

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, September 22, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88321256266?pwd=oISBlxp3473Wckh6VpQfaBJgBtwLo2.1>

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 litigation related to zoning, personnel, and emergency management, and real estate related to the proposed Public Works garage.

A special Board of Supervisors' meeting will be held on Tuesday, October 6th at 7:00 pm in the Township Building to discuss a proposed zoning ordinance amendment regulating data centers.

PUBLIC COMMENTS

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

BUILDING AND ZONING

1. Consider Resolution 2026-19 amending the approval resolution for the 1110 Wissahickon Avenue subdivision plan, including tree waivers and payment of a fee in lieu of planting for the new house at 1112 Wissahickon Avenue
2. Consider Resolution 2026-20 granting a waiver of land development for Gwynedd Mercy Academy High School parking lot expansion
3. Presentation of 2-lot subdivision plan for 813 Plymouth Road
4. Review the Zoning Hearing Board application for 1345 Sumneytown Pike (Gwynedd Mercy Academy High School field lights) and determine action to be taken, if any

GENERAL BUSINESS

1. Discuss 2027-2031 capital projects plan
2. Consider authorizing advertisement of the legal notice for the sale of vehicles and equipment on Municibid
3. Consider approval of Ordinance #559 authorizing execution of a cable franchise agreement between the Township and Comcast of PA, LLC and Comcast of Southeast PA, LLC
4. Financial report – August 2026

5. Approval of invoice report for September 22, 2026
6. Approval of minutes for the meetings of September 8, 2026, and September 17, 2026

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

ADJOURNMENT

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	10/01/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	10/06/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	10/13/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	10/14/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	10/08/2026	6:00 P.M.
PARKS AND RECREATION	TUES	10/20/2026	6:00 P.M.
PLANNING COMMISSION	WED	10/21/2026	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: September 18, 2026

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

SUBJ: Waiver Request- Resolution #2026-19 Joell Subdivision Amended Approval

Recommended Motion: To approve Resolution #2026-19 granting the two tree waivers and accepting a fee in lieu of the required replacement trees.

Robert Blue, P.E. and Jacob Fagan will be present at the BOS meeting on September 22nd, on behalf of their client, Denise Joell, who is requesting two waivers from the Lower Gwynedd Subdivision and Land Development Ordinance (SALDO) related to replacement trees and street trees amending a prior approval resolution for this project, Resolution #2019-11. In 2019, the BOS approved a two-lot minor subdivision for the property at 1112 Wissahickon Avenue, creating a new building lot at 1110 Wissahickon Avenue. The project is now nearing completion.

The applicant is requesting a waiver from the requirement to plant 15 replacement trees, which were required to mitigate the removal of 45 inches of existing tree caliper during construction. The applicant states that the site cannot reasonably accommodate the required trees due to limited planting area, underground and overhead utilities, and other site constraints. The applicant also notes that several large, mature trees at the rear of the property were preserved throughout construction. The applicant also requests a waiver from the requirement to plant three street trees along the property's frontage. While the approved subdivision required three new street trees, the applicant contends that additional plantings are not feasible because of overhead and underground utility conflicts. The applicant is offering a fee in lieu of the required replacement trees of \$4,500 to be paid from their existing escrow. The fee in lieu is consistent with the Township's standard calculation of \$300 per 3-inch-caliper tree which would result in a total contribution of \$4,500. The supporting documentation is attached to this memo.

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

RESOLUTION NO. 2026- 19

**JOELL SUBDIVISION
AMENDED PRELIMINARY / FINAL SUBDIVISION APPROVAL**

WHEREAS, Darryl and Geneva Joell were the owners (the **"Prior Owners"**) of a certain tract of land consisting of approximately .66 acres of land situate in Lower Gwynedd Township, with an address of 1112 Wissahickon Avenue, parcel #39-00-05020-00-8 (the **"Property"**).

WHEREAS, pursuant to Board of Supervisors Resolution #2019-11 approved on May 14, 2019, the Prior Owners received approval (the **"Prior Approval"**) to subdivide the Property into two (2) lots, with Lot #1 containing the existing dwelling and Lot #2 containing the existing garage (collectively, the **"Development"**), as depicted on a "Final Minor Subdivision Plan" prepared by Robert E. Blue Consulting Engineers, P.C. dated October 4, 2010, last revised December 7, 2020, recorded in the Office of the Montgomery County Recorder of Deeds on March 12, 2021 in Plan Book 0054, Page 00402 (the **"Plan"**).

WHEREAS, during prior construction on the Property, forty-five (45) caliper inches of trees were removed, requiring replacement pursuant to §1230.41(i) of the Township Subdivision and Land Development Ordinance (**"SALDO"**), which must be replaced with a shade tree or shade trees which have a total of caliper inches equal to or greater than the trees removed; further street trees are required by §1230.42(a)(1) of SALDO (the **"Tree Obligations"**).

WHEREAS, the current owner of Lot #2, Dioneisha Joell (the **"Applicant"**) desires to amend the Prior Approval and has requested a waiver of the Tree Obligations, as set forth in the July 17, 2026 letter from Robert E. Blue Consulting Engineers, P.C. (the **"Tree Waiver"**).

NOW, THEREFORE, BE IT RESOLVED that the Lower Gwynedd Township Board of Supervisors hereby grants amended preliminary/final approval by granting the Tree Waiver, subject, however, to the following conditions:

1. The Applicant acknowledges and agrees that no additional waivers have been requested, are required and/or are being granted in this Amended Approval.
2. The Applicant acknowledges and agrees that all conditions of the Prior Approval, to the extent applicable and not otherwise amended, remain in full force and effect.
3. In lieu of the required fifteen (15) replacement trees, the Applicant has voluntarily offered, and the Township has agreed to accept, a fee-in-lieu of the unplanted replacement trees, at Three Hundred Dollars (\$300.00) per tree, in the total amount of Four Thousand Five Hundred Dollars (\$4,500.00) (the **"Fee-in-Lieu"**).
4. The Fee-in-Lieu shall be paid within thirty (30) days of the date of this Resolution.

5. The Applicant acknowledges and agrees that any and all prior agreements pertaining to the Development, to the extent applicable and not otherwise amended, remain in full force and effect.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on September 22, 2026.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

By:_____
DANIELLE A. DUCKETT, CHAIRPERSON

Accepted By the Applicant:

DIONEISHA JOELL

September 16, 2026

Lower Gwynedd Township Board of Supervisors

1130 N. Bethlehem Pike

Spring House, PA 19477

Re: 1110 Wissahickon Avenue – Tree Replacement Fee-in-Lieu

Dear Members of the Board of Supervisors:

Our family appreciates the time and consideration the Township has given to the remaining tree requirements at 1110 Wissahickon Avenue. We understand the importance of protecting Lower Gwynedd's tree canopy and maintaining the character of the community. We also want our property to be something that adds to the neighborhood and that we can be proud to maintain for years to come.

As the Board considers the remaining tree replacement requirement, we hope the history and actual condition of this property can be taken into consideration.

Prior to construction, the site was essentially an open lot—not a heavily wooded property that was cleared to build our home. The few trees that were removed were already dead and were outside the building envelope.



Since construction, we have aimed to create a home we can be proud of, fits within the neighborhood, and improve the overall lives of our two families since we are fortunate to live side by side. We are lucky to have immediate family next door as neighbors who feel the same as we do about landscaping. We have included letters that express their feelings and surrounding neighbors' on this matter.

The difficulty we are facing now is that the completed property has limited areas where additional large trees can reasonably be planted. The stormwater system, grading, underground water and sewer lines, utilities, existing landscaping, and overhead power lines all effect where

trees can safely be placed and allowed to mature. Our neighbors have also shared concerns about planting additional trees in the limited space between the properties. Since they'll be directly impacted as well, we'd appreciate including their input in the discussion

On a practical matter, there is a limit to how many trees can be placed on a residential lot before they begin to overcrowd one another. Adding trees simply to satisfy a number can result in competition for sunlight, water, soil, and growing space. It can also create future problems with utilities, neighboring properties, and existing landscaping.

This has been a long and expensive process for our family. We have worked through the costs of construction, engineering, stormwater management, utilities, landscaping, and the many requirements necessary to bring the property to completion.

This is our home. We intend to live here, maintain the property, continue improving the landscaping, and remain part of Lower Gwynedd for many years. We are requesting a waiver on the design of overcrowded trees that would be in the interest of the Township, neighborhood, and ourselves. A balanced design is visually appealing, and an overcrowded design is not.

We see a different landscaping design that matures over time with our kids participating in gardening and tree planting that will introduce concepts of tree conservation and protect our planet. We are homeowners, not developers, and we hope that is taken into consideration. Our family has lived in Penllyn for over 33 years and has contributed to the community. We are committed to its future and respectfully ask that the Township consider an alternative path that still achieves our shared goal. Most importantly, giving us the financial grace to get there in a reasonable timeframe while meeting the immediate needs of our growing family.

For these reasons, we respectfully request that the township allow us to satisfy the remaining tree replacement requirement through a fee-in-lieu rather than additional on-site plantings. We also ask that the fee be satisfied using a portion of the escrow funds held by the Township for completion of our project. This would help ease the financial burden on our family while remaining consistent with the Township's environmental priorities.

Thank you for considering our family's circumstances and our request.

Respectfully,

A handwritten signature in black ink, reading "Daniel Joel Coleman". The signature is written in a cursive, flowing style.

The Colemans



robert e. blue consulting engineers, p.c.

July 17, 2026

Lower Gwynedd Township Board of Supervisors
C/O: Jamie Worman, Zoning Officer
1130 North Bethlehem Pike
Spring House, PA 19477

**Re: Waiver Request Letter
1110 Wissahickon Avenue
Penllyn, PA 19422**

Dear Members of the Board,

On behalf of our client, Denise Joell, we request the following waivers from the Lower Gwynedd Township Subdivision & Land Development Ordinance for the constructed single-family residence located at 1110 Wissahickon Avenue, Penllyn, PA 19422. The following documents were previously submitted to Lower Gwynedd Township in support of this waiver request and we have attached additional copies for ease of review.

1. 1110 Wissahickon Avenue Street Tree and Landscape Waiver Request Report
2. Waiver Request Narrative
3. Neighbor Letters of Support for the Waiver Request from the Required Plantings Ordinance.

The Commonwealth Court of Pennsylvania has provided guidance with regard to a municipality's consideration of waivers. A waiver is proper where a development offers a substantial equivalent to a subdivision requirement, where an additional requirement would offer little or no additional benefit, and where literal enforcement of a requirement would frustrate the effect of the improvements.

With these principles in mind, we request that the Township consider and grant the following waivers.

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

This waiver is requested to not require the installation of replacement trees from the previous removal of 45 inches of existing tree caliper during the construction process. Furthermore, attached are letters from the property owners of 1108 Wissahickon Avenue

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com

and 1112 Wissahickon Avenue indicating they do not support the installation of additional landscaping trees.

2. §1230.42(a)(1) – Street Trees

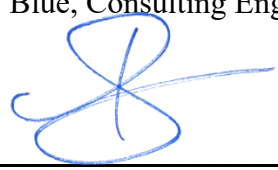
This waiver is requested so that the constructed single-family residence is not required to install additional street trees. Lower Gwynedd Township's SALDO requires six street trees for the property's street frontage. The property owner has preserved and maintained three existing street trees during construction. Additional street trees are unable to be planted due to the proximity of the existing subsurface and overhead utility lines in addition to the proximity of the dwelling's underground tank within the front yard. Please refer to the attached photographs depicting the utility lines and neighboring dwelling's without street trees.

It is our professional opinion that the requested waivers offer substantial equivalents to the cited subdivision and land development requirements, that strict compliance would provide little or no additional benefit to the Township, and that literal enforcement would frustrate the proposed site improvements given the property's constraints.

Please contact me at 610-277-9441 with any questions or comments.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: 
Robert E. Blue, P.E., P.L.S., President

Cc: Client

Street Tree and Landscape Waiver Request

1110 Wissahickon Avenue

Waiver Narrative

The purpose of this narrative is to provide additional context in support of our request for a waiver from the proposed street tree and landscape planting requirements.

Attached photographs demonstrate that the requested tree installations are not consistent with many existing conditions found throughout the immediate neighborhood and that unique site constraints exist on this property that make strict compliance impractical.

The first photograph depicts the recently constructed residence located at 201 Penllyn Pike. This home was completed and settled on July 18, 2025, and serves as a representative example of newer residential development within the Township. The property maintains an attractive appearance and contributes positively to the character of the neighborhood without relying on the type and quantity of street-tree installations currently being requested for our property.

image3.jpeg



image4.jpeg



Additional photographs included in this package show numerous homes along Wissahickon Avenue and surrounding streets that similarly rely on a combination of mature trees, shrubs, lawn areas, natural vegetation, and wooded buffers to create an appealing streetscape. Many of these properties contain few or no formal street trees within the front yard area, yet they remain visually attractive and fully compatible with the surrounding neighborhood character.

image9.jpeg



image11.jpeg



image15.jpeg



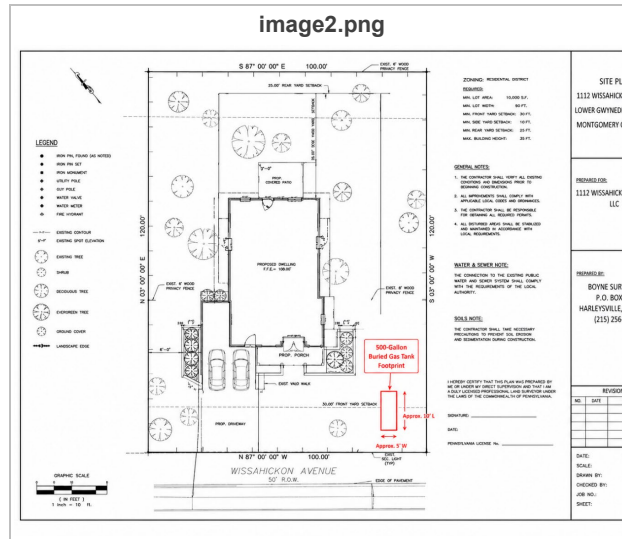
image17.jpeg



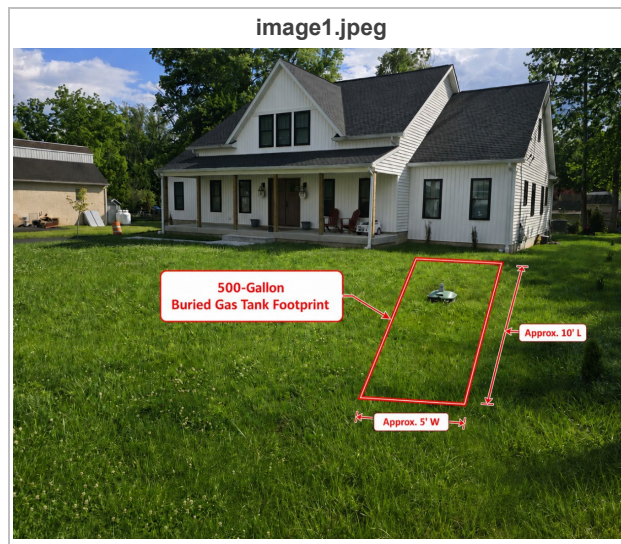
More importantly, our property contains several physical constraints that significantly limit the suitability of the proposed tree locations.

The approved development plans include a substantial underground stormwater management facility located within the front yard. This infrastructure occupies a large portion of the area where additional trees are being proposed. Tree root systems have the potential to interfere with underground stormwater facilities, drainage structures, and access points that will require future inspection and maintenance. Planting large trees directly above or adjacent to this infrastructure creates the potential for future conflicts, increased maintenance costs, and possible damage to both the landscaping and the stormwater system.

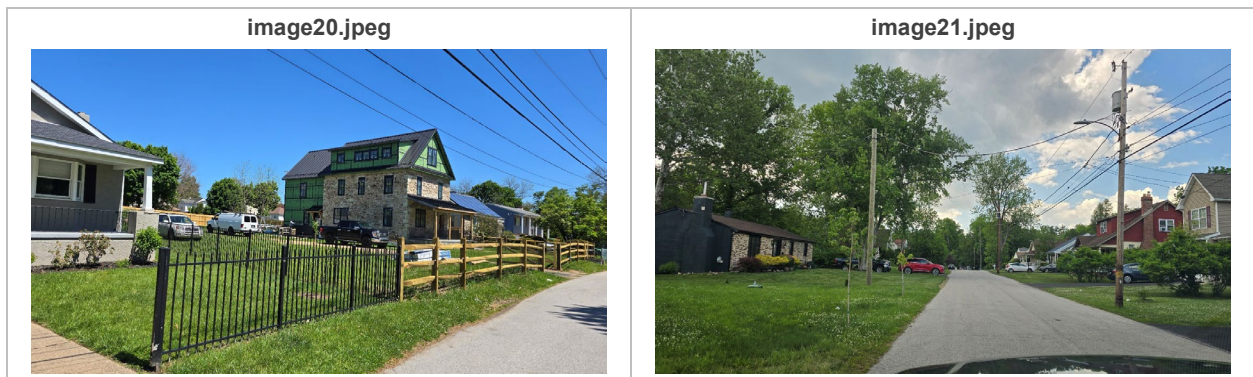
image2.png



In addition to the stormwater facility, both the property's sewer line and water service line are located within or immediately adjacent to the areas identified for proposed tree installations. Tree roots naturally seek moisture and can create long-term risks for underground utility infrastructure. Placing large-caliper trees in close proximity to these utility lines increases the likelihood of future maintenance issues, repair complications, and unnecessary disruption to both the utilities and the landscaping.



The property is also impacted by overhead electrical and telecommunications lines running along the frontage of Wissahickon Avenue. The proposed tree locations would place future tree growth directly beneath or near these utility lines. As the trees mature, they will inevitably require ongoing utility clearance pruning to prevent interference with electrical service and communication lines. This continual trimming can compromise the natural shape and health of the trees, diminish their aesthetic value, and create recurring maintenance obligations for both the homeowner and utility providers.



Furthermore, utility conflicts are one of the primary reasons that many municipalities and utility companies discourage or restrict the planting of large canopy trees beneath overhead wires. Requiring trees to be installed in locations where future conflicts are predictable and unavoidable does not appear to serve the long-term interests of either the Township or the property owner.



Our family intends for this to be our forever home. We are committed to maintaining a high-quality landscape and preserving the visual character of the neighborhood. However, we believe the existing site conditions—including underground stormwater infrastructure, sewer and water utilities, and overhead utility lines—make the proposed tree locations unsuitable for long-term success.

image18.jpeg

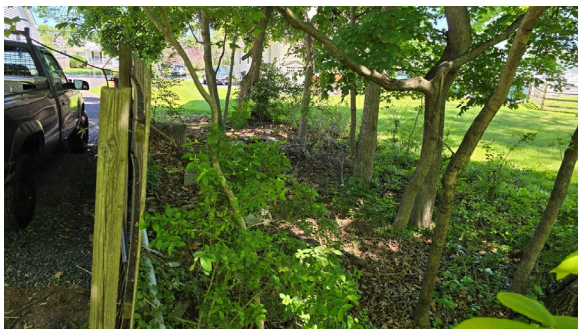
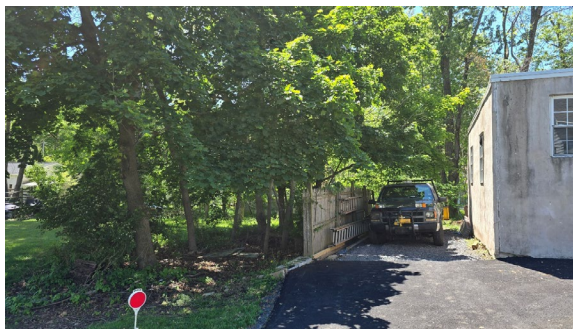


image19.jpeg



For these reasons, we respectfully request that the Township consider a waiver or modification of the street tree requirements for this property. We believe the intent of the landscaping ordinance can be satisfied through the existing vegetation, proposed landscaping improvements, and overall maintenance of the property without creating foreseeable conflicts with critical infrastructure and utility systems.

We appreciate your consideration of this request and welcome the opportunity to discuss the matter further. If additional photographs or information would be helpful, please feel free to contact us

Wilson Avon Stanley
1108 Wissahickon Ave
Penllyn, PA 19422

Lower Gwynedd Township
Planning & Zoning Board
1130 North Bethlehem Pike
Spring House, PA 19477

Re: Request for Landscape Waiver Consideration

Members of the Board,

As a neighboring resident directly affected by the subdivision and development near Penllyn Woods, I respectfully submit my concerns regarding the requirement for additional large trees between the newly constructed homes.

Having lived beside this property throughout the approval and construction process, I believe the proposed landscaping condition is unnecessary given the existing character of the site and surrounding neighborhood. This matter has continued for years, and during that time the area has consistently maintained the wooded and natural appearance associated with this section of Lower Gwynedd Township.

The space between the homes has never appeared barren or in need of major screening. The neighborhood already contains mature trees, established vegetation, and natural buffering throughout nearby properties. Requiring additional canopy trees within the limited area between the homes would not meaningfully improve the appearance of the property or community. Instead, placing large trees close to residential structures may create long-term concerns involving storm debris, falling limbs, root spread, excessive shade, drainage issues, and continuing maintenance obligations. It may also create an unnecessary visual barrier between homes intentionally designed with openness in mind.

I understand and appreciate the Township's responsibility to uphold landscaping standards and preserve community aesthetics. However, zoning requirements should also be applied reasonably based on the actual conditions present on a property. Where strict compliance does not materially advance the purpose of a requirement, waiver consideration is appropriate. Given the extensive natural tree coverage already present throughout the area, I respectfully believe flexibility is warranted here. Allowing the landscape between the homes to remain substantially unchanged would preserve the established neighborhood character while avoiding unnecessary complications for adjoining homeowners.

Thank you for your time and consideration.

Avon Stanley

From: Darryl Joell - 1112 Wissahickon Ave, Penllyn Pa. 19422

To the Members of the Lower Gwynedd Township Board,

I am writing to share my thoughts regarding the landscape requirements connected to the residential subdivision and ask that the existing open area between the two homes be left unchanged rather than requiring the installation of additional large trees. The property in question was arranged with family in mind. The decision to divide the land was made so that close relatives could remain beside one another for the long term, allowing children, grandchildren, and family members to stay connected while still maintaining separate residences. One of the most meaningful parts of that arrangement is the openness between the homes. It allows the properties to feel connected rather than separated and helps preserve the sense of closeness that motivated the subdivision in the first place. There was only an open gravel lot here before.

At present, the landscape already fits naturally within the surrounding community. This section of the Township is heavily wooded and already benefits from mature trees and established greenery throughout the area. Because of that, the space between the homes does not detract from the neighborhood in any way, nor does it appear lacking in vegetation or natural character.

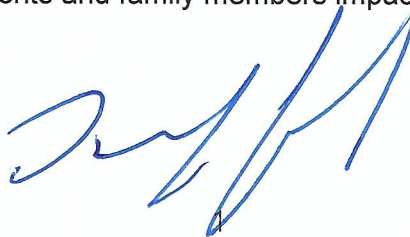
My concern is that placing additional large trees directly between the homes would unnecessarily change the feel and function of the property for years to come. Once mature, those trees could create significant shade in an already confined area, increase the likelihood of branches and debris during storms, and introduce future concerns involving roots, drainage, and general upkeep. More importantly, they would create a natural wall between two homes that were intentionally designed to remain visually open to one another.

I certainly understand the purpose behind Township landscaping standards and appreciate the effort to preserve the appearance and environmental quality of the community. However, every property has its own circumstances, and in this case, the requirement for more large trees in such a limited area seems excessive considering the amount of existing tree coverage already surrounding the site. For these reasons, I respectfully ask the Township to approve a waiver or adjustment that would allow the area between the homes to remain substantially in its current condition. Keeping the landscape as it is would preserve the original family-centered vision for the property while still maintaining the wooded and attractive appearance that already exists throughout the neighborhood.

Thank you for your attention to this matter and for taking the time to consider the perspective of nearby residents and family members impacted by this decision.

Sincerely,

Darryl Joell - Homeowner





MEMORANDUM

ATTN: Board of Supervisors
DATE: September 18, 2026
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: GMAHS #26-13 WLD- Resolution #2026-20

Jamie Worman

Recommended Motion: Approve Resolution #2026-20 granting a waiver of land development to the Gwynedd Mercy Academy High School Parking Lot.

Christen Pionzio, Esquire, and Tim Woodrow, P.E., will attend the BOS meeting on September 22, 2026, to represent Gwynedd Mercy Academy High School (GMAHS) and request consideration of a waiver of land development for a proposed parking lot expansion project.

The applicant proposes expanding an existing front parking lot adjacent to athletic playing fields to accommodate parking needs on the site. The plan indicates that the expansion will net an additional 36 parking spaces and add approximately 11,750 square feet of impervious surface which will be handled through existing stormwater management facilities. The parking lot will have lighting as well. The plans have been reviewed by the Township Consultants as well as the Planning Commission. The PC recommended that the BOS approve the waiver of land development pursuant to the conditions that the applicant utilizes the signalized main entrance along Sumneytown Pike for all construction vehicles and that the applicant comply with the traffic control measures identified in Bowman's review letter. The PC did discuss the possibility of adding landscaping to the plan but did not recommend it be included as a condition of approval.

Attached to this memo are the proposed approval resolution, review letters, and plans.

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2026- 20

**A RESOLUTION AUTHORIZING A CONDITIONAL WAIVER
OF A LAND DEVELOPMENT APPLICATION REQUESTED BY GWYNEDD MERCY ACADEMY HIGH SCHOOL**

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

WHEREAS, **GWYNEDD MERCY ACADEMY HIGH SCHOOL** (“**Applicant**”) is the owner and Applicant of a certain tract of land consisting of approximately forty-two (42) acres situate in Lower Gwynedd Township located at 1345 Sumneytown Pike, Tax Parcel #39-00-03957-00-9 (the “**Property**”). The Property currently contains an existing high school with several accessory buildings, athletic fields, parking areas and access drives; and

WHEREAS, the Applicant now intends to (i) remove six (6) existing parking spaces and install an additional parking area of forty-two (42) new spaces, for a total of thirty-six (36) additional parking spaces; (ii) construct additional improvements include minor grading, concrete curb and new stormwater piping and inlets within the parking area (collectively, the “**Project**”). The Project will result in an increase in impervious cover of approximately eleven thousand seven hundred sixty square feet (11,760 sf.).

WHEREAS, the Project is depicted in a certain Parking Lot Expansion Layout Plan, consisting of four (4) pages dated March 18, 2026 (the “**Plans**”); and

WHEREAS, the Applicant, by letter dated on or about August 28, 2026, incorporated herein by reference, requested that the Board consider a waiver of the requirement that a land development application be filed (“**Land Development**”) for the Project (the “**Waiver Request**”); and

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

WHEREAS, Gilmore & Associates, Inc., the Township Engineer (the “**Township Engineer**”), in a letter dated September 11, 2026, a copy of which is incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Engineer’s Letter**”);

WHEREAS, Bowman, the Township Traffic Engineer (“**Township Traffic Engineer**”), in a letter dated September 10, 2026, incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Traffic Engineer’s Letter**”);

WHEREAS, the Township’s Fire Marshal (“**Township Fire Marshal**”), in an email dated September 14, 2026, incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Fire Marshal’s Letter**”); and

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

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

1. The Applicant shall comply with the conditions set forth in the Township Engineer's Letter, including but not limited to compliance with the applicable stormwater management provisions of SALDO and Chapter 1241 of the Code.
2. The Applicant shall comply with the conditions set forth in the Township Traffic Engineer's Letter.
3. The Applicant shall comply with the conditions set forth in the Township Fire Marshal's Letter.
4. The Applicant shall pay all applicable fees and required contributions.
5. The Applicant shall use the main entrance for all construction access.
6. The Applicant shall pay all Township fees and costs, including but not limited to legal, engineering and administrative fees, for all Township reviews associated with the Project (the "**Review Fees**") and, at the Township's request, shall establish an escrow account to guarantee payment of the Review Fees.
7. The Applicant shall comply with all applicable laws, ordinances and regulations and shall obtain any other required governmental approvals and permits as applicable. The Applicant shall provide the Township with copies of such approvals and permits.
8. This Conditional Waiver of Land Development does not and shall not authorize the construction of improvements or buildings other than those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.
9. Unless extended by the Board in writing, this resolution will expire in eighteen (18) months from the date of this Resolution, unless extended in writing by the Township.
10. Should the Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed to have been rescinded, and the Applicant shall be required to proceed with Land Development pursuant to the procedures set forth in SALDO.

ADOPTED, as a Resolution by the Lower Gwynedd Township Board of Supervisors this 22nd day of September, 2026.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

By approving this Resolution, Applicant is signifying acceptance of the conditions contained herein.

GWYNEDD MERCY ACADEMY HIGH SCHOOL

By: _____

Dated:

August 28, 2026

Received
AUG 28 2026
Lower Gwynedd TWP

#26-13 WLD

Jamie Worman, Zoning Officer
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

Reference: Gwynedd Mercy Academy High School
Parking Expansion – Waiver of Land Development

Dear Jamie:

Gwynedd Mercy Academy High School has been evaluating our operations plan for this calendar year as well as academic years in the future. An issue we are dealing with is traffic congestion and campus safety. Our leadership feels that providing additional “off driveway” parking experiences would greatly improve current concerns.

Our engineers, Woodrow and Associates, have prepared a site plan which identifies how we envision this parking expansion to be accomplished. We were hopeful that the Board of Supervisors would acknowledge the de minimis impact on the public, therefore, waiving full compliance with of a land development application and review process. Again, the parking lot requires no expansion of public facilities, no impact on existing traffic patterns relative to our access to either Evans Road or Sumneytown Pike and will accommodate those things that may be important to the Township including stormwater collection, conveyance, and treatment; erosion control measures; and lighting. A professional services agreement has been executed and funded allowing your engineering team to review the plans.

Thank you in advance for your anticipated collaboration in this matter. Please feel free to call either myself or our engineers with any questions.

Sincerely,

Denise Marbach

Denise Marbach
President

Cc: Timothy P. Woodrow, P.E. – Woodrow & Associates, c



September 11, 2026

File No. 26-00897

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

Reference: 1345 Sumneytown Pike
Gwynedd Mercy Academy High School – Parking Area Expansion
Land Development Waiver Request – Review 1
TMP No. 39-00-03957-00-9

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the plans, entitled Parking Plan for the Gwynedd Mercy at 1345 Sumneytown Pike. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors.

I. Submission

- A. Parking Lot Expansion Layout Plan, consisting of 1 through 4 of 4, dated March 18, 2026, as prepared by Woodrow & Associates, Inc. for Gwynedd Mercy Academy High School.

II. General Information

The subject tract, situated in the A Residential Zoning District, currently contains an existing high school with several accessory buildings, athletic fields, parking areas and access drives. The Applicant proposes removing six (6) existing parking spaces to install an additional parking area to the with 42 new spaces for a total of 36 additional parking spaces. Additional improvements include minor grading, concrete curb and new stormwater piping and inlets within the parking area. The proposed improvements will add approximately 11,760 square feet of additional impervious surface areas. We note that the recently installed stormwater management facilities have capacity to control the runoff from the added impervious surface areas.

III. Review Comments

A. Zoning Ordinance

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

B. Subdivision and Land Development Ordinance (SALDO)

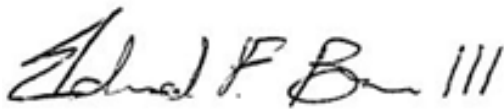
It is our understanding that an application was processed as a waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development was approved, then the Board should condition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

1. We note that the existing stormwater facilities appear to have enough capacity to control the runoff from the added impervious surface areas. The Applicant shall ensure that the peak rate requirements for the site are still satisfied with the additional flow.
2. It appears that the new spaces are immediately adjacent to the exiting spaces along the construction access drive. The applicant should consider the possibility of a planting strip between the two parking areas.
3. We note that the existing parking lot contains parking lot lights. However, it does not appear that any new lighting is proposed for this parking area. The Applicant shall discuss with the Board whether additional lighting is needed in the new parking area. In the event that it is determined that lighting is necessary, then a full lighting plan shall be submitted for review.
4. It appears that the existing access drive to the west of the proposed parking area will serve as the construction access. However, we note that the site distance onto Sumneytown Pike appears limited. The applicant shall ensure that the construction access provides enough sight distance for safety of all vehicles. Alternate construction access may need to be explored.
5. We defer to the Township Solicitor to determine whether a land development agreement will be required with the waiver of land development request.
6. The Applicant shall discuss with the Board whether additional landscaping can be provided for the proposed parking lot.
7. The Applicant should consider additional silt sock in the area to the southeast of the proposed storm pipe and storm inlet within the grass area.
8. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

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

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

Sincerely,



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

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil A. Stein, Esq., Kaplin Stewart
Al Comly, Township Fire Marshal
Timothy P. Woodrow, Woodrow & Associates, Inc
Chad Dixon, AICP, PP, Bowman
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



September 10, 2026

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

RE: **Traffic Review – Waiver of Land Development Plans**
Gwynedd Mercy Academy High School – 1345 Sumneytown Pike
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-029

Dear Mimi:

Per your request, Bowman Consulting Group (Bowman) has completed our traffic engineering review of the proposed site modifications to the Gwynedd Merch Academy High School Campus located at 1345 Sumneytown Pike in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed site modifications will consist of constructing a parking area that contains 42 parking spaces. It should be noted that as part of the parking area construction, 6 existing parking spaces will be removed, so the net increase in parking spaces for the site is 36. Access to the site will continue to be provided via the existing site driveways along Sumneytown Pike and Evans Road (S.R. 2016).

The following document was reviewed in preparation of our review:

- Waiver of Land Development Plans – Gwynedd Mercy Academy High School (Parking Area Expansion), prepared by Woodrow & Associates, Inc., dated March 18, 2026.

Based on our review of the submitted document noted above, Bowman offers the following comments for consideration by the Township and action by the applicant.

1. The parking spaces in the western parking row of the proposed parking area should be aligned with the 16 parking spaces in the eastern parking row of the existing adjacent parking area.
2. The existing "Stop" sign on the southbound approach of the eastern driveway leading to/from the parking area on the southwestern corner of the school at its intersection with Reiley's Way should be shown on the plans. A stop bar should be added to the plans at this "Stop" sign location.
3. A "Stop" sign and stop bar should be shown on the plans at the following locations:
 - On the northbound approach of the drive aisle leading to/from the existing parking area to the west of the proposed parking area at its intersection with the drive aisle to the south of Reiley's Way.
 - On the westbound approach of the drive aisle to the south of Reiley's Way at its intersection with the drive aisle leading to/from the building in the southwestern corner of the property.

- On the westbound approach of the drive aisle in the parking area on the southwestern corner of the school at its intersection with the western drive aisle in this parking area.
4. A stop bar should be shown on the plans at all existing and proposed "Stop" sign locations throughout the site.
 5. The proposed development is subject to the Transportation Impact Fee of \$3,865 per "new" weekday afternoon peak hour trip. The applicant must confirm whether the proposed site modifications are expected to generate additional trips to/from the site during the weekday afternoon peak hour.
 6. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

CED/BMJ

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Al Comly, Township Fire Marshal
Denise Marbach, Gwynedd Mercy Academy High School
Tim Woodrow, P.E., Woodrow & Associates, Inc.

V:\314087 - Lower Gwynedd Township\314087-01-029 (TRN) - GMAHS Parking Expansion\Engineering\Submissions\2026-08-28 WLD\Review\2026-09-10 Review Letter - Gwynedd Mercy.docx



Outlook

Gwynedd Mercy Academy High School Parking Lot

From Albert Comly <alcomlyjr8@outlook.com>

Date Mon 9/14/2026 4:08 PM

To Patty Furber <pfurber@lowergwynedd.org>; Jen O'Brien <jobrien@lowergwynedd.org>

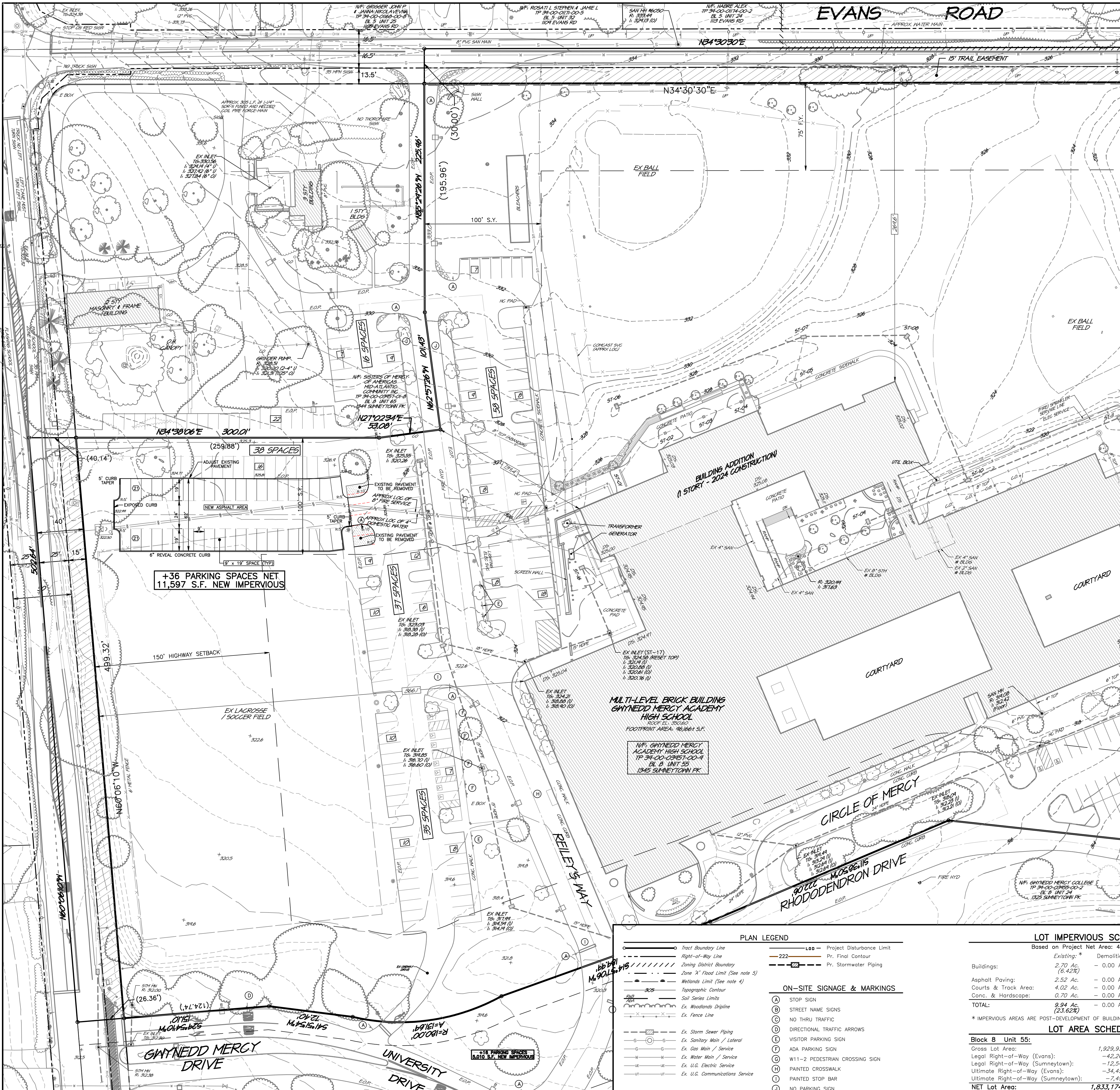
Cc Jamie Worman <jworman@lowergwynedd.org>

I reviewed the drawings prepared by Woodrow & Associates dated March 18, 2026, received August 31, 2026. I have no comments.

I note that some of the driveways have been given names on these drawings. If these are properly signed, they should be added to the County emergency dispatch files for future use.

Al Comly

Fire Marshal, Lower Gwynedd Township



PLAN LEGEND	
	Tract Boundary Line
	Right-of-Way Line
	Zoning District Boundary
	Zone X Flood Limit (See note 5)
	Wellands Limit (See note 4)
	Topographic Contour
	Soil Series Limits
	Ex. Woodlands Uprline
	Ex. Fence Line
	Ex. Storm Sewer Piping
	Ex. Sanitary Main / Lateral
	Ex. Gas Main / Service
	Ex. Water Main / Service
	Ex. U.G. Electric Service
	Ex. U.G. Communications Service
	Project Disturbance Limit
	Pr. Final Contour
	Pr. Stormwater Piping
ON-SITE SIGNAGE & MARKINGS	
(A)	STOP SIGN
(B)	STREET NAME SIGNS
(C)	NO THRU TRAFFIC
(D)	DIRECTIONAL TRAFFIC ARROWS
(E)	VISITOR PARKING SIGN
(F)	ADA PARKING SIGN
(G)	W11-2 PEDESTRIAN CROSSING SIGN
(H)	PAINTED CROSSWALK
(I)	PAINTED STOP BAR
(J)	NO PARKING SIGN

LOT IMPERVIOUS SCHEDULE:				
Based on Project Net Area: 42.0839 Acres				
	Existing: *	Demolition:	New:	Total:
Buildings:	2.70 Ac. (6.42%)	- 0.00 Ac.	+ 0.00 Ac.	= 2.70 Ac. (6.42%)
Asphalt Paving:	- 0.00 Ac.	- 0.00 Ac.	+ 0.27 Ac.	= 0.27 Ac.
Courts & Track Area:	4.02 Ac.	- 0.00 Ac.	+ 0.00 Ac.	= 4.02 Ac.
Comp. & Hardscape:	0.70 Ac.	- 0.00 Ac.	+ 0.00 Ac.	= 0.70 Ac.
TOTAL:	7.42 Ac. (17.62%)	- 0.00 Ac.	+ 0.27 Ac.	= 7.69 Ac. (18.29%)
* IMPERVIOUS AREAS ARE POST-DEVELOPMENT OF BUILDING ADDITION (2024)				
LOT AREA SCHEDULE:				
Block B Unit 55:				
Gross Lot Area:	1,929,933.00 Sq. Ft.			44,305.2 Ac.
Legal Right-of-Way (Evans):	-42,265.29 Sq. Ft.			0.9703 Ac.
Legal Right-of-Way (Summerville):	-12,540.04 Sq. Ft.			0.2879 Ac.
Ultimate Right-of-Way (Evans):	-34,454.32 Sq. Ft.			0.7910 Ac.
Ultimate Right-of-Way (Summerville):	-7,499.18 Sq. Ft.			0.1722 Ac.
NET Lot Area:	1,833,174.18 Sq. Ft.			42.0839 Ac.

GENERAL PLAN NOTES

- EXISTING FEATURES AND SURVEY NOTES:
- The metes and bounds illustrated on this plan was prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Plane 3702 State Plane Coordinate Bearing Basis.
 - Topographic and existing features illustrated on this plan was prepared from documents of record and field verified within the limits of the Proposed Project construction area only. Site elevation datum is referenced per note 3 below.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 03, 2022 and October 04, 2025.
 - Plan prepared by Alan Engineering titled "Subdivision Plan" prepared for Gwynedd Mercy College dated 05/20/1985, last revised 10/20/1987.
 - Plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.
 - Plan prepared by Woodrow & Assoc., Inc. titled "Minor Subdivision - Record Plan" prepared for Sisters of Mercy dated 05/08/2020 last revised 10/12/2020.
 - Plan prepared by Control Point Assoc., Inc. titled "ALTA/NSPS Land Title Survey" prepared for Gwynedd Mercy University, dated 07/21/2021 (No revision).
 - Plan prepared by Woodrow & Assoc., Inc. titled "School Building Expansion" prepared for Gwynedd Mercy Academy High School dated Nov. 21, 2022, last revised Nov. 06, 2023 (R6).
 - Wetland limits shown taken from reference plan note #3.h, above. No field verification of illustrated mapping has been performed with the preparation of this plan.
 - FEMA Flood Zone (graphic plotting only). This site is located primarily within Flood Plain Zone "X" (area determined to be outside Flood Zone 100 annual chance flood) and Flood Plain Zone "A" (1% annual chance flood, with average depths of less than 1-Ft. or with drainage areas of less than 1 Sq. Mile and areas protected by levees from 1% annual chance flood) as illustrated on Community Panel Number 42091-C-0278-0, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned A - Residential District as noted on the official Zoning Map.
 - Right(s)-of-way widths for Sunnyside Pike and Evans Road taken from recorded plans (see note 3.a & 3.b above). No additional right-of-way is offered for dedication at the time of this application.
 - Yard Setbacks: Setbacks illustrated are reflective of a recorded plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.

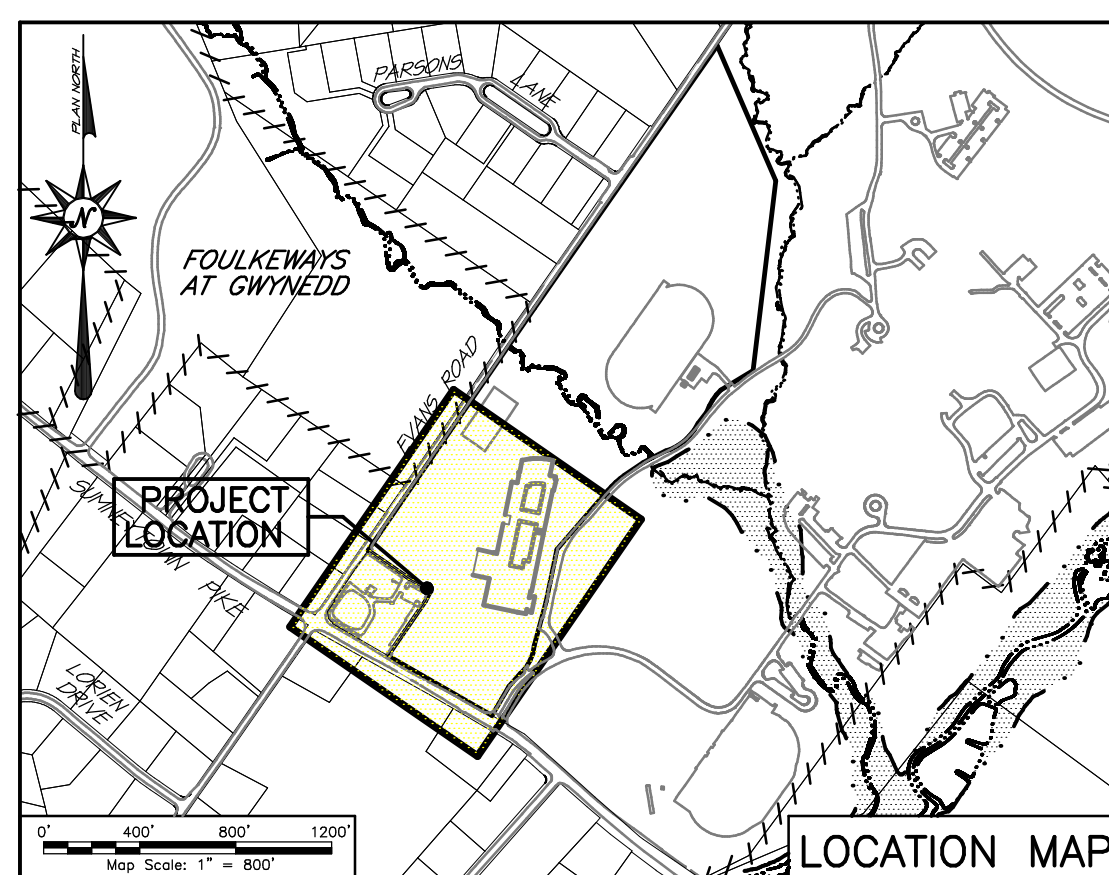
- CONSTRUCTION DESIGN NOTES:
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
 - Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 85% of modified proctor maximum density per A.S.T.M. Test D-1557, moisture content at time of placement shall be no more than 2% above nor 3% below contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
 - Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
 - The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
 - Erosion control matting shall be provided on all earth slopes at 3:1 or greater.
 - Any trees removed, damaged, or destroyed during construction related activities shall be replaced.

ZONING AND SITE DATA SCHEDULE			
Zoning District: A - Residential District			
Item:	Section:	Requirement:	PROPOSED Site:
Permitted Use	1257.02.(b)	EDUCATIONAL USE	[1] EDUCATIONAL USE
Min Lot Area	1257.02.(b)	20 Acres	[1] 42.0839 Acres
Min Lot Width	1257.02.(b)	200 Ft.	3200 Ft.
Front Yard	1257.04.(a)	75 Ft.	3661 Ft. 269.6 Ft.
Side Yard	1257.04.(b)(2)	100 Ft. (Non-Residential)	1714 Ft.
Rear Yard	1257.04.(c)	75 Ft.	469 Ft. [3]
Highway Setback	1298.12	150 Ft.	[2] 3661 Ft.
Bldg Coverage (Max)	1257.05.(a)(3)	20 %	6.42 %
Lot Impervious (Max)	1257.05.(b)(2)	45 % (Non-Residential)	23.70 %
Bldg Height (Max)	1257.06.(a)	45 Ft. / 2.5 Stories	256 Ft. +/- [4]
Accsy Height (Max)	1257.06.(b)	14 Ft. / 1 Story	<14 Ft. (1 Story) [4]
Parking Quantity	1257.07	1 Space for every (3) seats for assembly	On-Site Spaces: 234 Shed Spaces: 54 TOTAL Spaces: 288
	1294.01.(b)(1)	184 Spaces Req'd	[5] TOTAL Spaces: 288 346

- Educational Use permitted by SPECIAL EXCEPTION subject to area requirements.
- In every single-family residential district, any lot that abuts a highway shall have the setback requirement for that respective yard doubled in size. For purposes of this section, the following roads shall be considered highways: Sunnyside Pike.
- Existing Non-Conforming Item.
- Building Heights noted are outside grade to roof peak.
- Assembly seating capacity is 350 seats / 3 spaces per seat = required parking capacity of 184 spaces.

PLAN SHEET INDEX:

Sheet No:	Sheet No:
1 of 4	PARKING AREA EXPANSION LAYOUT PLAN
2 of 4	GRADING & EROSION CONTROL PLAN
3 of 4	EROSION CONTROL SPECIFICATION & DETAILS
4 of 4	GENERAL CONSTRUCTION DETAILS



REVISIONS

Scale in Feet (1" = 40')

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WOODROW & ASSOCIATES, INC.

MUNICIPAL / CIVIL CONSULTING ENGINEERS

1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002

Phone: (215) 242-2448 Web: www.woodrowinc.com

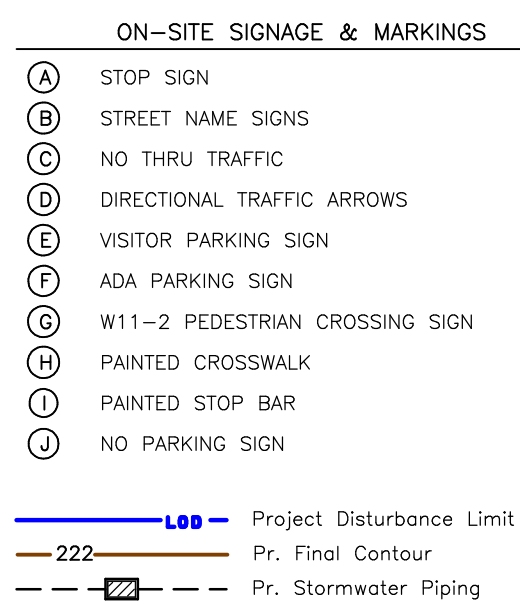
PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811
A History United with Great Pennsylvania Corporation

Parcel Information:
GWYNEDD MERCY
ACADEMY HIGH SCHOOL
39-00-03957-00-9
Block 8 Unit 55
D.B.: 6225 Pg. 1394
Gross Area: 44.3052 Acres
Legal RW: 1.2582 Acres
Util. RW: 0.9632 Acres
NET Area: 42.0839 Acres
Applicant:
GWYNEDD MERCY
ACADEMY HIGH SCHOOL
c/o Denise Marboch
1345 Sunnyside Pike
Gwynedd Valley, PA 19437

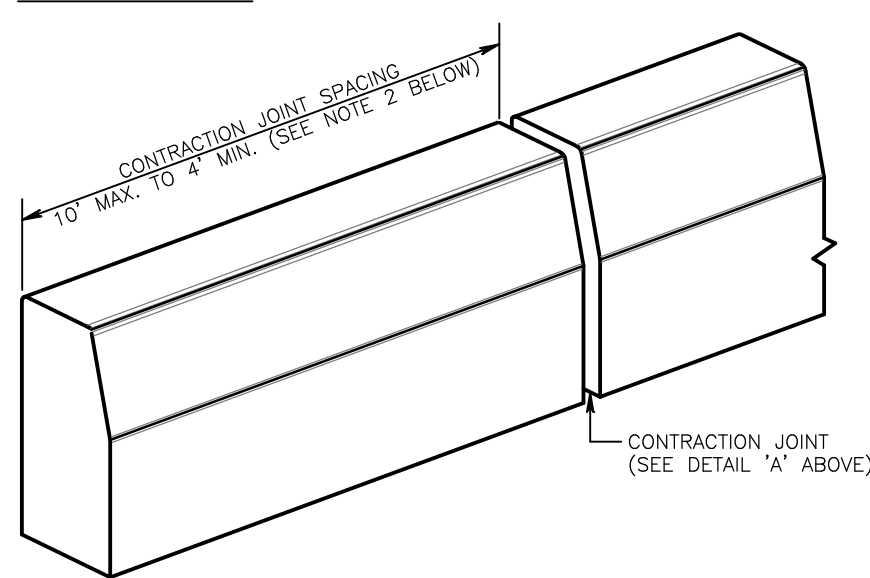
EARTH DISTURBANCE PERMIT - PARKING EXPANSION
PARKING AREA EXPANSION
LAYOUT PLAN
GWYNEDD MERCY ACADEMY HIGH SCHOOL
LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

Layer List:
D5-Sh01_Parking
Job No:
20-0209 D05
Plan Date:
MARCH 18, 2026
Sheet No:
1 of 4



2 of 4

Limit(s) of Disturbance:	
Parking Area SA-1:	23,750 Sq. Ft.
TOTAL AREA:	23,750 Sq. Ft. (0.55 Ac.)



1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 830 FOR PLAIN CEMENT CONCRETE CURB. SECTION 840 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" MIN PREMOLED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

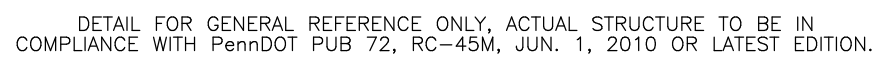
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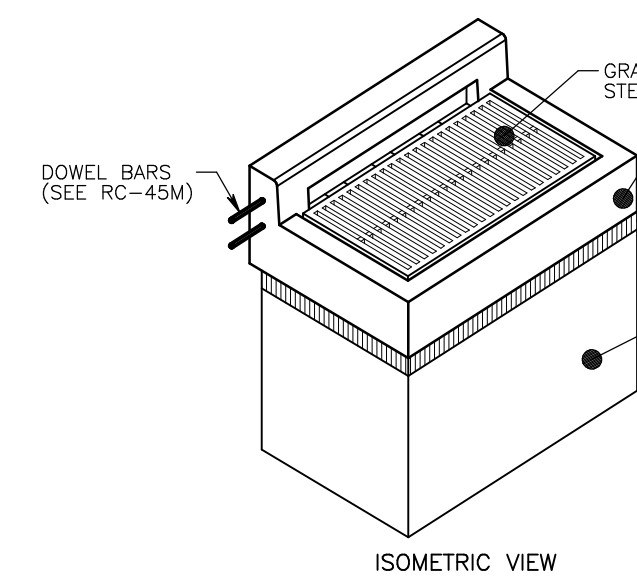
PROOF ROLLED EARTH & SUBBASE

- PROJECT PAVING SECTION

Not To Scale



PennDOT TYPE 'M' INLET TOP DETAIL



DETAIL FOR GENERAL REFERENCE ONLY, ACTUAL STRUCTURE TO BE IN COMPLIANCE WITH PennDOT PUB 72, RC-45M, JUN. 1, 2010 OR LATEST EDITION.

Not To Scale

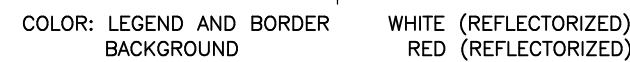


1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 714 and PUBLICATION 72 (RC-34).
2. PROVIDE STANDARD INLET BOXES AND COVER ADJUSTMENT SLABS WITH A 24" x 45 1/4" OPENING TO ACCOMMODATE STANDARD TOP COMPONENTS.

Not To Scale



Not To Scale



SIGN SIZE	DIMENSIONS			SER- IES	BOR- DER	BLANK STUD
	A	B	C*			
24 x 24	24	8	10	C	$\frac{5}{8}$	B1-24
30 x 30	30	10	12 $\frac{1}{2}$	C	$\frac{3}{4}$	B1-30
36 x 36	36	12	15	C	$\frac{7}{8}$	B1-36
48 x 48	48	16	20	C	1 $\frac{1}{4}$	B1-48

- REDUCE SPACING BY 40%

Not To Scale



NOT TO SCALE



1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHT TRANSMISSION, MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, SITE SPECIFIC SOIL PARAMETERS.
- A. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- B. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

NOT TO SCALE

ELECTRICAL SPECIFICATIONS

1. GENERAL REQUIREMENTS:
- A. FURNISH EQUIPMENT AND MATERIALS AS INDICATED ON THE CONTRACT DRAWINGS AND THESE SPECIFICATIONS.

B. NEW EQUIPMENT AND MATERIALS SHALL BE FREE OF DEFECTS AND SHALL PERFORM AS INTENDED. SUBMIT SHOP DRAWINGS AND CATALOG CUTS OF ALL MANUFACTURED ITEMS.

C. VISIT THE SITE AND INSPECT THE EXISTING INSTALLATION PRIOR TO SUBMITTING A PROPOSAL FOR WORK. INVESTIGATE ALL CONDITIONS AND DIMENSIONS AND INCLUDE IN PRICE THE COST FOR OVERCOMING ALL DIFFICULTIES DUE TO FIELD CONDITIONS. NO PART OF THE WORK SHALL BEGIN BEFORE EXISTING CONDITIONS ARE CAREFULLY CHECKED AND DISCREPANCIES ARE REPORTED TO THE ENGINEER.

D. PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION.

E. WORK SHALL BE DONE DURING NORMAL WORKING HOURS UNLESS OTHERWISE REQUESTED BY THE OWNER OR REQUIRED TO MAINTAIN SCHEDULE.

F. DRAWINGS DO NOT INDICATE ALL EQUIPMENT, PIPING, DUCTWORK AND CONDUIT LOCATED WITHIN THE SPACE OR ABOVE THE CEILING. COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF RACEWAYS AND INSTALLATION OF EQUIPMENT.

G. FURNISH THE QUALIFIED PERSONNEL, SUPPLIES, AND EQUIPMENT REQUIRED TO MAKE ALL NECESSARY TESTS AND VERIFICATION OF EQUIPMENT PERFORMANCE AND CONTROLS. ELECTRICAL POWER, WATER AND FUEL FOR TESTING WILL BE PROVIDED BY THE OWNER.

H. PROVIDE ALL NECESSARY MISCELLANEOUS STEEL FOR SUPPORT OF ALL EQUIPMENT SUPPLIED BY THIS CONTRACTOR AND ANY STARTERS FURNISHED BY MECHANICAL CONTRACTORS.

I. DAMAGE TO BUILDING AND EQUIPMENT WHICH IS TO REMAIN, RESULTING FROM DEMOLITION BY THIS CONTRACTOR SHALL BE REPAINTED, REPAIRED AND/OR REPLACED BY THIS CONTRACTOR.

J. OPENINGS LEFT BY THE REMOVAL OF EQUIPMENT SHALL BE PATCHED TO MATCH EXISTING UNLESS NOTED OTHERWISE. SEAL PENETRATIONS TO MATCH ORIGINAL RATING OF WALL.

K. PROVIDE THE OWNER WITH "AS-BUILT" DRAWINGS AND FOUR (4) COPIES OF AN OPERATING AND MAINTENANCE MANUAL AT THE CONCLUSION OF THE PROJECT.

L. PROVIDE THE OWNER WITH A ONE (1) YEAR WRITTEN GUARANTEE OF ALL WORK (LABOR AND MATERIALS) STARTING FROM THE DATE OF OWNER ACCEPTANCE.

M. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED FOR THE PROJECT.

N. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL MANUFACTURES OPERATION & INSTALLATION MANUAL FOR ALL EQUIPMENT, AND SHALL INSTALL ALL EQUIPMENT PER MANUFACTURES INSTALLATION INSTRUCTIONS.
2. APPLICABLE CODES AND REFERENCES AS ADOPTED BY THE THE STATE OF PENNSYLVANIA AND LOCAL AMENDMENTS:
- A. I.C.C. (INTERNATIONAL CODE COUNCIL 2021)

1. INTERNATIONAL BUILDING CODE 2021

2. INTERNATIONAL FIRE CODE 2021

3. INTERNATIONAL MECHANICAL CODE 2021

4. INTERNATIONAL PLUMBING CODE 2021

5. INTERNATIONAL FUEL GAS CODE 2021

6. INTERNATIONAL ENERGY CONSERVATION CODE 2021

7. PENNSYLVANIA ELECTRIC CODE 2020

8. NFPA 70, 2020
3. GROUNDING:
- A. GROUNDING SYSTEM: PERMANENTLY AND EFFECTIVELY GROUND METALLIC CONDUITS, SUPPORTS, CABINETS, PANEL BOARDS AND SYSTEM GROUNDING NEUTRAL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC. MAINTAIN CONTINUITY OF EQUIPMENT GROUND THROUGHOUT THE SYSTEM. GROUNDING CLAMPS SHALL BE APPROVED TYPE, SPECIFICALLY DESIGNED FOR GROUNDING. WHERE GROUNDING CONDUCTOR IS ENCLOSED IN CONDUIT, GROUND CLAMPS SHALL BE OF A TYPE WHICH GROUND'S BOTH CONDUCTOR AND CONDUIT. CIRCUITS IN SHALL INCLUDE A GROUND WIRE SIZED IN ACCORDANCE WITH NEC.

B. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED FOR FEEDERS AND BRANCH CIRCUITS. USE GREEN OR BARE GROUND.
4. IDENTIFICATION:
- A. MODIFY DIRECTORIES OF EXISTING PANELS WHERE CHANGES AND/OR ADDITIONS HAVE BEEN MADE.

B. WIRE AND CABLE COLOR CODING –

1. POWER WIRING: CONSISTENT PHASE IDENTIFICATION OF ALL WIRES SHALL BE MAINTAINED AS FOLLOWS:

208/120 VOLT, 3-PHASE

PHASE A

PHASE B

PHASE C

NEUTRAL WIRE

GROUND WIRE

ISOLATED GROUND WIRE

BLACK

RED

BLUE

WHITE

GREEN/BARE

GREEN WITH YELLOW STRIPE

480/277 VOLT, 3-PHASE

PHASE A

PHASE B

PHASE C

NEUTRAL WIRE

GROUND

BROWN

ORANGE

YELLOW

WHITE WITH GRAY STRIPE

GREEN/BARE

2. CONTROL WIRES: WIRES OF CONTROL CIRCUITS SHALL BE CONSISTENTLY COLOR CODED TO PERMIT EASY IDENTIFICATION OF CONDUCTORS.

C. PROVIDE IDENTIFICATION OF ALL BRANCH CIRCUIT WIRES IN PULL BOXES AND AT TERMINATION'S WITH PANEL AND CIRCUIT NUMBER.

D. PROVIDE PLASTIC ENGRAVED LABELS ON PANELS, DISCONNECT SWITCHES AND TRANSFORMERS TO INDICATE DESIGNATION, POWER SOURCE AND VOLTAGE.
5. WIRING METHOD:

C. INSULATION SHALL BE 600 VOLT EQUAL TO, TYPE THHN, THWN OR XHHW. CONDUCTORS SHALL BE STRANDED COPPER FOR #8 AND LARGER AND SOLID COPPER FOR #10 AND SMALLER. MINIMUM POWER WIRING SIZE SHALL BE #12.

D. LIQUID TIGHT FLEXIBLE METAL CONDUIT IN LENGTHS OF 3'-0" OR LESS WITH APPROVED TYPE FITTINGS SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT, MOTORS, AND OTHER OUTLETS WHERE WIRING WILL BE EXPOSED TO WEATHER, MOISTURE OR VIBRATION.

E. INSTALL RACEWAYS FROM BOX TO BOX OR TERMINATIONS AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO EFFECT CIRCUITING DESCRIBED WITH CIRCUIT NUMBER ADJACENT TO EQUIPMENT. GROUPING HOME RUNS OR COMBINING WIRES IN COMMON RACEWAYS WILL BE ALLOWED WITH A MAXIMUM OF THREE SINGLE POLE BRANCH CIRCUITS IN A RACEWAY. INCREASE WIRE SIZES AND RACEWAYS WHERE REQUIRED TO AVOID LOSS OF AMPACITY AS REQUIRED BY NATIONAL ELECTRIC CODE. GROUPED CIRCUITS MUST HAVE CIRCUIT PROTECTION HANDLES TIED TO DE-ENERGIZE ALL.

F. FLEXIBLE METAL CONDUIT WITH APPROVED TYPE FITTINGS MAY BE USED IN LIMITED LENGTHS FOR CONNECTIONS TO RECESSED FIXTURES WHERE IT IS NECESSARY TO PROVIDE FLEXIBLE CONNECTIONS. IT MAY ALSO BE USED WHERE STRUCTURAL MEMBERS PRECLUDE THE USE OF ELECTRICAL METALLIC TUBING OR CONDUITS.

G. INSTALL CONTINUOUS CONDUIT BETWEEN BOXES AND CABINETS WITH NO MORE THAN 360 DEG. TOTAL BEND. SECURELY FASTEN IN PLACE WITH STRAPS. PROVIDE HANGERS AND SUPPORTS AS REQUIRED. SUPPORT CONDUIT FROM STRUCTURAL MEMBERS NOT FROM SUSPENDED CEILING GRID OR SUSPENSION WIRES. REAM CONDUIT ENDS BEFORE INSTALLATION AND THOROUGHLY CLEAN BEFORE INSTALLING WIRES. OPENINGS SHALL BE PLUGGED OR COVERED TO KEEP CONDUIT CLEAN. TERMINALS ON SWITCHES AND RECEPTACLES SHALL NOT BE USED TO "FEED-THRU" TO THE NEXT SWITCH OR RECEPTACLE. THE DISCONNECTING OR REMOVAL OF A DEVICE FROM A BOX SHALL NOT INTERFERE WITH OR INTERRUPT THE CONDUCTOR CONTINUITY. INSTALL NON-METALLIC BUSHINGS AT EACH CONDUCTOR ENTRY/EXIT POINT.

H. CONDUCTORS SHALL BE CONTINUOUS FROM ORIGIN TO PANEL OR EQUIPMENT WITHOUT SPLICES. WHERE TAP SPLICES ARE NECESSARY AND APPROVED, THEY SHALL BE MADE WITH SUITABLE CONNECTORS IN JUNCTION BOXES.

I. WIRE AND CABLE AMPACITIES INDICATED ON DRAWINGS ARE BASED ON 75 DEG. C. TEMPERATURE RATING. ALL LUGS, BREAKERS, SWITCHES AND OTHER TERMINATIONS SHALL HAVE 75 DEG. C. RATING AS A MINIMUM.

6. LIGHTING FIXTURES AND LAMPS:

A. LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE WITH NECESSARY MOUNTING OR HANGING HARDWARE AND WITH PLASTER FRAMES WHERE REQUIRED. REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE TYPE.

7. SPECIAL REQUIREMENTS:

A. REMOVAL ALTERATIONS, RELOCATIONS AND CONNECTIONS TO EXISTING SYSTEMS:

1. CERTAIN REMOVALS AND RELOCATIONS OF EXISTING WORK WILL BE NECESSARY TO THE SATISFACTORY PERFORMANCE OF THE GENERAL WORK. ALL CHANGES CANNOT BE DETAILED ON THE DRAWINGS, BUT SHALL BE TAKEN INTO CONSIDERATION IN MAKING UP THE WORK PROPOSAL. THE SCOPE OF THE REMOVALS SHALL BE BASED ON ACTUAL FIELD INSPECTIONS.

2. MAINTAIN CONTINUITY OF EXISTING CIRCUITS AFFECTED BY THIS WORK.

3. IN THE EVENT ANY WIRING OR EQUIPMENT TO BE REMOVED IS IN ACTIVE USE AS DETERMINED BY THE OWNER, PROVIDE TEMPORARY WIRING AS MAY BE REQUIRED TO MAINTAIN SUCH USE UNTIL THE PERMANENT RELOCATED WIRING IS INSTALLED.

4. WORK REQUIRING AN OUTAGE OR AN INTERRUPTION OF SERVICE (POWER, TELEPHONE, ETC.) SHALL BE DONE ONLY AT SUCH TIME AS PERMITTED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER FOR SUCH SHUTDOWNS.

5. ALL MATERIALS REMOVED DURING DEMOLITION ARE PROPERTY OF OWNER. COORDINATE DISPOSITION OF ITEMS WITH OWNER'S REPRESENTATIVE. DISPOSE OF ALL MATERIALS DESIGNATED SUCH BY OWNER.

8. CLOSE OUT:

A. ELECTRICAL EQUIPMENT SHALL BE ADJUSTED AND TESTED FOR PROPER OPERATION AFTER WIRES ARE IN PLACE AND CONNECTED. SYSTEM SHALL BE TESTED FOR SHORTS AND GROUNDS. HOT AND NEUTRAL CONDUCTORS, IF SHORTED OR GROUND,ED, SHALL BE REMOVED AND REPLACED. METERS INSTRUMENTS, CABLE CONNECTIONS, EQUIPMENT OR APPARATUS NECESSARY FOR MAKING ALL TESTS, SHALL BE FURNISHED BY THIS CONTRACTOR AT HIS OWN EXPENSE.
- LEGEND
- GENERAL SYMBOLS
- PB

PULL BOX

IC

IRRIGATION CONTROL BOX

(E)

EXISTING

(N)

NEW

GENERAL SYMBOLS

DEMOLITION

(E)25-LED

EXISTING 25FT. HIGH LED POLE MOUNTED FIXTURE

(N)14-LED

NEW 14FT. HIGH LED POLE MOUNTED FIXTURE

PROJECT:
NEW PARKING LOT LIGHTING
GWYNEDD MERCY ACADEMY
HIGH SCHOOL
1345 SUNNYSIDE PIKE
GWYNEDD VALLEY, PA 19437

DRAWN BY: R.C.D.S.
CHECKED BY: S.T.P.
DATE: 09/01/2026
SCALE: AS NOTED
JOB NO.: 26-07-009

DRAWING NUMBER

E-0

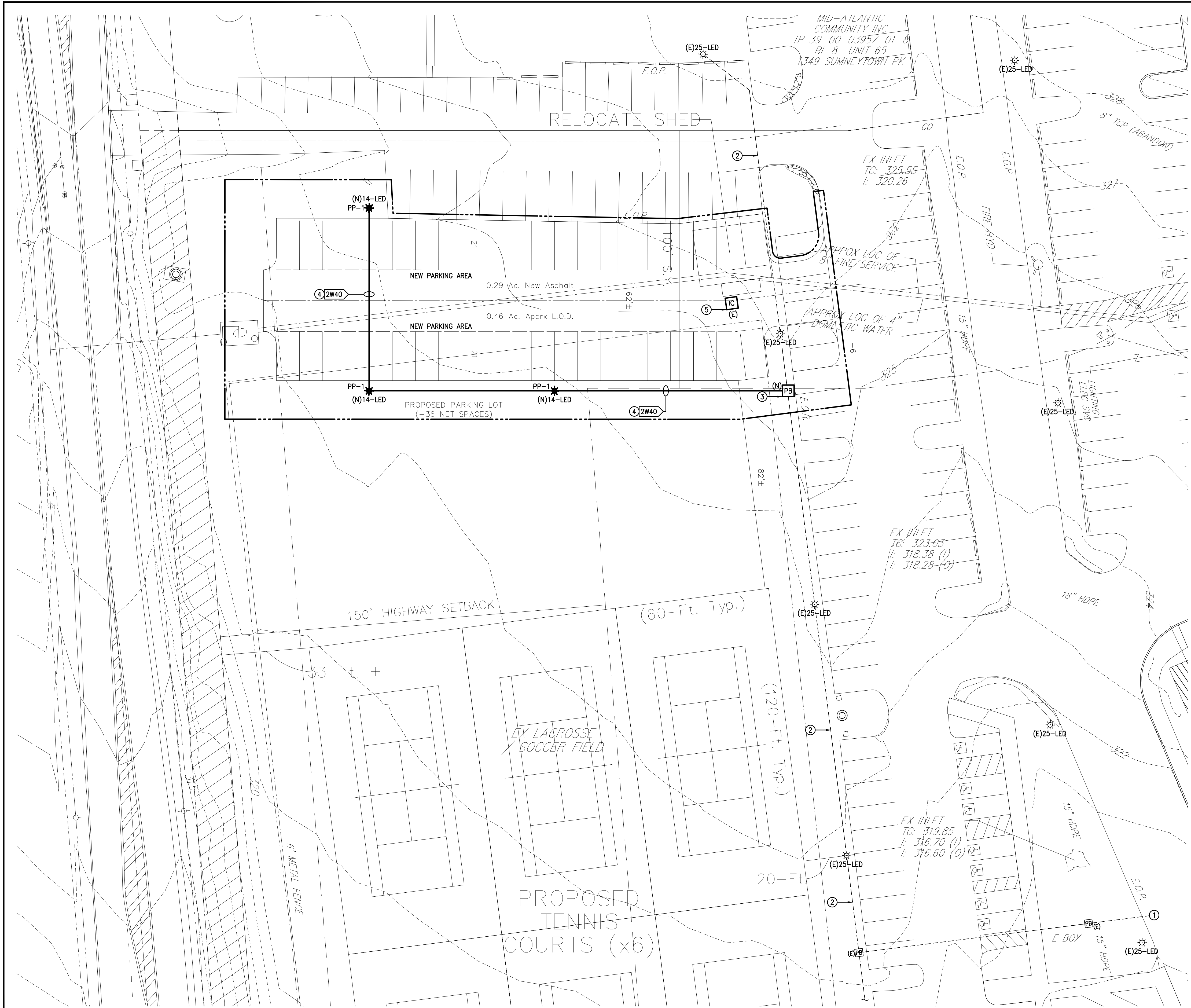
31 PARK AVENUE,
ORELAND PA 19075
WWW.PCS-ENGINEERING.NET
PHONE: 215-572-6600
FAX: 215-572-6800

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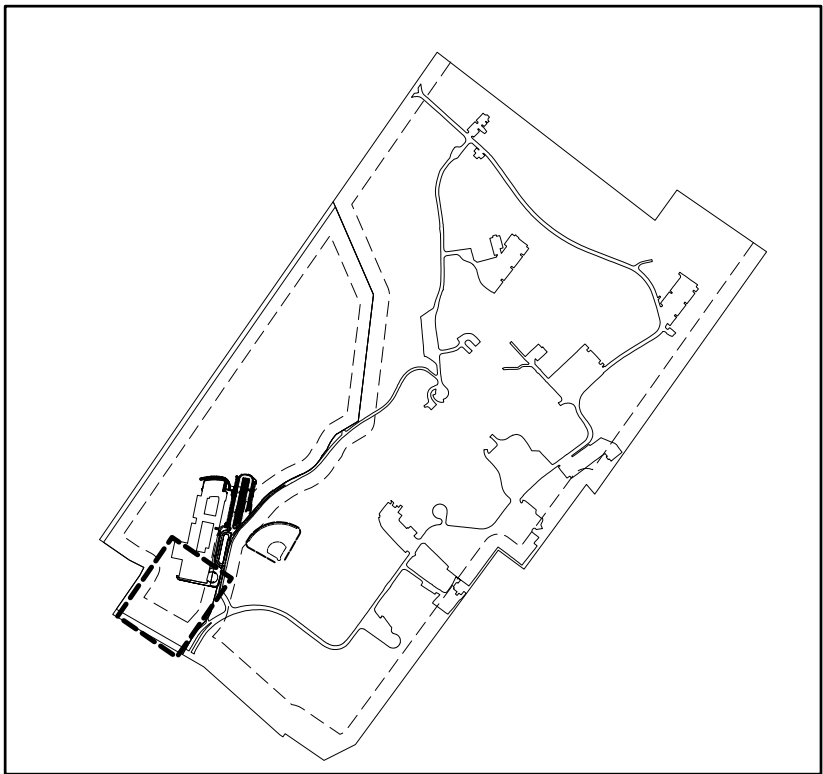
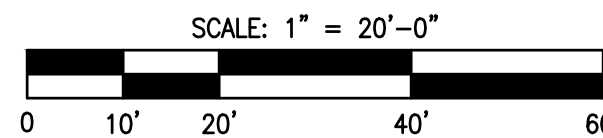
TITLE: ELECTRICAL SPECIFICATIONS AND LEGEND

SEAL:
Stephen T. Peel
PA Lic. No. 57299

NO.	DATE	REVISION
1	1	1



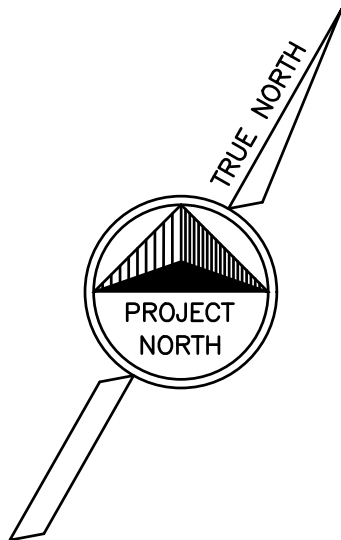
1 PARTIAL SITE PLAN - LIGHTING AND CONDUIT
E-1 SCALE: 1" = 20'-0"



KEY PLAN
NO SCALE

SHEET NOTES:

- EXISTING LIGHTING CIRCUITS FROM PANEL "P-2".
- EXISTING CIRCUIT TO POLE LIGHTING.
- NEW PULL BOX. INTERCEPT EXISTING CIRCUIT.
- EXTEND EXISTING CIRCUIT TO NEW LIGHT POLES WITH 8 AWG WIRE.
- EXISTING IRRIGATION WIRING CONTROL BOX TO REMAIN. PROVIDE HEAVY DUTY FRAME AND COVER RATED FOR VEHICLE TRAFFIC.



PROJECT: NEW PARKING LOT LIGHTING GWYNEDD MERCY ACADEMY HIGH SCHOOL 1345 SUMNEYTOWN PIKE GWYNEDD VALLEY, PA 19437		TITLE: PARTIAL SITE PLAN - LIGHTING AND CONDUIT	
DRAWN BY: R.C.D.S.			
CHECKED BY: S.T.P.			
DATE: 09/01/2026			
SCALE: AS NOTED			
JOB NO.: 26-07-009			
DRAWING NUMBER			
E-1			

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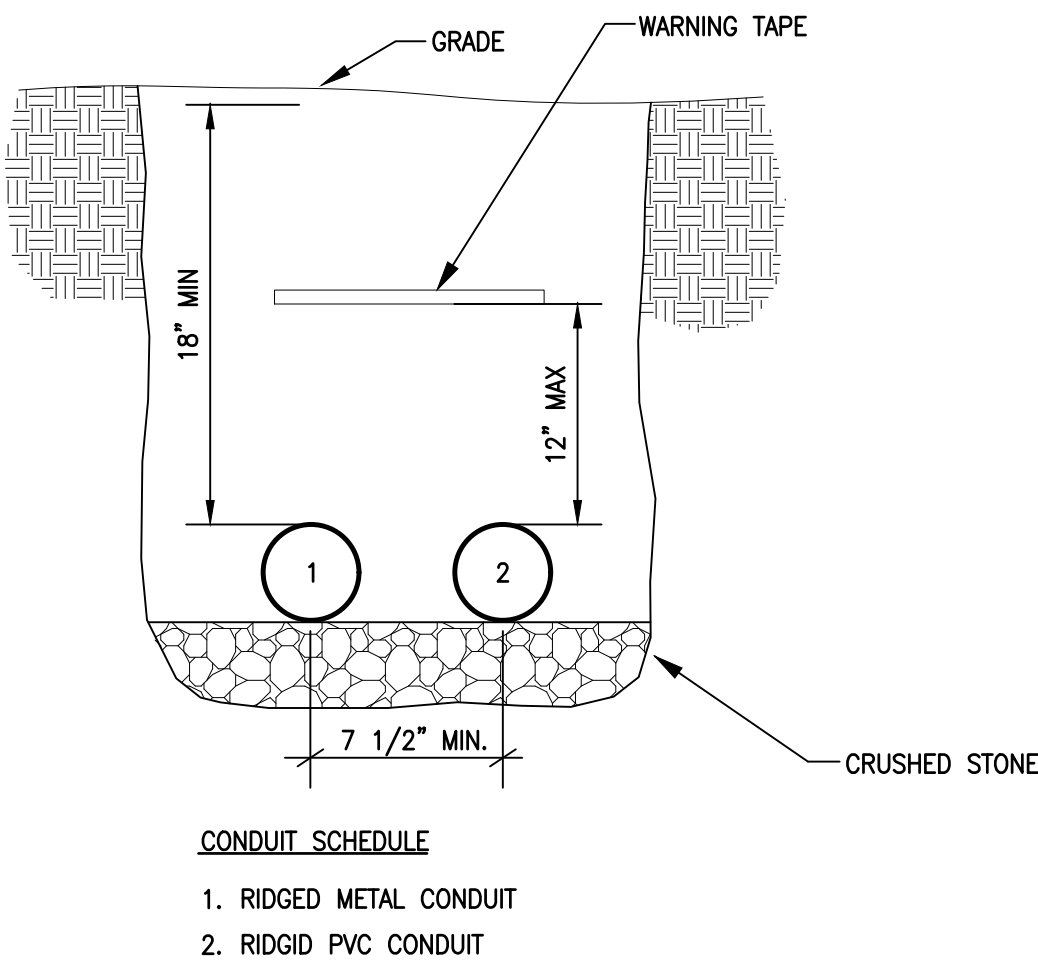
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Preferred Construction Services, Inc.

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SEAL:	REVISION	NO.	DATE

Stephen T. Peel
Professional Engineer
PA Lic. No. 57299

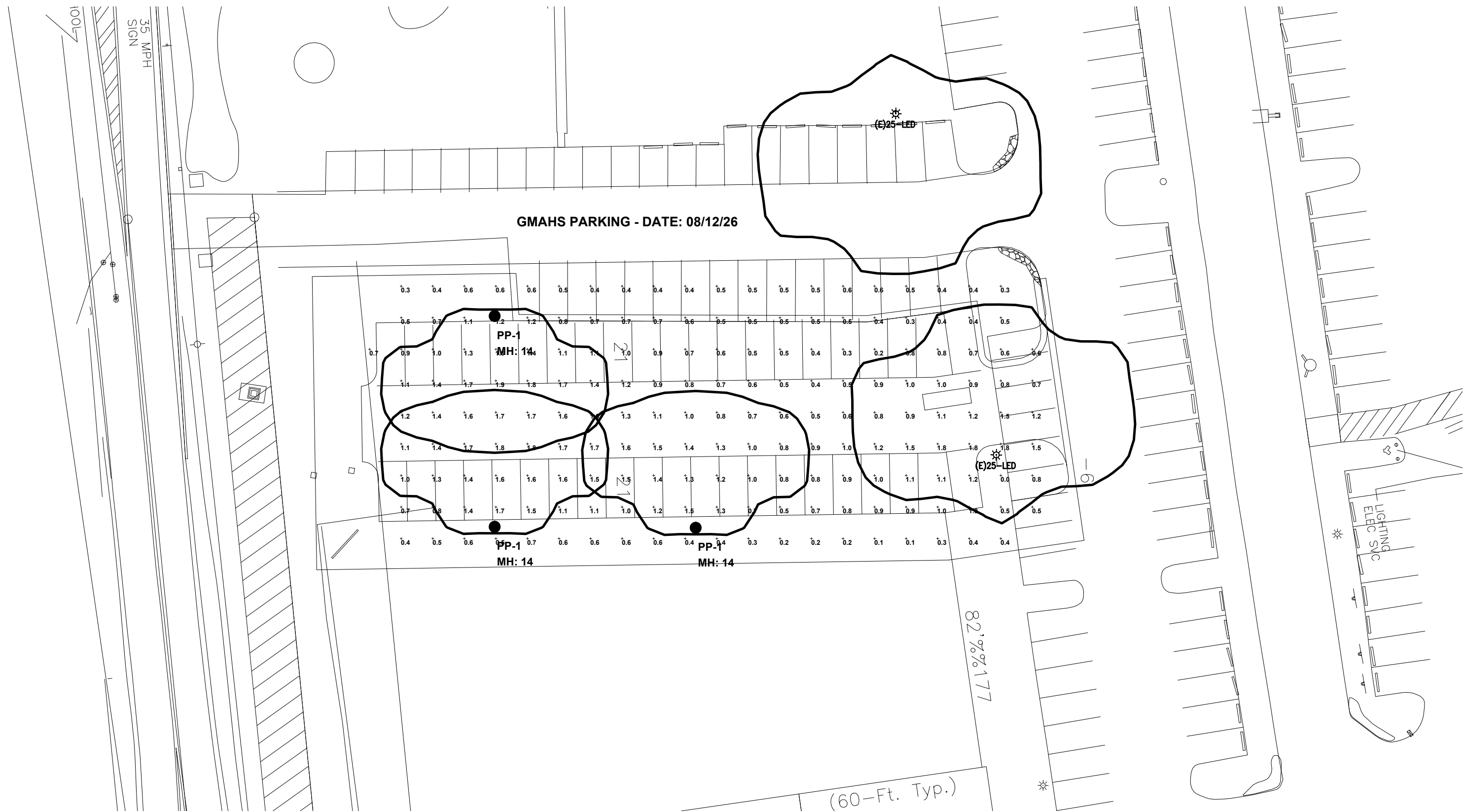
FEEDER SCHEDULE			
FEEDER NUMBER	ALL FEEDER SIZES MAY NOT APPEAR ON THESE DRAWINGS		
XXXX	NO. OF CIRCUITS	SIZE OF CONDUIT	NO. AND SIZE OF CONDUCTORS IN EACH CONDUIT
2W20	1	3/4"	2#12 AWG & 1#12 GND
3W20	1	3/4"	3#12 AWG & 1#12 GND
4W20	1	3/4"	4#12 AWG & 1#12 GND
2W30	1	3/4"	2#10 AWG & 1#10 GND
3W30	1	3/4"	3#10 AWG & 1#10 GND
4W30	1	3/4"	4#10 AWG & 1#10 GND
2W40	1	1"	2#8 AWG & 1#10 GND
3W40	1	1"	3#8 AWG & 1#10 GND
4W40	1	1"	4#8 AWG & 1#10 GND
3W50	1	1"	3#6 AWG & 1#10 GND
4W50	1	1"	4#6 AWG & 1#10 GND
3W70	1	1 1/2"	3#4 AWG & 1#8 GND
4W70	1	1 1/2"	4#4 AWG & 1#8 GND
3W90	1	1 1/2"	3#2 AWG & 1#8 GND
4W90	1	1 1/2"	4#2 AWG & 1#8 GND
3W110	1	2"	3#1 AWG & 1#6 GND
4W110	1	2"	4#1 AWG & 1#6 GND
3W150	1	2"	3#1/0 AWG & 1#6 GND
4W150	1	2"	4#1/0 AWG & 1#6 GND
3W175	1	2"	3#2/0 AWG & 1#6 GND
4W175	1	2"	4#2/0 AWG & 1#6 GND
3W200	1	2"	3#3/0 AWG & 1#6 GND
4W200	1	2"	4#3/0 AWG & 1#6 GND
3W225	1	2 1/2"	3#4/0 AWG & 1#4 GND
4W225	1	2 1/2"	4#4/0 AWG & 1#4 GND
3W250	1	3"	3#250 KCMIL & 1#4 GND
4W250	1	3"	4#250 KCMIL & 1#4 GND
3W300	1	3"	3#350 KCMIL & 1#4 GND
4W300	1	3"	4#350 KCMIL & 1#4 GND
3W350	1	4"	3#500 KCMIL & 1#2 GND
4W350	1	4"	4#500 KCMIL & 1#2 GND
3W400	1	4"	3#600 KCMIL & 1#2 GND
4W400	1	4"	4#600 KCMIL & 1#2 GND



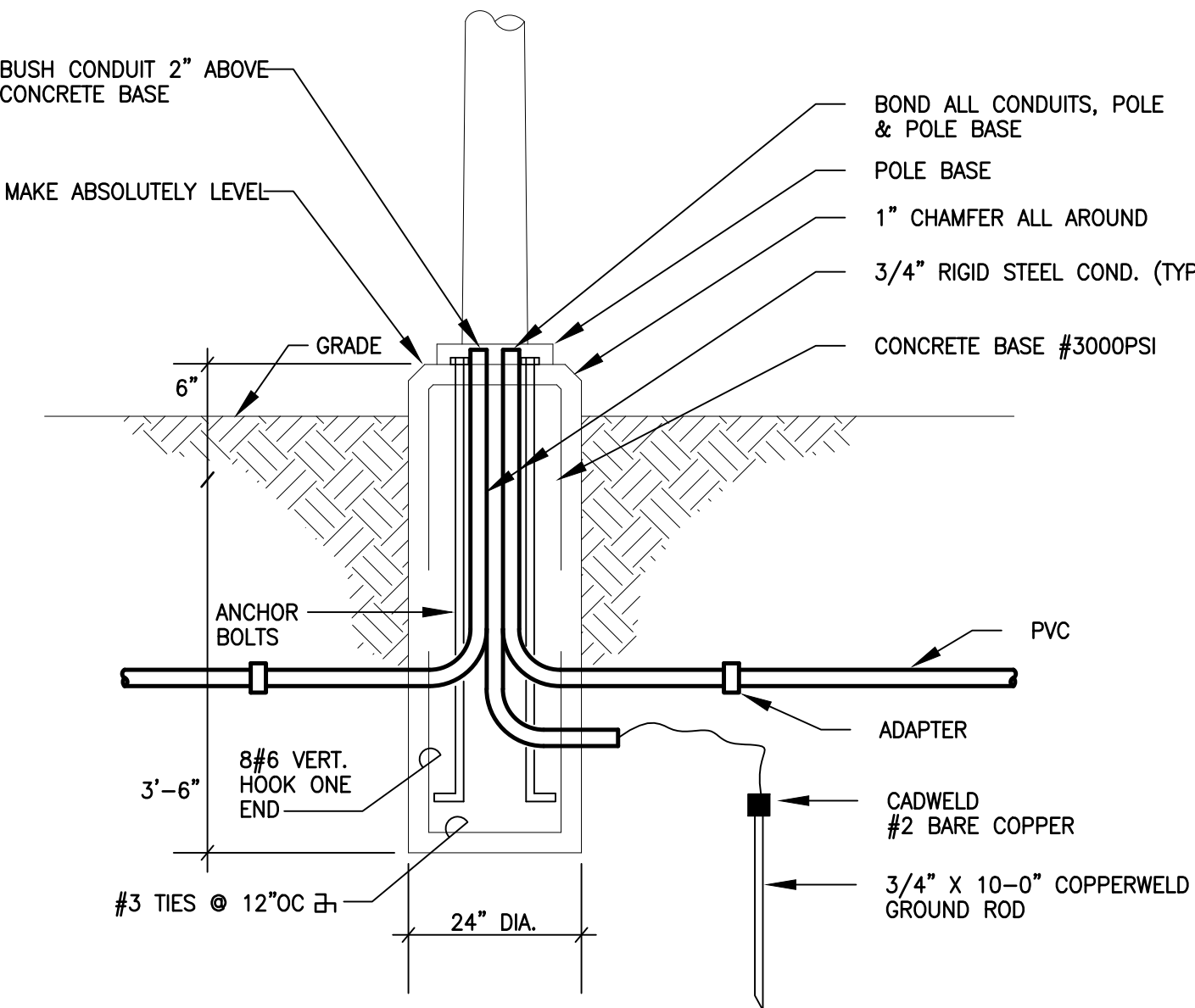
2 TRENCH DETAIL
E-2 NO SCALE

LIGHTING FIXTURE SCHEDULE									
LABEL	DESCRIPTION	QUANTITY	MANUFACTURE	CATALOG NUMBER	WATTS	LLF	MOUNTING HEIGHT	VOLTS	KELVIN
PP-1	PARKING LOT LIGHT FIXTURE	3	NLS LIGHT	ORX-2-DPT-74FTW-32L-7-30K7	71	0.950	14FT.	120-277 UNV	3000K 70 CRI

1 PROVIDE SPECIFIED ITEM OR APPROVED EQUAL



1 PARTIAL SITE PLAN - PHOTOMETRICS
E-2 SCALE: 1" = 30'-0" SCALE: 1" = 30'-0"



3 POLE BASE
E-2 NO SCALE

31 PARK AVENUE,
ORELAND PA 19075
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PROJECT: NEW PARKING LOT LIGHTING
**GWYNEDD MERCY ACADEMY
HIGH SCHOOL**
1345 SUNNYSIDE PIKE
GWYNEDD VALLEY, PA 19437

TITLE: ELECTRICAL PHOTOMETRICS, SCHEDULES AND DETAILS

DRAWN BY: R.C.D.S.
CHECKED BY: S.T.P.
DATE: 09/01/2026
SCALE: AS NOTED
JOB NO.: 26-07-009

DRAWING NUMBER



MEMORANDUM

ATTN: Board of Supervisors

DATE: September 18, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: 813 Plymouth Road Minor Subdivision- #26-12SUBD

Jamie Worman

Recommended Motion: 813 Plymouth Road Subdivision- that the BOS authorize the Township Solicitor to prepare a resolution of conditional approval.

Christen Pionzio, Esquire and Tim Woodrow, P.E., will attend the BOS meeting on September 22nd, 2026, to present the 813 Plymouth Road Minor 2-Lot Subdivision plan on behalf of their client, CDHB Ventures LLC. The applicant proposes subdividing the property into two lots, creating one new single-family building lot. The applicant had previously obtained variance relief from the Zoning Hearing Board for a flag lot configuration. The flag lot will take access from an existing driveway on Plymouth Road. Both parcels will be served by public water and sewer. The applicant is requesting waivers related to cartway widening, sidewalk/trail improvements, and curbing.

The plan has been reviewed by the Township Consultants as well as the Planning Commission. The associated review letters and plan are attached to this memo. The PC recommended the plan for approval to the BOS conditioned upon the applicant's compliance with the Fire Marshall's access requirements, including achieving the required 16-foot driveway width at the gate; the applicant's compliance with Bowman's review letter with exceptions related to comment 4 and 7 and Gilmore's review letter including confirmation of public water and sewer for both lots. The PC was supportive of the requested waivers. The PC noted that there are currently no curbs or sidewalks along this portion of Plymouth Road and, given the minor nature of the proposed subdivision, supported the waiver of the cartway-widening requirement.



September 11, 2026

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

Reference: 813 Plymouth Road Subdivision Application
Waiver Request

Dear Ms. Gleason:

I am writing to you today in my role as the design engineer for equitable owner of the property located at 813 Plymouth Rd. and the subject of a current subdivision application before Lower Gwynedd Township. As the application proceeds through the approvals process, we are in receipt of the Township consultants' review letters. These reviews have revealed several waivers / deferrals that we will request that the Board of Supervisors consider granting due to the unique conditions of this proposal. The requested waivers / deferrals are more specifically defined as follows:

1. §1230.37(c)(d) &(e) – We are requesting a waiver from the ordinance provision that would otherwise require road widening along the frontage. In this instance surrounding properties on Plymouth Rd. are fully developed with the cartways adjacent to our property being consistent with that of the balance of the block.
2. §1230.45(a) 1230.60(a) – A waiver is requested from the obligation to provide sidewalks/ pedestrian trails along all existing streets. Again, the full length of Plymouth Rd. in the vicinity of the proposed project is fully developed. No sidewalks exist in this area limiting the potential value of sidewalks for this project given the overall absence of available pedestrian connectivity.
3. §1230.61(a) - A waiver is requested from the obligation to provide new vertical curbing along the applicants property frontage. The rationale for this request is consistent with the absence of improvements to Plymouth Road in the vicinity of this project.

September 11, 2026

Mimi Gleason, Township Manager Lower Gwynedd Township

Reference: 813 Plymouth Rd – subdivision

Requested Waivers

Please feel free to contact me with any questions you may have regarding this matter

Sincerely,



Timothy P. Woodrow, P.E.

President

Woodrow & Associates, Inc.

TPW/del

CC: Edward Brown, P.E. – Gilmore and Associates
Jamie Worman, Assistant Township Manager
Christen Pionzio, Esq
Corbett Hall, equitable owner
John Kolb – Woodrow & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 10, 2026

File No. 26-00910

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

Reference: 813 Plymouth Road
TMP #39-00-03589-00-8
Minor Subdivision Plan

Dear Ms. Gleason:

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

I. Submission

- A. Minor Subdivision Plans, consisting of two (2) sheets, dated August 21, 2026, prepared by Woodrow & Associates, Inc., for 831 Plymouth Road.

II. Project Description

The subject tract (TMP# 39-00-03589-00-8), located in the A Residential Zoning District, includes an existing two (2) story dwelling with a detached garage, associated driveway and a pool and pool house in the rear yard. The remainder of the tract is comprised of lawn and several trees in the rear yard. The gross area of the tract is approximately 2.40 acres. The property contains two separate gated entrances to Plymouth Road.

This project proposes the subdivision of the existing lot into two (2) individual lots. Each lot will be roughly 1.4 acres in size. Each Lot will access from Plymouth Road. Lot B will utilize the existing secondary entrance from Lot A, so that an additional driveway cut along Plymouth Road will not be needed. At the time of building permit application, the Applicant will be required to submit fully engineered plot plans containing on-site stormwater designs which comply with all applicable Lower Gwynedd Township Ordinances.

III. Review Comments

A. Zoning Ordinance

The following zoning variances have been granted at the August 13, 2026 Zoning Heard Board Meeting with conditions:

1. A variance was granted from ordinance section §1298.21(c), to permit more than two flag lot access strips to be located adjacent to each other. The proposed subdivision will create three (3) flag lot access strips adjacent to each other.

We note the following comments related to the Lower Gwynedd Township Zoning Ordinance.

1. §1257.03(a)(3) – Where both a public sewer and a public water supply are available, a lot area of not less than 40,000 square feet shall be provided for every dwelling or other building. Whenever public sewer or public water supply is available, connection to the public utility is required as a condition of this subsection. We note that the Applicant intends to utilize the 40,000 square foot lot minimum for the proposed subdivision. However, the plans do not indicate whether the existing lot is currently connected to public water. If the current property is not connected, then a proposed connection will be required with this application.
2. §1298.21(e) – A driveway serving a flag lot shall have a minimum stabilized width of 20 feet and a paved width of 16 feet for its entire length. We note that it appears that the applicant plans to utilize the existing driveway access for the new lot. However, the existing driveway appears to be roughly 12 feet in width and the existing gate is approximately 16 feet in width. We note that the Applicant will be required to widen the driveway. Additionally, we defer to the Fire Marshal regarding the existing width of the gate for emergency vehicles.

B. Subdivision and Land Development Ordinance

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

1. §1230.09 – The Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.
2. §1230.23 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, Fire Marshal, PADEP, etc.). We note that Plymouth Road is a County owned roadway. As such, the applicant will be required to obtain a highway occupancy permit from Montgomery County for any work within the right-of-way, including any widening or utility connections.
3. §1230.24 – The Applicant shall address the following general plan issues:
 - a. The plans shall identify any waiver requests on the Record Plans.
 - b. We note that the review comments below may require additional details to be added to the plans. As such, any applicable landscaping, trail, sidewalk, etc. details shall be added to the plans, or will be required to be included in the building permit plan.
4. §1230.26(c) – At the time of the building permit submission, the stormwater ownership and maintenance statement as required by this section shall be added to the plans.
5. §1230.30 – Legal descriptions shall be provided to our office for review and approval for each of the two new lots. Additionally, the existing sanitary lateral for Lot A will now cross the property line of the new Lot B. The applicant will be required to provide an easement with legal descriptions to allow the existing lateral to cross the new property line.
6. §1230.33 – At the time of the building permit, the Applicant shall include a full erosion and sediment control plan for the proposed dwelling. Additionally, a note shall be added to the plans stating that the Applicant will be required to obtain an NPDES permit from the Montgomery County Conservation District for Lot B in the event that proposed disturbance is greater than 1 acre. The Township should be copied on all future correspondence with the Conservation District.

7. §1230.37 (c), (d) & (e) – Plymouth Road is classified as an intercommunity road, which requires an 80-foot Ultimate right-of-way and a minimum of 34-foot cartway. We note that the plans appear to meet the 40-foot halfway width for the ultimate right-of-way, however, the applicant will be required to provide additional cartway width or a waiver would be required.
8. §1230.41(i) – Any trees, greater than six-inches (6”), are to be removed as part of subdivision or land development, and shall be replaced at a 1 to 1 caliper inch ratio. We note that the plans do not show any tree removal at this time, however, aerial images appear to show that some trees may be located within the building area and/or driveway of Lot B. The applicant shall identify the trees to be removed, so that an accurate tree replacement count can be quantified.
9. §1230.42(a)(1) – Street trees shall be provided for all subdivisions at a frequency of at least two shade trees per 40 feet of street length. The plans shall be revised to show the proposed street tree locations or a waiver would be required.
10. §1230.42(b) – The Applicant is required to plant three (3) shade trees per dwelling. If the Applicant intends to wait until such time as the application for the building permit plans, then the deferral from this section of the ordinance shall be added to the record plan.
11. §1230.43 - In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native. A planting plan shall be provided at the time of the building permit plan and shall denote species which are native, so that compliance with this Ordinance can be demonstrated.
12. §1230.45(a) §1230.60(a) – Pedestrian trails are required in all subdivisions and land developments in locations as determined by the Board of Supervisors. In addition, sidewalks shall be provided along both sides of existing and new streets. We note that sidewalks are not currently located along Plymouth Road. However, Plymouth Road is identified in the Township Trail and Sidewalk Strategic Plan as a priority connection from the Gwynedd Valley SEPTA station to Dekalb Pike. As such, we defer to the Board of Supervisors to determine whether trails and/or sidewalks are warranted, or a waiver would be required.
13. §1230.53(a)(1) – All applicants for residential subdivision approval for 10 or fewer single-family residential lots shall, concurrent with the submission of a final plan of subdivision, submit and tender to the Township a fixed park and recreation area fee of \$1,000 for each of the proposed dwelling units.
14. §1230.58 – The applicant is required to install street lights on Plymouth Road at locations determined at the Board of Supervisors. We defer to the Board of Supervisors to determine whether street lights are warranted for this project.
15. §1230.61(a) – Curbs shall be provided along both sides of all existing and proposed streets, or a waiver would be required.
16. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier for the new lot. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
17. §1230.63 – The Applicant should conceptually consider how Lot B will be serviced by public utilities. If these new utilities will cross Lot A, then additional easements may be required.
18. §1230.63(c) – The Applicant shall submit the necessary PADEP Planning Module application to the Township for review. Additionally, the Applicant will be required to enter into a construction and tapping agreement with the Township for the proposed sanitary connection(s). The

document will be prepared by the Township Sewer Solicitor and should be executed prior to the start of construction of the new dwelling.

19. §1236.12(a) – Fees for residential development. The applicant for any new residential subdivision or land development shall be required to pay a recreation impact fee of \$500 per new dwelling unit.
20. We defer to the Township Solicitor to determine whether a financial security agreement and land development agreement will be required at the time of the building permit for Lot B.

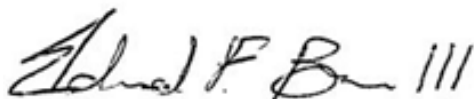
C. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance:

1. §1241.106 – At the time of the building permit application for Lot B, the Applicant will be required to provide all applicable stormwater management controls in accordance with the Lower Gwynedd Township Stormwater Management Ordinance, including but not limited to, peak rate control, water quality volume and groundwater recharge. A note shall be added to the Record Plans.
2. §1241.704 – At the time of the building permit for Lot B, the Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to issuance of a building permit. A note stating this requirement shall be added to the Record Plan.
3. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. This fee will be calculated upon submission of the building permit plans containing the proposed stormwater measures. A note stating this requirement is to be added to the plans.

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

Sincerely,



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

EB/sl

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil A. Stein, Esq., Kaplin Stewart
Tim Woodrow, P.E., Woodrow & Associates, Inc.
Corbett Hall, Applicant
Chad Dixon, P.E., Bowman
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



September 10, 2026

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

RE: **Traffic Review – Preliminary Subdivision Plans**
813 Plymouth Road
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-028

Dear Mimi:

As requested, on behalf of Lower Gwynedd Township, Bowman Consulting Group (Bowman) has completed a traffic review for the proposed subdivision to be located at 813 Plymouth Road in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel #39-00-03589-00-8 into two lots (Lot A and Lot B). The existing single-family home will remain on Lot A while there is currently no development proposed on Lot B. Access to Lot A will continue to be provided via its existing southern driveway along Plymouth Road while access to future development on Lot B will be provided via the existing northern driveway for Lot A.

The following document was reviewed in preparation of our comments:

- Preliminary Subdivision Plans – 813 Plymouth Road, prepared by Woodrow & Associates, Inc., dated August 21, 2026.

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

1. According to **Section 1230.37(c)** of the **Subdivision and Land Development Ordinance**, Plymouth Road should have a minimum cartway width of 34 feet. The plans currently show an approximate 28 to 30-foot cartway width along the Lot A and Lot B site frontages of Plymouth Road.
2. Sight distance measurements should be shown on the plans at the driveway locations for Lot A and Lot B along Plymouth Road as required in **Section 1230.38(a)** of the **Subdivision and Land Development Ordinance**.
3. According to **Section 1230.45(a)** of the **Subdivision and Land Development Ordinance**, sidewalk is required along both sides of all existing and new streets. The plans currently do not show any sidewalk along the Lot A and Lot B site frontages of Plymouth Road.
4. According to **Section 1230.61(a)** of the **Subdivision and Land Development Ordinance**, curbing is required along both sides of all existing and proposed streets. The plans currently do not show any curbing along the Lot A and Lot B site frontages of Plymouth Road.
5. According to **Section 1298.21(e)** of the **Zoning Ordinance**, a driveway serving a flag lot shall have a minimum paved width of 16 feet for its entire length. The plans show an approximate 12-foot width along the existing northern driveway that will provide future access to Lot B.

6. The Township Fire Marshal should review the proposed subdivision for the accessibility and circulation needs of emergency apparatus.
7. The driveway flare on the northern side of the existing northern driveway that will provide future access to Lot B extends across the property line for the adjacent property as shown on the plans. The applicant must provide documentation that the owner of the adjacent property to the north is aware of this condition. Montgomery County will require similar documentation.
8. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. Based on a review of the submitted materials, it does not appear that there is any new development proposed on either Lot A or Lot B that will be subject to the transportation impact fee at this time; however, it should be noted that our office will calculate a transportation impact fee for the site if/when development is proposed on either Lot A or Lot B.
9. Since Plymouth Road is a County roadway, a Highway Occupancy Permit (HOP) from Montgomery County will be required because the existing northern driveway will provide access to a new parcel in the future and for any modifications to the site frontage within the legal right-of-way along Plymouth Road. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and Montgomery County and be invited to any meetings between these parties.
10. A more detailed review of the site and all transportation-related engineering elements pertaining to the proposed access on the plans can be conducted, as the Township deems necessary, if/when development is proposed on either Lot A or Lot B. Additional comments could be raised at that point.
11. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials.

If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Ed Brown, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Al Comly, Township Fire Marshal
Tom O'Brien, Montgomery County Roads and Bridges
Susan Guisinger-Colon, P.E., LEED AP, TPD, Inc., (County Consultant)
Corbett Hall, CDHB Ventures, LLC (Applicant)
Tim Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

V:\314087 - Lower Gwynedd Township\314087-01-028 (TRN) - 813 Plymouth Road\Engineering\Submissions\2026-08-24 Subdivision Plans\Review\2026-09-10 Review Letter - 813 Plymouth Road.docx



Outlook

813 Plymouth Road Subdivision

From Albert Comly <alcomlyjr8@outlook.com>

Date Mon 9/14/2026 4:00 PM

To Patty Furber <pfurber@lowergwynedd.org>; Jen O'Brien <jobrien@lowergwynedd.org>

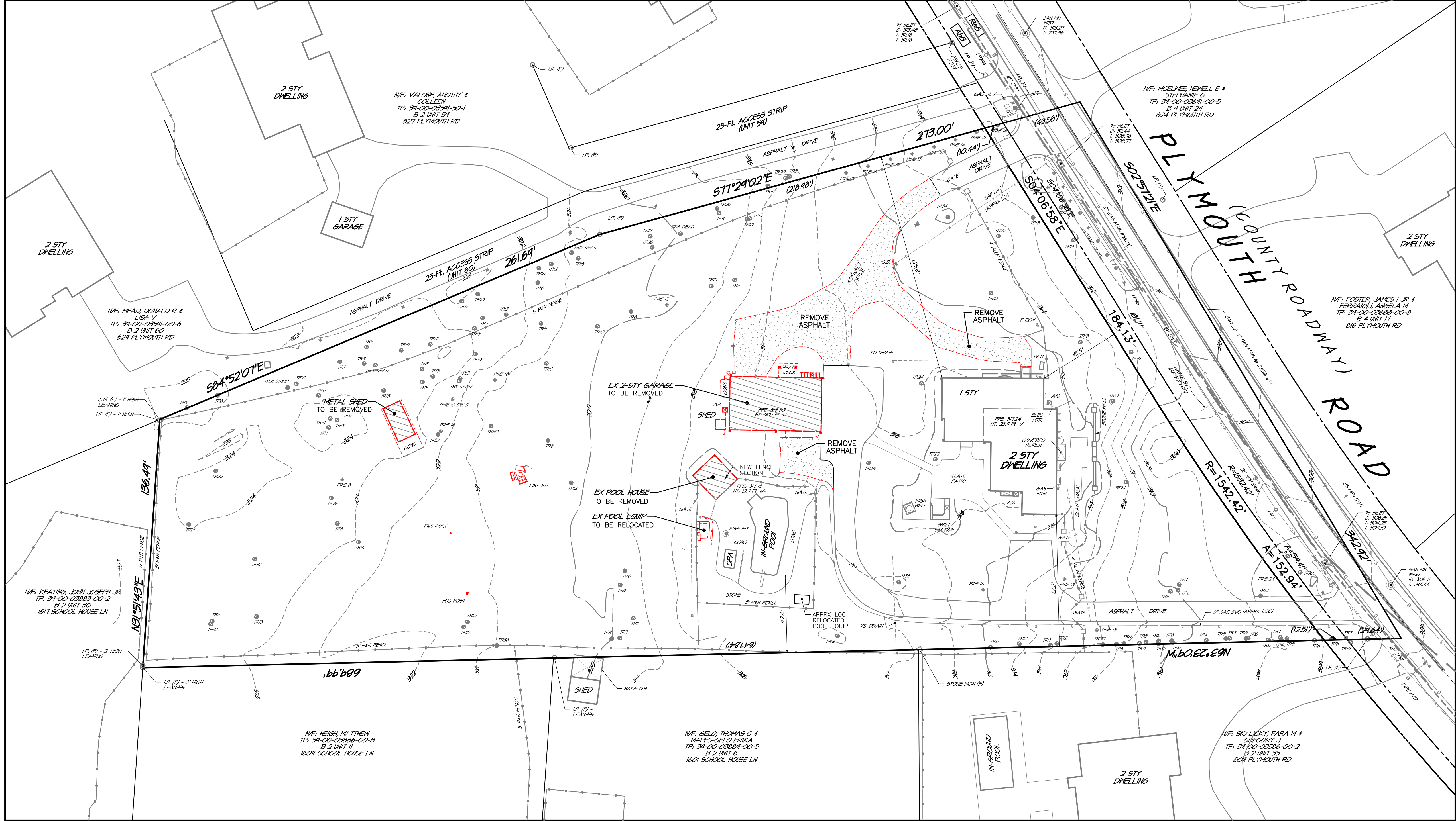
Cc Jamie Worman <jworman@lowergwynedd.org>

I reviewed the drawings prepared by Woodrow & Associates. I have no comments on the subdivision.

When the site is developed, I will need to review any gates that are proposed on the driveway access. Logically this house being located more than 500 feet from the road should be equipped with automatic sprinklers per NFPA standard 13D, but that is not required in our ordinance.

Al Comly

Fire Marshal, Lower Gwynedd Township



PLAN LEGEND

EXISTING (EX) FEATURES

- I.P. (F) Iron Pin / Pipe (Found)
- C.M. (F) Concrete Monument (Found)
- Tract Boundary
- Ex R/W Centerline
- Ex Legal R/W Line
- Ex Ultimate/PennDOT R/W Line
- Ex Fence Line
- Ex Mailbox
- Ex Sign
- Ex Utility Pole & O.H. Wires
- Ex Sewer Clean Out
- Ex Water Valve / Gas Valve
- Ex Fire Hydrant
- Ex Water Meter / Corp Stop
- Ex Light/Sign Post
- Ex Storm Sewer and Inlet
- Ex Sanitary Sewer & MH
- Ex Gas Main & Service
- Ex Water Main & Service

PROPOSED (PR) FEATURES

- I.P. (S) Iron Pin (Set)
- C.M. (S) Concrete Monument (Set)

EX. SITE IMPERVIOUS

	Existing Site:
BUILDING(S):	5,298 Sq. Ft.
HARDSCAPE (Deck/Patio/Walls):	4,198 Sq. Ft.
IMPERVIOUS (Asphalt):	11,678 Sq. Ft.
POOL / SPA SURFACE	801 Sq. Ft.
GROSS SITE TOTAL:	21,975 Sq. Ft.
REMOVAL AREA:	- 8,580 Sq. Ft.
NET TOTAL AREA:	13,395 Sq. Ft.

PROJECT SOILS DATA

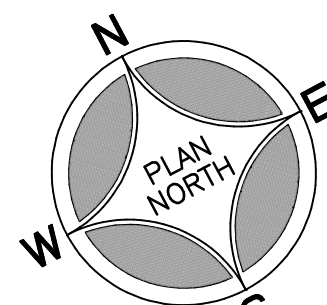
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
AbB Abbotstown silt loam	3 to 8 percent	18-22" to Fragipan 40-60" to Lithic Bedrock	6 to 18"	D
ReB Readington silt loam	3 to 8 percent	20-36" to Fragipan 40-60" to Lithic Bedrock	18 to 36"	C

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

- A field metes and bounds survey was performed under the supervision of Keith A. Houser, PLS. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -09 Deg 37 Min 09 Sec. Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Field Survey performed May 2026.
Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.
- A topographic and existing features survey was performed under the supervision of Keith A. Houser, PLS. Site Benchmark is the top of cut nail in utility pole #46 PP in front of the subject property having an elevation of 311.33. Field Survey performed May 2026.
Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
- This plan was prepared utilizing the following references:
 - a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - c. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated April 7, 2026.
 - d. Montgomery County - Geospatial Data Hub, providing supporting information for Tax Parcel(s), Municipal Boundaries and Zoning District Boundaries, and Soils Limits.
 - e. Plan entitled Preliminary/Final Plan Minor Subdivision - Record Plan 1617 Schoolhouse Lane prepared for Jennifer A. L. Gabora by Woodrow and Associates, Inc., dated Dec. 15, 2017, and last revised July 25, 2018. Recorded in the Montgomery County Office for Recording of Deeds plan bk 50 pg 93 dated Feb. 7, 2019.
 - f. Plan entitled Plan of Subdivision prepared for Robert Held, Inc. by Urwiler & Walter, Inc. dated Sept. 16, 1987, and last revised Feb. 17, 1989. Recorded in the Montgomery County Office for Recording of Deeds plan bk A-50 pg 442 dated March 21, 1989.
 - g. Plan entitled Plan of Subdivision prepared for Robert Held, Inc. by Urwiler & Walter, Inc. dated Aug. 14, 1989, and last revised Jan. 16, 1990. Recorded in the Montgomery County Office for Recording of Deeds plan bk A-51 pg 488 dated Feb. 26, 1990.
- There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S., or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (area determined to be the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0259-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Right(s)-of-way width per deed reference, recorded plan, and PennDOT Highway data. Ultimate right-of-way for Plymouth Road identified as 80'-ft in width.
- Subject property is zoned 'A' Residential District as noted on the official Zoning Map.
- This project shall be served by public sanitary sewer by Lower Gwynedd Township and water services by North Wales Water Authority.

REVISIONS



SEAL

SEAL

PROJECT SERIAL NUMBER FOR DESIGN:
2026 1262607 (5/6/26)

Pennsylvania 811
A History United with Pennsylvania Corporation

Parcel Information:

N/F: Armour, Caroline M
& Creighton, Eric J

TPN: 39-00-03589-00-8
Block 2 Unit 20
D.B.: 6029 Pg. 2136
813 PLYMOUTH RD

Deed Area: 141,016.40 Sq. Ft.
Legal RW: 12,529.87 Sq. Ft.
Util. RW: 3,387.90 Sq. Ft.
NET Area: 125,098.63 Sq. Ft.

Applicant:

CDHB VENTURES, LLC
c/o Corbett Hall
P.O. BOX 395
DEVON, PA 19333

15' 0' 30'
Scale in Feet (1" = 30')

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WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 342-3948 Web: www.woodrowinc.com

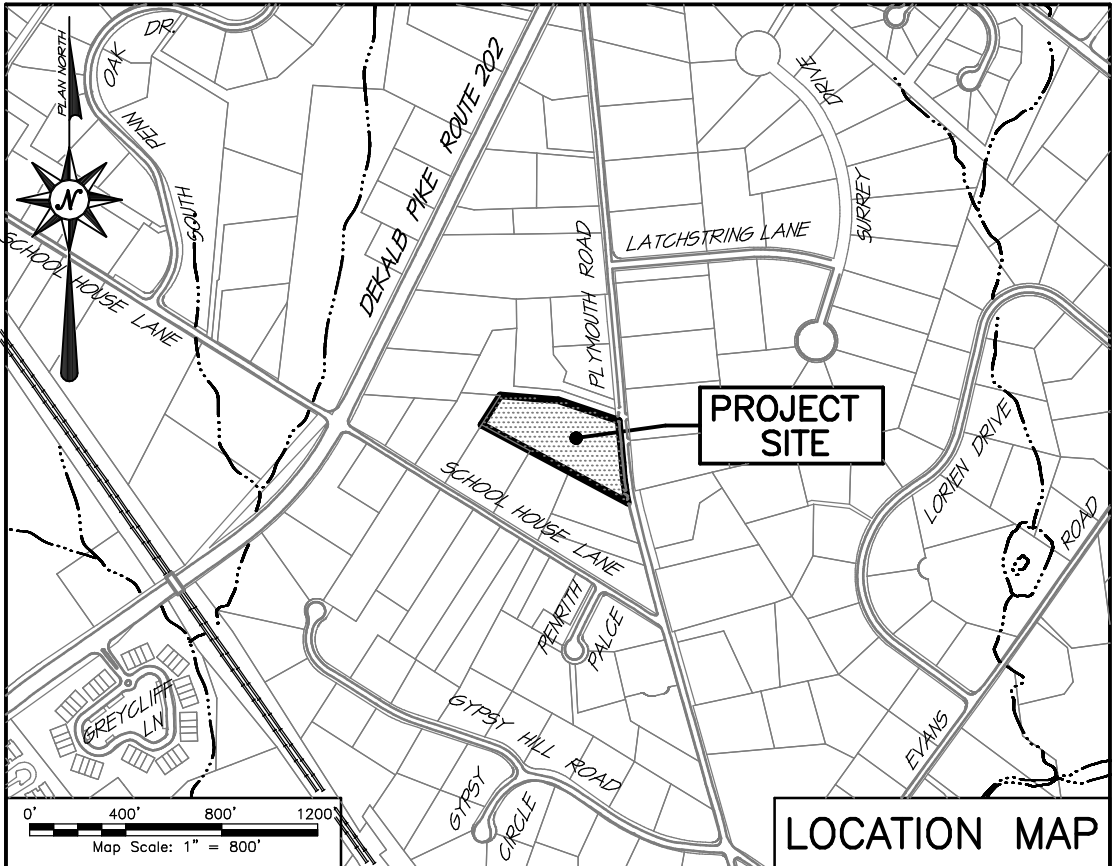
**EXISTING FEATURES SURVEY and
DEMOLITION PLAN**
813 PLYMOUTH ROAD

Layer List:
Sh02_Survey

Job No:
26-0307 D

Plan Date:
AUG. 21, 2026

Sheet No:
2 of 2





MEMORANDUM

ATTN: Board of Supervisors
DATE: September 18, 2026
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: GMAHS Zoning Hearing Board Application-Discussion

At the BOS meeting scheduled for September 22, 2026, an agenda item has been included regarding the upcoming Zoning Hearing for Gwynedd Mercy Academy High School (GMAHS). This review will provide the BOS with an opportunity to become familiar with the details of the proposed application, consider any potential impact on the community, and discuss whether any formal response or involvement is warranted.

As a matter of background, GMAHS is requesting an amendment to a 1997 ZHB decision where the applicant agreed to not install athletic field lighting. They are also requesting a Variance to permit lighting structures to exceed height limitations. The school would like to install four lighting structures at approximately 80 feet in height at the multi-use athletic field off Evans Road, citing a desire to extend usable hours for school athletic programs and reduce scheduling conflicts. The applicant held a neighborhood meeting with residents on Evans Road and Parsons Lane prior to filing the application.

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

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 11, 2026
Re: 2027-2031 Capital Project Plan



Recommended Action: For discussion and feedback only

Staff is preparing the draft 2027 capital and operating budgets. To start, we are presenting a work-in-progress capital project plan to update the Board of Supervisors and get questions and guidance from you before we finalize the draft.

Budget schedule

Presentation of operating budgets: October 27th

Authorization to advertise draft budget: November 17th

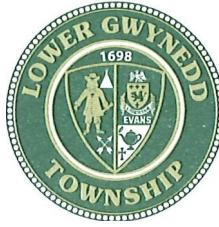
Approval of final 2027 budget: December 8th

Lower Gwynedd Township Capital Project Plan, 2027-2031

DRAFT, as of 9/18/2026

PROJECTS	GRANTS	Cost						
		Prior Years	2026 Bud	2026 EOY	2027 Bud	2028-2029	2030-2031+	TOTAL
BUILDINGS								
Public Works Facility (awarded RACP; seeking LSA and 2nd RACP)	\$3,075,000	\$3,398,615	\$1,000,000	\$700,000	\$13,000,000	\$11,901,385		\$29,000,000
Twp Building Needs Assessment for post-PWF move						\$26,000		\$26,000
INFRASTRUCTURE (ROADS, BRIDGES, SIGNALS, ETC)								
Old Bethlehem Pike Bridge Replacement	\$770,382	\$80,582		\$689,800				\$770,382
Traffic Signals:								
Mast Arm Replacements - Bethlehem Pk & Penllyn Pk		\$8,089	\$89,000	\$133,911				\$142,000
Modernization: Welsh Rd at Evans Rd & Darden Dr (GLG grant)	\$324,640	\$19,059	\$371,000	\$284,000				\$303,059
Modernization: Trewellyn Ave & Penllyn Pk (LSA grant)	\$451,312	\$22,830	\$534,000	\$100,000	\$307,000			\$429,830
Modernization: Bethlehem Pk & Tennis Ave (GLG grant)	\$311,760		\$50,000	\$10,000	\$90,000	\$289,000		\$389,000
Modernization/ADA: Bethlehem Pk & Penllyn Pk (seek ARLE/GLG)						\$325,000		\$325,000
Modernization: Norristown Rd & Tennis Ave						\$350,000		\$350,000
Modernization/Mast Arms - Norristown Rd & SHIP entrance							\$650,000	\$650,000
Bridges:								
Replacement Projects from 2026 LGT inspections:		\$31,300				\$25,000		\$56,300
Meetinghouse Rd culvert rehab (seek LSA w/ SWM below)	\$250,000					\$40,000	\$210,000	\$250,000
Replacement Projects from PennDOT inspections:								
Hunt Seat Dr over Willow Run							\$358,000	\$358,000
Cambridge Dr over Trewellyn Creek							\$395,000	\$395,000
Forrest Hill Dr over Willow Run							\$1,225,000	\$1,225,000
STORMWATER MANAGEMENT								
Old Bethlehem Pike Streambank Restoration	\$145,970	\$15,970		\$130,000				\$145,970
Inspect corrugated metal storm pipe						TBD		
Meetinghouse Rd storm pipe rehab (seek LSA w/ bridge above)	TBD					TBD	TBD	\$0
Houston Creek Flood Study Implementation								
Brookside/Marion driveway culvert replacement	\$66,471		\$83,000	\$83,000				\$83,000
WSD basin						\$100,000	\$800,000	\$900,000
Little Neshaminy Streambank Restoration			\$220,000	\$0		\$220,000		\$220,000
Penllyn Flood Study	\$27,200		\$19,000	\$32,200				\$32,200
TRANSPORTATION IMPROVEMENTS								
Penllyn Pike & Old Penllyn Pike Realignment-project scoping for intersection/roundabout alternatives (Fund 33)						\$90,000	\$2,110,000	\$2,200,000
Act 209 Capital Plan Update						\$160,000		\$160,000
Sumneytown Pike (Act 209 Plan)-Widen County road from Bethlehem Pike to Rt.202 (FUTURE- work w/ County; \$18M est)								

PROJECTS	GRANTS	Cost						
		Prior Years	2026 Bud	2026 EOY	2027 Bud	2028-2029	2030-2031+	TOTAL
PARKS								
Ingersoll Park:								
Baseball: concession bldg	\$1,266,000	\$648,258	\$824,360	\$625,000				\$1,273,258
Historic schoolhouse memorial playground	\$685,751	\$7,000	\$300,000	\$75,000	\$673,000			\$755,000
Oxford Park:								
Playground 2-5, gaga - awarded C2P2 & LSA grants	\$859,690		\$75,000	\$75,000	\$785,000			\$860,000
Playground 5-12, envir. ed. area (seek grants)							\$1,100,000	\$1,100,000
Playground 5-12, pavilion (seek grants)							\$1,000,000	\$1,000,000
Pen-Ambler Park <i>(finish Act 2 closeout first)</i> :								
Pickleball, restroom (seek grants)							\$870,000	\$870,000
Playground (seek grants)							\$1,200,000	\$1,200,000
Pavilion, baseball field improvements (seek grants)							\$350,000	\$350,000
TRAILS / PEDESTRIAN IMPROVEMENTS								
Penllyn Station Trail	\$495,186	\$13,999	\$378,260	\$40,000	\$324,000			\$377,999
Bethlehem Pike Phase 3 to Dager Road (seek DCED MMTF grant)					\$25,000	\$250,000	\$875,000	\$1,150,000
Penllyn Pike trail crossing (seek MontCo 2040 grant)	\$250,000				\$55,000	\$225,000		\$280,000
Replace Fairland Trail bridge (Trewellyn)							\$330,000	\$330,000
CAPITAL PROJECT TOTALS	\$8,979,362	\$4,245,702	\$3,943,620	\$2,977,911	\$15,259,000	\$14,001,385	\$11,473,000	\$47,956,998



1130 N. BETHLEHEM PIKE • P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • CONTACTUS@LOWERGWYNEDD.ORG

www.lowergwynedd.org

TO: MIMI GLEASON, TOWNSHIP MANAGER
FROM: FRED ZOLLERS, PUBLIC WORKS DIRECTOR
RE: SALE OF RETIRED VEHICLES AND EQUIPMENT
DATE: 9/17/2026
CC: JAMIE WORMAM

RECOMMENDED MOTION: To authorize advertisement of a legal notice to sell Township vehicles and equipment on Municibid

The Public Works Department respectfully asks for permission to advertise, receive bids and sell the items listed below through Municibid. We ask to advertise and receive bids with the acceptance of the winning bids to take place at the November 17, 2026 Board of Supervisors meeting.

- 2010 Ford F-150 Pick-up with snowplow (79,904 miles)
- 2009 Chevrolet Pick-up with snowplow (119,257 miles)
- 2008 Ford F-550 dump truck with snowplow (56,704 miles)
- 2017 Chevrolet Tahoe (85,897 miles)
- 2013 Ford Explorer (145,000 miles)
- John Deere 5400 Tractor with flail ax (3233 hours)
- 2010 Kohler Diesel 100 kW Generator with fuel cell
- 10' Snowplow
- John Deere Ztrak 60" mower (1441 hours)

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 4, 2026
Re: Comcast Cable Franchise Agreement



Recommended Action: To approve Ordinance # 559 authorizing execution of a cable franchise agreement between the Township and Comcast

Similar to the process you recently completed for the Verizon franchise agreement, before you is an ordinance authorizing execution of a cable franchise agreement with Comcast.

The Board of Supervisors has the authority to grant nonexclusive “franchises” to cable television operators under Title VI of the (federal) Communications Act. In simple terms, the franchise agreement:

- allows Comcast to operate cable TV systems in Lower Gwynedd,
- requires them to offer cable TV to any property that is within reasonable distance of rights-of-way with cable infrastructure (pretty much every property in LG), and
- requires them to pay LG 5% of their cable revenue to LG as an annual franchise fee.

This agreement does not apply to streaming services or any other services provided by Comcast other than cable television.

You held a public hearing on May 12th to solicit public comments. Those comments were shared with Comcast.

The franchise agreement must be adopted by ordinance. The ordinance and agreement are enclosed in this packet.

ORDINANCE NO. 559

**ORDINANCE OF LOWER GWYNEDD TOWNSHIP AUTHORIZING
EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN THE
TOWNSHIP AND COMCAST PENNSYLVANIA, LLC AND COMCAST
OF SOUTHEAST PA, LLC**

WHEREAS, the Comcast Pennsylvania, LLC and Comcast of Southeast PA, LLC (“the Franchisee”) is a “cable operator” and Lower Gwynedd Township (“the Township”) is a “local franchising authority” in accordance with Title VI of the Communications Act (see 47 U.S.C. § 522(5), (10)) and the Township is authorized to grant one or more nonexclusive cable franchises to operate a Cable System within the Township pursuant to Title VI of the Communications Act;

WHEREAS, the Township previously granted to the Franchisee a nonexclusive Franchise to install, maintain, extend, and operate a Cable System in the Township (the “Prior Franchise”);

WHEREAS, the Franchisee has operated a Cable System in accordance with the Prior Franchise on its existing Telecommunications Facilities in the Township which also transmits Non-Cable Services pursuant to authority granted by applicable state law and Title II of the Communications Act, and which are not subject to Title VI of the Communications Act or this Agreement;

WHEREAS, the Franchisee has requested that the Township renew the Franchisee’s Franchise to provide Cable Service to residents of the Township;

WHEREAS, pursuant to and in accordance with applicable federal and state law, the Township undertook a process to determine whether it should renew the Prior Franchise and the terms for such a renewal;

WHEREAS, the Township has examined the past performance of the Franchisee and has identified the Township’s future cable-related needs and interests;

WHEREAS, following good faith negotiations between the parties, the Township and the Franchisee have agreed on the terms for a Franchise Renewal Agreement (the “Agreement”) under which the Franchisee will continue to operate its Cable System in the Township; and

WHEREAS, the Township has determined that this Agreement and the process for consideration of this Agreement complies with all applicable federal, state and local laws and regulations.

NOW THEREFORE, BE IT ORDAINED that the Township Board of Supervisors does hereby approve the Agreement, including all of the terms and conditions contained therein, and does hereby authorize the execution of such Agreement.

ENACTED AND ORDAINED this 22nd day of September, 2026.

ATTEST:

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

Mimi Gleason
Township Manager

Danielle A. Duckett
Chair

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (the “Agreement” or “Franchise Agreement”) is made between the **TOWNSHIP OF LOWER GWYNEDD**, Montgomery County, Pennsylvania, a township of the second class (“Township” or “Franchising Authority”) and **COMCAST OF PENNSYLVANIA, LLC** and **Comcast of Southeast Pennsylvania, LLC** (hereinafter, “Comcast” or “Grantee”).

BACKGROUND

A. The Township having determined that the financial, legal, and technical ability of the Grantee continues to be reasonably sufficient to provide the services, facilities, and equipment necessary to meet the current and future cable-related needs of the community, desires to enter into this Franchise Agreement with the Grantee for the continuing construction, and the operation and maintenance of a Cable System on the terms and conditions set forth herein.

SECTION 1 - DEFINITION OF TERMS

For the purpose of this Franchise Agreement, capitalized terms, phrases, words, and abbreviations shall have the meanings ascribed to them in the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. §§ 521 - 631 (the “Cable Act”), unless otherwise defined herein. When not inconsistent with the context, words used in the present tense include the future, words used to refer to the masculine include the feminine, and words in the plural number include the singular number. The word “shall” is mandatory and “may” is permissive. Words not defined in the Cable Act or herein shall be given their common and ordinary meaning.

1.1. “Cable Service” means the one-way transmission to Subscribers of video programming or other programming service and Subscriber interaction, if any, which is required for the selection or use of such video programming or other programming service.

1.2. “Cable System” means a facility, consisting of a set of closed transmission paths and associated signal generation, reception, and control equipment that is designed to provide Cable Service which includes video programming and which is provided to multiple Subscribers within the Franchise Area, and as further defined under Section 602 (7) of the Cable Act.

1.3. “Customer” or “Subscriber” means a Person or user of the Cable System who lawfully receives Cable Service therefrom with the Grantee’s express permission.

1.4. “Effective Date” means the date on which all authorized persons necessary to sign this Agreement in order for it to be binding on both parties have executed this Agreement as indicated on the signature page(s), unless a specific date is otherwise provided in the “Term” section herein.

1.5. “FCC” means the Federal Communications Commission, or successor governmental entity thereto.

1.6. “Franchise” means the initial authorization, or renewal thereof, issued by the Franchising Authority, whether such authorization is designated as a franchise, agreement, permit, license, resolution, contract, certificate, ordinance or otherwise, which authorizes the construction and operation of the Cable System.

1.7. “Franchise Agreement” or “Agreement” shall mean this Agreement and any

amendments or modifications hereto. This agreement supersedes all prior or contemporaneous agreements.

1.8. "Franchise Area" means the present legal boundaries of the Township of Lower Gwynedd, County of Montgomery, Pennsylvania, as of the Effective Date, and shall also include any additions thereto, by annexation or other legal means.

1.9. "Franchising Authority" means the Township of Lower Gwynedd, Montgomery County or the lawful successor, transferee, designee, or assignee thereof.

1.10. "Grantee" shall mean Comcast of Pennsylvania, LLC and Comcast of Southeast Pennsylvania, LLC.

1.11. "Gross Revenues" shall mean all revenue received by Comcast or its affiliates attributable to or derived from the operation of Comcast's Cable System in the Township to provide Cable Service calculated in accordance with Generally Accepted Accounting Principles ("GAAP"). Gross Revenue shall include the following:

- (1) Basic Service fees;
- (2) fees charged to Subscribers for any cable service tier other than Basic Service;
- (3) fees charged for premium Cable services;
- (4) fees charged to Subscribers for any optional, per-channel or per program services;
- (5) revenue from the provision of any other service deemed to be Cable Service;
- (6) charges for installation, additional outlets, relocation, disconnection, reconnection and change-in-service fees for video programming;
- (7) fees for downgrading any level of Cable Service programming;
- (8) fees for cable-related service calls;
- (9) fees for leased access channels;
- (10) charges based on the sale or lease of any portion of the Cable System for Cable Service;
- (11) rental or sales of any and all Subscriber equipment, including, but not limited to, DVRs, converters, and remote control devices;
- (12) any and all locally derived advertising revenues;
- (13) locally derived revenues or commissions from home shopping channels;

- (14) revenue from interactive Cable Services;
- (15) fees for video-on-demand;
- (16) fees for any music services deemed to be a Cable Service;
- (17) late payment fees;
- (18) NSF check charges;
- (19) franchise fees; and
- (20) regional sports programming fees.

Gross Revenues shall not include bad debts, program launch fees, investment income, refundable deposits, sales of capital equipment when depreciated in accordance with GAAP, or any taxes on services furnished by Comcast and imposed directly upon any Subscribed or user by the Township, state, federal or other governmental unit.

1.12. "Person" means any natural person or any association, firm, partnership, joint venture, corporation, or other legally recognized entity, whether for-profit or not-for profit, but shall not mean the Franchising Authority.

1.13. "Public Way" shall mean the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, way, lane, public way, drive, circle or other public right-of-way, including, but not limited to, public utility easements, dedicated utility strips, or easements dedicated for compatible uses and any temporary or permanent fixtures or improvements located thereon now or hereafter held by the Franchising Authority in the Franchise Area, which shall entitle the Grantee to the use thereof for the purpose of installing, operating, repairing, and maintaining the Cable System. Public Way shall also mean any easement now or hereafter held by the Franchising Authority within the Franchise Area for the purpose of public travel, or for utility or public service use dedicated for compatible uses, and shall include other easements or rights-of-way as shall within their proper use and meaning (but specifically excluding pedestrian and bike trails entitle the Grantee to the use thereof for the purposes of installing, operating, and maintaining the Grantee's Cable System over poles, wires, cables, conductors, ducts, conduits, vaults, manholes, amplifiers, appliances, attachments, and other property as may be ordinarily necessary and pertinent to the Cable System.

SECTION 2 - GRANT OF AUTHORITY

2.1. Grant of Franchise. The Franchising Authority hereby grants to the Grantee a non-exclusive Franchise authorizing the Grantee to continue to construct and operate a Cable System in the Public Ways within the Franchise Area, and for that purpose to erect, install, construct, repair, replace, reconstruct, maintain, or retain in any Public Way such poles, wires, cables, conductors, ducts, conduits, vaults, manholes, pedestals, amplifiers, appliances, attachments, and other related property or equipment as may be necessary or appurtenant to the Cable System, and to provide such services over the Cable System as may be lawfully allowed.

2.2. Term of Franchise. The term of the Franchise granted hereunder shall be ten (10) years, commencing upon the Effective Date of the Franchise, unless the Franchise is renewed or is lawfully terminated in accordance with the terms of this Franchise Agreement and the Cable Act.

2.3. Renewal. Any renewal of this Franchise shall be governed by and comply with the provisions of Section 626 of the Cable Act [47 U.S.C. §546], as amended.

SECTION 3 – CONSTRUCTION AND MAINTENANCE OF THE CABLE SYSTEM

3.1. Permits and General Obligations. The Grantee shall be responsible for obtaining all generally applicable permits, licenses, or other forms of approval or authorization prior to the commencement of any activity that disturbs the surface of any street, curb, sidewalk or other public improvement in the Public Way, or impedes vehicular traffic. The issuance of such permits shall not be unreasonably withheld or delayed. Construction, installation, and maintenance of the Cable System shall be performed in a safe, thorough and reliable manner using materials of good and durable quality. Notwithstanding the requirements herein, Grantee shall not be required to obtain a permit for individual drop connections to Subscribers, servicing or installing pedestals or other similar facilities, or other instances of routine maintenance or repair to its Cable System. All transmission and distribution structures, poles, other lines, and equipment installed by the Grantee for use in the Cable System in accordance with the terms and conditions of this Franchise Agreement shall be located so as to minimize the interference with the proper use of the Public Ways and the rights and reasonable convenience of property owners who own property that adjoins any such Public Way.

3.2. Conditions of Street Occupancy.

3.2.1. New Grades or Lines. If the grades or lines of any Public Way within the Franchise Area are lawfully changed at any time during the term of this Franchise Agreement, then the Grantee shall, upon reasonable advance written notice from the Franchising Authority (which shall not be less than ten (10) business days) and at its own cost and expense, protect or promptly alter or relocate the Cable System, or any part thereof, so as to conform with any such new grades or lines. If public funds are available to any other user of the Public Way for the purpose of defraying the cost of any of the foregoing, the Franchising Authority shall notify Grantee of such funding and make available such funds to the Grantee.

3.2.2. Relocation at Request of Third Party. The Grantee shall, upon reasonable prior written request of any Person holding a permit issued by the Franchising Authority to move any structure, temporarily move its wires to permit the moving of such structure; provided (i.) the Grantee may impose a reasonable charge on any Person for the movement of its wires, and such charge may be required to be paid in advance of the movement of its wires; and (ii.) the Grantee is given not less than ten (10) business days advance written notice to arrange for such temporary relocation.

3.2.3. Restoration of Public Ways. If in connection with the construction, operation, maintenance, or repair of the Cable System, the Grantee disturbs, alters, or damages any Public Way, the Grantee agrees that it shall at its own cost and expense replace and restore any such Public Way to a condition reasonably comparable to the condition of the Public Way existing immediately prior to the disturbance

3.2.4. Safety Requirements. The Grantee shall undertake all necessary and

appropriate efforts to maintain its work sites in a safe manner in order to prevent failures and accidents that may cause damage, injuries or nuisances. All work undertaken on the Cable System shall be performed in substantial accordance with applicable FCC or other federal and state regulations. The Cable System shall not unreasonably endanger or interfere with the safety of Persons or property in the Franchise Area.

3.2.5. **Trimming of Trees and Shrubbery.** The Grantee shall have the authority to trim trees or other natural vegetative growth encroaching or overhanging any of its Cable System in the Franchise Area so as to prevent contact with the Grantee's wires, cables, or other equipment. All such trimming shall be done at the Grantee's sole cost and expense. The Grantee shall be responsible for any collateral, real property damage caused by such trimming. All tree trimming and removal of trees shall be performed in conformance with applicable Township Ordinances.

3.2.6. **Aerial and Underground Construction.** At the time of Cable System construction, if all of the transmission and distribution facilities of all of the respective public or municipal utilities in any area of the Franchise Area are underground, the Grantee shall place its Cable System transmission and distribution facilities underground, provided that such underground locations are actually capable of accommodating the Grantee's cable and other equipment without technical degradation of the Cable System's signal quality. In any region(s) of the Franchise Area where the transmission or distribution facilities of the respective public or municipal utilities are both aerial and underground, the Grantee shall have the discretion to construct, operate, and maintain all of its transmission and distribution facilities, or any part thereof, aerially or underground. Nothing in this Agreement shall be construed to require the Grantee to construct, operate, or maintain underground any ground-mounted appurtenances such as customer taps, line extenders, system passive devices, amplifiers, power supplies, pedestals, or other related equipment.

3.2.7. **Undergrounding and Beautification Projects.** In the event all users of the Public Way relocate aerial facilities underground as part of an under-grounding or neighborhood beautification project, Grantee shall participate in the planning for relocation of its aerial facilities contemporaneously with other utilities. Grantee's relocation costs shall be included in any computation of necessary project funding by the Township or private parties. Grantee shall be entitled to reimbursement of its relocation costs from public or private funds raised for the project and made available to other users of the Public Way. In the event that public and/or private funds are not available, Grantee serves the right to pass its costs through to its Subscribers in accordance with applicable law.

SECTION 4 - SERVICE OBLIGATIONS

4.1. **General Service Obligation.** The Grantee shall make Cable Service available to every residential dwelling unit within the Franchise Area where the minimum density is at least thirty (30) dwelling units per linear mile and is within one (1) mile of the existing Cable System as measured in strand footage from the nearest active trunk or feeder line from which a usable signal is technically available. Subject to the density requirement, Grantee shall offer Cable Service to all new dwellings or previously unserved dwellings located within one hundred twenty-five (125) feet of the Grantee's nearest segment of Cable System from which a usable signal is technically available ("Normal Installation"). The Grantee may elect to provide Cable Service to areas not meeting the above density and distance standards.

The Grantee may impose an additional charge in excess of its regular installation charge for any service installation requiring a drop in or line extension in excess of the above standards. Any

such additional charge shall be computed on a time plus materials basis to be calculated on that portion of the installation that exceeds the standards set forth above.

4.2. No Unfair Discrimination. Neither the Grantee nor any of its employees, agents, representatives, contractors, subcontractors, or consultants, nor any other Person, shall discriminate or permit discrimination between or among any Persons in the availability of Cable Services provided in connection with the Cable System in the Franchise Area; provided, however, Grantee reserves the right to deny service for good cause, including but not limited to non-payment or theft of service, vandalism of equipment, or documented or founded harassment or abuse of Grantee's employees or agents. It shall be the right of all Persons to receive all available services provided on the Cable System so long as such Person's financial or other obligations to the Grantee are satisfied. Nothing contained herein shall prohibit the Grantee from offering bulk discounts, promotional discounts, package discounts, or other such pricing strategies as part of its business practice.

4.3. New Developments. The Franchising Authority shall provide the Grantee with written notice of the issuance of building or development permits for planned developments within the Franchise Area requiring undergrounding of cable facilities. The Franchising Authority agrees to require the developer, as a condition of issuing the permit, to give the Grantee access to open trenches for deployment of cable facilities and at least ten (10) business days written notice of the date of availability of open trenches.

4.4. Prohibition Against Reselling Service. No Person shall resell, without the express prior written consent of the Grantee, any Cable Service, program or signal transmitted over the Cable System by the Grantee.

SECTION 5 - FEES AND CHARGES TO CUSTOMERS

5.1. All rates, fees, charges, deposits and associated terms and conditions to be imposed by the Grantee or any affiliated Person for any Cable Service as of the Effective Date shall be in accordance with applicable FCC's rate regulations. Before any new or modified rate, fee, or charge is imposed, the Grantee shall follow the applicable FCC notice requirements and rules and notify affected Customers, which notice may be by any means permitted under applicable law.

SECTION 6 - CUSTOMER SERVICE STANDARDS; CUSTOMER BILLS; AND PRIVACY PROTECTION

6.1. Customer Service Standards. The Franchising Authority hereby adopts the customer service standards set forth in Part 76, §76.309 of the FCC's rules and regulations, as amended.

6.2. Customer Bills. Customer bills shall be designed in such a way as to present the information contained therein clearly and comprehensibly to Customers, and in a way that (A) is not misleading and (B) does not omit material information. Notwithstanding anything to the contrary in Section 6.1, above, the Grantee may, in its sole discretion, consolidate costs on Customer bills as may otherwise be permitted by Section 622 (c) of the Cable Act [47 U.S.C. §542 (c)].

6.3. Privacy Protection. The Grantee shall comply with all applicable federal and state privacy laws, including Section 631 of the Cable Act and regulations adopted pursuant thereto.

SECTION 7 - OVERSIGHT AND REGULATION BY FRANCHISING AUTHORITY

7.1. Franchise Fees.

7.1.1. The Grantee shall pay to the Franchising Authority a franchise fee in an amount equal to five percent (5%) of annual Gross Revenues received from the operation of the Cable System to provide Cable Service in the Franchise Area; provided, however, that Grantee shall not be compelled to pay any higher percentage of franchise fees than any other cable operator providing service in the Franchise Area. The payment of franchise fees shall be made on a quarterly basis and shall be due forty-five (45) days after the close of each first, second and third calendar quarter (i.e., May 15, August 15, November 15) and sixty (60) days after the close of the calendar year (last day of February). Each franchise fee payment shall be accompanied by a report prepared by a representative of the Grantee showing the basis for the computation of the Franchise Fees paid during that period.

7.1.2. The Township may amend the franchise fee percentage upon sixty (60) days written notice to Grantee provided that the franchise fee shall not exceed five percent (5%), the maximum rate permitted by the Cable Act. In the event that federal law is modified to authorize a franchise fee rate higher than five percent (5%), the Township may, at its discretion, direct in writing that Grantee pay the higher franchise fee. A copy of the Resolution or Ordinance authorizing the adjustment shall accompany such written notice.

7.2. Franchise Fees Subject to Audit.

7.2.1 Upon reasonable prior written notice, during Normal Business Hours at Grantee's principal business office, the Franchising Authority shall have the right to inspect the Grantee's financial records used to calculate the Franchising Authority's franchise fees; provided, however, that any such inspection shall take place within two (2) years from the date the Franchising Authority receives such payment, after which period any such payment shall be considered final.

7.2.2. Upon the completion of any such audit by the Franchising Authority, the Franchising Authority shall provide to the Grantee a final report setting forth the Franchising Authority's findings in detail, including any and all substantiating documentation. In the event of an alleged underpayment, the Grantee shall have thirty (30) days from the receipt of the report to provide the Franchising Authority with a written response agreeing to or refuting the results of the audit, including any substantiating documentation. Based on these reports and responses, the parties shall agree upon a "Final Settlement Amount." For purposes of this Section, the term "Final Settlement Amount(s)" shall mean the agreed upon underpayment, if any, to the Franchising Authority by the Grantee as a result of any such audit. If the parties cannot agree on a "Final Settlement Amount," the parties shall submit the dispute to a mutually agreed upon mediator within sixty (60) days of reaching an impasse.

In the event an agreement is not reached at mediation, either party may bring an action to have the disputed amount determined by a court of law.

7.2.3. Any "Final Settlement Amount(s)" due to the Franchising Authority as a result of such audit shall be paid to the Franchising Authority by the Grantee within thirty (30) days from the date the parties agree upon the "Final Settlement Amount." Once the parties agree upon a Final Settlement Amount and such amount is paid by the Grantee, the Franchising Authority shall have no further rights to audit or challenge the payment for that period. The Franchising Authority shall bear the expense of its audit of the Grantee's books and records.

7.3. Oversight of Franchise. In accordance with applicable law, the Franchising Authority shall have the right to, upon reasonable prior written notice and in the presence of Grantee's employee, periodically inspect the construction and maintenance of the Cable System in the Franchise Area as necessary to monitor Grantee's compliance with the provisions of this Franchise Agreement.

7.4. Maintenance of Books, Records, and Files.

7.4.1. Books and Records. Throughout the term of this Franchise Agreement, the Grantee agrees that the Franchising Authority may review the Grantee's books and records regarding customer service performance levels in the Franchise Area to monitor Grantee's compliance with the provisions of this Franchise Agreement, upon reasonable prior written notice to the Grantee, at the Grantee's business office, during Normal Business Hours, and without unreasonably interfering with Grantee's business operations. All such documents that may be the subject of an inspection by the Franchising Authority shall be retained by the Grantee for a minimum period of twenty-four (24) months.

7.4.2. File for Public Inspection. Throughout the term of this Franchise Agreement, the Grantee shall maintain in a file of those documents required pursuant to the FCC's rules and regulations.

7.4.3. Proprietary Information. Notwithstanding anything to the contrary set forth in this Section, the Grantee shall not be required to disclose information which is proprietary or confidential in nature. The Franchising Authority agrees to treat any confidential proprietary information or trade secret disclosed by the Grantee as confidential and only to disclose it to those employees, representatives, and agents of the Franchising Authority that have a need to know in order to enforce this Franchise Agreement and who agree to maintain the confidentiality of all such information. The Grantee shall not be required to provide Customer information in violation of Section 631 of the Cable Act or any other applicable federal or state privacy law. For purposes of this Section, the terms "proprietary or confidential" include, but are not limited to, information relating to the Cable System design, customer lists, marketing plans, financial information unrelated to the calculation of franchise fees or rates pursuant to FCC rules, or other information that is reasonably determined by the Grantee to be competitively sensitive. Grantee may make proprietary or confidential information available for inspection but not copying or removal of information by the Franchise Authority's representative. In the event that the Franchising Authority has in its possession and receives a request under a state "sunshine," public records, or similar law for the disclosure of information which is confidential, trade secret or proprietary, the Franchising Authority shall notify Grantee of such request and not oppose Grantee in defending such request at no cost to the Franchising Authority.

SECTION 8 – TRANSFER OF CABLE SYSTEM OR FRANCHISE OF GRANTEE

8.1. Neither the Grantee nor any other Person may transfer the Cable System or the Franchise without prior written notice to the Franchising Authority. No prior notice shall be required, however, for: (i.) a transfer in trust, by mortgage, hypothecation, or by assignment of any rights, title, or interest of the Grantee in the Franchise or in the Cable System in order to secure indebtedness, (ii.) a transfer to an entity directly or indirectly owned or controlled by Comcast Corporation, or (iii) the sale, conveyance, transfer, exchange or release of fifty percent (50%) or less of its equitable ownership. Within thirty (30) days of receiving a notice of transfer, the Franchising Authority may, in accordance with FCC rules and regulations, notify the Grantee in writing of the additional information, if any, it requires regarding the legal, financial, and technical qualifications of the

transferee or new controlling party.

SECTION 9 - INSURANCE AND INDEMNITY

9.1. Insurance. Throughout the term of this Franchise Agreement, the Grantee shall, at its own cost and expense, maintain Comprehensive General Liability Insurance and upon request (no more frequently than once in any twelve month period) provide the Franchising Authority certificates of insurance designating the Franchising Authority and its officers, boards, commissions, councils, elected officials, agents and employees as additional insureds and demonstrating that the Grantee has obtained the insurance required in this Section. Such policy or policies shall be in the minimum amount of Three Million Dollars (\$3,000,000.00) for bodily injury or death to any one person and Three Million Dollars (\$3,000,000.00) for property damage resulting from any one accident. The Grantee shall provide workers' compensation coverage in accordance with applicable law. The Grantee shall indemnify and hold harmless the Franchising Authority from any workers compensation claims to which the Grantee may become subject during the term of this Franchise Agreement.

9.2. Indemnification. The Grantee shall indemnify, defend and hold harmless the Franchising Authority, its officers, boards, commissions, councils, elected officials, agents and employees acting in their official capacities from and against any liability or claims resulting from property damage or bodily injury (including accidental death) that arise out of the Grantee's construction, operation, maintenance, or removal of the Cable System, including, but not limited to, reasonable attorneys' fees and costs, provided that the Franchising Authority shall give the Grantee written notice of its obligation to indemnify and defend the Franchising Authority within ten (10) business days of receipt of a claim or action pursuant to this Section. The Franchising Authority agrees that it will take all necessary action to avoid a default judgment and not prejudice the Grantee's ability to defend the claim or action. If the Franchising Authority determines that it is necessary for it to employ separate counsel, the costs for such separate counsel shall be the responsibility of the Franchising Authority.

SECTION 10 - SYSTEM DESCRIPTION AND SERVICE

10.1. System Capacity. During the term of this Agreement, the Grantee's Cable System shall be capable of providing video programming with reception available to its customers in the Franchise Area in accordance with the Cable Act.

10.2. Cable Service to School Buildings. The Grantee shall continue to provide free Digital Starter Cable Service and free installation at one (1) outlet to each public and private school (K-12) building (See Exhibit A), not including "home schools," located in the Franchise Area within two hundred (200) feet of the Grantee's distribution cable. No charge shall be made for installation or service, except that Grantee may charge for installation beyond two hundred (200) feet aerial distance of the cable plant and service for more than one (1) drop in each building. For the purposes of this section, the term "school" means an educational institution that receives funding pursuant to Title I of the Elementary and Secondary Education Act of 1965, 20 U.S.C. § 6301 et seq., as amended, and does not include "home schools."

10.3. Cable Service to Governmental and Public Safety Facilities. The Grantee shall continue to provide free Digital Starter Cable Service (or equivalent) and free installation at one outlet to each municipal building located in the Franchise Area (See Exhibit A) within two hundred (200) feet of the Grantee's distribution cable. "Municipal buildings" are those buildings owned or leased by the

Franchising Authority for government and public safety purposes, and shall not include buildings owned by Franchising Authority, but leased to third parties for non-public services or buildings such as storage facilities at which government employees are not regularly stationed. No charge shall be made for installation or service, except that Grantee may charge for installation beyond two hundred (200) feet aerial distance of the cable plant and service for more than one (1) drop in each building and provide up to three (3) digital adapters per building.

SECTION 11 - ENFORCEMENT AND REVOCATION PROCEEDINGS

11.1. Notice of Violation or Default. In the event the Franchising Authority believes that the Grantee has not complied with the material terms of the Franchise, it shall notify the Grantee in writing with specific details regarding the exact nature of the alleged non-compliance or default.

11.2. Grantee's Right to Cure or Respond. The Grantee shall have forty-five (45) days from the receipt of the Franchising Authority's written notice: (A.) to respond to the Franchising Authority, contesting the assertion of non-compliance or default; or (B.) to cure such default; or (C.) in the event that, by nature of the default, such default cannot be cured within the forty-five (45) day period, initiate reasonable steps to remedy such default and notify the Franchising Authority of the steps being taken and the projected date that the cure will be completed and complete such cure by such date unless otherwise agreed by the Franchising Authority in writing.

11.3. Public Hearings. In the event the Grantee fails to respond to the Franchising Authority's notice or in the event that the alleged default is not remedied within forty-five (45) days or the date projected by the Grantee, the Franchising Authority shall schedule a public hearing to investigate the default. Such public hearing shall be held at the next regularly scheduled meeting of the Franchising Authority that is scheduled at a time that is no less than ten (10) business days therefrom. The Franchising Authority shall notify the Grantee in writing of the time and place of such meeting and provide the Grantee with a reasonable opportunity to be heard.

11.4. Enforcement. Subject to applicable federal and state law, in the event the Franchising Authority, after such public hearing, determines that the Grantee is in default of any material provision of the Franchise, the Franchising Authority may:

11.4.1. seek specific performance of any provision that reasonably lends itself to such remedy as an alternative to damages, or seek other equitable relief; or

11.4.2. in the case of a substantial default of a material provision of the Franchise, initiate revocation proceedings in accordance with the following:

(i) The Franchising Authority shall give written notice to the Grantee of its intent to revoke the Franchise on the basis of a pattern of non-compliance by the Grantee, including two or more instances of substantial non-compliance with a material provision of the Franchise. The notice shall set forth with specificity the exact nature of the non-compliance. The Grantee shall have ninety (90) days from the receipt of such notice to object in writing and to state its reasons for such objection. In the event the Franchising Authority has not received a response from the Grantee or upon receipt of the response does not agree with the Grantee's proposed remedy, it may then seek revocation of the Franchise at a public hearing. The Franchising Authority shall cause to be served upon the Grantee, at least thirty (30) days prior to such public hearing, a written notice specifying the time and place of such hearing and stating its intent to request revocation of the Franchise.

(ii) At the designated public hearing, the Franchising Authority shall give the Grantee an opportunity to state its position on the matter; present evidence and question witnesses, in accordance with the standards of a fair hearing applicable to administrative hearings in the Commonwealth of Pennsylvania, after which it shall determine whether or not the Franchise shall be terminated. The public hearing shall be on the record, and a written transcript shall be made available to the Grantee within ten (10) business days. The decision of the Franchising Authority shall be in writing and shall be delivered to the Grantee by certified mail. The Grantee may appeal such determination to an appropriate court, which shall have the power to review the decision of the Franchising Authority “de novo” and to modify or reverse such decision as justice may require.

11.5. Technical Violation. The Franchising Authority agrees that it is not its intention to subject the Grantee to penalties, fines, forfeitures or revocation of the Franchise for so-called “technical” breach(es) or violation(s) of the Franchise, which shall include, but not be limited, to the following:

11.5.1. in instances or for matters where a violation or a breach of the Franchise by the Grantee was good faith error that resulted in no or minimal negative impact on the Customers within the Franchise Area; or

11.5.2. where there existed circumstances reasonably beyond the control of the Grantee and which precipitated a violation by the Grantee of the Franchise, or which were deemed to have prevented the Grantee from complying with a term or condition of the Franchise.

11.6 No Removal of System. Grantee shall not be required to remove its Cable System or to sell the Cable System, or any portion thereof as a result of revocation, denial of renewal, or any other lawful action to forbid or disallow Grantee from providing Cable Service, if the Cable System is actively being used to facilitate any other services not governed by the Cable Act, or any portion thereof [47 U.S.C. §621 (b)].

SECTION 12 – COMPETITIVE EQUITY

12.1. Purposes. The Grantee and the Franchising Authority acknowledge that there is increasing competition in the video marketplace among cable operators, direct broadcast satellite providers, telephone companies, broadband content providers and others; new technologies are emerging that enable the provision of new and advanced services to Township residents; and changes in the scope and application of the traditional regulatory framework governing the provision of video services are being considered in a variety of federal, state and local venues. To foster an environment where video service providers using the public rights-of-way can compete on a competitively neutral and nondiscriminatory basis; encourage the provision of new and advanced services to Township residents; promote local communications infrastructure investments and economic opportunities in the Township ; and provide flexibility in the event of subsequent changes in the law, the Grantee and the Franchising Authority have agreed to the provisions in this Section, and they should be interpreted and applied with such purposes in mind.

12.2. New Video Service Provider.

12.2.1. Notwithstanding any other provision of this Agreement or any other provision of law, if any Video Service Provider (“VSP”) (i.) enters into any agreement with the Franchising Authority to provide video services to subscribers in the Township , or (ii.) otherwise begins to

provide video services to subscribers in the Township (with or without entering into an agreement with the Franchising Authority), the Franchising Authority, upon written request of the Grantee, shall permit the Grantee to construct and operate its Cable System and to provide video services to subscribers in the Township under an amended franchise agreement that incorporates the terms and conditions that apply to the new VSP. The Grantee and the Franchising Authority shall enter into an agreement or other appropriate authorization (if necessary) containing the same terms and conditions as are applicable to the VSP within sixty (60) days after the Grantee submits a written request to the Franchising Authority.

12.2.2. If there is no written agreement or other authorization between the new VSP and the Franchising Authority, the Grantee and the Franchising Authority shall use the sixty (60) day period to develop and enter into an agreement or other appropriate authorization (if necessary) that to the maximum extent possible contains provisions that will ensure competitive equity between the Grantee and other VSPs, taking into account the terms and conditions under which other VSPs are allowed to provide video services to subscribers in the Township.

12.3. Subsequent Change in Law. If there is a change in federal, state or local law that provides for a new or alternative form of authorization for a VSP to provide video services to Subscribers in the Township, or that otherwise changes the nature or extent of the obligations that the Franchising Authority may request from or impose on a VSP providing video services to subscribers in the Township, the Franchising Authority agrees that, notwithstanding any other provision of law, upon Grantee's written request the Franchising Authority shall: (i) permit the Grantee to provide video services to subscribers in the Township on the same terms and conditions as are applicable to a VSP under the changed law; (ii) modify this Agreement to comply with the changed law; or (iii) modify this Agreement to ensure competitive equity between the Grantee and other VSPs, taking into account the conditions under which other VSPs are permitted to provide video services to Subscribers in the Township. The Franchising Authority and the Grantee shall implement the provisions of this Section within sixty (60) days after the Grantee submits a written request to the Franchising Authority.

Notwithstanding any provision of law that imposes a time or other limitation on the Grantee's ability to take advantage of the changed law's provisions, the Grantee may exercise its rights under this Section at any time, but not sooner than thirty (30) days after the changed law goes into effect.

12.4. Effect on This Agreement. Any agreement, authorization, right or determination to provide video services to subscribers in the Township under Sections 12.2 or 12.3 shall supersede this Agreement, and the Grantee, at its option, may terminate this Agreement or portions thereof, upon written notice to the Franchising Authority, without penalty or damages.

12.5. Video Service Provider. The term "Video Service Provider" or "VSP" shall mean any entity using the public rights-of-way to provide multiple video programming services to subscribers, for purchase or at no cost, regardless of the transmission method, facilities, or technology used. A VSP shall include but is not limited to any entity that provides cable services, multi-channel multipoint distribution services, broadcast satellite services, satellite-delivered services, wireless services, and Internet Protocol based services.

SECTION 13 - MISCELLANEOUS PROVISIONS

13.1. Force Majeure. The Grantee shall not be held in default under, or in noncompliance with, the provisions of the Franchise, nor suffer any enforcement or penalty relating to

noncompliance or default (including termination, cancellation or revocation of the Franchise), where such non-compliance or alleged defaults occurred or were caused by lightning strike, earthquake, flood, tidal wave, unusually severe rain, ice or snow storm, hurricane, tornado, or other catastrophic act of nature; riot, war, labor disputes, failure of utility service necessary to operate the Cable System, governmental, administrative or judicial order or regulation or other event that is reasonably beyond the Grantee's ability to anticipate or control. This provision also covers work delays caused by waiting for utility providers to service or monitor their own utility poles on which the Grantee's cable or equipment is attached, as well as unavailability of materials or qualified labor to perform the work necessary.

13.2. Notice. All notices shall be in writing and shall be sufficiently given and served upon the other party by hand delivery, first class mail, registered or certified, return receipt requested, postage prepaid, by reputable overnight courier service, electronic (email) or as allowed by applicable law and addressed as follows:

To the Franchising Authority:
Lower Gwynedd Township
Attention: Township Manager
1130 N. Bethlehem Pike
Spring House, PA 19477

To the Grantee:
Comcast Cable
One Comcast Center
1701 John F. Kennedy Boulevard
Philadelphia, PA 19103-2838
Attention: Government Affairs Department

13.3. Entire Agreement. This Franchise Agreement and any exhibits or addendums hereto constitute the entire agreement between the Franchising Authority and the Grantee and supersedes all prior or contemporaneous agreements, ordinances, representations, or understandings -- whether written or oral -- of the parties regarding the subject matter hereof. Any agreements, ordinances, representations, or understandings or parts of such measures that are in conflict with or otherwise impose obligations different from the provisions of this Franchise Agreement are superseded by this Franchise Agreement.

13.4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Franchise Agreement is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body, or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

13.5. Governing Law. This Franchise Agreement shall be deemed to be executed in the Commonwealth of Pennsylvania, and shall be governed in all respects, including validity, interpretation and effect, and construed in accordance with, the laws of the Commonwealth of Pennsylvania, as applicable to contracts entered into and performed entirely within the State.

13.6. Modification. No provision of this Franchise Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by the Franchising Authority and the Grantee, which amendment shall be authorized on behalf of the

Franchising Authority through the adoption of an appropriate resolution or order by the Franchising Authority, as required by applicable law.

13.7. No Third-Party Beneficiaries. Nothing in this Franchise Agreement is or was intended to confer third-party beneficiary status on any member of the public to enforce the terms of this Franchise Agreement.

13.8 Captions. Captions to sections throughout this Franchise Agreement are solely to facilitate the reading and reference to the sections and provisions of this Franchise Agreement. Such captions shall not affect the meaning or interpretation of this Franchise Agreement.

13.9. No Waiver of Rights. Nothing in this Franchise Agreement shall be construed as a waiver of any rights, substantive or procedural, which Grantee may have under federal or state law unless such waiver is expressly stated herein.

13.10. Calculation of Time. Where the performance or doing of any act, duty, matter, payment, or operation is required hereunder and the period of time or duration for the performance or during thereof is prescribed and fixed herein, the time shall be computed so as to exclude the first day and include the last day of the prescribed or fixed period or duration of time. When the last day of the period is on a Saturday, Sunday, or a legal holiday, that day shall be omitted from the computation.

13.11 Incorporation by Reference.

(a) All presently and hereafter applicable conditions and requirements of federal, state and generally applicable local laws, including but not limited to the rules and regulations of the FCC and the Commonwealth of Pennsylvania, as they may be amended from time to time, are incorporated herein by reference to the extent not enumerated herein.

(b) Should the Commonwealth of Pennsylvania, the federal government or the FCC require Grantee to perform or refrain from performing any act the performance or non-performance of which is inconsistent with any provisions herein, the Franchising Authority and Grantee will thereupon, if they determine that a material provision herein is affected, modify any of the provisions herein to reflect such government action.

SECTION 14 - EDUCATIONAL AND GOVERNMENT ACCESS CHANNEL (EG)

14.1 The Grantee shall continue to make available one (1) Educational ("E") channel and/or one (1) Governmental ("G") channel in accordance with Section 611 of the Cable Act for exclusive use by the Township and/or its designee. The EG channels shall be used for non-commercial community programming related to governmental and/or educational activities. Their purpose is to contribute to an informed citizenry by, among other things, showing local government at work, responding to local needs, and bringing education into the home. The Township shall have complete control over the content, scheduling, administration and all other programming aspects of the EG channel and may delegate such functions to an appropriate designee. Comcast shall not exercise any editorial control over EG channel programming, subject to applicable law. Comcast shall offer EG channels to Subscribers on the lowest level of Digital Cable Service available during the term of the Agreement or as required by applicable law.

14.2 To enable the Township and/or its designees to utilize the EG channels, the Township shall select, and Comcast shall continue to connect to the Cable System, no more than two (2) remote origination points, to be designated by the Township for Government Access and Education Access.

Comcast shall continue to provide and install, at its sole cost and expense, cable, wire, lines and/or other necessary signal distribution equipment such that live or tape playback of cablecasts or other programming can be received from the selected locations and be distributed via the Cable System to Subscribers in the Township. These cables, wires, lines and other signal distribution equipment shall be collectively known as the "Return Line". Comcast shall distribute the video signals for the EG channels in high quality resolution.

REMAINDER OF PAGE LEFT BLANK UNTIL SIGNATURE PAGE

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below, as of the last date set forth below:

Attest:

LOWER GWYNEDD TOWNSHIP

By: Its Board of Supervisors

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

Date: _____ 2026

Attest:

**COMCAST OF PENNSYLVANIA, LLC: and
COMCAST OF SOUTHEAST PENNSYLVANIA,
LLC**

By: _____
Print Name:
Title:

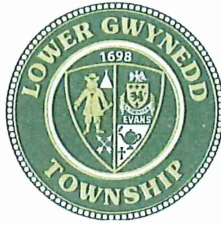
Date: _____ 2026

Exhibits:

Exhibit A: Courtesy Cable Television Services to Municipal Facilities

EXHIBIT A

TOWNSHIP, LOWER GWYNEDD	1130 N BETHLEHEM PIKE	AMBLER	PA	19002
POLICE, LOWER GWYNEDD	1130 N BETHLEHEM PIKE	AMBLER	PA	19002
PUBLIC WORKS, LOWER GWYNEDD	1130 N BETHLEHEM PIKE	AMBLER	PA	19002
COMMUNITY BUILDING, PENLLYN WOODS PARK	1227 E. TOWNSHIP LINE ROAD	PENLLYN	PA	19422
TOWNSHIP, PUBLIC WORKS (TO BE BUILT)	1201 SUMNEYTOWN PK	SPRING HOUSE	PA	19477



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

www.lowergwynedd.org

Finance Memorandum

Date: September 14, 2026

To: Mimi Gleason, Township Manager

From: Melinda Haldeman, CPA Finance Director

MH

RE: August 31, 2026, LGT Financial Packet:

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

2026 ITEMS TO NOTE:

- ❖ All reconciliations have been completed through August 31, 2026.
- ❖ Interest Income across all funds totaled \$ 789,817.68 through August 31, 2026. This includes \$129,679.05 of interest earned from the bond proceeds. This interest is not subject to arbitrage. Interest rates as of August 31, 2026: Citadel 3.05%, PLIGIT Class 3.50%, PLIGIT Prime 3.78%.
- ❖ All escrow accounts are reconciled and invoiced through August 31, 2026.
- ❖ We received \$1,042.90 in unclaimed property checks from Pennsylvania and \$13,843.84 from trading in of the old Police guns. (New Police guns were bought in 2025.) Both items are included in Misc. Income.

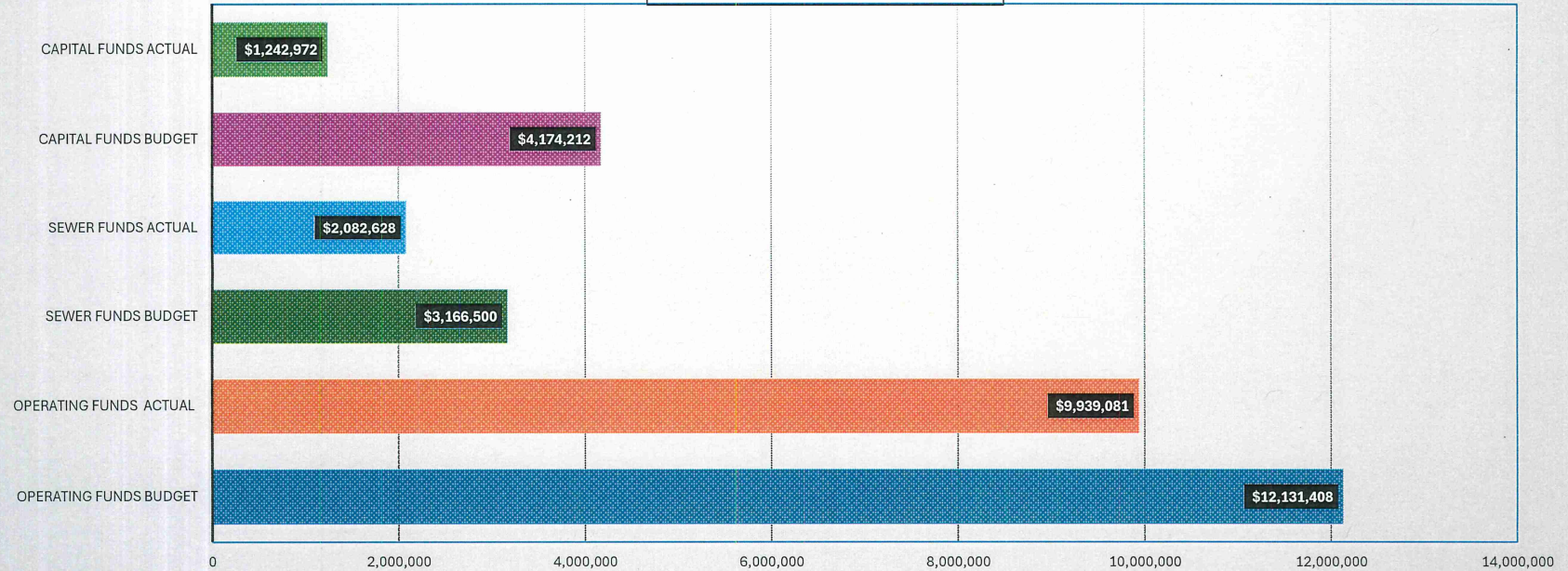
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

Revenue Actual to Budget YTD Thru AUGUST 31, 2026



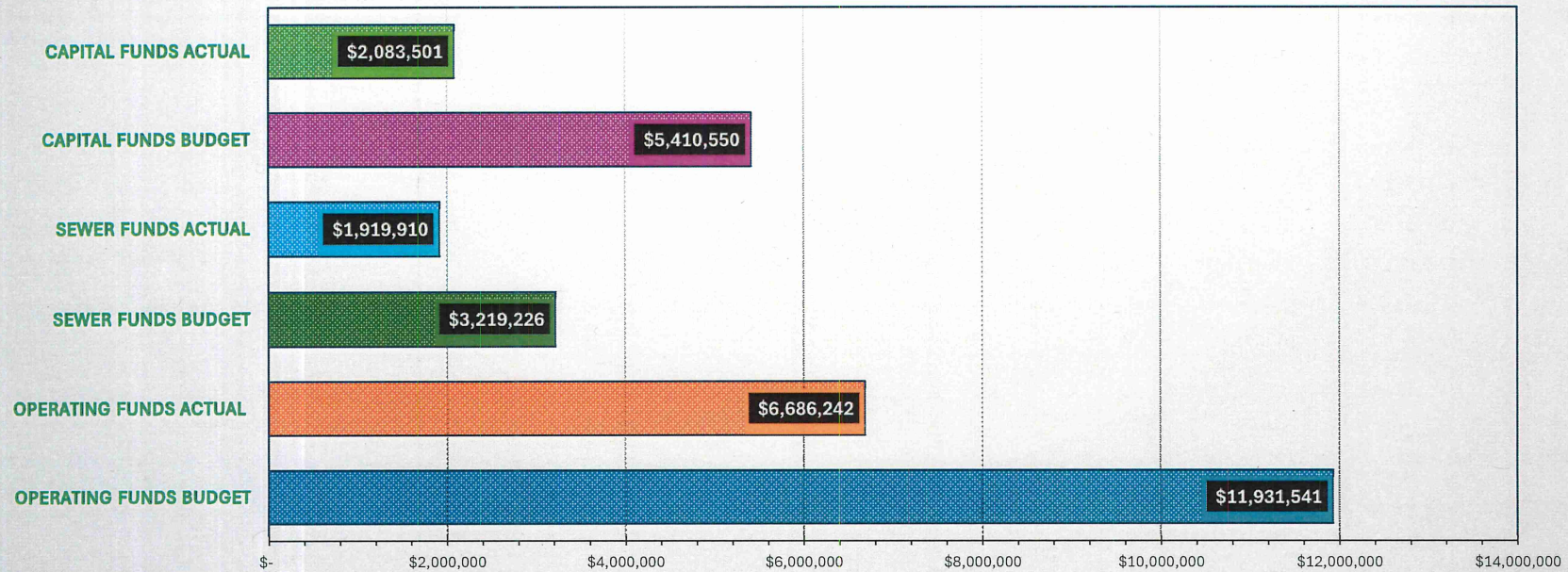
66.67% through the year as of August 31, 2026

Capital Funds Revenue: Capital Revenue is 29.78% of Budget. No Grants received. Only Interest Income

Sewer Funds Revenue: Sewer Revenue is 65.77 % of Budget.

Operating Funds Revenue: Operating Revenue is 81.93% RE tax collected 98.06% Act 511 89.84%

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



66.67% through the year as of August 31, 2026

Capital Funds Expenses:

Expenses are 38.51% of Budget. Projects starting

Sewer Funds Expenses:

Expenses are 59.64% of Budget. 1st Qtr Capital Exp from Ambler received. Not 2nd qtr

Operating Funds Expenses:

Expenses are 56.04% 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 August 31, 2026

FUND #	FUND	FUND BALANCE @ 01/01/2026		(INCREASE)DECREASE THRU 08/31/2026		FUND BALANCE @08/31/2026
		FINAL				
01	GENERAL	-8,641,844.63		-3,183,190.13		-11,825,034.76
02	STREET LIGHT	-43,091.62		-1,838.01		-44,929.63
03	FIRE PROTECTION	-257,135.98		-61,413.09		-318,549.07
04	FIRE HYDRANT	-33,009.93		-6,397.37		-39,407.30
	GENERAL OPERATING FUNDS SURPLUS	-8,975,082.16		-3,252,838.60		-12,227,920.76
08	SEWER OP	-5,886,016.82		-171,138.55		-6,057,155.37
09	SEWER CAPITAL	-4,500,584.99		8,421.04		-4,492,163.95
	SEWER FUNDS SURPLUS	-10,386,601.81		-162,717.51		-10,549,319.32
16						
30	CAPITAL RESERVE	-10,871,189.59		1,419,418.99		-9,451,770.60
31	STORMWATER MNGMNT	-582,253.47		10,008.54		-572,244.93
33	TRAFFIC IMPACT	-1,828,625.14		-199,604.89		-2,028,230.03
35	HIGHWAY AID	-790,983.40		-389,293.45		-1,180,276.85
	CAPITAL FUNDS	-14,073,051.60		840,529.19		-13,232,522.41

YTD ALL FUNDS:	-2,575,026.92
----------------	---------------

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
8/31/2026

		8/31/2026
FUND #		Cash Balance
01	GENERAL	10,501,208.85
02	STREET LIGHT	45,781.74
03	FIRE PROTECTION	444,104.81
04	FIRE HYDRANT	47,517.79
	GENERAL OPERATING FUNDS CASH	\$ 11,038,613.19
08	SEWER OP	3,586,439.29
09	SEWER CAPITAL	4,535,418.31
	SEWER FUNDS CASH	\$ 8,121,857.60
30	CAPITAL RESERVE	10,204,610.00
31	STORMWATER MNGMNT	592,722.22
33	TRAFFIC IMPACT	2,018,215.03
35	HIGHWAY AID	1,180,276.85
	CAPITAL FUNDS CASH	\$ 13,995,824.10
	Total Cash	\$ 33,156,294.89

		8/31/2026
Banking Institution		Cash Balance
PLIGIT		28,798,302.16
CITADEL		4,357,992.73
		<u>4,357,992.73</u>
		\$ 33,156,294.89

Reserves per Fund Balance Policy	Reserves	8/31/2026
	Per Policy 2025	Cash Balance
General Fund Reserves	2,641,989.00	10,501,208.85
Sewer Fund Reserves	1,029,175.00	3,586,439.29
Sewer Capital Reserves	1,000,000.00	4,535,418.31

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

09/14/2026
09:45:04

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
FOR PERIOD 08 OF 2026

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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	ANNUAL
01	GENERAL FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	CY REV
		2023	2024	2025	2026	BUDGET
301	REAL ESTATE TAXES	-1,058,349.20	-1,062,747.60	-1,212,194.40	-1,432,846.49	-1,456,731.00
310	LOCAL TAX ACT 511	-5,698,068.54	-5,620,131.40	-6,262,068.56	-7,111,472.74	-7,915,000.00
321	BUSINESS LICENSES & PRMTS	-201,497.45	-193,194.39	-184,687.68	-172,702.39	-237,200.00
331	FINES	-7,259.98	-8,971.85	-22,073.51	-14,816.95	-16,000.00
341	INTEREST EARNINGS	-184,751.01	-261,936.24	-227,378.60	-240,057.27	-370,000.00
342	RENTS & ROYALTIES	-161,880.05	-164,515.36	-170,936.66	-173,522.59	-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	-20,500.96	-29,903.47	-21,500.00
361	PERMITS/DEVELOPMENT	-421,188.91	-371,455.30	-324,543.71	-424,663.16	-683,500.00
362	PUBLIC SAFETY	-88,843.98	-178,745.49	-100,429.58	-16,234.21	-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	-32,922.00	-28,500.00
380	MISCELLANEOUS REVENUE	-1,151.96	-1,217.36	-11,688.08	-26,659.74	-5,000.00
387	DIVIDENDS/MISC REV	.00	.00	.00	.00	-30,000.00
392	INTERFUND OPERATING TRANS	-332.07	.00	-13,067.00	.00	-33,773.00
401	EXECUTIVE	494,835.38	666,215.28	854,162.41	943,069.29	1,350,973.00
402	FINANCIAL ADMIN	274,656.97	185,870.94	201,586.64	265,878.97	430,635.00
403	TAX COLLECTION	81,502.55	82,760.55	83,731.93	88,787.43	115,256.00
409	BUILDNGS & PLANT	159,832.15	164,324.84	165,977.16	198,107.18	299,083.00
410	POLICE	2,588,779.07	2,666,577.88	2,745,737.56	3,052,083.76	4,798,522.00
411	FIRE	.00	.00	.00	.00	142,000.00
412	AMBULANCE	30,000.00	.00	30,000.00	35,221.73	35,000.00
413	GEN GOVT-CODE ENFORCEMENT	4,672.00	.00	.00	.00	.00
414	PLANING & ZONING	372,357.93	415,232.42	432,768.49	450,804.24	821,503.00
430	PW-HIGHWAY RDS STS	515,691.39	459,000.08	868,985.15	981,450.97	1,597,300.00
451	COMMUNITY PROGRAMS	.00	.00	.00	156,906.95	273,929.00
461	OPEN SPACE CONSERVATION	8,698.71	.00	.00	.00	.00
487	EMPLOYEE BENEFITS	12,069.52	32,653.44	22,395.47	51,747.36	686,789.00
492	INTERFUND OPERATING TRANS	620,375.00	1,217,814.04	443,343.00	273,413.00	938,413.00
	TOTAL GENERAL FUND	-2,664,042.48	-1,995,450.90	-2,705,650.93	-3,183,190.13	-209,256.00
	TOTAL REVENUES	-7,827,513.15	-7,885,900.37	-8,554,338.74	-9,680,661.01	-11,698,659.00
	TOTAL EXPENSES	5,163,470.67	5,890,449.47	5,848,687.81	6,497,470.88	11,489,403.00
	TOTAL 01 GENERAL FUND	-2,664,042.48	-1,995,450.90	-2,705,650.93	-3,183,190.13	-209,256.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
FOR PERIOD 08 OF 2026

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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
02	STREET LIGHT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
301	REAL ESTATE TAXES	-24,869.99	-16,301.24	-9,070.84	-8,974.72	-14,000.00
341	INTEREST EARNINGS	-801.22	-1,074.05	-1,172.69	-1,095.03	-1,700.00
434	PW -STREET LGHTNG	6,922.15	4,918.06	3,710.09	8,231.74	10,170.00
	TOTAL STREET LIGHT FUND	-18,749.06	-12,457.23	-6,533.44	-1,838.01	-5,530.00
	TOTAL REVENUES	-25,671.21	-17,375.29	-10,243.53	-10,069.75	-15,700.00
	TOTAL EXPENSES	6,922.15	4,918.06	3,710.09	8,231.74	10,170.00
	TOTAL 02 STREET LIGHT FUND	-18,749.06	-12,457.23	-6,533.44	-1,838.01	-5,530.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
FOR PERIOD 08 OF 2026

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ACCOUNTS FOR:		PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
03	FIRE PROTECTION FUND					
301	REAL ESTATE TAXES	-194,028.63	-200,372.96	-200,867.37	-198,414.77	-201,892.00
341	INTEREST EARNINGS	-4,190.45	-2,293.93	-7,518.21	-8,280.48	-7,076.00
392	INTERFUND OPERATING TRANS	.00	.00	-165,000.00	.00	-165,000.00
480	RE TAX CONTRIBUTIONS	.00	139,486.33	153,527.24	127,148.00	208,968.00
489	DISCRETIONARY CONTRIBUTION	131,600.00	.00	.00	18,134.16	165,000.00
	TOTAL FIRE PROTECTION FUND	-66,619.08	-63,180.56	-219,858.34	-61,413.09	.00
	TOTAL REVENUES	-198,219.08	-202,666.89	-373,385.58	-206,695.25	-373,968.00
	TOTAL EXPENSES	131,600.00	139,486.33	153,527.24	145,282.16	373,968.00
	TOTAL 03 FIRE PROTECTION FUND	-66,619.08	-63,180.56	-219,858.34	-61,413.09	.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
04	FIRE HYDRANT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
301	REAL ESTATE TAXES	-39,596.06	-36,885.36	-41,274.33	-40,769.79	-41,581.00
341	INTEREST EARNINGS	-2,079.27	-2,171.04	-1,172.66	-885.08	-1,500.00
411	FIRE	28,923.37	31,953.87	31,953.87	35,257.50	58,000.00
	TOTAL FIRE HYDRANT FUND	-12,751.96	-7,102.53	-10,493.12	-6,397.37	14,919.00
	TOTAL REVENUES	-41,675.33	-39,056.40	-42,446.99	-41,654.87	-43,081.00
	TOTAL EXPENSES	28,923.37	31,953.87	31,953.87	35,257.50	58,000.00
	TOTAL 04 FIRE HYDRANT FUND	-12,751.96	-7,102.53	-10,493.12	-6,397.37	14,919.00

09/14/2026
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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
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ACCOUNTS FOR:
08 SEWER FUND

	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-47,294.05	-11,129.30	-59,350.88	-71,645.01	-144,000.00
361 PERMITS/DEVELOPMENT	-50.00	.00	.00	.00	.00
364 SANITATION	-1,957,728.88	-2,105,879.01	-2,179,882.49	-1,897,966.58	-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	-2,293.26	155.05	185.00	370.00	1,000.00
402 FINANCIAL ADMIN	15,398.92	17,079.68	9,135.82	3,108.28	15,000.00
408 ENGINEERING	.00	.00	-2,432.50	13,690.27	5,000.00
409 BUILDNGS & PLANT	63,600.00	63,600.00	67,500.00	67,500.00	135,000.00
429 PW-WASTEWTR COLL	1,140,331.82	1,438,850.21	1,365,757.07	1,486,477.18	2,475,100.00
486 INSURANCE	15,400.64	39,239.46	45,536.27	36,699.21	42,500.00
487 EMPLOYEE BENEFITS	70,686.33	60,603.85	85,569.40	99,490.10	161,565.00
492 INTERFUND OPERATING TRANS	.00	100,000.00	105,847.00	91,138.00	124,911.00
TOTAL SEWER FUND	-702,848.48	-397,480.06	-585,003.31	-171,138.55	-4,924.00
TOTAL REVENUES	-2,005,972.93	-2,117,008.31	-2,262,101.37	-1,969,611.59	-2,965,000.00
TOTAL EXPENSES	1,303,124.45	1,719,528.25	1,677,098.06	1,798,473.04	2,960,076.00
TOTAL 08 SEWER FUND	-702,848.48	-397,480.06	-585,003.31	-171,138.55	-4,924.00

09/14/2026
09:45:06

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
FOR PERIOD 08 OF 2026

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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
09	SEWER CAPITAL RESERVE	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-125,888.75	-162,581.27	-133,500.82	-113,015.98	-190,000.00
354	ST. CAPITAL & OP. GRANTS	.00	.00	-9,291.00	.00	.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	18,174.80	6,220.00	5,728.36	11,000.00
429	PW-WASTEWTR COLL	3,120.00	38,599.74	3,737.60	14,878.25	118,150.00
439	CONSTRUCTION & REBUILDING	28,538.41	53,694.93	86,099.95	100,830.41	130,000.00
492	INTERFUND OPERATING TRANS	.00	.00	.00	.00	.00
	TOTAL SEWER CAPITAL RESERVE	-94,230.34	-152,111.80	-46,734.27	8,421.04	57,650.00
	TOTAL REVENUES	-125,888.75	-262,581.27	-142,791.82	-113,015.98	-201,500.00
	TOTAL EXPENSES	31,658.41	110,469.47	96,057.55	121,437.02	259,150.00
	TOTAL 09 SEWER CAPITAL RESERVE	-94,230.34	-152,111.80	-46,734.27	8,421.04	57,650.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2023/2024/2025/2026
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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
30 CAPITAL RESERVE FUND					
341 INTEREST EARNINGS	-151,274.62	-288,215.25	-347,941.98	-265,252.57	-482,400.00
345 DVIT GRANTS	.00	.00	.00	-1,439.80	-15,000.00
351 FEDERAL GRANTS	-250,000.00	-310,980.00	.00	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	-867,819.77	-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	-2,771,123.00	-364,551.00	-864,551.00
401 EXECUTIVE	.00	332,898.80	.00	.00	.00
407 DATA PROCESSING	6,426.00	17,069.68	.00	.00	.00
409 BUILDNGS & PLANT	19,244.29	31,237.48	75,462.00	19,098.16	33,000.00
410 POLICE	12,787.80	133,614.10	53,666.44	24,270.41	205,000.00
430 PW-HIGHWAY RDS STS	3,120.00	113,306.73	21,017.43	100,480.75	162,000.00
439 CONSTRUCTION & REBUILDING	40,408.33	332,434.14	3,485,995.68	1,080,131.06	2,164,000.00
454 PARKS	71,220.82	99,242.92	184,514.93	462,131.98	1,040,000.00
471 DEBT PRINCIPAL	.00	.00	235,000.00	165,000.00	165,000.00
472 DEBT INTEREST	.00	.00	130,301.66	199,550.00	199,550.00
TOTAL CAPITAL RESERVE FUND	-848,067.38	-1,625,025.21	1,066,420.66	1,419,418.99	937,365.00
TOTAL REVENUES	-1,001,274.62	-2,684,829.06	-3,119,537.48	-631,243.37	-3,031,185.00
TOTAL EXPENSES	153,207.24	1,059,803.85	4,185,958.14	2,050,662.36	3,968,550.00
TOTAL 30 CAPITAL RESERVE FUND	-848,067.38	-1,625,025.21	1,066,420.66	1,419,418.99	937,365.00

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Lower Gwynedd Township
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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
31 STORMWATER MANAGEMENT		ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-10,952.66	-29,230.18	-21,473.33	-14,730.20	-30,000.00
354	ST. CAPITAL & OP. GRANTS	.00	-64,497.00	.00	.00	-93,671.00
387	DIVIDENDS/MISC REV	-55,495.00	-34,727.50	.00	-8,100.00	-150,000.00
446	STORMWATER MANAGEMENT	33,690.84	95,987.83	128,073.99	32,838.74	492,000.00
	TOTAL STORMWATER MANAGEMENT	-32,756.82	-32,466.85	106,600.66	10,008.54	218,329.00
	TOTAL REVENUES	-66,447.66	-128,454.68	-21,473.33	-22,830.20	-273,671.00
	TOTAL EXPENSES	33,690.84	95,987.83	128,073.99	32,838.74	492,000.00
	TOTAL 31 STORMWATER MANAGEMENT	-32,756.82	-32,466.85	106,600.66	10,008.54	218,329.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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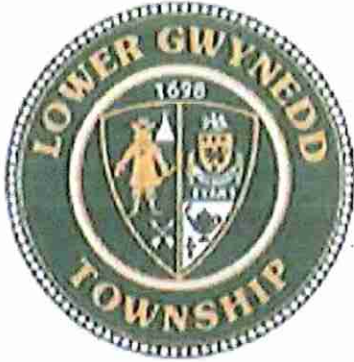
ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
33 TRAFFIC IMPACT FUND		ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341	INTEREST EARNINGS	-52,446.88	-66,454.75	-41,459.66	-48,504.89	-72,000.00
354	ST. CAPITAL & OP. GRANTS	.00	-1,004,454.28	.00	.00	.00
361	PERMITS/DEVELOPMENT	.00	.00	.00	-151,100.00	-425,000.00
402	FINANCIAL ADMIN	24,388.74	.00	.00	.00	.00
433	PW -TRAFFIC	199,846.51	1,398,468.12	.00	.00	.00
439	CONSTRUCTION & REBUILDING	10,201.18	.00	.00	.00	.00
TOTAL TRAFFIC IMPACT FUND		181,989.55	327,559.09	-41,459.66	-199,604.89	-497,000.00
TOTAL REVENUES		-52,446.88	-1,070,909.03	-41,459.66	-199,604.89	-497,000.00
TOTAL EXPENSES		234,436.43	1,398,468.12	.00	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND		181,989.55	327,559.09	-41,459.66	-199,604.89	-497,000.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
35 HIGHWAY AID FUND					
341 INTEREST EARNINGS	-18,683.13	-18,235.69	-18,986.69	-26,351.17	-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	301,661.25	.00	.00	950,000.00
TOTAL HIGHWAY AID FUND	-401,397.87	-57,587.85	-315,076.63	-389,293.45	576,444.00
TOTAL REVENUES	-407,925.64	-386,449.66	-386,312.66	-389,293.45	-373,556.00
TOTAL EXPENSES	6,527.77	328,861.81	71,236.03	.00	950,000.00
TOTAL 35 HIGHWAY AID FUND	-401,397.87	-57,587.85	-315,076.63	-389,293.45	576,444.00
GRAND TOTAL	-4,719,219.88	-4,179,022.49	-513,507.46	-2,575,026.92	1,087,997.00



LOWER GWYNEDD TOWNSHIP

INVOICE WARRANT REPORT

The Lower Gwynedd Township Board of Supervisors hereby approve the invoices listed on the Accounts Payable Warrant Report for checks dated 09/22/2026 for \$377,695.45 per the signed Resolution. Also attached is the P-Card Statement for September 2026 and the New Vendors Added Report.

Signed: _____

Date: _____

MASTERCARD (P-CARD) ACCOUNT STATEMENT

Paid on 09/08/2026

<u>ADMIN</u>	<u>KENNY</u>	<u>WORMAN</u>	<u>P WORKS</u>	<u>TOTAL</u>
\$8069.12	\$4,428.31	\$117.00	\$3,218.64	<u>\$15,833.07</u>

Assistant Township Manager

Board of Supervisor

**CORPORATE CARD**

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

Statement Date Aug. 27, 2026

Previous Balance	\$30,109.68
Purchases	+15,833.07
Cash Advances	+0.00
Fees	+0.00
Adjustments	+0.00
Payments	-30,109.68
Closing Balance	\$15,833.07 ✓
Balance Due	\$15,833.07
Payment Due Date	Sep. 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

Jul. 28, 2026 - Aug. 27, 2026

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
BILLING ACCOUNT 030522			ACCOUNT NUMBER XXXX XXXX XXXX 0522
Aug. 4	Aug. 4	AUTOMATIC PYMT RECEIVED	30,109.68 CR
TOTAL CREDITS			\$ -30,109.68
TOTAL DEBITS			\$ 0.00
TOTAL ACTIVITY			\$ -30,109.68

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
ADMIN, CORP			ACCOUNT NUMBER XXXX XXXX XXXX 7362
Jul. 28	Jul. 29	IL GIARDINO ITALIAN CU SPRING HOUSE PA	156.26
Aug. 6	Aug. 7	FSP*BEANIE BOUNCE PART EAST NORRITONPA	1,970.93 ✓
Aug. 8	Aug. 10	INT'L CODE COUNCIL INC COUNTRY CLUB IL	21.15 ✓
Aug. 11	Aug. 11	VERIZON BILL PAYMENT LAKE MARY FL	983.49

Continued on next page

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

Account Number 5525 2700 0003 0522
Balance Due \$15,833.07
Payment Due Date Sep. 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.**

5525270000030522 0000001583307 0000001583307

Account Number XXXX XXXX XXXX 0522
Account Name BILLING ACCOUNT 030522

Statement Date: Aug. 27, 2026

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
Aug. 11	Aug. 11	VZWLSS*MY VZ VB P LAKE MARY FL	1,532.91 ✓
Aug. 11	Aug. 13	RENTAL WORLD-LANSDALE LANSDALE PA	538.20
Aug. 11	Aug. 12	GEORGE ALLEN PORTABLE CHALFONT PA	257.00 ✓
Aug. 11	Aug. 12	GEORGE ALLEN PORTABLE CHALFONT PA	131.00 ✓
Aug. 11	Aug. 12	GEORGE ALLEN PORTABLE CHALFONT PA	131.00 ✓
Aug. 11	Aug. 12	GEORGE ALLEN PORTABLE CHALFONT PA	131.00 ✓
Aug. 11	Aug. 12	GEORGE ALLEN PORTABLE CHALFONT PA	131.00 ✓
Aug. 17	Aug. 18	ARPEGGIO SPRING HOUSE PA	52.88 ✗
Aug. 19	Aug. 20	ARPEGGIO BYOB SPRING HOUSE PA	129.78 ✓
Aug. 19	Aug. 20	PECO ENERGY COMPANY 2158414000 PA	171.20 ✓
Aug. 21	Aug. 24	A TO Z PARTY RENTAL MONTGOMERYVILPA	100.00
Aug. 25	Aug. 26	ARPEGGIO BYOB SPRING HOUSE PA	31.32 ✓
Aug. 25	Aug. 26	IN *TRAISR, LLC FORT WASHINGTPA	1,600.00 ✓

TOTAL CREDITS \$ 0.00
TOTAL DEBITS \$ 8,069.12
TOTAL ACTIVITY \$ 8,069.12

KENNY, PAUL D

ACCOUNT NUMBER XXXX XXXX XXXX 2252

Aug. 25	Aug. 26	NBS*SJU SERVICE FEE LINCOLN NE	122.71
Aug. 25	Aug. 26	NBS*SAINT JOSEPHS UNIV PHILADELPHIA PA	4,305.60

TOTAL CREDITS \$ 0.00
TOTAL DEBITS \$ 4,428.31
TOTAL ACTIVITY \$ 4,428.31

WORMAN, JAMIE P.

ACCOUNT NUMBER XXXX XXXX XXXX 6926

Aug. 21	Aug. 21	CCI*CONSTANT-CONTACT WALTHAM MA	117.00
---------	---------	---------------------------------	--------

TOTAL CREDITS \$ 0.00
TOTAL DEBITS \$ 117.00
TOTAL ACTIVITY \$ 117.00

ZOLLERS, FRED

ACCOUNT NUMBER XXXX XXXX XXXX 3803

Jul. 29	Jul. 30	GIANT 6510 SPRING HOUSE PA	26.62
Aug. 4	Aug. 5	BRUSCA LANDSCAPE SUPPL NORRISTOWN PA	448.00

Continued on next page

Remember

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: Aug. 27, 2026

TRANS DATE	POSTING DATE	DESCRIPTION	AMOUNT (\$)
Aug. 4	Aug. 5	BRUSCA LANDSCAPE SUPPL NORRISTOWN PA	448.00
Aug. 5	Aug. 6	BRUSCA LANDSCAPE SUPPL NORRISTOWN PA	448.00
Aug. 14	Aug. 17	CASELLA MID ATLANTIC CONSHOHOCKEN PA	94.00
Aug. 14	Aug. 17	CASELLA MID ATLANTIC CONSHOHOCKEN PA	94.00
Aug. 19	Aug. 19	FLOORBOX.US SAN FRANCISCO CA	297.24
Aug. 20	Aug. 21	GRAINGER LAKE FOREST IL	1,229.84
Aug. 24	Aug. 25	HARBOR FREIGHT TOOLS33 MONTGOMERYVIL PA	132.94
TOTAL CREDITS			\$ 0.00
TOTAL DEBITS			\$ 3,218.64
TOTAL ACTIVITY			\$ 3,218.64

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

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 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	173179	08/18/26	74989		106826	P	09/22/26	01401 340	LEGAL NOTICES	696.90
	INVOICE: 2834234									
VENDOR TOTALS			27,463.20	YTD INVOICED				34,873.53	YTD PAID	696.90
3787 ADVANCED ELECTRICAL CONTRACTORS, INC.	173298	08/06/26	75111		106874	P	09/22/26	01409 370	R&M ALL BLDNGS	273.00
	INVOICE: 410484									
	173300	08/11/26	75113		106874	P	09/22/26	30409 721	IMPROVEMENT TO TWP. PROPE	1,144.00
	INVOICE: 410544									
VENDOR TOTALS			4,594.86	YTD INVOICED				21,247.86	YTD PAID	1,417.00
4229 ALLOY5 LLC	173326	08/31/26	75139		106889	P	09/22/26	30439 725	PUBLIC WORKS PROJECT	40,400.00
	INVOICE: 26-002-001									
VENDOR TOTALS			6,600.00	YTD INVOICED				47,000.00	YTD PAID	40,400.00
3883 AMAZON CAPITAL SERVICES, INC.	173303	08/28/26	75116		106877	P	09/22/26	01451 300	EVENTS	22.99
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01451 300	EVENTS	38.99
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01451 300	EVENTS	9.99
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01401 200	OFFICE SUPPLIES	17.57
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01401 460	VOLUNTEER BOARD COMMISSIO	22.95
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01401 460	VOLUNTEER BOARD COMMISSIO	21.99
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01409 220	SUPPLIES- ALL BLDNGS	45.99
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01409 220	SUPPLIES- ALL BLDNGS	36.65
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01401 420	TRAINING/DUES/SUBS	1,299.00
	INVOICE: 1CL1-Y1J6-H39F									
	173303	08/28/26	75116		106877	P	09/22/26	01401 420	TRAINING/DUES/SUBS	-520.00
	INVOICE: 1CL1-Y1J6-H39F									
VENDOR TOTALS			7,402.72	YTD INVOICED				8,982.78	YTD PAID	996.12
3210 ARMOUR & SONS ELECTRIC, INC.	173259	08/28/26	75072		106859	P	09/22/26	01430 370	R&M PW	277.50
	INVOICE: 910051132									
VENDOR TOTALS			2,072.00	YTD INVOICED				18,114.45	YTD PAID	277.50
835 DAVID A. MORGAN										

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
173197	09/08/26	75008			106837	P	09/22/26	01401 200	OFFICE SUPPLIES	60.00
	INVOICE:	18027								
VENDOR TOTALS				841.80	YTD INVOICED			1,201.80	YTD PAID	60.00
500 BERGEY'S, INC.										
173190	08/11/26	75000			106834	P	09/22/26	01410 262	VEHICLE MAINTENANCE	84.40
	INVOICE:	2P118587								
173192	08/27/26	75002			106834	P	09/22/26	01410 262	VEHICLE MAINTENANCE	11.10
	INVOICE:	2P125570								
173193	08/03/26	75004			106834	P	09/22/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	249.50
	INVOICE:	TK757661R								
VENDOR TOTALS				24,199.14	YTD INVOICED			27,217.52	YTD PAID	345.00
2460 SANG CHUL LEE										
173240	09/01/26	75053			106848	P	09/22/26	01410 238	UNIFORMS	175.95
	INVOICE:	2953								
VENDOR TOTALS				1,076.00	YTD INVOICED			1,429.95	YTD PAID	175.95
2353 BOYLE CONSTRUCTION CO, INC.										
173234	08/31/26	75047			106846	P	09/22/26	30439 725	PUBLIC WORKS PROJECT	11,804.00
	INVOICE:	25098.01-06								
VENDOR TOTALS				67,445.58	YTD INVOICED			85,151.58	YTD PAID	11,804.00
3319 BUCKS COUNTY WATER & SEWER AUTHORITY										
173263	09/15/26	75076			106862	P	09/22/26	08429 450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2026-008								
173264	08/15/26	75077			106862	P	09/22/26	08429 450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2026-007								
VENDOR TOTALS				62,872.00	YTD INVOICED			80,072.00	YTD PAID	8,600.00
3824 CHAPMAN CHEVROLET, LLC										
173357	08/26/26	75170			106875	P	09/22/26	30410 700	POLICE EQUIPMENT	60,631.00
	INVOICE:	DEJ025 08/26/26								
173358	08/26/26	75171			106875	P	09/22/26	30410 700	POLICE EQUIPMENT	60,631.00
	INVOICE:	DEJ026 08/26/26								
VENDOR TOTALS				.00	YTD INVOICED			121,262.00	YTD PAID	121,262.00
1999 COMMONWEALTH PRECAST, INC.										
173233	06/12/26	75046			106845	P	09/22/26	01430 371	STORMWATER R&M	2,608.00
	INVOICE:	31930								
VENDOR TOTALS				2,382.00	YTD INVOICED			4,990.00	YTD PAID	2,608.00
2506 OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST PA, P.C.										
173241	08/18/26	75054			106849	P	09/22/26	01401 450	CONTRACTED SERVICES	555.00

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 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: 519548896										
VENDOR TOTALS				504.00	YTD INVOICED			1,271.00	YTD PAID	555.00
3435 AVANTI UNLIMITED, INC.										
173265	06/20/26	75078			106863	P	09/22/26	01410 262	VEHICLE MAINTENANCE	250.00
INVOICE: 4656										
VENDOR TOTALS				2,667.10	YTD INVOICED			26,104.46	YTD PAID	250.00
2612 COUNTY LINE FENCE COMPANY										
173243	08/31/26	75056			106851	P	09/22/26	01430 370	R&M PW	72.43
INVOICE: 8310										
173244	08/31/26	75057			106851	P	09/22/26	01430 220	SUPPLIES PW	1,281.00
INVOICE: 8311										
173246	08/31/26	75059			106851	P	09/22/26	01430 370	R&M PW	169.43
INVOICE: 8312										
173247	08/17/26	75060			106851	P	09/22/26	01430 370	R&M PW	17.00
INVOICE: 8272										
173248	08/17/26	75061			106851	P	09/22/26	01430 370	R&M PW	167.50
INVOICE: 8273										
173249	08/25/26	75062			106851	P	09/22/26	01430 370	R&M PW	167.50
INVOICE: 8280										
173250	08/19/26	75063			106851	P	09/22/26	01430 370	R&M PW	100.50
INVOICE: 8277										
VENDOR TOTALS				3,825.00	YTD INVOICED			5,984.61	YTD PAID	1,975.36
129 DAVID H LIGHTKEP, INC.										
173180	08/25/26	74990			106827	P	09/22/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	43.98
INVOICE: 613670										
173181	08/31/26	74991			106827	P	09/22/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	38.92
INVOICE: 613867										
173182	09/03/26	74992			106827	P	09/22/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	11.16
INVOICE: 614025										
VENDOR TOTALS				598.24	YTD INVOICED			692.30	YTD PAID	94.06
1416 DAVIDHEISER'S INC.										
173200	07/01/26	75011			106840	P	09/22/26	01410 430	TECHNOLOGY	340.00
INVOICE: 31563										
173201	09/07/26	75012			106840	P	09/22/26	01410 430	TECHNOLOGY	23.00
INVOICE: 31564										
VENDOR TOTALS				951.00	YTD INVOICED			1,573.00	YTD PAID	363.00
4100 DENNIS COSGROVE										
173309	08/21/26	75122			106881	P	09/22/26	01410 420	TRAINING/DUES/SUBS	48.69
INVOICE: 08/21/26										
173310	08/21/26	75123			106881	P	09/22/26	01410 420	TRAINING/DUES/SUBS	172.06
INVOICE: 08/17/26-08/21/26										

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS										
					.00			YTD INVOICED		
					676.75			YTD PAID		220.75
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC										
173267		08/11/26	75080		106865	P	09/22/26	01401	314	LEGAL SERVICES
INVOICE: 1962466										520.00
173268		09/08/26	75081		106865	P	09/22/26	01401	314	LEGAL SERVICES
INVOICE: 1967424										617.50
VENDOR TOTALS										
					8,562.05			YTD INVOICED		
					13,957.05			YTD PAID		1,137.50
854 EMANUEL TIRE OF PENNSYLVANIA, INC.										
173198		09/03/26	75009		106838	P	09/22/26	01430	220	SUPPLIES PW
INVOICE: ETPA_WP39348										90.00
VENDOR TOTALS										
					216.00			YTD INVOICED		
					476.00			YTD PAID		90.00
3048 ELLIOTT AUTO SUPPLY CO., INC.										
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										-151.96
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										81.98
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										174.76
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										150.90
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										442.95
173329		08/05/26	75142		106857	P	09/22/26	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE: PA557940 0926										155.43
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										148.95
173329		08/05/26	75142		106857	P	09/22/26	01430	220	SUPPLIES PW
INVOICE: PA557940 0926										38.50
173329		08/05/26	75142		106857	P	09/22/26	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE: PA557940 0926										369.84
173329		08/05/26	75142		106857	P	09/22/26	01430	220	SUPPLIES PW
INVOICE: PA557940 0926										68.46
173329		08/05/26	75142		106857	P	09/22/26	01410	262	VEHICLE MAINTENANCE
INVOICE: PA557940 0926										112.94
VENDOR TOTALS										
					6,633.34			YTD INVOICED		
					8,898.20			YTD PAID		1,592.75
2614 FASTENAL COMPANY										
173251		08/17/26	75064		106852	P	09/22/26	01430	220	SUPPLIES PW
INVOICE: PATEL130591										710.28
VENDOR TOTALS										
					.00			YTD INVOICED		
					710.28			YTD PAID		710.28
3922 FISHERS TRUE VALUE HARDWARE INC.										
173360		08/31/26	75173		106878	P	09/22/26	01409	370	R&M ALL BLDNGS
										75.43

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 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:	08/31/26								
	173360	08/31/26	75173		106878	P	09/22/26	01430 220	SUPPLIES PW	127.43
	INVOICE:	08/31/26								
	VENDOR TOTALS			442.12 YTD INVOICED				905.13 YTD PAID		202.86
297 GILL QUARRIES, INC.										
	173186	08/21/26	74996		106831	P	09/22/26	01430 220	SUPPLIES PW	100.00
	INVOICE:	1114265								
	173187	07/16/26	74997		106831	P	09/22/26	01430 220	SUPPLIES PW	105.00
	INVOICE:	1113094								
	VENDOR TOTALS			775.00 YTD INVOICED				1,710.00 YTD PAID		205.00
1619 GILMORE & ASSOCIATES										
	173204	08/24/26	75015		106843	P	09/22/26	30439 721	OLD BETHLEHEM PIKE CULVER	3,497.53
	INVOICE:	PS-INV2609751								
	173206	08/24/26	75017		106843	P	09/22/26	01414 313	ENGINEERING	1,837.50
	INVOICE:	PS-INV2609753								
	173209	08/24/26	75021		106843	P	09/22/26	30454 600	PARK IMPROVEMENTS	8,205.00
	INVOICE:	PS-INV2609760								
	173210	08/24/26	75022		106843	P	09/22/26	30439 725	PUBLIC WORKS PROJECT	22,186.41
	INVOICE:	PS-INV2609762								
	173211	08/24/26	75024		106844	P	09/22/26	01147 000	LEGAL&ENGINEER	457.17
	INVOICE:	PS-INV2609763								
	173212	08/24/26	75025		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	218.01
	INVOICE:	PS-INV2609764								
	173213	08/24/26	75026		106843	P	09/22/26	01147 000	LEGAL&ENGINEER	872.50
	INVOICE:	PS-INV2609765								
	173214	08/24/26	75027		106844	P	09/22/26	01147 000	LEGAL&ENGINEER	455.43
	INVOICE:	PS-INV2609766								
	173215	08/24/26	75028		106844	P	09/22/26	01147 000	LEGAL&ENGINEER	166.36
	INVOICE:	PS-INV2609767								
	173216	08/24/26	75029		106843	P	09/22/26	31446 101	SWM PROJECTS	5,422.50
	INVOICE:	PS-INV2609768								
	173217	08/24/26	75030		106843	P	09/22/26	30454 600	PARK IMPROVEMENTS	2,746.25
	INVOICE:	PS-INV2609769								
	173218	08/24/26	75031		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	1,050.00
	INVOICE:	PS-INV2609770								
	173219	08/24/26	75032		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	749.04
	INVOICE:	PS-INV2609771								
	173220	08/24/26	75033		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	462.18
	INVOICE:	PS-INV2609772								
	173221	08/24/26	75034		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	400.00
	INVOICE:	PS-INV2609773								
	173222	08/24/26	75035		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	342.50
	INVOICE:	PS-INV2609774								
	173223	08/24/26	75036		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	160.00
	INVOICE:	PS-INV2609775								
	173224	08/24/26	75037		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	1,998.68
	INVOICE:	PS-INV2609776								

Lower Gwynedd Township



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	173225	08/24/26	75038		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	3,085.00
	INVOICE: PS-INV2609777									
	173226	08/24/26	75039		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	597.50
	INVOICE: PS-INV2609778									
	173227	08/24/26	75040		106843	P	09/22/26	01414 313	ENGINEERING	2,731.68
	INVOICE: PS-INV2609779									
	173228	08/24/26	75041		106843	P	09/22/26	31446 101	SWM PROJECTS	1,540.00
	INVOICE: PS-INV2609780									
	173229	08/24/26	75042		106843	P	09/22/26	30439 000	INFRASTRUCTURE REBUILDING	3,642.50
	INVOICE: PS-INV2609781									
	173230	08/24/26	75043		106843	P	09/22/26	08408 310	ENGINEERING SERVICES	3,326.68
	INVOICE: PS-INV2609782									
	173231	08/24/26	75044		106843	P	09/22/26	01414 313	ENGINEERING	6,457.93
	INVOICE: PS-INV2609783									
	173232	08/24/26	75045		106843	P	09/22/26	01414 313	ENGINEERING	6,727.26
	INVOICE: PS-INV2609784									
	173346	08/24/26	75159		106844	P	09/22/26	08147 000	LEGAL & ENGINEERING RECEI	240.00
	INVOICE: PS-INV2609752									
	173347	08/24/26	75160		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	560.00
	INVOICE: PS-INV2609754									
	173348	08/24/26	75161		106844	P	09/22/26	01147 000	LEGAL&ENGINEER	723.84
	INVOICE: PS-INV2609755									
	173349	08/24/26	75162		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	731.26
	INVOICE: PS-INV2609756									
	173350	08/24/26	75163		106844	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	182.50
	INVOICE: PS-INV2609757									
	173351	08/24/26	75164		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	833.35
	INVOICE: PS-INV2609758									
	173352	08/24/26	75165		106843	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	892.50
	INVOICE: PS-INV2609759									
	173353	08/24/26	75166		106844	P	09/22/26	01147 000	LEGAL&ENGINEER	262.50
	INVOICE: PS-INV2609761									
VENDOR TOTALS		383,407.77 YTD INVOICED			528,037.45 YTD PAID			83,761.56		
292	GRANTURK EQUIPMENT CO.									
	173185	08/26/26	74995		106830	P	09/22/26	08429 262	R&M EQUIP/VEHICLES	265.31
	INVOICE: 121372P									
VENDOR TOTALS		49.80 YTD INVOICED			33,377.16 YTD PAID			265.31		
3613	HEALTH MATS COMPANY									
	173271	09/01/26	75084		106867	P	09/22/26	01409 450	CONTRACTED SERVICES	73.28
	INVOICE: 58504									
VENDOR TOTALS		584.31 YTD INVOICED			728.94 YTD PAID			73.28		
380	HEIDELBERG MATERIALS US, INC.									
	173188	08/10/26	74998		106832	P	09/22/26	01430 370	R&M PW	158.68
	INVOICE: 6800087389									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		2,056.52 YTD INVOICED			2,215.20 YTD PAID			158.68		
425 HORSHAM CAR WASH INC.	173189	09/05/26	74999		106833	P	09/22/26	01410 262	VEHICLE MAINTENANCE	472.80
INVOICE: 1129										
VENDOR TOTALS		1,140.00 YTD INVOICED			2,920.72 YTD PAID			472.80		
4167 IMAGES TO DATA INC	173313	08/25/26	75126		106884	P	09/22/26	01451 341	FALL FEST	408.75
INVOICE: 26-9467										
VENDOR TOTALS		.00 YTD INVOICED			408.75 YTD PAID			408.75		
3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C.	173276	08/25/26	75089		106871	P	09/22/26	01401 314	LEGAL SERVICES	3,052.50
INVOICE: 802806										
173277	08/14/26	75090		106871	P	09/22/26	01401 314	LEGAL SERVICES	462.50	
INVOICE: 802807										
173278	08/14/26	75091		106871	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	795.50	
INVOICE: 802809										
173279	08/14/26	75092		106871	P	09/22/26	01401 314	LEGAL SERVICES	1,202.50	
INVOICE: 802810										
173280	08/14/26	75093		106871	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	1,091.50	
INVOICE: 802811										
173281	08/14/26	75094		106871	P	09/22/26	31446 101	SWM PROJECTS	238.50	
INVOICE: 802812										
173282	08/14/26	75095		106871	P	09/22/26	01401 314	LEGAL SERVICES	1,295.00	
INVOICE: 802815										
173283	08/14/26	75096		106871	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	333.00	
INVOICE: 802816										
173284	08/14/26	75097		106871	P	09/22/26	01147 500	CTDL LEGAL & ENGINEERING	1,628.00	
INVOICE: 802817										
173285	08/14/26	75098		106871	P	09/22/26	01401 314	LEGAL SERVICES	427.90	
INVOICE: 802818										
173286	08/14/26	75099		106871	P	09/22/26	01401 314	LEGAL SERVICES	3,851.00	
INVOICE: 802819										
173287	08/14/26	75100		106872	P	09/22/26	01401 314	LEGAL SERVICES	185.00	
INVOICE: 802820										
173288	08/14/26	75101		106871	P	09/22/26	01401 314	LEGAL SERVICES	462.50	
INVOICE: 802821										
173289	08/14/26	75102		106871	P	09/22/26	01401 314	LEGAL SERVICES	185.00	
INVOICE: 802822										
173290	08/14/26	75103		106871	P	09/22/26	01401 314	LEGAL SERVICES	185.00	
INVOICE: 802823										
173291	08/14/26	75104		106871	P	09/22/26	01401 314	LEGAL SERVICES	210.25	
INVOICE: 802824										
173292	08/14/26	75105		106871	P	09/22/26	01401 314	LEGAL SERVICES	3,607.50	
INVOICE: 802825										
173293	08/14/26	75106		106871	P	09/22/26	01401 314	LEGAL SERVICES	1,702.00	

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	802827									
173294	08/14/26	75107			106871	P	09/22/26	01401 314	LEGAL SERVICES	925.00
INVOICE:	802828									
173295	08/14/26	75108			106871	P	09/22/26	01401 314	LEGAL SERVICES	1,295.00
INVOICE:	802829									
173296	08/14/26	75109			106871	P	09/22/26	01401 314	LEGAL SERVICES	962.00
INVOICE:	802830									
VENDOR TOTALS			166,753.64	YTD INVOICED				213,044.32	YTD PAID	24,097.15
3626 GEORGE DAVID FRITZ										
173274	08/25/26	75087			106869	P	09/22/26	01410 262	VEHICLE MAINTENANCE	727.60
INVOICE:	1-GS41398									
VENDOR TOTALS			1,317.76	YTD INVOICED				2,729.12	YTD PAID	727.60
3216 KUHLS LAW FIRM, PLLC										
173260	08/28/26	75073			106860	P	09/22/26	01414 314	PROF SERV- LEGAL (ZHB)	11,490.00
INVOICE:	1934									
VENDOR TOTALS			7,230.00	YTD INVOICED				40,500.00	YTD PAID	11,490.00
3615 LRM, INC.										
173272	06/09/26	75085			106868	P	09/22/26	08429 450	CONTRACTED SERVICES	720.00
INVOICE:	26-477									
173355	12/17/25	75168			106868	P	09/22/26	08429 450	CONTRACTED SERVICES	720.00
INVOICE:	25-1005									
VENDOR TOTALS			.00	YTD INVOICED				1,440.00	YTD PAID	1,440.00
2835 MANKO, GOLD, KATCHER & FOX, LLP										
173253	08/19/26	75066			106854	P	09/22/26	01401 314	LEGAL SERVICES	187.50
INVOICE:	10065-00005-130672									
VENDOR TOTALS			5,105.00	YTD INVOICED				28,505.08	YTD PAID	187.50
4246 MAUREEN NUNN										
173361	08/26/26	75175			106891	P	09/22/26	01401 460	VOLUNTEER BOARD COMMISSIO	45.00
INVOICE:	08/26/26									
VENDOR TOTALS			.00	YTD INVOICED				45.00	YTD PAID	45.00
3452 MICHAEL CANTRELL										
173354	08/24/26	75167			106864	P	09/22/26	01410 174	EDUC. TUITION REIMBURSEME	115.03
INVOICE:	08/19/26									
VENDOR TOTALS			273.99	YTD INVOICED				783.89	YTD PAID	115.03
3937 ACCESS LOCK TECHNOLOGIES INC.										
173305	09/03/26	75118			106879	P	09/22/26	01409 370	R&M ALL BLDNGS	102.37
INVOICE:	85983									

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TO FISCAL 2026/08 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											
					171.31 YTD INVOICED			490.03 YTD PAID		102.37	
4218 MINUTEMAN PRESS											
173323		09/08/26	75136		106887	P	09/22/26	01451	341	FALL FEST	1,507.40
INVOICE:	22439										
173324		06/29/26	75137		106887	P	09/22/26	01451	300	EVENTS	652.20
INVOICE:	22041										
VENDOR TOTALS											
					2,340.62 YTD INVOICED			4,500.22 YTD PAID		2,159.60	
4189 MOOVE NA DISTRIBUTION LLC											
173317		08/10/26	75130		106885	P	09/22/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	619.58
INVOICE:	52312923										
173317		08/10/26	75130		106885	P	09/22/26	08429	262	R&M EQUIP/VEHICLES	619.57
INVOICE:	52312923										
VENDOR TOTALS											
					1,236.82 YTD INVOICED			2,475.97 YTD PAID		1,239.15	
4223 MYREC.COM INC											
173325		08/01/26	75138		106888	P	09/22/26	01430	430	TECHNOLOGY	219.00
INVOICE:	032188965										
VENDOR TOTALS											
					3,445.00 YTD INVOICED			3,664.00 YTD PAID		219.00	
3780 NORTH WALES WATER AUTHORITY											
173297		09/08/26	75110		106873	P	09/22/26	08429	450	CONTRACTED SERVICES	102.25
INVOICE:	SALES0003294										
VENDOR TOTALS											
					31,939.00 YTD INVOICED			34,745.25 YTD PAID		102.25	
140 NORTH WALES WATER AUTHORITY											
173330		09/09/26	75143		106828	P	09/22/26	08429	360	UTILITIES	20.63
INVOICE:	03628639 0926										
173331		09/09/26	75144		106828	P	09/22/26	08429	360	UTILITIES	26.82
INVOICE:	04254546 0926										
173332		09/09/26	75145		106828	P	09/22/26	08429	360	UTILITIES	20.63
INVOICE:	04267317 0926										
173333		08/10/26	75146		106828	P	09/22/26	01409	360	UTILITIES	33.01
INVOICE:	95429776 0926										
173334		08/10/26	75147		106828	P	09/22/26	08429	360	UTILITIES	20.63
INVOICE:	12763862 0926										
173335		08/10/26	75148		106828	P	09/22/26	01409	360	UTILITIES	806.89
INVOICE:	07240779 0926										
173336		08/10/26	75149		106828	P	09/22/26	01409	360	UTILITIES	20.63
INVOICE:	85344233 0926										
173337		08/10/26	75150		106828	P	09/22/26	01409	360	UTILITIES	20.63
INVOICE:	08863528 0926										
173338		08/10/26	75151		106828	P	09/22/26	01430	360	UTILITIES	20.63
INVOICE:	04271047 0926										
173339		08/10/26	75152		106828	P	09/22/26	01430	360	UTILITIES	295.63

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 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:	73994984	0926								
173340	08/10/26	75153			106828	P	09/22/26	08429 360	UTILITIES	20.63
INVOICE:	13691066	0926								
173341	08/10/26	75154			106828	P	09/22/26	01430 360	UTILITIES	20.63
INVOICE:	06346012	0926								
173342	08/10/26	75155			106828	P	09/22/26	01430 360	UTILITIES	34.39
INVOICE:	59057996	0926								
173343	08/10/26	75156			106828	P	09/22/26	08429 360	UTILITIES	20.63
INVOICE:	85091769	0926								
173344	08/10/26	75157			106828	P	09/22/26	01430 360	UTILITIES	20.63
INVOICE:	100031402	0926								
VENDOR TOTALS		16,458.75	YTD INVOICED					17,923.68	YTD PAID	1,403.04
4141 NAVITEND										
173311	09/01/26	75124			106882	P	09/22/26	01401 430	TECHNOLOGY	4,314.62
INVOICE:	AGR436672									
173311	09/01/26	75124			106882	P	09/22/26	08429 430	TECHNOLOGY	1,438.21
INVOICE:	AGR436672									
173312	08/28/26	75125			106882	P	09/22/26	01401 430	TECHNOLOGY	183.00
INVOICE:	436764									
173312	08/28/26	75125			106882	P	09/22/26	08429 430	TECHNOLOGY	61.00
INVOICE:	436764									
VENDOR TOTALS		56,166.24	YTD INVOICED					69,985.06	YTD PAID	5,996.83
3175 FLOUNDERS COMMUNICATIONS										
173257	09/06/26	75070			106858	P	09/22/26	01409 320	COMMUNICATIONS	1,733.12
INVOICE:	888534									
VENDOR TOTALS		21,186.26	YTD INVOICED					22,919.38	YTD PAID	1,733.12
1347 PA MUNICIPAL, INC.										
173199	08/07/26	75010			106839	P	09/22/26	08429 262	R&M EQUIP/VEHICLES	74.39
INVOICE:	6240155									
VENDOR TOTALS		4,790.13	YTD INVOICED					6,088.11	YTD PAID	74.39
596 PA ONE CALL SYSTEM, INC.										
173194	08/31/26	75005			106835	P	09/22/26	08429 450	CONTRACTED SERVICES	274.96
INVOICE:	1182701									
VENDOR TOTALS		941.36	YTD INVOICED					1,787.35	YTD PAID	274.96
665 PAUL B. MOYER & SONS										
173195	09/03/26	75006			106836	P	09/22/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	127.57
INVOICE:	49999									
173196	08/12/26	75007			106836	P	09/22/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	126.99
INVOICE:	48211									

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 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										
2919 PFM ASSET MANAGEMENT LLC										
173255	08/27/26	75068			106856	P	09/22/26	01402	310	PROFESSIONAL SERVICES
INVOICE: 15416897										1,275.33
173255	08/27/26	75068			106856	P	09/22/26	01410	311	PROF. SERVICES - PENSION,
INVOICE: 15416897										4,245.97
VENDOR TOTALS										
2918 PRIMO BRANDS										
173254	08/19/26	75067			106855	P	09/22/26	01409	450	CONTRACTED SERVICES
INVOICE: 16G0438012023										449.82
VENDOR TOTALS										
3694 REA MONAGHAN										
173356	08/19/26	75169			106870	P	09/22/26	01401	460	VOLUNTEER BOARD COMMISSIO
INVOICE: 08/19/26										90.00
VENDOR TOTALS										
2644 RICOH USA, INC.										
173252	09/01/26	75065			106853	P	09/22/26	01401	430	TECHNOLOGY
INVOICE: 5073778215										28.71
VENDOR TOTALS										
226 SHERWIN-WILLIAMS COMPANY										
173184	08/30/26	74994			106829	P	09/22/26	01451	300	EVENTS
INVOICE: 5236-7										438.60
VENDOR TOTALS										
4142 SJ FUEL SOUTH COMPANY, INC.										
173314	09/02/26	75127			106883	P	09/22/26	01430	374	FUEL/ GASOLINE/ DIESEL
INVOICE: 200752										403.57
173315	08/27/26	75128			106883	P	09/22/26	01410	374	FUEL/ GASOLINE/ DIESEL
INVOICE: 200539										1,525.85
173316	09/03/26	75129			106883	P	09/22/26	01410	374	FUEL/ GASOLINE/ DIESEL
INVOICE: 200757										1,719.32
VENDOR TOTALS										
1519 SPECIALIZED ELEVATOR CORPORATION										
173202	09/01/26	75013			106841	P	09/22/26	01409	450	CONTRACTED SERVICES
INVOICE: 527247										118.67
VENDOR TOTALS										

PAID INVOICES REPORT

WARRANT: 092226

TO FISCAL 2026/08 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
2511 WEST PUBLISHING CORPORATION	173242	09/01/26	75055		106850	P	09/22/26	01410 222	DETECTIVE OPERATING SUPPL	165.38
	INVOICE:	854073367								
VENDOR TOTALS				1,157.66 YTD INVOICED				1,984.56 YTD PAID		165.38
4239 TIM KUREK	173327	08/24/26	75140		106890	P	09/22/26	01414 314	PROF SERV- LEGAL (ZHB)	965.00
	INVOICE:	08/24/26								
VENDOR TOTALS				.00 YTD INVOICED				965.00 YTD PAID		965.00
3871 SHAHIDA MALIK	173359	08/07/26	75172		106876	P	09/22/26	31446 104	TREE GIVEAWAY	11,685.00
	INVOICE:	2026-1345								
VENDOR TOTALS				.00 YTD INVOICED				11,685.00 YTD PAID		11,685.00
2441 TUSTIN GROUP, LLC	173235	08/14/26	75048		106847	P	09/22/26	01409 450	CONTRACTED SERVICES	995.00
	INVOICE:	990051246								
	173236	08/14/26	75049		106847	P	09/22/26	01409 450	CONTRACTED SERVICES	995.00
	INVOICE:	990051244								
	173237	08/14/26	75050		106847	P	09/22/26	01409 450	CONTRACTED SERVICES	50.00
	INVOICE:	990051272								
	173238	08/14/26	75051		106847	P	09/22/26	01409 370	R&M ALL BLDNGS	456.00
	INVOICE:	990051643								
	173239	08/14/26	75052		106847	P	09/22/26	01409 450	CONTRACTED SERVICES	995.00
	INVOICE:	990051245								
VENDOR TOTALS				14,556.70 YTD INVOICED				18,047.70 YTD PAID		3,491.00
3288 TUSTIN MECHANICAL SERVICES	173262	09/08/26	75075		106861	P	09/22/26	01409 450	CONTRACTED SERVICES	260.00
	INVOICE:	930026318								
VENDOR TOTALS				766.00 YTD INVOICED				1,279.00 YTD PAID		260.00
1546 TYLER TECHNOLOGIES INC.	173345	09/01/26	75158		106842	P	09/22/26	01402 430	TECHNOLOGY	15,935.54
	INVOICE:	CII00-00316774								
VENDOR TOTALS				.00 YTD INVOICED				15,935.54 YTD PAID		15,935.54
4190 UNIFORM GEAR INC	173318	09/03/26	75131		106886	P	09/22/26	01410 238	UNIFORMS	79.99
	INVOICE:	7987-3								
	173319	08/12/26	75132		106886	P	09/22/26	01410 450	CONTRACTED SERVICES	576.87
	INVOICE:	7861-3								
	173320	08/12/26	75133		106886	P	09/22/26	01410 238	UNIFORMS	395.52
	INVOICE:	7863-3								

WARRANT: 092226

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	173321	08/12/26	75134		106886	P	09/22/26	01410 238	UNIFORMS	26.00
	INVOICE:	7862-3								
	173322	09/03/26	75135		106886	P	09/22/26	01410 238	UNIFORMS	143.00
	INVOICE:	7985-3								
VENDOR TOTALS				7,382.65 YTD INVOICED				8,644.03 YTD PAID		1,221.38
3565 W.B. MASON COMPANY										
	173269	08/27/26	75082		106866	P	09/22/26	01401 200	OFFICE SUPPLIES	371.07
	INVOICE:	264094572								
	173270	08/27/26	75083		106866	P	09/22/26	01401 200	OFFICE SUPPLIES	132.70
	INVOICE:	264088262								
VENDOR TOTALS				3,036.87 YTD INVOICED				4,247.93 YTD PAID		503.77
3979 WILSON OF WALLINGFORD, INC.										
	173306	08/04/26	75119		106880	P	09/22/26	01409 220	SUPPLIES- ALL BLDNGS	116.56
	INVOICE:	11711005								
	173308	08/04/26	75121		106880	P	09/22/26	01409 220	SUPPLIES- ALL BLDNGS	215.02
	INVOICE:	11711006								
VENDOR TOTALS				.00 YTD INVOICED				331.58 YTD PAID		331.58
								REPORT TOTALS		377,695.45
								COUNT	AMOUNT	
								TOTAL PRINTED CHECKS	66	377,695.45

Report generated: 09/17/2026 13:57
User: 4312jstawitzke
Program ID: appdwarr

NEW VENDORS ADDED FOR THE MONTH

VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
<u>4239</u>	TIM KUREK	259 ZVARICK ROAD	TRAPPE	PA	19426
<u>4240</u>	GROGAN INVESTMENT PROPERTIES LP	1595 PAOLI PIKE	WEST CHESTER	PA	19380
<u>4241</u>	JOSEPH MAHONEY	428 HILLSIDE AVENUE	JENKINTOWN	PA	19046
<u>4242</u>	MICHAEL ALAN SKILES	3406 SPRING GARDEN STREET	PHILADELPHIA	PA	19104
<u>4243</u>	CHRISTOPHER J. PAGE	24 GROVE AVENUE	FLOURTOWN	PA	19031
<u>4244</u>	SAMANTHA ARRAO LLC	4275 COUNTY LINE ROAD	CHALFONT	PA	18914
<u>4245</u>	SEAMUS MCGROARY	317 FORT WASHINGTON AVENUE	FORT WASHINGTON	PA	19034
<u>4246</u>	MAUREEN NUNN	825 WOODEN POND ROAD	AMBLER	PA	19002

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

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

MEETING HIGHLIGHTS

Meeting Date	September 9 ,2026
Decisions/Recommendations The members unanimously agreed to select Spring House Tavern as the Going Green Award winner.	
Major Discussion Items Tree Giveaway: 210 residents have signed up for the Tree Giveaway. Single-Use Plastics: The Board discussed implementing a reward or recognition system for local businesses that take steps to reduce or eliminate single-use plastics. Native Plant Gardens: Members will draft a proposal for recognizing residents who maintain native plant gardens at their homes.	

Next Meeting	Wednesday, October 14, 2026
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township's website on the "Meetings" page. This form is included in the Board of Supervisor's meeting packet, which also is posted on the "Meetings" page.

LOWER GWYNEDD TOWNSHIP SUPERVISOR LIAISON REPORT OF VOLUNTEER COMMISSION MEETING HIGHLIGHTS

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

MEETING HIGHLIGHTS

Meeting Date	September 15 ,2026
Decisions/Recommendations - The Board reviewed the Park's 10-year budget plan. No changes or comments were made. - August 29, 2027, was confirmed as the date for a Kids Concert.	
Major Discussion Items Bud Weisser, a Lower Gwynedd resident, made public comment at the P&R meeting to encourage the Township to consider building an outdoor ice rink. The Board discussed various aspects of the suggestion, including funding issues, property needs, off-season use, and partnership opportunities.	

Next Meeting	Tuesday, September 20, 2026
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