per Fund Balance Policy</u>	<u>Reserves</u> <u>Per Policy 2025</u>	<u>5/31/2026</u> <u>Cash Balance</u>
General Fund Reserves	2,641,989.00	11,886,093.71
Sewer Fund Reserves	1,029,175.00	3,435,259.68
Sewer Capital Reserves	1,000,000.00	4,492,873.92

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

06/11/2026  
09:21:25

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 1  
glactrpt

ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	2026 ANNUAL
01	GENERAL FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	CY REV
		2023	2024	2025	2026	BUDGET
<b>REVENUES</b>	301 REAL ESTATE TAXES	-986,000.28	-994,492.58	-1,118,791.01	-1,300,217.88	-1,456,731.00
	310 LOCAL TAX ACT 511	-4,220,108.84	-4,115,484.54	-4,524,124.80	-5,320,135.10	-7,915,000.00
	321 BUSINESS LICENSES & PRMTS	-134,493.14	-129,581.95	-124,363.44	-114,979.06	-237,200.00
	331 FINES	-2,171.06	-3,400.58	-12,424.81	-8,235.55	-16,000.00
	341 INTEREST EARNINGS	-93,737.62	-158,739.28	-136,312.02	-138,698.20	-370,000.00
	342 RENTS & ROYALTIES	-61,018.04	-62,723.35	-64,289.87	-65,897.11	-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	-286,065.90	-243,012.97	-197,686.65	-235,404.30	-683,500.00
	362 PUBLIC SAFETY	-81,023.03	-94,315.54	-97,024.58	-9,065.00	-30,500.00
	363 HGHWYS & STS	-3,990.00	-4,080.00	-4,170.00	-4,260.00	-4,170.00
	367 RECREATION	.00	.00	.00	-22,578.00	-28,500.00
	380 MISCELLANEOUS REVENUE	-1,151.96	-302.10	-11,174.38	-5,950.53	-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	279,277.17	401,528.77	530,307.32	571,289.42	1,350,973.00
	402 FINANCIAL ADMIN	182,429.14	116,712.91	135,903.15	152,834.46	430,635.00
	403 TAX COLLECTION	60,644.33	62,076.78	63,269.72	67,387.67	115,256.00
	409 BUILDNCS & PLANT	93,861.05	104,054.07	93,354.46	129,179.21	299,083.00
	410 POLICE	1,501,851.51	1,645,203.25	1,717,261.05	1,738,484.72	4,798,522.00
	411 FIRE	.00	.00	.00	.00	142,000.00
	412 AMBULANCE	30,000.00	.00	.00	.00	35,000.00
	413 GEN GOVT-CODE ENFORCEMENT	3,102.50	.00	.00	.00	.00
	414 PLANING & ZONING	221,406.11	248,656.31	277,579.75	292,141.46	821,503.00
	430 PW-HIGHWAY RDS STS	348,338.45	271,892.21	504,224.73	612,472.03	1,597,300.00
	451 COMMUNITY PROGRAMS	.00	.00	.00	81,277.73	273,929.00
	461 OPEN SPACE CONSERVATION	1,448.05	.00	.00	.00	.00
	487 EMPLOYEE BENEFITS	7,738.76	20,555.70	8,677.88	30,407.88	686,789.00
	492 INTERFUND OPERATING TRANS	620,375.00	1,217,814.04	.00	.00	938,413.00
	TOTAL GENERAL FUND	-2,519,819.87	-1,736,544.23	-2,960,383.50	-3,550,546.15	-209,256.00
	TOTAL REVENUES	-5,870,291.94	-5,825,038.27	-6,290,961.56	-7,226,020.73	-11,698,659.00
	TOTAL EXPENSES	3,350,472.07	4,088,494.04	3,330,578.06	3,675,474.58	11,489,403.00
	TOTAL 01 GENERAL FUND	-2,519,819.87	-1,736,544.23	-2,960,383.50	-3,550,546.15	-209,256.00

06/11/2026  
09:21:26

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 2  
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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	-23,399.04	-15,005.31	-8,103.61	-8,590.22	-14,000.00
341 INTEREST EARNINGS	-475.63	-664.88	-699.40	-668.23	-1,700.00
434 PW -STREET LGHTNG	3,342.02	2,872.14	2,359.42	6,995.13	10,170.00
TOTAL STREET LIGHT FUND	-20,532.65	-12,798.05	-6,443.59	-2,263.32	-5,530.00
TOTAL REVENUES	-23,874.67	-15,670.19	-8,803.01	-9,258.45	-15,700.00
TOTAL EXPENSES	3,342.02	2,872.14	2,359.42	6,995.13	10,170.00
TOTAL 02 STREET LIGHT FUND	-20,532.65	-12,798.05	-6,443.59	-2,263.32	-5,530.00

06/11/2026  
09:21:27

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 3  
glactrpt

ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-181,576.51	-189,451.05	-185,410.46	-180,386.00	-201,892.00
341 INTEREST EARNINGS	-3,252.34	-1,413.43	-3,219.52	-4,116.73	-7,076.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-165,000.00
480 DISCRETIONARY CONTRIBUTIONS	.00	.00	20,000.00	.00	208,968.00
489 OTHER MISC EXP	131,600.00	.00	.00	2,000.00	165,000.00
TOTAL FIRE PROTECTION FUND	-53,228.85	-190,864.48	-168,629.98	-182,502.73	.00
TOTAL REVENUES	-184,828.85	-190,864.48	-188,629.98	-184,502.73	-373,968.00
TOTAL EXPENSES	131,600.00	.00	20,000.00	2,000.00	373,968.00
TOTAL 03 FIRE PROTECTION FUND	-53,228.85	-190,864.48	-168,629.98	-182,502.73	.00

06/11/2026  
09:21:28

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 4  
glactrpt

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	-37,037.35	-34,623.54	-38,098.08	-37,065.74	-41,581.00
341 INTEREST EARNINGS	-1,329.54	-1,347.22	-658.96	-440.43	-1,500.00
411 FIRE	18,686.12	20,201.37	20,201.37	23,505.00	58,000.00
TOTAL FIRE HYDRANT FUND	-19,680.77	-15,769.39	-18,555.67	-14,001.17	14,919.00
TOTAL REVENUES	-38,366.89	-35,970.76	-38,757.04	-37,506.17	-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	-19,680.77	-15,769.39	-18,555.67	-14,001.17	14,919.00

06/11/2026  
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Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 6  
glactrpt

ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-29,063.38	-6,663.50	-28,912.42	-42,921.32	-144,000.00
364 SANITATION	-1,411,225.00	-1,458,933.26	-1,472,337.76	-1,427,987.64	-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	-3,035.76	.00	185.00	.00	1,000.00
402 FINANCIAL ADMIN	7,343.98	8,461.19	8,219.44	1,802.78	15,000.00
408 ENGINEERING	.00	.00	.00	10,931.52	5,000.00
409 BUILDNGS & PLANT	.00	.00	.00	.00	135,000.00
429 PW-WASTEWTR COLL	732,813.53	605,350.97	623,475.63	1,004,627.29	2,475,100.00
486 INSURANCE	10,356.04	26,159.64	39,264.00	22,185.14	42,500.00
487 EMPLOYEE BENEFITS	49,269.81	36,818.13	54,124.18	61,424.78	161,565.00
492 INTERFUND OPERATING TRANS	.00	100,000.00	.00	.00	124,911.00
TOTAL SEWER FUND	-644,440.78	-688,806.83	-798,849.93	-369,937.45	-4,924.00
TOTAL REVENUES	-1,441,188.38	-1,465,596.76	-1,524,118.18	-1,470,908.96	-2,965,000.00
TOTAL EXPENSES	796,747.60	776,789.93	725,268.25	1,100,971.51	2,960,076.00
TOTAL 08 SEWER FUND	-644,440.78	-688,806.83	-798,849.93	-369,937.45	-4,924.00

06/11/2026  
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Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 7  
glactrpt

ACCOUNTS FOR: 09 SEWER CAPITAL RESERVE	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-76,948.06	-100,825.03	-83,609.55	-70,471.59	-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	18,159.31	72,669.55	84,917.66	130,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	.00
TOTAL SEWER CAPITAL RESERVE	-66,092.22	-170,929.48	-7,202.40	14,446.07	57,650.00
TOTAL REVENUES	-76,948.06	-200,825.03	-83,609.55	-70,471.59	-201,500.00
TOTAL EXPENSES	10,855.84	29,895.55	76,407.15	84,917.66	259,150.00
TOTAL 09 SEWER CAPITAL RESERVE	-66,092.22	-170,929.48	-7,202.40	14,446.07	57,650.00

06/11/2026  
09:21:28

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 10  
glactrpt

ACCOUNTS FOR: 30 CAPITAL RESERVE FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-93,468.69	-206,568.49	-221,213.44	-170,081.33	-482,400.00
345 DVIT GRANTS	.00	.00	.00	-928.75	-15,000.00
351 FEDERAL GRANTS	-250,000.00	-310,980.00	.00	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	-49,819.77	-472.50	.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	317,469.00	.00	.00	.00
407 DATA PROCESSING	6,426.00	17,069.68	.00	.00	.00
409 BUILDNGS & PLANT	675.00	22,437.48	56,802.00	21,113.44	33,000.00
410 POLICE	.00	131,447.18	33,200.94	12,198.11	205,000.00
430 PW-HIGHWAY RDS STS	.00	70,438.24	21,017.43	.00	162,000.00
439 CONSTRUCTION & REBUILDING	16,731.38	29,837.17	147,242.25	528,455.72	2,164,000.00
454 PARKS	32,355.31	85,914.94	78,007.38	418,862.58	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	-887,281.00	-1,110,568.61	139,235.72	909,394.77	937,365.00
TOTAL REVENUES	-943,468.69	-1,785,182.30	-221,685.94	-171,010.08	-3,031,185.00
TOTAL EXPENSES	56,187.69	674,613.69	360,921.66	1,080,404.85	3,968,550.00
TOTAL 30 CAPITAL RESERVE FUND	-887,281.00	-1,110,568.61	139,235.72	909,394.77	937,365.00

06/11/2026  
09:21:28

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 11  
glactrpt

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
31 STORMWATER MANAGEMENT					
341 INTEREST EARNINGS	-6,508.76	-18,155.27	-13,642.25	-9,172.14	-30,000.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-93,671.00
387 DIVIDENDS/MISC REV	-55,495.00	.00	.00	-9,465.50	-150,000.00
392 INTERFUND OPERATING TRANS	4,931.10	.00	.00	.00	.00
446 STORMWATER MANAGEMENT	13,863.94	49,893.64	44,471.49	17,074.50	492,000.00
TOTAL STORMWATER MANAGEMENT	-43,208.72	31,738.37	30,829.24	-1,563.14	218,329.00
TOTAL REVENUES	-57,072.66	-18,155.27	-13,642.25	-18,637.64	-273,671.00
TOTAL EXPENSES	13,863.94	49,893.64	44,471.49	17,074.50	492,000.00
TOTAL 31 STORMWATER MANAGEMENT	-43,208.72	31,738.37	30,829.24	-1,563.14	218,329.00

06/11/2026  
09:21:28

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 12  
glactrpt

ACCOUNTS FOR: 33 TRAFFIC IMPACT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-31,159.95	-41,343.44	-21,762.07	-29,586.39	-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	585,493.18	.00	.00	.00
439 CONSTRUCTION & REBUILDING	5,353.38	.00	.00	.00	.00
TOTAL TRAFFIC IMPACT FUND	37,244.75	220,822.94	-21,762.07	-170,671.39	-497,000.00
TOTAL REVENUES	-31,159.95	-364,670.24	-21,762.07	-170,671.39	-497,000.00
TOTAL EXPENSES	68,404.70	585,493.18	.00	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND	37,244.75	220,822.94	-21,762.07	-170,671.39	-497,000.00

06/11/2026  
09:21:28

Lower Gwynedd Township  
YTD BUDGET REPORT WITH PRIOR YEARS  
THRU MAY 2023/2024/2025/2026  
FOR PERIOD 05 OF 2026

PAGE 13  
glactrpt

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
35 HIGHWAY AID FUND					
341 INTEREST EARNINGS	-9,984.44	-10,887.37	-10,715.24	-15,527.64	-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	-392,699.18	-351,900.78	-306,805.18	-378,469.92	576,444.00
TOTAL REVENUES	-399,226.95	-379,101.34	-378,041.21	-378,469.92	-373,556.00
TOTAL EXPENSES	6,527.77	27,200.56	71,236.03	.00	950,000.00
TOTAL 35 HIGHWAY AID FUND	-392,699.18	-351,900.78	-306,805.18	-378,469.92	576,444.00
GRAND TOTAL	-4,795,197.99	-4,246,192.98	-4,286,312.98	-3,746,114.43	1,087,997.00

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	172403	06/05/26	74194		106420	P	06/23/26	01414 430	TECHNOLOGY	1,669.81
INVOICE:	05 10 2026									
172403	06/05/26	74194			106420	P	06/23/26	01401 340	LEGAL NOTICES	290.74
INVOICE:	05 10 2026									
172403	06/05/26	74194			106420	P	06/23/26	01401 340	LEGAL NOTICES	290.74
INVOICE:	05 10 2026									
172464	05/31/26	74258			106420	P	06/23/26	01401 340	LEGAL NOTICES	1,004.00
INVOICE:	05 31 26									
VENDOR TOTALS				17,402.23	YTD INVOICED			24,115.66	YTD PAID	3,255.29
3937 ACCESS LOCK TECHNOLOGIES INC.	172430	06/05/26	74221		106487	P	06/23/26	01409 220	SUPPLIES- ALL BLDNGS	25.95
INVOICE:	84498									
172583	06/12/26	74377			106487	P	06/23/26	01430 220	SUPPLIES PW	37.25
INVOICE:	84777									
VENDOR TOTALS				171.31	YTD INVOICED			171.31	YTD PAID	63.20
3577 ADOBE SYSTEMS INCORPORATED	172574	05/24/26	74368		106473	P	06/23/26	01401 430	TECHNOLOGY	4,030.32
INVOICE:	3466995516									
VENDOR TOTALS				4,043.17	YTD INVOICED			4,043.17	YTD PAID	4,030.32
4144 AJR ENVIRONMENTAL, INC.	172529	06/02/26	74323		106494	P	06/23/26	01430 451	STORMWATER CONTRACTED SER	1,500.86
INVOICE:	18897									
172529	06/02/26	74323			106494	P	06/23/26	01430 450	CONTRACTED SERVICES	9,623.14
INVOICE:	18897									
VENDOR TOTALS				53,372.00	YTD INVOICED			53,372.00	YTD PAID	11,124.00
2784 ALLIED LANDSCAPE SUPPLY	172499	06/04/26	74293		106460	P	06/23/26	01430 371	STORMWATER R&M	770.50
INVOICE:	362784									
172566	06/10/26	74360			106460	P	06/23/26	01430 370	R&M PW	399.00
INVOICE:	364910									
172567	06/10/26	74361			106460	P	06/23/26	01430 370	R&M PW	453.00
INVOICE:	173584									
VENDOR TOTALS				3,063.02	YTD INVOICED			3,063.02	YTD PAID	1,622.50
4229 ALLOY5 LLC	172534	06/03/26	74328		106501	P	06/23/26	30454 600	PARK IMPROVEMENTS	1,650.00
INVOICE:	25-095-002									
VENDOR TOTALS				6,600.00	YTD INVOICED			6,600.00	YTD PAID	1,650.00
3567 ALMEIDA & HUDAK CONTRACTORS, LLC										

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172503	05/22/26	74297		106472	P	06/23/26	09439 000	INFRASTRUCTURE REBUILDING	14,000.00
	INVOICE:	26-00-LGTMA	1							
VENDOR TOTALS			14,000.00	YTD INVOICED				14,000.00	YTD PAID	14,000.00
142 AMBLER COAL BUILDING SUPPLY	172406	06/05/26	74197		106427	P	06/23/26	01430 371	STORMWATER R&M	329.50
	INVOICE:	2605-113998								
VENDOR TOTALS			402.45	YTD INVOICED				402.45	YTD PAID	329.50
3976 ANTHONY GULLO	172523	06/02/26	74317		106489	P	06/23/26	01430 238	CLOTHING & UNIFORMS	225.00
	INVOICE:	06 02 26	EXP RPT							
	172523	06/02/26	74317		106489	P	06/23/26	08429 238	UNIFORMS	75.00
	INVOICE:	06 02 26	EXP RPT							
VENDOR TOTALS			300.00	YTD INVOICED				300.00	YTD PAID	300.00
1607 APEX ELEVATOR INSPECTION AND TESTING LLC	172560	04/17/26	74354		106449	P	06/23/26	01409 450	CONTRACTED SERVICES	75.00
	INVOICE:	81451								
VENDOR TOTALS			75.00	YTD INVOICED				75.00	YTD PAID	75.00
2091 ARAMSCO, INC.	172495	05/27/26	74289		106454	P	06/23/26	01409 220	SUPPLIES- ALL BLDNGS	378.60
	INVOICE:	S7714356-001								
	172496	06/02/26	74290		106454	P	06/23/26	01409 220	SUPPLIES- ALL BLDNGS	459.50
	INVOICE:	S7734428-002								
VENDOR TOTALS			2,920.81	YTD INVOICED				3,129.40	YTD PAID	838.10
4232 THOMAS R ARENA INC	172590	05/29/26	74384		106504	P	06/23/26	01430 451	STORMWATER CONTRACTED SER	7,598.24
	INVOICE:	3195								
VENDOR TOTALS			7,598.24	YTD INVOICED				7,598.24	YTD PAID	7,598.24
3435 AVANTI UNLIMITED, INC.	172420	06/05/26	74211		106467	P	06/23/26	01410 262	VEHICLE MAINTENANCE	592.04
	INVOICE:	4536								
VENDOR TOTALS			1,191.62	YTD INVOICED				24,378.98	YTD PAID	592.04
1798 AXON ENTERPRISE, INC.	172493	02/15/26	74287		106451	P	06/23/26	01410 430	TECHNOLOGY	19,973.64
	INVOICE:	INUS423455								
VENDOR TOTALS			19,973.64	YTD INVOICED				19,973.64	YTD PAID	19,973.64

## PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4230 BAREFOOT BOBBY & THE BREAKERS, LLC	172441	06/05/26	74232		106502	P	06/23/26	01451 300	EVENTS	1,000.00
	INVOICE:	07 22 26	EVENT							
VENDOR TOTALS				1,000.00	YTD INVOICED			1,000.00	YTD PAID	1,000.00
4180 BELA PRINTING & PACKAGING CORP	172436	06/05/26	74227		106496	P	06/23/26	01401 200	OFFICE SUPPLIES	60.00
	INVOICE:	17234								
	172530	06/01/26	74324		106496	P	06/23/26	01401 200	OFFICE SUPPLIES	460.50
	INVOICE:	17396								
VENDOR TOTALS				841.80	YTD INVOICED			901.80	YTD PAID	520.50
500 BERGEY'S, INC.	172408	06/05/26	74199		106435	P	06/23/26	01410 262	VEHICLE MAINTENANCE	327.75
	INVOICE:	2P85199								
	172409	06/05/26	74200		106435	P	06/23/26	01410 262	VEHICLE MAINTENANCE	391.60
	INVOICE:	2P86033								
	172482	05/28/26	74276		106435	P	06/23/26	01410 262	VEHICLE MAINTENANCE	9.48
	INVOICE:	2P87584								
	172483	06/03/26	74277		106435	P	06/23/26	01410 262	VEHICLE MAINTENANCE	9.48
	INVOICE:	2P87584-B1								
	172547	06/08/26	74341		106435	P	06/23/26	01410 262	VEHICLE MAINTENANCE	31.89
	INVOICE:	2P91506								
VENDOR TOTALS				14,732.21	YTD INVOICED			17,405.59	YTD PAID	770.20
1116 BOWMAN CONSULTING GROUP, LTD.	172550	05/31/26	74344		106443	P	06/23/26	30439 000	INFRASTRUCTURE REBUILDING	145.00
	INVOICE:	566283								
	172551	05/31/26	74345		106443	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	985.00
	INVOICE:	564004								
	172552	05/31/26	74346		106443	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,028.75
	INVOICE:	564006								
	172553	05/31/26	74347		106443	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,116.25
	INVOICE:	564008								
	172555	05/31/26	74349		106443	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,975.00
	INVOICE:	564002								
	172556	05/31/26	74350		106443	P	06/23/26	01414 313	ENGINEERING	3,025.00
	INVOICE:	566287								
	172557	05/31/26	74351		106443	P	06/23/26	30439 000	INFRASTRUCTURE REBUILDING	3,056.90
	INVOICE:	566286								
	172558	05/31/26	74352		106443	P	06/23/26	01414 313	ENGINEERING	4,510.00
	INVOICE:	564000								
VENDOR TOTALS				107,391.27	YTD INVOICED			129,398.42	YTD PAID	15,841.90
3724 C & C FORD SALES, INC.	172506	06/01/26	74300		106477	P	06/23/26	30430 700	CAPITAL PURCHASE, HIGHWAY	55,096.00
	INVOICE:	2026 F350 #55270								

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172507	06/01/26	74301		106477	P	06/23/26	30430 700	CAPITAL PURCHASE, HIGHWAY	44,147.25
	INVOICE:	2026 F-250	#23333							
	172507	06/01/26	74301		106477	P	06/23/26	09429 740	CAPITAL PURCHASES	14,715.75
	INVOICE:	2026 F-250	#23333							
	VENDOR TOTALS		113,959.00	YTD INVOICED				113,959.00	YTD PAID	113,959.00
2463	COHEN TELECOMMUNICATIONS LAW GROUP, PC									
	172565	06/09/26	74359		106458	P	06/23/26	01401 314	LEGAL SERVICES	3,468.00
	INVOICE:	2								
	VENDOR TOTALS		6,936.00	YTD INVOICED				6,936.00	YTD PAID	3,468.00
1999	COMMONWEALTH PRECAST, INC.									
	172494	05/29/26	74288		106453	P	06/23/26	01430 371	STORMWATER R&M	1,032.00
	INVOICE:	31874								
	172563	06/05/26	74357		106453	P	06/23/26	01430 371	STORMWATER R&M	1,350.00
	INVOICE:	31899								
	VENDOR TOTALS		2,382.00	YTD INVOICED				2,382.00	YTD PAID	2,382.00
3962	CRIMEWATCH TECHNOLOGIES, INC.									
	172522	01/02/26	74316		106488	P	06/23/26	01410 480	COMMUNITY RESPONSE UNIT	2,304.00
	INVOICE:	INV-2133								
	VENDOR TOTALS		2,304.00	YTD INVOICED				2,304.00	YTD PAID	2,304.00
25	DEL-VAL INTERNATIONAL TRUCKS, INC.									
	172465	06/02/26	74259		106421	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	16.16
	INVOICE:	13422783								
	172466	05/29/26	74260		106421	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	16.16
	INVOICE:	13422562								
	172467	06/01/26	74261		106421	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	96.00
	INVOICE:	1443583								
	172468	05/29/26	74262		106421	P	06/23/26	08429 262	R&M EQUIP/VEHICLES	350.14
	INVOICE:	1443507								
	172469	06/03/26	74263		106421	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	370.76
	INVOICE:	13422951								
	VENDOR TOTALS		10,218.53	YTD INVOICED				11,432.59	YTD PAID	849.22
2402	DELAWARE VALLEY HEALTH TRUST									
	172417	06/05/26	74208		106455	P	06/23/26	01401 156	HEALTH INSURANCE	13,726.81
	INVOICE:	31797								
	172417	06/05/26	74208		106455	P	06/23/26	01402 156	HEALTH INSURANCE	3,482.97
	INVOICE:	31797								
	172417	06/05/26	74208		106455	P	06/23/26	01409 156	HEALTH INSURANCE	2,262.33
	INVOICE:	31797								
	172417	06/05/26	74208		106455	P	06/23/26	01410 156	HEALTH INSURANCE	43,047.71
	INVOICE:	31797								
	172417	06/05/26	74208		106455	P	06/23/26	01414 156	HEALTH INSURANCE	1,856.16

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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:	31797									
172417		06/05/26	74208		106455	P	06/23/26	01430 156	HEALTH INSURANCE	17,152.43
INVOICE:	31797									
172417		06/05/26	74208		106455	P	06/23/26	01451 156	HEALTH INSURANCE	3,090.77
INVOICE:	31797									
172417		06/05/26	74208		106455	P	06/23/26	08487 156	HEALTH INSURANCE	9,308.42
INVOICE:	31797									
VENDOR TOTALS			568,102.31	YTD INVOICED				568,102.31	YTD PAID	93,927.60
125 DENNEY ELECTRIC SUPPLY										
172473		05/19/26	74267		106425	P	06/23/26	02434 378	R/M CEDAR HILL EST DISTRI	25.85
INVOICE:	S102595423-001									
172474		05/20/26	74268		106425	P	06/23/26	01430 370	R&M PW	51.70
INVOICE:	S102596040-001									
VENDOR TOTALS			566.97	YTD INVOICED				566.97	YTD PAID	77.55
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC										
172573		06/04/26	74367		106471	P	06/23/26	01401 314	LEGAL SERVICES	65.00
INVOICE:	1946689									
VENDOR TOTALS			8,562.05	YTD INVOICED				12,819.55	YTD PAID	65.00
3048 ELLIOTT AUTO SUPPLY CO., INC.										
172419		06/05/26	74210		106463	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	159.56
INVOICE:	201-896371									
172500		06/01/26	74294		106463	P	06/23/26	01410 262	VEHICLE MAINTENANCE	93.00
INVOICE:	201-901001									
VENDOR TOTALS			5,697.05	YTD INVOICED				6,369.16	YTD PAID	252.56
440 ELYSE/BERBEN INSIGNIA COMPANY										
172478		06/01/26	74272		106432	P	06/23/26	01410 450	CONTRACTED SERVICES	665.50
INVOICE:	43660									
VENDOR TOTALS			665.50	YTD INVOICED				665.50	YTD PAID	665.50
3922 FISHERS TRUE VALUE HARDWARE INC.										
172582		05/31/26	74376		106484	P	06/23/26	01430 220	SUPPLIES PW	26.99
INVOICE:	05 31 2026									
VENDOR TOTALS			360.71	YTD INVOICED				620.86	YTD PAID	26.99
66 FLETCHER MOTORS, INC.										
172470		06/01/26	74264		106423	P	06/23/26	01410 262	VEHICLE MAINTENANCE	41.65
INVOICE:	217218									
172471		05/29/26	74265		106423	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	72.00
INVOICE:	10025									
172472		05/28/26	74266		106423	P	06/23/26	01430 220	SUPPLIES PW	195.99
INVOICE:	217212									

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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		1,266.08 YTD INVOICED						2,415.79 YTD PAID		309.64
3175 FLOUNDERS COMMUNICATIONS	172569	06/06/26	74363		106465	P	06/23/26	01409 320	COMMUNICATIONS	1,729.33
		INVOICE: 852725								
VENDOR TOTALS		15,559.38 YTD INVOICED						15,559.38 YTD PAID		1,729.33
4231 FRAME CELLAR INC	172589	06/05/26	74383		106503	P	06/23/26	01401 450	CONTRACTED SERVICES	17.60
		INVOICE: 17279								
VENDOR TOTALS		17.60 YTD INVOICED						17.60 YTD PAID		17.60
4208 G & B CONSTRUCTION GROUP INC	172440	06/05/26	74231		106499	P	06/23/26	30439 721	OLD BETHLEHEM PIKE CULVER	360,086.40
		INVOICE: OLD BETH PK BRIDGE-2								
VENDOR TOTALS		652,743.54 YTD INVOICED						652,743.54 YTD PAID		360,086.40
490 GALLS, LLC	172480	05/11/26	74274		106434	P	06/23/26	01410 238	UNIFORMS	19.21
		INVOICE: 035016357								
	172481	05/06/26	74275		106434	P	06/23/26	01410 238	UNIFORMS	54.28
		INVOICE: 034993260								
VENDOR TOTALS		73.49 YTD INVOICED						73.49 YTD PAID		73.49
1191 GEORGE ALLEN PORTABLE TOILETS, INC.	172415	06/05/26	74206		106445	P	06/23/26	01430 450	CONTRACTED SERVICES	131.00
		INVOICE: I251795								
	172416	06/05/26	74207		106445	P	06/23/26	01430 450	CONTRACTED SERVICES	363.50
		INVOICE: I251644								
	172488	06/02/26	74282		106445	P	06/23/26	01430 450	CONTRACTED SERVICES	131.00
		INVOICE: I252134								
	172489	06/02/26	74283		106445	P	06/23/26	01430 450	CONTRACTED SERVICES	131.00
		INVOICE: I252135								
	172490	06/02/26	74284		106445	P	06/23/26	01430 450	CONTRACTED SERVICES	131.00
		INVOICE: I252136								
VENDOR TOTALS		5,421.50 YTD INVOICED						5,555.50 YTD PAID		887.50
297 GILL QUARRIES, INC.	172477	05/18/26	74271		106429	P	06/23/26	01430 220	SUPPLIES PW	200.00
		INVOICE: 1110251								
VENDOR TOTALS		775.00 YTD INVOICED						1,295.00 YTD PAID		200.00
1619 GILMORE & ASSOCIATES	172342	05/20/26	74127		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	165.00

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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:	PS-INV2605578`									
172343		05/20/26	74128		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	165.00
INVOICE:	PS-INV2605590									
172344		05/20/26	74129		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	215.35
INVOICE:	PS-INV2605584									
172345		05/20/26	74130		106450	P	06/23/26	01147 000	LEGAL&ENGINEER	237.50
INVOICE:	PS-INV2605588									
172346		05/20/26	74131		106450	P	06/23/26	01147 000	LEGAL&ENGINEER	320.00
INVOICE:	PS-INV2605585									
172347		05/20/26	74132		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	325.00
INVOICE:	PS-INV2605577									
172348		05/20/26	74133		106450	P	06/23/26	01147 000	LEGAL&ENGINEER	400.00
INVOICE:	PS-INV2605591									
172349		05/20/26	74134		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	400.00
INVOICE:	PS-INV2605586									
172350		05/20/26	74135		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	400.00
INVOICE:	PS-INV2605593									
172351		05/20/26	74136		106450	P	06/23/26	01147 000	LEGAL&ENGINEER	700.51
INVOICE:	PS-INV2605583									
172352		05/20/26	74137		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	902.50
INVOICE:	PS-INV2605595									
172353		05/20/26	74139		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,122.50
INVOICE:	PS-INV2605592									
172354		05/20/26	74140		106450	P	06/23/26	01147 000	LEGAL&ENGINEER	1,176.01
INVOICE:	PS-INV2605582									
172355		05/20/26	74141		106450	P	06/23/26	01147 000	LEGAL&ENGINEER	1,958.50
INVOICE:	PS-INV2605587									
172356		05/20/26	74142		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	3,210.85
INVOICE:	PS-INV2605580									
172357		05/20/26	74143		106450	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	5,072.50
INVOICE:	PS-INV2605575									
172367		05/20/26	74153		106450	P	06/23/26	01414 313	ENGINEERING	320.00
INVOICE:	PS-INV2605579									
172368		05/20/26	74154		106450	P	06/23/26	01414 313	ENGINEERING	445.00
INVOICE:	PS-INV2605596									
172369		05/20/26	74155		106450	P	06/23/26	31446 101	SWM PROJECTS	1,347.55
INVOICE:	PS-INV2605576									
172370		05/20/26	74156		106450	P	06/23/26	30454 600	PARK IMPROVEMENTS	1,760.86
INVOICE:	PS-INV2605581									
172371		05/20/26	74157		106450	P	06/23/26	01414 313	ENGINEERING	1,917.50
INVOICE:	PS-INV2605594									
172372		05/20/26	74158		106450	P	06/23/26	31446 101	SWM PROJECTS	2,000.00
INVOICE:	PS-INV2605598									
172372		05/20/26	74158		106450	P	06/23/26	01414 313	ENGINEERING	910.84
INVOICE:	PS-INV2605598									
172373		05/20/26	74159		106450	P	06/23/26	01414 313	ENGINEERING	3,182.50
INVOICE:	PS-INV2605601									
172374		05/20/26	74160		106450	P	06/23/26	30454 600	PARK IMPROVEMENTS	4,300.93
INVOICE:	PS-INV2605589									
172375		05/20/26	74161		106450	P	06/23/26	01414 313	ENGINEERING	5,117.04
INVOICE:	PS-INV2605602									

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172376	05/20/26	74162		106450	P	06/23/26	01414 313	ENGINEERING	5,208.42
	INVOICE:	PS-INV2605597								
	172377	05/20/26	74163		106450	P	06/23/26	30439 000	INFRASTRUCTURE REBUILDING	6,272.02
	INVOICE:	PS-INV2605599								
	172378	05/20/26	74164		106450	P	06/23/26	09439 000	INFRASTRUCTURE REBUILDING	5,692.50
	INVOICE:	PS-INV2605600								
	172378	05/20/26	74164		106450	P	06/23/26	08408 310	ENGINEERING SERVICES	207.01
	INVOICE:	PS-INV2605600								
	172378	05/20/26	74164		106450	P	06/23/26	09439 000	INFRASTRUCTURE REBUILDING	1,042.50
	INVOICE:	PS-INV2605600								
	172379	05/20/26	74165		106450	P	06/23/26	30439 721	OLD BETHLEHEM PIKE CULVER	13,332.74
	INVOICE:	PS-INV2605574								
	VENDOR TOTALS		282,592.62	YTD INVOICED				343,460.74	YTD PAID	69,828.63
26	GLASGOW, INC									
	172544	06/06/26	74338		106422	P	06/23/26	01430 371	STORMWATER R&M	132.68
	INVOICE:	301925								
	VENDOR TOTALS		2,776.35	YTD INVOICED				2,776.35	YTD PAID	132.68
1954	GROFF TRACTOR & EQUIPMENT, INC.									
	172561	06/08/26	74355		106452	P	06/23/26	08429 262	R&M EQUIP/VEHICLES	164.74
	INVOICE:	PS0628093-1								
	172562	06/09/26	74356		106452	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	3,137.26
	INVOICE:	SW0255040-1								
	VENDOR TOTALS		5,404.94	YTD INVOICED				5,777.71	YTD PAID	3,302.00
542	HAJOCA CORPORATION									
	172236	05/13/26	74021		106436	P	06/23/26	01409 370	R&M ALL BLDNGS	240.86
	INVOICE:	S038383965-001								
	172237	05/14/26	74022		106436	P	06/23/26	01409 370	R&M ALL BLDNGS	-240.86
	INVOICE:	S0383833965-002								
	172548	06/09/26	74342		106436	P	06/23/26	01430 370	R&M PW	989.97
	INVOICE:	S038581484-001								
	VENDOR TOTALS		1,147.42	YTD INVOICED				1,147.42	YTD PAID	989.97
3613	HEALTH MATS COMPANY									
	172504	06/01/26	74298		106474	P	06/23/26	01409 450	CONTRACTED SERVICES	73.28
	INVOICE:	54579								
	VENDOR TOTALS		437.75	YTD INVOICED				509.10	YTD PAID	73.28
380	HEIDELBERG MATERIALS US, INC.									
	172407	06/05/26	74198		106430	P	06/23/26	01430 370	R&M PW	679.39
	INVOICE:	6800002242								
	VENDOR TOTALS		1,337.98	YTD INVOICED				1,337.98	YTD PAID	679.39

**PAID INVOICES REPORT**

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4174 HOLLY DAYS NURSERY INC	172434	06/05/26	74225		106495	P	06/23/26	30409 721	IMPROVEMENT TO TWP. PROPE	3,713.08
	INVOICE: 102-20145									
	172435	06/05/26	74226		106495	P	06/23/26	01409 370	R&M ALL BLDNGS	50.97
	INVOICE: 102-20811									
VENDOR TOTALS				5,732.65	YTD INVOICED			5,732.65	YTD PAID	3,764.05
425 HORSHAM CAR WASH INC.	172546	06/05/26	74340		106431	P	06/23/26	01410 262	VEHICLE MAINTENANCE	204.00
	INVOICE: 1107									
VENDOR TOTALS				768.00	YTD INVOICED			2,075.92	YTD PAID	204.00
4218 MINUTEMAN PRESS	172588	06/09/26	74382		106500	P	06/23/26	01451 300	EVENTS	543.59
	INVOICE: 21911									
VENDOR TOTALS				2,340.62	YTD INVOICED			2,340.62	YTD PAID	543.59
3936 JANINE DEFURIA	172429	06/05/26	74220		106486	P	06/23/26	01451 300	EVENTS	225.00
	INVOICE: 07 22 26 EVENT									
VENDOR TOTALS				675.00	YTD INVOICED			675.00	YTD PAID	225.00
3323 JOSEPH P. GROARKE	172570	04/08/26	74364		106466	P	06/23/26	01414 311	PROF SERV- UCC INSPECTING	814.00
	INVOICE: 040826									
	172571	06/01/26	74365		106466	P	06/23/26	01414 311	PROF SERV- UCC INSPECTING	814.00
	INVOICE: 060126									
VENDOR TOTALS				2,146.00	YTD INVOICED			4,144.00	YTD PAID	1,628.00
3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C.	172358	05/21/26	74144		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	185.00
	INVOICE: 798551									
	172359	05/21/26	74145		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	185.00
	INVOICE: 798566									
	172360	05/21/26	74146		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	388.50
	INVOICE: 798550									
	172361	05/21/26	74147		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	555.00
	INVOICE: 798568									
	172362	05/21/26	74148		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,054.50
	INVOICE: 798559									
	172363	05/21/26	74149		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,184.00
	INVOICE: 798563									
	172364	05/21/26	74150		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,720.50
	INVOICE: 798562									
	172365	05/21/26	74151		106479	P	06/23/26	01147 500	CTDL LEGAL & ENGINEERING	1,961.00
	INVOICE: 798557									

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172380	05/20/26	74166		106479	P	06/23/26	01414 314	PROF SERV- LEGAL (ZHB)	185.00
	INVOICE: 798571									
	172381	05/20/26	74167		106479	P	06/23/26	01414 314	PROF SERV- LEGAL (ZHB)	425.50
	INVOICE: 798549									
	172382	05/20/26	74168		106479	P	06/23/26	01414 314	PROF SERV- LEGAL (ZHB)	1,350.50
	INVOICE: 798556									
	172509	05/21/26	74303		106479	P	06/23/26	01401 314	LEGAL SERVICES	55.50
	INVOICE: 798554									
	172510	05/21/26	74304		106479	P	06/23/26	01401 314	LEGAL SERVICES	229.69
	INVOICE: 798553									
	172511	05/21/26	74305		106479	P	06/23/26	01401 314	LEGAL SERVICES	258.50
	INVOICE: 798565									
	172512	05/21/26	74306		106479	P	06/23/26	01401 314	LEGAL SERVICES	370.00
	INVOICE: 798567									
	172513	05/21/26	74307		106479	P	06/23/26	01401 314	LEGAL SERVICES	555.00
	INVOICE: 798558									
	172514	05/21/26	74308		106479	P	06/23/26	01401 314	LEGAL SERVICES	629.00
	INVOICE: 798555									
	172515	05/21/26	74309		106479	P	06/23/26	30439 000	INFRASTRUCTURE REBUILDING	740.00
	INVOICE: 798569									
	172516	05/21/26	74310		106479	P	06/23/26	01401 314	LEGAL SERVICES	925.00
	INVOICE: 798564									
	172517	05/21/26	74311		106479	P	06/23/26	01401 314	LEGAL SERVICES	1,212.49
	INVOICE: 798552									
	172518	05/21/26	74312		106479	P	06/23/26	01401 314	LEGAL SERVICES	1,406.00
	INVOICE: 798570									
	172519	05/21/26	74313		106479	P	06/23/26	01401 314	LEGAL SERVICES	1,535.50
	INVOICE: 798561									
	172520	05/21/26	74314		106479	P	06/23/26	01401 314	LEGAL SERVICES	2,368.00
	INVOICE: 798560									
	172521	05/21/26	74315		106479	P	06/23/26	01401 314	LEGAL SERVICES	6,105.00
	INVOICE: 798548									
VENDOR TOTALS		116,142.15		YTD INVOICED			138,335.68	YTD PAID	25,584.18	
2835	MANKO, GOLD, KATCHER & FOX, LLP									
	172418	06/05/26	74209		106461	P	06/23/26	01401 314	LEGAL SERVICES	4,348.50
	INVOICE: 10065-00005-129556									
VENDOR TOTALS		4,348.50		YTD INVOICED			27,561.08	YTD PAID	4,348.50	
4000	MARK MANJARDI									
	172584	06/01/26	74378		106490	P	06/23/26	01414 314	PROF SERV- LEGAL (ZHB)	1,055.00
	INVOICE: 05 14 26 ZHB									
VENDOR TOTALS		4,415.00		YTD INVOICED			5,530.00	YTD PAID	1,055.00	
3646	MCDONALD UNIFORM COMPANY, INC.									
	172424	06/05/26	74215		106476	P	06/23/26	01410 238	UNIFORMS	19.79
	INVOICE: 262804									
	172425	06/05/26	74216		106476	P	06/23/26	01410 238	UNIFORMS	59.16

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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: 262509									
	172426	06/05/26	74217		106476	P	06/23/26	01410 238	UNIFORMS	66.38
	INVOICE: 259838-01									
	172505	06/03/26	74299		106476	P	06/23/26	01410 238	UNIFORMS	137.48
	INVOICE: 259838-02									
	172575	06/10/26	74369		106476	P	06/23/26	01410 238	UNIFORMS	1,872.24
	INVOICE: 259835									
	VENDOR TOTALS		7,564.29	YTD INVOICED				17,446.47	YTD PAID	2,155.05
1294	MCPWA									
	172559	06/17/26	74353		106446	P	06/23/26	01430 420	TRAINING/DUES/SUBS	600.00
	INVOICE: 08 06 26 EVENT									
	VENDOR TOTALS		960.00	YTD INVOICED				960.00	YTD PAID	600.00
3452	MICHAEL CANTRELL									
	172502	05/29/26	74296		106468	P	06/23/26	01410 174	EDUC. TUITION REIMBURSEME	132.79
	INVOICE: 052926 EXP RPT									
	VENDOR TOTALS		132.79	YTD INVOICED				527.66	YTD PAID	132.79
4088	MINUTEMAN SECURITY TECHNOLOGIES, INC.									
	172524	06/01/26	74318		106491	P	06/23/26	01409 450	CONTRACTED SERVICES	76.00
	INVOICE: 199378									
	VENDOR TOTALS		21,645.44	YTD INVOICED				21,645.44	YTD PAID	76.00
689	MONTGOMERY COUNTY LAW LIBRARY									
	172486	05/29/26	74280		106441	P	06/23/26	01401 340	LEGAL NOTICES	25.00
	INVOICE: MF-3 ORDINANCE									
	172487	05/29/26	74281		106442	P	06/23/26	01401 340	LEGAL NOTICES	25.00
	INVOICE: MF-3 MAP AMENDMENT									
	VENDOR TOTALS		100.00	YTD INVOICED				100.00	YTD PAID	50.00
85	MOTOROLA SOLUTIONS, INC.									
	172404	06/05/26	74195		106424	P	06/23/26	30410 700	POLICE EQUIPMENT	1,594.80
	INVOICE: 8282336241									
	172405	06/05/26	74196		106424	P	06/23/26	30410 700	POLICE EQUIPMENT	10,477.50
	INVOICE: 8282336258									
	VENDOR TOTALS		26,399.87	YTD INVOICED				28,199.87	YTD PAID	12,072.30
4141	MSI SERVICES, INC.									
	172431	06/05/26	74222		106492	P	06/23/26	01401 430	TECHNOLOGY	3,774.02
	INVOICE: AGR435952									
	172431	06/05/26	74222		106492	P	06/23/26	08429 430	TECHNOLOGY	1,258.01
	INVOICE: AGR435952									
	172525	06/02/26	74319		106492	P	06/23/26	01401 430	TECHNOLOGY	8,934.08
	INVOICE: 436111									

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172525	06/02/26	74319		106492	P	06/23/26	08429 430	TECHNOLOGY	2,978.02
	INVOICE:	436111								
	172585	05/31/26	74379		106492	P	06/23/26	01401 430	TECHNOLOGY	315.00
	INVOICE:	436066								
	172585	05/31/26	74379		106492	P	06/23/26	08429 430	TECHNOLOGY	105.00
	INVOICE:	436066								
	172586	06/11/26	74380		106492	P	06/23/26	01409 320	COMMUNICATIONS	1,225.00
	INVOICE:	464735-US20								
	VENDOR TOTALS		51,981.61	YTD INVOICED				53,559.37	YTD PAID	18,589.13
3780	NORTH WALES WATER AUTHORITY									
	172579	06/03/26	74373		106481	P	06/23/26	08429 450	CONTRACTED SERVICES	47.75
	INVOICE:	SALES0003202								
	VENDOR TOTALS		16,476.50	YTD INVOICED				19,180.50	YTD PAID	47.75
140	NORTH WALES WATER AUTHORITY									
	172591	06/11/26	74385		106426	P	06/23/26	08429 360	UTILITIES	20.63
	INVOICE:	09406 061126								
	172592	06/11/26	74386		106426	P	06/23/26	08429 360	UTILITIES	20.63
	INVOICE:	12568 061126								
	172593	06/11/26	74387		106426	P	06/23/26	08429 360	UTILITIES	20.63
	INVOICE:	12572 061126								
	VENDOR TOTALS		13,526.00	YTD INVOICED				13,587.89	YTD PAID	61.89
3862	PA AUDUBON COUNCIL									
	172580	06/15/26	74374		106482	P	06/23/26	01401 460	VOLUNTEER BOARD COMMISSIO	180.00
	INVOICE:	BIRD TOWN SIGNS								
	VENDOR TOTALS		180.00	YTD INVOICED				180.00	YTD PAID	180.00
1347	PA MUNICIPAL, INC.									
	172491	05/22/26	74285		106447	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	160.85
	INVOICE:	6238730								
	VENDOR TOTALS		4,157.11	YTD INVOICED				5,380.70	YTD PAID	160.85
596	PA ONE CALL SYSTEM, INC.									
	172484	05/31/26	74278		106439	P	06/23/26	08429 450	CONTRACTED SERVICES	390.16
	INVOICE:	1165886								
	VENDOR TOTALS		627.06	YTD INVOICED				875.73	YTD PAID	390.16
665	PAUL B. MOYER & SONS									
	172411	06/05/26	74202		106440	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	181.68
	INVOICE:	41614								
	172485	05/28/26	74279		106440	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	28.58
	INVOICE:	42096								

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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				1,175.75	YTD INVOICED			1,175.75	YTD PAID	210.26
3475 PENN E & R	172572	06/12/26	74366		106470	P	06/23/26	01414 313	ENGINEERING	3,724.00
	INVOICE: 29079									
VENDOR TOTALS				11,311.50	YTD INVOICED			41,406.75	YTD PAID	3,724.00
3779 PERKIOMEN PERFORMANCE INC.	172427	06/05/26	74218		106480	P	06/23/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	19.37
	INVOICE: 26-0747									
VENDOR TOTALS				4,625.24	YTD INVOICED			4,625.24	YTD PAID	19.37
3458 REMCO, INC.	172421	06/05/26	74212		106469	P	06/23/26	01409 370	R&M ALL BLDNGS	366.12
	INVOICE: 973345									
VENDOR TOTALS				14,864.49	YTD INVOICED			15,245.00	YTD PAID	366.12
1129 SAFETY-KLEEN SYSTEMS, INC.	172414	06/05/26	74205		106444	P	06/23/26	01430 220	SUPPLIES PW	365.75
	INVOICE: 99753999									
VENDOR TOTALS				643.24	YTD INVOICED			906.39	YTD PAID	365.75
2460 SANG CHUL LEE	172497	06/03/26	74291		106457	P	06/23/26	01410 238	UNIFORMS	154.00
	INVOICE: 2934									
VENDOR TOTALS				442.00	YTD INVOICED			620.00	YTD PAID	154.00
2856 SEALMASTER	172568	06/02/26	74362		106462	P	06/23/26	01430 220	SUPPLIES PW	86.98
	INVOICE: INV2116320									
VENDOR TOTALS				86.98	YTD INVOICED			86.98	YTD PAID	86.98
226 SHERWIN-WILLIAMS COMPANY	172475	05/15/26	74269		106428	P	06/23/26	01430 220	SUPPLIES PW	19.87
	INVOICE: 1007-9									
	172476	05/21/26	74270		106428	P	06/23/26	01430 370	R&M PW	34.91
	INVOICE: 1076-4									
VENDOR TOTALS				54.78	YTD INVOICED			54.78	YTD PAID	54.78
4142 SJ FUEL SOUTH COMPANY, INC.	172432	06/05/26	74223		106493	P	06/23/26	01430 374	FUEL/ GASOLINE/ DIESEL	528.90
	INVOICE: 197159									
	172433	06/05/26	74224		106493	P	06/23/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,988.20

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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:	197171									
172526	05/20/26	74320			106493	P	06/23/26	01430 374	FUEL/ GASOLINE/ DIESEL	234.48
INVOICE:	197304									
172527	05/21/26	74321			106493	P	06/23/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,394.26
INVOICE:	197311									
172528	05/28/26	74322			106493	P	06/23/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,558.50
INVOICE:	197510									
172587	06/03/26	74381			106493	P	06/23/26	01430 374	FUEL/ GASOLINE/ DIESEL	445.51
INVOICE:	197772									
VENDOR TOTALS		35,233.67	YTD INVOICED					43,797.38	YTD PAID	6,149.85
1519 SPECIALIZED ELEVATOR CORPORATION										
172492	06/01/26	74286			106448	P	06/23/26	01409 450	CONTRACTED SERVICES	118.67
INVOICE:	488912									
VENDOR TOTALS		237.34	YTD INVOICED					349.12	YTD PAID	118.67
573 STANDARD INSURANCE COMPANY										
172410	06/05/26	74201			106438	P	06/23/26	01401 153	DISABLITY & LIFE INS.	845.51
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	01402 153	DISABILITY & LIFE INS.	386.29
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	01409 153	DISABLITY & LIFE INS.	112.94
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	01410 153	DISABILITY & LIFE INS.	4,765.46
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	01414 153	DISABILITY & LIFE INS.	292.66
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	01430 153	DISABLITY & LIFE INS.	1,230.24
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	01451 153	DISABILITY & LIFE INS	241.55
INVOICE:	06 01 2026									
172410	06/05/26	74201			106438	P	06/23/26	08487 153	DISABILITY & LIFE INS.	1,000.41
INVOICE:	06 01 2026									
VENDOR TOTALS		49,297.62	YTD INVOICED					49,297.62	YTD PAID	8,875.06
3733 STAPLES										
172508	05/23/26	74302			106478	P	06/23/26	01401 200	OFFICE SUPPLIES	116.56
INVOICE:	6064380955									
172576	06/06/26	74370			106478	P	06/23/26	01401 200	OFFICE SUPPLIES	121.89
INVOICE:	6065830913									
172577	06/13/26	74371			106478	P	06/23/26	01401 200	OFFICE SUPPLIES	26.38
INVOICE:	6066289995									
172578	06/13/26	74372			106478	P	06/23/26	01401 200	OFFICE SUPPLIES	57.98
INVOICE:	6066289996									
VENDOR TOTALS		2,340.52	YTD INVOICED					2,526.22	YTD PAID	322.81
3173 T-MOBILE USA, INC.										

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172501	05/19/26	74295		106464	P	06/23/26	01410 222	DETECTIVE OPERATING SUPPL	50.00
	INVOICE:	L2605190343								
VENDOR TOTALS		250.00 YTD INVOICED			250.00 YTD PAID			50.00		
3641	TRAISSR, LLC									
	171787	02/28/26	73572		106475	P	06/23/26	01414 430	TECHNOLOGY	960.00
	INVOICE:	4307								
	171787	02/28/26	73572		106475	P	06/23/26	01430 430	TECHNOLOGY	640.00
	INVOICE:	4307								
	172422	06/05/26	74213		106475	P	06/23/26	01414 430	TECHNOLOGY	1,020.00
	INVOICE:	4477								
	172422	06/05/26	74213		106475	P	06/23/26	01430 430	TECHNOLOGY	680.00
	INVOICE:	4477								
	172423	06/05/26	74214		106475	P	06/23/26	01414 430	TECHNOLOGY	90.00
	INVOICE:	4528								
	172423	06/05/26	74214		106475	P	06/23/26	01430 430	TECHNOLOGY	60.00
	INVOICE:	4528								
VENDOR TOTALS		7,550.00 YTD INVOICED			10,750.00 YTD PAID			3,450.00		
2441	TUSTIN GROUP, LLC									
	172564	06/04/26	74358		106456	P	06/23/26	01409 450	CONTRACTED SERVICES	260.00
	INVOICE:	930025180								
VENDOR TOTALS		5,705.00 YTD INVOICED			5,705.00 YTD PAID			260.00		
4190	UNIFORM GEAR INC									
	172437	06/05/26	74228		106497	P	06/23/26	01410 238	UNIFORMS	41.99
	INVOICE:	7423-3								
	172438	06/05/26	74229		106497	P	06/23/26	01410 238	UNIFORMS	69.95
	INVOICE:	7422-3								
	172531	06/03/26	74325		106497	P	06/23/26	01410 238	UNIFORMS	280.00
	INVOICE:	7494-3								
	172532	06/03/26	74326		106497	P	06/23/26	01410 238	UNIFORMS	332.00
	INVOICE:	7493-3								
	172533	06/03/26	74327		106497	P	06/23/26	01410 238	UNIFORMS	159.95
	INVOICE:	7492-3								
VENDOR TOTALS		4,526.12 YTD INVOICED			4,526.12 YTD PAID			883.89		
473	UNITED RENTALS (NORTH AMERICA), INC									
	172479	05/27/26	74273		106433	P	06/23/26	01430 220	SUPPLIES PW	600.00
	INVOICE:	262838467-001								
VENDOR TOTALS		1,853.47 YTD INVOICED			1,853.47 YTD PAID			600.00		
572	UPPER DUBLIN TOWNSHIP									
	172549	01/02/26	74343		106437	P	06/23/26	01412 520	AMBULANCE CONTRIBUTION	221.73
	INVOICE:	14169								

PAID INVOICES REPORT

WARRANT: 062326

TO FISCAL 2026/06 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										221.73 YTD INVOICED			
										221.73 YTD PAID			
										221.73			
3932 VIQ SOLUTIONS, INC.	172428	06/05/26	74219		106485	P	06/23/26	01410	222	DETECTIVE OPERATING SUPPL	228.95		
	INVOICE: VIQU10328												
VENDOR TOTALS										706.13 YTD INVOICED	763.97 YTD PAID	228.95	
2511 WEST PUBLISHING CORPORATION	172498	06/01/26	74292		106459	P	06/23/26	01410	222	DETECTIVE OPERATING SUPPL	165.38		
	INVOICE: 853697783												
VENDOR TOTALS										826.90 YTD INVOICED	1,488.42 YTD PAID	165.38	
3879 ZACHARY'S BBQ CO	172581	06/10/26	74375		106483	P	06/23/26	01401	187	STAFF ENGAGEMENT	250.00		
	INVOICE: 09 30 2026 EVENT												
VENDOR TOTALS										250.00 YTD INVOICED	250.00 YTD PAID	250.00	
4204 ZELENKOFKSKE AXELROD LLC	172439	06/05/26	74230		106498	P	06/23/26	01402	310	PROFESSIONAL SERVICES	17,000.00		
	INVOICE: 2026-13868												
VENDOR TOTALS										29,500.00 YTD INVOICED	29,500.00 YTD PAID	17,000.00	
												REPORT TOTALS	855,297.60

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	85	855,297.60

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

<b>VDR NUM</b>	<b>NAME</b>	<b>DBA</b>	<b>ENTERED DATE</b>	<b>ADDR1</b>	<b>ADDR2</b>	<b>CITY</b>	<b>ST</b>	<b>ZIP</b>
<a href="#"><u>4230</u></a>	BAREFOOT BOBBY & THE BREAKERS, LLC		05/27/26	183 PINECREST LN		LANSDALE	PA	19446
<a href="#"><u>4231</u></a>	FRAME CELLAR INC		06/12/26	1000 N BETHLEHEM PIKE	PO BOX 833	SPRING HOUSE	PA	19477
<a href="#"><u>4232</u></a>	THOMAS R ARENA INC	ARENA SWEEPING	06/15/26	71 W INDIAN LN		NORRISTOWN	PA	19403



**CORPORATE CARD**

**Account Number** XXXX XXXX XXXX 0522  
**Account Name** BILLING ACCOUNT 030522  
**Company Name** LOWER GWYNEDD TOWNSHIP

**Statement Date** May 27, 2026

Previous Balance	\$7,282.27
Purchases	+2,281.85
Cash Advances	+0.00
Fees	+0.00
Adjustments	+0.00
Payments	-7,282.27
Closing Balance	\$2,281.85

*md*

**Balance Due** \$2,281.85  
**Payment Due Date** Jun. 23, 2026

**CONTACT**

**General Inquiries**  
**Lost/Stolen Cards**

TOLL FREE CALLS US & CANADA	OUTSIDE US & CANADA (CALL COLLECT)
1-855-825-9234	262-780-8662
1-844-227-0528	262-780-8662

**PERIOD COVERED BY THIS STATEMENT**

Apr. 28, 2026 - May 27, 2026

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
<b>BILLING ACCOUNT 030522</b>			<b>ACCOUNT NUMBER XXXX XXXX XXXX 0522</b>
May 4	May 4	AUTOMATIC PYMT RECEIVED	7,282.27 CR
TOTAL CREDITS			\$ -7,282.27
TOTAL DEBITS			\$ 0.00
TOTAL ACTIVITY			\$ -7,282.27

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
<b>ADMIN, CORP</b>			<b>ACCOUNT NUMBER XXXX XXXX XXXX 7362</b>
Apr. 29	Apr. 30	WWW.CVS.COM WOODSOCKET RI	3.04
May 1	May 4	WWW.CVS.COM WOODSOCKET RI	6.10
May 1	May 4	WWW.CVS.COM WOODSOCKET RI	5.08
May 5	May 6	FEDEX91694729 MEMPHIS TN	110.80

*01.401.450*  
*01.402.310*

*Continued on next page*



P.O. BOX 5700  
CAROL STREAM IL 60197-5700

Account Number 5525 2700 0003 0522  
Balance Due \$2,281.85  
Payment Due Date Jun. 23, 2026

BILLING ACCOUNT 030522  
ATTN FINANCE DIRECTOR  
PO BOX 625  
SPRING HOUSE PA 19477-0625

000A

**The balance due will be automatically debited from your bank account as you authorized.**

Account Number XXXX XXXX XXXX 0522  
 Account Name BILLING ACCOUNT 030522

Statement Date: May 27, 2026

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
May 7	May 8	PAR*CHOP*T - ENGLISH V NORTH WALES PA 01 - 451 - 300	307.40

TOTAL CREDITS \$ 0.00  
 TOTAL DEBITS \$ 432.42  
 TOTAL ACTIVITY \$ 432.42 ✓

KENNY, PAUL D

ACCOUNT NUMBER XXXX XXXX XXXX 2252

May 7	May 8	PATCHPLAQUES.COM ORMONDO BEACHFL 01 - 410 - 480	159.45
May 13	May 15	FBI Leeda Inc MALVERN PA 01 - 410 - 420	795.00
May 15	May 18	GIANT 6510 SPRING HOUSE PA 01 410 480	9.98
May 15	May 15	DD *YUMYUMBAKESHOPS SAN FRANCISCO CA 410 480	90.97
May 19	May 20	CANVA* I04886-42240130 AUSTIN TX 01 - 410 - 220	265.00

TOTAL CREDITS \$ 0.00  
 TOTAL DEBITS \$ 1,320.40  
 TOTAL ACTIVITY \$ 1,320.40 ✓

WORMAN, JAMIE P.

ACCOUNT NUMBER XXXX XXXX XXXX 6926

Apr. 20	May 4	COURTYARD BY MARRIOTT HERSHEY PA	32.78 CR
Apr. 20	May 4	COURTYARD BY MARRIOTT HERSHEY PA	<del>32.78</del>
May 21	May 22	CCI*CONSTANT-CONTACT WALTHAM MA 01-401-430 \$ 74.25 / 08 421 430 \$ 24.75	99.00

TOTAL CREDITS \$ -32.78  
 TOTAL DEBITS \$ 131.78  
 TOTAL ACTIVITY \$ 99.00

ZOLLERS, FRED

ACCOUNT NUMBER XXXX XXXX XXXX 3803

Apr. 28	Apr. 29	GIANT 6510 SPRING HOUSE PA 01 401 200	33.28
Apr. 28	Apr. 29	HARBOR FREIGHT TOOLS33 MONTGOMERYVILPA 01 430 220	154.98
May 6	May 7	HARBOR FREIGHT TOOLS33 MONTGOMERYVILPA	59.99
May 12	May 13	SWISCO, INC 8563176263 NJ 01 409 370	25.18
May 19	May 20	GIANT 6510 SPRING HOUSE PA 01 430 220	156.60

TOTAL CREDITS \$ 0.00  
 TOTAL DEBITS \$ 430.03  
 TOTAL ACTIVITY \$ 430.03 ✓

Remember

\* The balance due will be automatically debited from your bank account as you authorized.

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

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

**MEETING HIGHLIGHTS**

Meeting Date	June 10, 2026
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>The members unanimously voted to purchase three (3) Bird Town signs to replace the outdated signs displaying the incorrect logo.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>The committee discussed Lower Gwynedd’s Bird Town designation and noted that the Township will most likely achieve a <b>Silver</b> ranking, with a strong possibility of earning <b>Gold</b> status.</li> <li>Members expressed interest in inviting a representative from PECO to provide a presentation for residents on energy-saving strategies and ways to improve energy efficiency within their homes. The presentation is tentatively planned for 2027.</li> <li>The committee discussed contacting Colleen from Back to Earth regarding the possibility of hosting a presentation for the Lower Gwynedd Businesses Alliance (LGBA) in Fall 2026 regarding composting.</li> </ul>	

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

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

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

**MEETING HIGHLIGHTS**

Meeting Date	June 5, 2026
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• The Commission is going to contact Whitpain HRC about partnering in a letter to the Wissahickon School Board encouraging more responsive community engagement.</li> <li>• Review previous HRC articles in the township newsletters and ask to have something in the next newsletter.</li> <li>• Contact Bethlehem Baptist Church and ask about advertising openings on the HRC</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• How best to partner with the Whitpain HRC to support their efforts in communication with eh Wissahickon School Board</li> <li>• Making the community know they exist and recruiting new members</li> </ul>	

Next Meeting	August 6, 2026
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**LOWER GWYNEDD TOWNSHIP  
SUPERVISOR LIAISON REPORT OF  
VOLUNTEER COMMISSION MEETING HIGHLIGHTS**

Board/Commission	Pension Investment Advisory
Members/Terms	Jim Morris/Steve Smith/Brian Siegel
Meeting Schedule	02.18/05.20/08.19/11.18 2026 at 6 pm
Supervisor Liaison(s)	Jimmy Chong/Andrea Brockway
Staff Liaison	Paul Kenny/Mimi Gleason
Minute Taker	Melinda Haldeman

**MEETING HIGHLIGHTS**

Meeting Date	05/20/2026
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Approved 60/40 Asset Allocation for Non-Uniform Pension</li> <li>• Bring in Actuary next meeting to discuss Pension Assets and timeline of money outlay.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• <b>Discuss potential inclusion of private equity and private debt.</b></li> <li>• <b>Economic Outlook and Investment Strategies</b></li> <li>• <b>Risk and Volatility in relation to Asset Allocation.</b></li> <li>• <b>Reviewed performance for 1st<sup>th</sup> Quarter 2026</b></li> </ul>	
Next Meeting	08/19/2026

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**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	June 16, 2026
<b>Decisions/Recommendations</b>	
<ul style="list-style-type: none"> <li>• Members reviewed the proposed 2027 Facility Fee Schedule and reached consensus on the pricing structure and facility categories. The fee schedule will be presented to the Board of Supervisors for review and approval.</li> <li>• The Board also engaged in an in-depth discussion regarding facility rental fees for schools, specifically whether schools should be charged at the non-profit rate.</li> </ul>	
<b>Major Discussion Items</b>	
<ul style="list-style-type: none"> <li>• Members were presented with the new Fall/Winter Recreation Report, which highlights the programs and events that Lower Gwynedd Township will offer residents throughout the season. Program offerings include youth sports, community events, Bingo, Mahjong, fitness classes, and a variety of educational and recreational opportunities for all ages.</li> <li>• Staff also announced a partnership with the Wissahickon Library's Blue Bell Branch to host the Baby Wiggles program during the library's construction period throughout 2026–2027, ensuring continued access to this popular early childhood program.</li> <li>• Beginning in September 2026, the Community Building will be utilized daily for both paid and free resident programs, maximizing the use of the facility and expanding recreational opportunities for the community.</li> </ul>	

Next Meeting	Tuesday, July 21 ,2026
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