



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MARCH 24, 2025
7:00 P.M.

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
Beth A. Staab
Audrey R. Ware-Jones

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
 - Minutes of March 10, 2025 Meeting
 - Payment of the Bills for March 24, 2025

Recognition:

7. American Red Cross Life Saving Award
8. National Library Week Proclamation

Introduction:

9. Volunteer Committee Application for EAC - Andy Mehrotra

Presentation:

10. EAC's Parks Native Meadow Garden Project

Public Hearing:

11. Consider Adoption of Ordinance #25-347 - Cell Tower Amendment

Planning and Zoning:

12. Consider Tress Settlement Stipulation – 108 Cathedral Drive
13. Consider Acceptance of Deeds of Dedication – 737 Bethlehem Pike
14. Village Shopping Center – Sewage Treatment Facility Oversight Agreement

Old Business:

New Business:

15. Department Reports
16. Committee Liaison Reports
17. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT: Announcements
MEETING DATE: March 24, 2025
BOARD LIAISON:
INITIATED BY: Audrey Ware-Jones, Chairwoman

- **Spring Clean Drive:** From March 20 – May 30, 2025, Montgomery County is collecting essential toiletries and cleaning supplies for low-income families served by the Department of Health and Human Services. Montgomery Township is assisting them by hosting collection boxes in the Township Building and Community & Recreation Center.
- Montgomery Township's **Sisterhood Supply Drive** begins April 1! Donations of hygiene products will be delivered to Mitzvah Circle to support local women in need. Collection boxes will be available at the Township Building and Community & Recreation Center throughout April.
- Township Manager Carolyn McCreary will provide an update the preparations for The Wall That Heals, which will be hosted by Montgomery Township from July 10th through the 13th.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04

SUBJECT: Public Comment
MEETING DATE: March 24, 2025
BOARD LIAISON:
INITIATED BY: Audrey Ware-Jones, Chairwoman

BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05

SUBJECT: Announcement of Executive Session
MEETING DATE: March 24, 2025
BOARD LIAISON:
INITIATED BY: Township Solicitor

BACKGROUND:

The Township Solicitor will announce when the Board of Supervisors meets in Executive Session and will summarize the matters discussed.

The Board of Supervisors met in Executive Session earlier this evening at 6:15 PM relating to a personnel matter and a litigation matter.

These topics are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Consent Agenda
MEETING DATE: March 24, 2025
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:

- Minutes of the March 10, 2025 Board of Supervisors meeting
- Payment of Bills for March 24, 2025

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 10, 2025**

1. Call to Order: The March 10, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Vice-Chairwoman Annette M. Long called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Vice-Chair Annette M. Long
Supervisor Tanya C. Bamford
Supervisor Candyce Fluehr Chimera
Supervisor Beth A. Staab
Township Solicitor Sean Kilkenny, Esq.
Carolyn McCreary, Township Manager

ALSO IN ATTENDANCE:

Police Lieutenant Gerry Dougherty
Fire Chief William Wiegman
Public Works Director Greg Reiff
Director of Planning & Zoning Marianne McConnell
Director of IT Richard Grier
Public Information Coordinator Derek Muller

ABSENT: Chair Audrey R. Ware-Jones

2. Pledge of Allegiance and Announcement: Following the Pledge of Allegiance, Ms. Chimera acknowledged the retirement of long-time Public Works Department employee Darren Garrett. Darren joined the Township as an on-call employee in 1997 and became full-time in 1998. He worked in the department's Parks Division for his entire career. His expertise and experience on maintaining and fixing equipment will be sorely missed. We wish him all the best in his well-deserved retirement.

Ms. Long announced that the Township will host The Wall That Heals, a ¾ scale replica of the Vietnam Veterans Memorial, from July 10th through the 13th. The Township is currently seeking volunteers to assist visitors during this event. Visit our website MontTwp.org/TheWallThatHeals to sign up for a volunteer shift.

Ms. Long also acknowledged International Women's Day which was held on March 8, 2025, honoring the contributions of women in our community.

3. Public Comment: Ms. Long called for public comment. Albert Gelson of 406 Bonnie Lane stated that he needs help addressing a quality-of-life issue caused by excessive noise from modified vehicles and motorcycles speeding along Line Street between Cowpath Road and Route 309. Mr. Gelson cited studies on noise and sought targeted police enforcement in that area. He also sought help finding a long-term solution.

4. Consent Agenda: Ms. Bamford and Ms. Staab questioned invoices for Hoys Landscaping and the Goose Squad. Mr. Shaffer and Mr. Reiff explained that those contractors are on an as needed basis for salting and snow removal at the community center and for geese removal around certain areas of the Township.

MOTION: Upon motion by Ms. Long, seconded by Ms. Chimera, and unanimously carried (4-0), the minutes of the February 24, 2025 Board meeting and the Payment of Bills for March 10, 2025, in the amount of \$658,801.30 were approved as submitted.

Recognition:

5. Emergency Service Responders – Montgomeryville Skilled Nursing Facility Incident: Chief Wiegman reported that on January 24, 2025, the fire department responded to Montgomeryville Skilled Nursing and Rehabilitation Center for a fire alarm activation for a broken sprinkler pipe. The broken pipe caused extensive damage, making the facility uninhabitable and necessitating the evacuation of all 144 patients. Public Safety resources and private ambulance providers responded to the facility to assist the Fire Department and the Montgomery Township Office of Emergency Management with evacuating and relocating this vulnerable population. Various public and private resources from Southeastern PA and the NJ EMS Taskforce were utilized to transport patients to several facilities across the Southeastern Region. This operation had several moving parts, and it took the team approximately 13 hours to evacuate the patients to suitable receiving facilities. Certificates of Recognition will be presented to the various organizations this evening.

MOTION: Upon motion by Ms. Long, seconded by Ms. Bamford, and unanimously carried (4-0), the Board recognized the following organizations for their life-saving actions at Montgomeryville Skilled Nursing & Rehabilitation Center on January 24 & 25, 2025:

**Montgomery Township Department of Fire Services
Fire Department of Montgomery Township
Montgomery Township Police Department
Montgomery Township Office of Planning & Zoning
Montgomery County Department of Public Safety
VMSC Emergency Medical Services
NJ EMS Task Force
TowerDIRECT – Tower Health
Southeastern Healthcare Coalition**

Public Safety:

6. New Fire Police Officers: Ms. Long administered the Oath of Office to Mr. Egbert and Mr. Wilhelm.

MOTION: Upon motion by Ms. Long, seconded by Ms. Bamford, and unanimously carried (4-0), the Board appointed James Egbert and Ralf Wilhelm to the position of Special Fire Police Officers, effective March 10, 2025, and welcomed Mr. Egbert and Mr. Wilhelm to Montgomery Township.

Public Works:

7. Award the Bid for the Township Building Parking Lot Lights:

MOTION: Upon motion by Ms. Long, seconded by Ms. Chimera and unanimously carried (4-0), the Board awarded the contract for the Administration Building Site Lighting to Olsen Services, the lowest responsible bidder, in the amount of \$47,060.00 per the recommendation of Gilmore & Associates, Township Engineer.

8. Authorize the Purchase of a Replacement 2025 CAM Superline Trailer: Mr. Reiff reported that the Public Works Department is scheduled to replace the 2001 Eager Beaver Trailer and is proposing to purchase one 2025 CAM Superline Trailer from Cargo Trailer Sales, Inc. as approved in the 2025 Capital Investment Plan. The Eager Beaver Trailer will be sold on Municibid.

MOTION: Upon motion by Ms. Long, seconded by Ms. Bamford and unanimously carried (4-0), the Board awarded the contract for the purchase of one 2025 CAM Superline Trailer from Cargo Trailer Sales, Inc., an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$17,454.00 per their quote dated January 17, 2025.

9. Authorize the Bid Advertisement for the Tennis Court Improvements at Spring Valley Park:

MOTION: Upon motion by Ms. Long, seconded by Ms. Bamford and unanimously carried (4-0), the Board authorized the advertisement of the bid for the four tennis court improvements at Spring Valley Park utilizing PennBid.

10. Authorize the Bid Advertisement for the Replacement of the Stump Road Pedestrian Bridge:

MOTION: Upon motion by Ms. Long, seconded by Ms. Chimera, and unanimously carried (4-0), the Board authorized the advertisement of the bid for the replacement of the Montgomery Elementary Pedestrian Bridge utilizing PennBid.

11. Authorization to Purchase a Replacement Zero-Turn Mower:

MOTION: Upon motion by Ms. Long, seconded by Ms. Bamford, and unanimously carried (4-0), the Board approved the purchase of one Toro Z Master 7500 Series (Model #72076) zero-turn mower from Turf Equipment and Supply Company, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$27,982.36 per their quote dated February 13, 2025.

Parks and Recreation:

12. Approval of the Spring/Summer 2025 Programs and Fee Schedule: Mr. Shaffer presented the lineup of activities at the Montgomery Township Community and Recreation Center

(MontCRC) for Spring/Summer 2025, including the recommended fees/charges for each program/event.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long, and unanimously carried (4-0), the Board approved the 2025 Spring/Summer Recreation Program and Fee Schedule as submitted.

New Business:

13. Update on Red Light Camera Enforcement Initiative: Lt. Dougherty provided an update on the Red Light Camera Enforcement Initiative. Two red light camera intersections will go live this Thursday, March 14, 2025. Those intersections are Route 202 and Horsham Road and Route 309 and North Wales Road. There will be a 60-day written warning period where violators will be notified, but not cited. After 60-days, all violations will be reviewed by Montgomery Township Highway Safety Police Officers. If a vehicle is before the white line when the light turns red and then proceeds through the intersection, that would be a violation. Civil violations will be issued, and a link will be provided so that the motorist can view the violation directly.

14. Adjournment: Upon motion by Ms. Long and seconded by Ms. Chimera, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 03/07/2025 - 03/24/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT000320	AT&T	03/12/2025	Regular	0.00	123.66	101067
PAYR-IAFF	Montgomery Township Professional	03/12/2025	Regular	0.00	284.53	101068
MT003077	PECO Energy	03/12/2025	Regular	0.00	22,835.31	101069
MT004051	Verizon	03/12/2025	Regular	0.00	299.00	101070
MT004051	Verizon	03/12/2025	Regular	0.00	618.48	101071
MT004557	Marie Conley Consulting, LLC	03/14/2025	Regular	0.00	1,537.50	101072
MT001338	Fulton Cardmember Services	03/18/2025	Regular	0.00	85.91	101073
MT000567	Canon Financial Services, Inc	03/20/2025	Regular	0.00	2,337.00	101074
MT000786	COMCAST	03/20/2025	Regular	0.00	34.43	101075
MT000786	COMCAST	03/20/2025	Regular	0.00	295.94	101076
MT000786	COMCAST	03/20/2025	Regular	0.00	543.93	101077
MT000787	Comcast Business	03/20/2025	Regular	0.00	1,051.88	101078
MT001548	Home Depot Credit Services	03/20/2025	Regular	0.00	242.65	101079
MT004138	Napa Auto Parts	03/20/2025	Regular	0.00	14.16	101080
MT002937	North Wales Water Authority	03/20/2025	Regular	0.00	117.69	101081
MT002937	North Wales Water Authority	03/20/2025	Regular	0.00	1,039.66	101082
MT003077	PECO Energy	03/20/2025	Regular	0.00	1,117.49	101083
MT004415	Pilot Thomas Logistics, LLC	03/20/2025	Regular	0.00	3,389.92	101084
MT003269	Ready Refresh	03/20/2025	Regular	0.00	223.95	101085
MT003299	Republic Services No. 320	03/20/2025	Regular	0.00	1,964.10	101086
MT004543	Scooters Bike Shop LLC	03/20/2025	Regular	0.00	200.00	101087
MT003937	Tractor Supply Credit Plan	03/20/2025	Regular	0.00	311.97	101088
MT004524	Transcend Finance LLC	03/20/2025	Regular	0.00	8,947.50	101089
MT004000	United States Postal Service	03/20/2025	Regular	0.00	244.00	101090
MT004051	Verizon	03/20/2025	Regular	0.00	73.88	101091
MT004051	Verizon	03/20/2025	Regular	0.00	44.99	101092
MT000006	21st Century Media Newspapers LLC	03/24/2025	Regular	0.00	1,127.62	101093
MT000040	Acme Uniforms For Industry	03/24/2025	Regular	0.00	378.97	101094
MT000046	Adam J. Morrow	03/24/2025	Regular	0.00	150.00	101095
MT000050	Adam Zwislewski	03/24/2025	Regular	0.00	350.00	101096
MT000152	Alysha Cardullo	03/24/2025	Regular	0.00	70.00	101097
MT000167	Amazon.com Services, Inc	03/24/2025	Regular	0.00	1,219.14	101098
MT004556	AmChar Wholesale, Inc.	03/24/2025	Regular	0.00	1,142.00	101099
MT000229	Andrew Weiner	03/24/2025	Regular	0.00	50.00	101100
MT000233	Angel G. Mejias	03/24/2025	Regular	0.00	350.00	101101
MT000279	AramSCO, Inc.	03/24/2025	Regular	0.00	389.60	101102
MT000342	B Safe LLC	03/24/2025	Regular	0.00	185.00	101103
MT000467	Brandi Blusiewicz	03/24/2025	Regular	0.00	250.00	101104
MT000469	Brandon Uzdzienski	03/24/2025	Regular	0.00	150.00	101105
MT000550	C L Weber Co Inc.	03/24/2025	Regular	0.00	199.72	101106
MT000552	C.E.S.	03/24/2025	Regular	0.00	903.30	101107
MT000580	Carl Frederick Herr	03/24/2025	Regular	0.00	100.00	101108
MT000632	CDW Government, Inc.	03/24/2025	Regular	0.00	1,241.40	101109
MT004558	Christopher Ayril	03/24/2025	Regular	0.00	50.00	101110
MT000778	Colmar Veterinary Hospital	03/24/2025	Regular	0.00	405.09	101111
MT000923	David H. Lightkep, Inc.	03/24/2025	Regular	0.00	95.24	101112
MT000941	Davidheiser's Inc.	03/24/2025	Regular	0.00	1,527.00	101113
MT001033	Dog Town	03/24/2025	Regular	0.00	210.00	101114
MT001078	DVMMA Delaware Valley Municipal	03/24/2025	Regular	0.00	465.80	101115
MT001159	Elite 3 Facilities Maintenance, LLC	03/24/2025	Regular	0.00	4,755.00	101116
MT001352	Galls, an Aramark Co., LLC	03/24/2025	Regular	0.00	35.49	101117
MT001379	George Allen Portable Toilets, Inc.	03/24/2025	Regular	0.00	1,104.00	101118
MT001412	Glick Fire Equipment Company Inc	03/24/2025	Regular	0.00	768.95	101119
MT001426	Google Inc.	03/24/2025	Regular	0.00	21.60	101120

Check Report

Date Range: 03/07/2025 - 03/24/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001430	Gouldey Welding and Fabrications Inc	03/24/2025	Regular	0.00	225.00	101121
MT001548	Home Depot Credit Services	03/24/2025	Regular	0.00	210.32	101122
MT001554	Horsham Car Wash	03/24/2025	Regular	0.00	36.00	101123
MT001643	Jacob Millevoi	03/24/2025	Regular	0.00	70.00	101124
MT004263	John A. Otte	03/24/2025	Regular	0.00	100.00	101125
MT001856	John Bereschak	03/24/2025	Regular	0.00	150.00	101126
MT001868	John H. Mogensen	03/24/2025	Regular	0.00	50.00	101127
MT001887	John R. Young and Company	03/24/2025	Regular	0.00	1,295.91	101128
MT004520	Joseph K. Egenolf Jr	03/24/2025	Regular	0.00	100.00	101129
MT004308	Justin Tohanczyn	03/24/2025	Regular	0.00	140.00	101130
MT004553	Karen A. Strawhacker	03/24/2025	Regular	0.00	70.00	101131
MT002089	Keystone Municipal Services, Inc.	03/24/2025	Regular	0.00	6,712.50	101132
MT002098	Kilkenny Law, LLC	03/24/2025	Regular	0.00	8,079.25	101133
MT002104	Kimball Midwest	03/24/2025	Regular	0.00	294.50	101134
MT002170	Kyle W. Stump	03/24/2025	Regular	0.00	200.00	101135
MT002341	Lowe's Companies Inc.	03/24/2025	Regular	0.00	76.89	101136
MT002496	Mastertech Auto Service, LLC.	03/24/2025	Regular	0.00	222.37	101137
MT002609	Michael Bean	03/24/2025	Regular	0.00	150.00	101138
MT002624	Michael J. Kunzig	03/24/2025	Regular	0.00	100.00	101139
MT004518	Michael Sasso	03/24/2025	Regular	0.00	150.00	101140
MT002636	Michael Shearer	03/24/2025	Regular	0.00	100.00	101141
MT002701	Mobile Lifts, Inc.	03/24/2025	Regular	0.00	3,500.00	101142
MT002793	Motorola Solutions, Inc	03/24/2025	Regular	0.00	266.94	101143
MT004138	Napa Auto Parts	03/24/2025	Regular	0.00	605.81	101144
MT002961	ODP Business Solutions, LLC	03/24/2025	Regular	0.00	134.72	101145
MT002964	Office of Public Health	03/24/2025	Regular	0.00	135.00	101146
MT002974	Omega Systems Consultants, Inc.	03/24/2025	Regular	0.00	4,486.25	101147
MT003046	Patriot Workwear	03/24/2025	Regular	0.00	4,066.00	101148
MT003047	Patrol PC	03/24/2025	Regular	0.00	2,255.01	101149
MT003099	PennHolo Sales and Services	03/24/2025	Regular	0.00	127.40	101150
MT003136	Petty Cash	03/24/2025	Regular	0.00	72.07	101151
ZZ001862	Pure Cleaners	03/24/2025	Regular	0.00	1,619.00	101152
MT003227	Rachel Brick	03/24/2025	Regular	0.00	400.00	101153
MT003334	Richter Drafting and Office Supply Co. Inc	03/24/2025	Regular	0.00	73.48	101154
MT003365	Robert H. Grunmeier II	03/24/2025	Regular	0.00	50.00	101155
MT003436	Ryan Allison	03/24/2025	Regular	0.00	100.00	101156
MT003444	Ryan W. Irvin	03/24/2025	Regular	0.00	200.00	101157
MT003458	SafetyKleen Systems, Inc.	03/24/2025	Regular	0.00	216.13	101158
MT003499	Scatton's Heating and Cooling, Inc.	03/24/2025	Regular	0.00	653.64	101159
MT003555	Shapiro Fire Protection Company	03/24/2025	Regular	0.00	54.65	101160
MT003613	Sosmetal Products Inc.	03/24/2025	Regular	0.00	170.57	101161
MT003655	Standard Insurance Company	03/24/2025	Regular	0.00	9,499.74	101162
MT003790	TD Card Services	03/24/2025	Regular	0.00	39.96	101163
MT003796	Tees With a Purpose	03/24/2025	Regular	0.00	158.00	101164
MT004555	Tesla Energy Operations, Inc.	03/24/2025	Regular	0.00	34.50	101165
MT004524	Transcend Finance LLC	03/24/2025	Regular	0.00	8,325.00	101166
MT003964	Triad Truck Equipment	03/24/2025	Regular	0.00	120,773.00	101167
MT003975	Turf Equipment and Supply Co.	03/24/2025	Regular	0.00	2,376.26	101168
MT004006	Unwined and Paint	03/24/2025	Regular	0.00	276.00	101169
MT004080	Vinay P. Setty	03/24/2025	Regular	0.00	420.00	101170
MT004175	William F. Wiegman III	03/24/2025	Regular	0.00	1,811.50	101171
MT004189	William Tuttle	03/24/2025	Regular	0.00	150.00	101172
PAYR-PBA	Police Benevolent Association	03/13/2025	Bank Draft	0.00	1,482.00	DFT0000472
PAYR-POL PEN	U.S. Bank	03/13/2025	Bank Draft	0.00	10,109.48	DFT0000473
PAYR-PA SCDU	PA SCDU	03/13/2025	Bank Draft	0.00	530.77	DFT0000474
PAYR-401	Empower Retirement	03/13/2025	Bank Draft	0.00	18,758.83	DFT0000475
PAYR-457	Empower Retirement	03/13/2025	Bank Draft	0.00	20,025.15	DFT0000476
PAYR-PHILA	City of Philadelphia	03/13/2025	Bank Draft	0.00	304.32	DFT0000477

Check Report

Date Range: 03/07/2025 - 03/24/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-SITW	State of Pennsylvania	03/13/2025	Bank Draft	0.00	12,256.46	DFT0000478

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	211	106	0.00	247,257.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	63,467.01
EFT's	0	0	0.00	0.00
	218	113	0.00	310,724.83

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	211	106	0.00	247,257.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	63,467.01
EFT's	0	0	0.00	0.00
	218	113	0.00	310,724.83

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	3/2025	310,724.83
			310,724.83

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #07

SUBJECT: American Red Cross Lifesaving Award
MEETING DATE: March 24, 2025
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Fire Chief

BACKGROUND:

Justin Tohanczyn received an American Red Cross Lifesaving Certificate of Extraordinary Personal Action for helping save a man's life in December 2023 on a Royal Caribbean Cruise Ship.

Just after leaving the cruise port in Florida on Dec. 12, 2023, a fellow passenger went into cardiac arrest in the hallway just a few cabins away from where Justin and his wife, Casey, were staying. Hearing the medical call, Justin, who is an EMT, went into the hallway where Pete, a cruise ship entertainer, was performing CPR on an unresponsive 58-year-old man. Justin helped with CPR, cleared the man's airway, and gathered medical history.

After the ship's medical team arrived, Justin continued to help by applying the AED and providing BVM ventilations with high-flow oxygen. The AED delivered a shock, and they noticed improvements in the man's vitals.

A few hours after the man was transported to the ship's medical center, Justin and Pete stopped by to find him sitting up and talking with his family. The doctor introduced them and explained how Justin and Pete saved the man's life. The man was later flown to the hospital in Miami to have surgery and a pacemaker inserted.

BUDGET

No impact.

RECOMMENDATION:

Staff recommend that the Board of Supervisors recognize Justin Tohanczyn for his life-saving actions on December 12, 2023. Justin is awarded the American Red Cross Lifesaving Award.

MOTION/RESOLUTION:

Motion to recognize Justin Tohanczyn for his life-saving actions on December 12, 2023.

- 1) Motion by: _____ Second by: _____
- 2) Chair will call for public comment.
- 3) Chair will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #8

SUBJECT: National Library Week Proclamation
MEETING DATE: March 24, 2025
BOARD LIAISON: Tanya. C. Bamford
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The North Wales Area Library is a vital resource for Montgomery Township residents, providing:

- **Lifelong learning & literacy** – Over 12,500 programs offered in 2024
- **Community connection** – A hub for meetings, events, and cultural programs
- **Technology & job support** – 4,340 computer sessions for those in need
- **Essential services** – Nearly 140,000 materials circulated, serving 3,737 township members

A proclamation for National Library Week would highlight these contributions and reinforce the township's commitment to education and community growth.

BUDGET

No impact.

RECOMMENDATION:

Staff recommends that the Board of Supervisors proclaim April 6 – 12, 2025, as National Library Week.

MOTION/RESOLUTION:

Motion to proclaim April 6 – 12, 2025 as National Library Week.

- 1) Motion by: _____ Second by: _____
- 2) Chair will call for public comment.
- 3) Chair will call for a vote.



Proclamation National Library Week: April 6 – 12, 2025

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals have the support they need to learn, connect, and thrive;

WHEREAS, the PA Forward®, Literacy is POWER initiative highlights how libraries and staff encourage literacy in Basic, Information, Civic & Social, Health, and Financial, which contributes to greater personal and community success;

WHEREAS, libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries' workers have worked to expand fluency in the digital literacy skills needed to navigate the online world in which 21st century information exists;

WHEREAS, libraries nurture young minds through Storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, getting a library card is a financially literate action;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme "**Drawn to the Library**";

NOW, THEREFORE, be it resolved that I, the Chairwoman of the Montgomery Township Board of Supervisors, do hereby proclaim April 6 - 12, 2025 as

National Library Week

During this week, I encourage all residents to visit their library and celebrate the opportunities they unlock for us every day.

Dated this 24th day of March 2025.

Attest: _____
Carolyn McCreary, Township Manager

Audrey Ware-Jones, Chairwoman

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #09

SUBJECT:	Volunteer Committee Applicant for EAC – Andy Mehrotra
MEETING DATE:	March 24, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

We have received an application from Township resident Andy Mehrotra who is interested in serving on the Environmental Advisory Committee. Ms. Mehrotra's resume is attached and she has been invited to attend the meeting and introduce herself.

RECOMMENDATION:

Staff recommends the Board of Supervisors consider the appointment of Ms. Mehrotra to the Environmental Advisory Committee.

MOTION/RESOLUTION:

Motion to appoint Andy Mehrotra to the Environmental Advisory Committee to serve an existing three-year term to expire on January 1, 2028.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.

Andy Mehrotra

SKILLS

I am a patient and skilled listener, a critical thinker and a passionate advocate for the environment. I can plan and lead projects and presentations. I work thoughtfully with others.

EXPERIENCE

Social Worker

1990 - 1992 and 1993- 1996

- Evaluated and counseled nursing home residents, wrote care plans.
- Provided clinical counseling for teens and families.

Bridle Path Elementary Garden Club, Lansdale, PA - Founder and educator

2010-13

- Created a garden club for students, led meetings and organized hands-on garden activities at the school.

La Leche League of Eastern PA, Area Coordinator of Leaders

JUNE 2024 -PRESENT

- Coordinates and supports all La Leche League Leaders in Eastern PA with their ideas, projects, and problems and facilitates connections to LLL Alliance and LLL International.

La Leche League Montgomery County East, PA - Leader

NOVEMBER 2003 - PRESENT

- Plans and leads online and in-person support group meetings for parents who are breastfeeding or feeding human milk in any way.
- Provides human milk feeding information and resources to families by phone, text, and social media.
- Maintains Group website and social media presence.

University of Delaware Botanical Gardens, Newark, DE - Member

2010 - PRESENT

Wild Ones of Southeastern PA - Member

2022 - PRESENT

EDUCATION

Loyola University of Chicago, Chicago, IL - Masters of Social Work, 1994

University of Delaware, Newark, DE - Bachelor of Arts, psychology 1989

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #10

SUBJECT: EAC's Parks Native Meadow Garden Project
MEETING DATE: March 24, 2025
BOARD LIAISON: Beth A. Staab
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Members of the Environmental Advisory Committee are here tonight to present their ideas for implementing a Native Garden/Meadow in one of our parks. They are gauging interest and guidance on how to proceed.

BUDGET

No impact.

RECOMMENDATION:

No action required.

MOTION/RESOLUTION:

No action required.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #11

SUBJECT: Public Hearing - Proposed Amendments to Zoning Ordinance #25-347,
MEETING DATE: March 24, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

BACKGROUND:

Staff is requesting the adoption of the proposed amendments to the Montgomery Township Zoning Code, Chapter 230, Article XXX, Wireless Telecommunications Facilities to update our current local regulations in order to remain consistent with current technologies, policies, state and federal regulations, and laws associated with wireless communications. In addition, the ordinance will provide Tower-based Wireless Telecommunications Facilities by right within Municipal or Municipal Authority owned properties meeting specific criteria set forth in the regulations.

The proposed ordinance amendment has been submitted and reviewed by the Montgomery County Planning Commission, Montgomery Township Planning Commission, Township Staff, and Consultants. The review letters and minutes are included in your packet.

The Board authorized the advertisement of this amendment during their January 6, 2025, meeting.

The proposed text amendment was advertised on March 10, 2025 and March 17, 2025 as required.

MOTION/RESOLUTION:

Motion to adopt Ordinance No. 25-347 to amend Chapter 230, Article XXX of the Code of Montgomery Township as presented.

1. Motion by: _____ Second by: _____
2. Chairwoman will call for public comment.
3. Chairwoman will call for a vote.

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25-347

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, REPEALING AND REPLACING THE ENTIRETY OF ARTICLE XXX,
WIRELESS TELECOMMUNICATIONS FACILITIES, OF CHAPTER 230, ZONING, OF THE
TOWNSHIP CODE TO PROVIDE FOR UPDATED TECHNOLOGIES, POLICIES, AND
LAWS RELATED TO WIRELESS COMMUNICATIONS**

WHEREAS, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Supervisors of Montgomery Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Montgomery Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board desires to amend Article XXX, Wireless Telecommunications Facilities, of the Township Code, Chapter 230, Zoning, in its entirety to better maintain the peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board of Supervisors of Montgomery Township has determined that comprehensive changes and additions are necessary to the Chapter 230, the Zoning Code of Montgomery Township, Article XXX, Wireless Telecommunications Facilities, to ensure the Township Code is consistent with current technologies, policies, and laws associated with wireless communications;

WHEREAS, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code for the adoption of the proposed ordinance including advertising, submission to the planning commissions, and holding a public hearing; and

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Montgomery Township Code as set forth below;

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

SECTION 1. Code Amendment. The Montgomery Township Zoning Code, Chapter 230, is hereby amended as follows:

A. Article XXX, Wireless Telecommunications Facilities, is repealed in its entirety and replaced with the following revised provisions:

Article XXX Wireless Communications Facilities

§ 230-220 Purpose and Intent.

In an effort to establish reliable standards for the siting, design, permitting, construction, operation, inspection, maintenance, repair, modification, removal and replacement of wireless communications facilities in recognition of the federal Telecommunications Act of 1996, Pub. L. No. 104-104, 110 Stat. 56 (1996); the federal Middle Class Tax Relief and Job Creation Act of 2012 (Spectrum Act) Pub. L. No. 112-96, 126 Stat. 156 (2012), and FCC regulations promulgated thereunder by the Federal Communications Commission (FCC), including the FCC's Report and Order of October 21, 2014, FCC 14-153 (rel. Oct. 21, 2014); and the Pennsylvania Wireless Broadband Collocation Act (Act 191 of 2012), 53 P.S. § 11702.1 *et seq.*, and in expansion of the purposes contained in Article I, § 230-2, of this chapter, and the policies and recommendations of the Township's Comprehensive Plan, as amended, the Township established the following provisions for the regulation of wireless communications facilities, including but not limited to communications antennas, communications antenna support structures and communications equipment buildings. In addition, other specific intents and purposes of this article include the following:

- A. Recognize that technical developments in the communications field have provided new options for the expansion and delivery of wireless communications services to Montgomery Township and its residents.
- B. Recognize that the Township's police, fire and emergency medical services, residents and visitors rely on wireless communications services for business and personal uses.
- C. Encourage efficient wireless communications services within the Township while protecting the public health, safety and welfare.
- D. Permit communications services while protecting the interests of Township residents by regulating the placement and construction of wireless communications facilities, including satellite dish antennas.
- E. Respect federal and state statutes and regulations that impose certain limitations on the Township's ability to regulate the placement and construction of wireless communications facilities.
- F. Minimize adverse visual effects of wireless communications facilities through proper design, siting and vegetative screening.
- G. Encourage good and efficient planning through the joint use of any new or existing communications antenna support structures.

§ 230-221 Definitions.

For the purposes of this article, the following definitions shall apply:

Accessory Equipment: Any equipment serving or being used in conjunction with a wireless telecommunications facility or wireless support structure. The term includes utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or similar equipment.

Amateur Radio Antennas: Includes ham and citizens band radio antennas or others operated by individual amateur radio operators or clubs on a nonprofit basis for use only within the property on which the amateur radio antenna is located.

Antenna: Telecommunications equipment that transmits and receives electromagnetic radio signals used in the provision of all types of wireless communications services. An antenna shall not include private residence-mounted satellite dishes or television antennas or amateur radio equipment including, without limitation, ham or citizen band radio antennas.

Base Station: A structure or equipment at a fixed location that enables Federal Communications Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

- A. The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services (i.e., wifi) and fixed wireless services (i.e. point to point microwave transmissions) such as microwave backhaul.
- B. The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).
- C. The term includes any structure other than a tower that, at the time the relevant application is filed with the Township under this subpart, supports or houses equipment described in sub-paragraphs (A) and (B) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.
- D. The term does not include any structure that, at the time the relevant application is filed with the Township under this section, does not support or house equipment described in sub-paragraphs (A) or (B) of this section.

Collocation: The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

Distributed Antenna System (DAS): A small network of antennas that are connected to a common source that provides coverage in a building or a small geographic area.

Eligible Facilities Request: Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment.

Eligible Support Structure: Any tower or base station, provided that it is existing at the time the relevant application is filed.

Equipment Compound: An area surrounding or adjacent to a wireless support structure within which base stations, power supplies or accessory equipment are located.

Ft. Worth Attachment: A non-freestanding pole which is attached to an electrical transmission tower which is used to support antennas and accessory equipment and which is anchored to the ground and obtains lateral bracing by direct attachment to the electrical transmission tower.

Functional Height: Minimum height necessary for a WCF to function satisfactorily.

Modification: The improvement, upgrade or expansion of existing wireless telecommunications facilities or base stations on an existing wireless support structure or the improvement, upgrade or expansion of the wireless telecommunication facilities located within an existing equipment compound, if the improvement, upgrade, expansion or replacement does not substantially change the physical dimensions of the wireless support structure.

Monopole: A tower which consists of a single pole structure without any guy wires, designed and erected on the ground or on top of a structure, to support communications antennas and connect appurtenances.



Photograph of a Ft. Worth Attachment

Replacement: The replacement of existing wireless telecommunications facilities on an existing wireless support structure or within an existing equipment compound due to maintenance, repair or technological advancement with equipment composed of the same wind loading and structural loading that is substantially similar in size, weight and height as the wireless telecommunications facilities initially installed and that does not substantially change the physical dimensions of the existing wireless support structure.

Right-of-Way (ROW): The surface of and space above and below any real property in the municipality in which the federal government, Commonwealth, municipality or municipal authority has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, or any other public place, area or property under the control of the federal government, Commonwealth, municipality or municipal authority, and any non-exclusive public or utility easements established, dedicated, platted, improved or devoted for utility purposes. Private rights-of-way and other government-owned lands not listed above shall not be considered a right-of-way. The phrase “in the right(s)-of-way” means in, on, over, along, above and/or under the Right(s)-of-Way.

Satellite Dish Antennas:

1. Noncommercial. Those used by an individual property owner for reception of signals from satellites for use only within the property on which the satellite dish is located.
2. Commercial. Those used by a commercial business for reception of signals from satellites for distribution to other properties or for the transmission of signals to satellites.

Site: For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

Substantial Change OR Substantially Change: A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

- A. For towers other than towers in the public rights-of-way, it increases the original height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other existing towers or base stations, it increases the original height of the structure by more than 10% or more than ten feet, whichever is greater. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.
- B. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other existing towers or base stations, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- C. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
- D. The modification entails any excavation or deployment outside the current site.

Tower: Any structure that exceeds ten feet (10') in height and is built for the sole or primary purpose of supporting any Federal Communications Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services (i.e. wifi) and fixed wireless services (i.e. point to point microwave transmission) such as microwave backhaul, and the associated site. A building, water tower, electrical transmission tower, utility pole, light pole, traffic signal pole, flag pole or other similar structure designed and constructed for

a sole or primary purpose other than supporting any Federal Communications Commission-licensed or authorized antennas and their associated facilities, as well as a Ft. Worth Attachment shall not be considered a tower.

Tower-Based Wireless Communications Facilities (Tower-Based WCF): Wireless communications facilities that include the installation of a new tower to support the transmission equipment. A WCF that requires the replacement of an existing structure (i.e. building, water tower, utility pole, light pole, traffic signal pole, flagpole or other similar structure) to support the weight of a WCF is not considered a new Tower-Based WCF.

Transmission Equipment: Equipment that facilitates transmission for any Federal Communications Commission-licensed or authorized wireless communications service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as a microwave backhaul.

WCF on Existing Structure: Wireless communications facilities located on existing structures such as, but not limited to buildings, water towers, electrical transmission towers, utility poles, light poles, traffic signal poles, flag poles and other similar structures that do not require the installation of a new tower. This term includes the replacement of an existing structure with a similar structure that is required to support the weight of the proposed WCF.

Wireless: Transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, personal communications service (PCS), microwave, satellite, or radio signals.

Wireless Communications Facility (WCF): The set of equipment and network components including antennas, transmitters, receivers, base stations, cabling and accessory equipment, used to provide wireless data and telecommunication services. The term shall not include the wireless support structure.

Wireless Support Structure: A freestanding structure, such as a guyed or self-supporting monopole or tower, electrical transmission tower, water tower or other structure not classified as a wireless support structure, including but not limited to buildings, light poles, utility poles, traffic signals and other similar structures that could support the placement or installation of wireless telecommunications facilities if approved by the municipality.

§ 230-222 Permitted and Prohibited Zoning Districts for WCF.

Table 230-222.1 - Permitted Zoning Districts.

	WCF Type	Zoning Districts	Permitted By Right, CU, or SE
A	Tower-Based WCF Located In the ROW	Non-Residential Zoning Districts	By Right
		Residential Zoning Districts (subject to Table 223.1 below)	CU
B	Tower- Based WCF where the Tower is 40’ or less in height, Located Out of the ROW	Non-Residential lots or properties in Residential Zoning Districts (subject to Table 223.1 below)	By Right
		Non-Residential Zoning Districts, excluding the BP District	
		Municipal owned property in all zoning districts	
C	Tower-Based WCF where the Tower is more than 40’ in height, Located Out of the ROW	Non-Residential Districts, excluding the BP District	By Right
		Municipal or municipal authority owned properties in Residential Zoning Districts	By Right
D	WCF on Existing Structures	All zoning districts	By Right
E	Eligible Facilities Request		

Table 230-222.2 - Prohibited Zoning Districts

	WCF Type	Prohibited Zoning Districts
A	Tower-Based WCF Located Out of the ROW	Residential lots or properties in Residential Zoning Districts; any lot or property in the BP District
B	Tower-Based WCF located in the ROW	Residential Zoning Districts where all public service utilities are primarily located underground within one hundred (100’) feet of the proposed Tower or Base Station

§ 230-223 Bulk and Area Requirements.

Table 230-223.1 -Tower-Based WCFs

		WCF out of ROW	WCF in ROW
Height		Maximum height of 150 feet.	Tower-Based WCFs shall be designed to Minimum Functional Height, not to exceed 40 feet in Residential Zoning Districts and 60 feet in Non-Residential Zoning Districts. Applicants must submit documentation justifying the total height.
Lot size	Only use on lot or property:	Minimum of 1 acre.	Not Applicable.
	Combined with another use on lot or property:	A minimum of 1 acre plus the area needed to accommodate the WCF and guy wires, Accessory Equipment, and if required security fence and landscaping and screening.	
Setbacks	Towers:	Setback from property lines, not lease lines, at least (100%-110%) ¹ of the combined height of the Wireless Support Structure and Antennas, or the applicable minimum building setback in the underlying zoning district, whichever is greater. Additionally, all towers shall be setback at least 200 feet from any dwelling.	Not Applicable.
	Equipment buildings/cabinets:	Subject to applicable minimum accessory use or structure setback in the underlying zoning district.	

¹ Tower-Based WCF setbacks are implemented to protect surrounding properties should a tower collapse and are thus related to the height of the tower.

A. Non-tower based WCFs.

- (1) Non-tower WCFs located outside the ROW shall be co-located on existing structures, such as existing buildings or previously approved wireless support structures. Such non-tower WCF shall not exceed a maximum height of 150 feet, inclusive of its support structure.
- (2) Non-tower WCFs in the ROW may not exceed a height of six feet above the structure upon which they are mounted, unless the applicant receives a conditional use permit.

§ 230-224 Design, Construction and Operations.

- A. All WCFs shall be sited, designed, constructed, operated, inspected maintained, repaired, modified, removed and replaced in strict compliance with all current applicable federal and state technical and safety codes. Federal and State agencies include but are not limited to the following: Federal Communications Commission (FCC), American National Standards Institute (ANSI), National Electrical Safety Code, National Electric Code, and National Association of Tower Erectors.
- B. All WCFs shall be operated in accordance with all applicable FCC rules regarding interference with public safety communications or the reception of broadband, television, radio or other communications services.
- C. Collocation.
 - (1) An application for a new Tower-Based WCF shall not be approved unless the Township finds that the wireless communications equipment planned for the proposed Tower-Based WCF cannot be accommodated on an existing or approved structure or building. Any application for approval of a Tower-Based WCF shall include a comprehensive inventory of all existing towers and other suitable structures within a two-mile radius from the point of the proposed tower, unless the applicant can show to the satisfaction of the Township that a different distance is more reasonable and shall demonstrate conclusively why an existing tower or other suitable structure cannot be utilized.
 - (2) All Tower-Based WCFs where the Tower is more than 40 feet in height, located outside of the Right-of-Way, shall be designed to accommodate both the applicant's Antennas and comparable Antennas for future users. As a condition of approval for all Tower-Based WCFs where the Tower is more than 40' in height, the applicant shall agree to allow other service providers to collocate Antennas on the Tower where technically and economically feasible.
- D. Signage. All WCFs shall include a posted sign at the location. Such signage shall include the ownership, contact name and phone number in the event of an emergency and Federal Communications Commission (FCC) registration number (if applicable). Such signage shall not include commercial advertising and is subject to approval by the municipality.
- E. Lighting. Towers shall not be artificially lighted beyond what is required by law.
- F. Noise. All WCFs shall be operated and maintained so as not to produce noise in excess of applicable noise standards established by the municipality. The use of a backup generator in emergency situations and periodic maintenance and testing by the wireless communications provider's technicians shall be permitted, where such noise standards may be exceeded on a temporary basis.
- G. Vehicular Access.

- (1) An access driveway and one off-street parking space shall be provided to ensure adequate emergency and service access to all Tower-Based WCFs located outside of the Right-of-Way.
 - (2) Maximum use of existing roads, whether public or private, shall be made to the extent practicable.
 - (3) Where possible, access driveway construction shall at all times minimize ground disturbance and the cutting of vegetation.
 - (4) Access driveway grades shall closely follow natural contours to assure minimal visual disturbance and minimize soil erosion.
 - (5) An applicant shall present documentation to the Township that the property owner has granted an access easement for the proposed WCF, if located on a lot or property.
 - (6) Any required access easement shall be a minimum of 20 feet in width and the access driveway shall be improved with a dust-free, all-weather surface, including gravel, to a width of at least 10 feet throughout its entire length.
 - (7) Vehicular access to all WCFs shall not interfere with the parking or vehicular circulations for a principal use, if located on the lot or property. However, where appropriate and available, existing parking for the principal or other uses on the lot or property may be utilized.
- H. Fencing. A security fence, which may include barbed wire, with a minimum height of eight (8') feet and a maximum height of ten (10') feet shall be required to surround any Tower-Based WCF located outside the Right-of-Way, where the Tower is more than 40 feet in height, including guy wires, associated equipment, and buildings.
- I. Historic buildings or districts. No Tower-Based WCF may be located on a building, structure, or site that is listed on either the National or Pennsylvania Register of Historic Places or the Official Historic Structures and/or Historic Districts List maintained by the Township or has been designated by the Township as being of historic significance.
- J. Safety in Rights-of-Way.
- (1) Schedule of operations. The Township shall determine the time, place and manner of siting, design, construction, maintenance, repair, Modification, removal and/or Replacement of all WCFs located in the Right-of-Way, based on public safety, traffic management, physical burden on the Right-of-Way and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Township and the requirements of the Public Utility Code.
 - (2) Alteration of a WCF. Within 60 days following written notice from the Township, or such longer period as the municipality determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a WCF located in the Right-of-Way shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any WCF when the Township, consistent with its police powers and applicable Public

Utility Commission regulations, shall have determined that such removal, relocation, change or alteration is reasonably necessary under any one of the following circumstances:

- (a) The construction, repair, maintenance or installation of any municipal or other public improvement located in the Right-of-Way.
- (b) The operations of the Township or other governmental entity in the Right-of-Way.
- (c) Vacation of a street or road or the release of a utility easement.
- (d) An emergency as determined by the Township.
- (e) No permit is required for such removal, relocation, change or alteration ordered by the Township.

(3) Visual obstruction. All WCFs and Accessory Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the Right-of-Way as determined by the Township. In no case shall ground-mounted equipment, walls, screening or landscaping be located within (18) inches of the face of the curb, or in an area in which there are no curbs, within (3) feet of the edge of cartway.

- K. Maintenance. An applicant for a WCF shall describe anticipated maintenance needs, including frequency of service, personnel needs and equipment needs, and the traffic, safety and noise impacts of such maintenance.
- L. Soil report. An applicant for a Tower-Based WCF where the new Tower is more than 40 feet in height, shall submit a soil report complying with the standards of geotechnical investigations, ANSI/EIA-222-G, as amended, shall be submitted to the Township Engineer prior to construction to document and verify the design specifications of the foundation for the Wireless Support Structure and anchors for the guy wires, if used.
- M. Aviation safety. All WCFs shall comply with federal and state laws and regulations concerning aviation safety.
- N. Inspections for all WCFs where the new Tower is more than 40 feet in height.
 - (1) A copy of any required inspection report shall be provided to the Township following the inspection. Any repairs advised by report shall be completed by the WCF owner within 60 calendar days after the report is filed with the Township.
- O. Equipment Storage. The storage of unused equipment or supplies is prohibited on any WCF site.
- P. Anticlimbing devices. When required by the Township, all communications antenna support structures shall be fitted with anticlimbing devices, as approved by the manufacturers.
- Q. Guy wires. All guy wires shall be clearly marked to be visible at all times.

§ 230-225 Aesthetics, Landscaping and Screening.

- A. Appearance. Towers shall be galvanized and/or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings.
- B. Landscaping and Screening. An applicant for Tower-Based WCF where the new Tower is more than 40 feet in height, located outside of the Right-of-Way, shall submit a landscaping and screening design including the following:
 - (1) The applicant shall ensure that the existing vegetation, trees and shrubs located within proximity to the WCF support structure shall be preserved to the extent practicable.
 - (2) Screen buffers shall meet the definition and regulations in the Township's Subdivision and Land Development Ordinance, except that landscape plantings shall be located around the base of antennas, support structures and equipment building facilities.

§ 230-225.1 Replacement, Collocation or Modification.

- A. Notwithstanding the requirements for all Tower-Based WCFs and WCFs on Existing Structures, as set forth in this sub-section, an application for Replacement, Collocation or Modification of a previously approved Wireless Support Structure or WCF shall be reviewed for conformance with the Township building permit requirements, including requirements applicable to the added structural loading of the proposed Antennas and Accessory Equipment. These previously approved facilities shall not be subject to the issuance of new zoning or land use approvals, provided that there is no Substantial Change.
- B. Replacement of WCFs on existing Wireless Support Structures or within existing Equipment Compounds may be performed by the applicant without obtaining building or zoning permits from the Township.
- C. Any Substantial Change to an existing Tower-Based WCF shall require approval of the Township in accordance with the terms of this Section.
- D. Mounting. An applicant proposing a WCF on Existing Structure to be mounted on a building or any other structure shall submit detailed construction and elevation drawings indicating how the WCF on Existing Structure will be mounted on the existing structure for review by the Township building code official for compliance with the building code.

§ 230-225.2 Administrative and Procedural Requirements.

The following administrative and procedural requirements apply to all WCFs, antennas and support structures:

- A. Site plan. A site plan shall be required for all new communications antenna support structures proposed to be more than 50 feet in height, for the construction of new communications equipment buildings and for all ground-mounted commercial satellite dish antenna proposals. The site plan shall show the following information:

- (1) Property lines, building setbacks required by the Zoning Ordinance, zoning district(s) of all adjacent lots and areas subject to easements and deed restrictions.
 - (2) Existing buildings and other structures, streets, sidewalks, parking areas and large trees.
 - (3) The proposed telecommunications facilities, including any proposed fencing, guy wires, landscaping or other related features.
 - (4) The drop zone for any proposed communications antenna support structures.
 - (5) Any other information deemed necessary by the Board of Supervisors.
- B. Construction and elevation drawings. For communications antennas proposed to be mounted on a building or other structure, the applicant shall submit, as part of its site plan, construction and elevation drawings indicating how the antennas will be mounted on the structure for review by the Code Enforcement Officer for compliance with the Montgomery Township Building Code and other applicable laws.
 - C. Compliance with electrical codes. All communications antennas shall comply with all regulations in the latest edition of the national electrical codes.
 - D. Licensing. When an applicant must be licensed by the Federal Communications Commission, the applicant shall submit a copy of its current FCC license to the Township.
 - E. Township identification. An identification tag with the Township permit number shall be attached to all wireless telecommunications facilities that require a Township permit.

§ 230-225.3 Discontinuation, Abandonment and Removal.

In the event that use of a Tower-Based WCF is planned to be discontinued, the owner/operator shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned WCFs or portions of WCFs shall be removed as follows:

- A. All unused or abandoned WCFs and accessory facilities shall be removed within (6-12) months of the cessation of operations at the Site unless a time extension is approved by the Township.
- B. If the WCF and/or accessory facility is not removed within (6-12) months of the cessation of operations at a Site, or within any longer period approved by the municipality, the WCF and accessory facilities and equipment may be removed by the municipality and the cost of removal assessed against the owner of the WCF.
- C. Any unused portions of WCFs, including Antennas, shall be removed within (6-12) months of the time of cessation of operations.

§ 230-225.4 Amateur Radio Antennae.

- A. Setbacks. Amateur radio antennas and support structures may be placed anywhere on a lot.

B. Amateur radio antenna and support structure safety. The Township Code Enforcement Officer may inspect amateur radio antennas and support structures to determine if these facilities are safely installed. If the Township Code Enforcement Officer determines that safety problems exist, the Code Enforcement Officer can require remediation of the safety problems at the owner's expense or can require removal of the unsafe antenna and/or support structure.

§ 230-225.6 Satellite dish antenna regulations.

A. Noncommercial satellite dish antennas.

(1) Setbacks. Noncommercial satellite dish antennas shall comply with the following setback requirements:

- (a) Antennas shall be set back from side and rear lot lines by a distance at least equal to the minimum yard setback for the district in which the antenna is located or by a distance at least equal to the height of the antenna, whichever is greater.
- (b) Antennas with a total height of less than four feet may be located in the front yard or in front of the primary building, provided that such antenna is entirely within four feet of the front wall of the building; otherwise, antennas shall not be permitted within the front yard or in front of the primary building.
- (c) Building-mounted antennas may intrude into front, side and rear yard setbacks for a distance no greater than any existing intrusion by an existing building.

(2) Height. All noncommercial satellite dish antennas mounted on buildings shall not exceed the maximum building height of the zoning district in which the antenna is located.

B. Commercial satellite dish antennas and support structures.

(1) Setbacks. Commercial satellite dish antennas and support structures shall comply with the following setback requirements:

- (a) All antennas and support structures shall be set back a distance that is at least equal to the minimum yard setback for the district in which the antenna is located. When this yard setback is less than 50 feet, antennas and support structures 50 feet or more in height shall be set back a minimum of 50 feet from property lines and street ultimate rights-of-way lines.
- (b) Antennas and support structures shall not be permitted within the front yard or in front of the primary building.

(2) Height. All commercial satellite dish antennas and support structures mounted on buildings shall not exceed the maximum building height of the zoning district in which the antenna is located. Commercial satellite dish antennas and support structures that are ground-mounted shall not exceed 150 feet in total height and shall meet the conditional use requirements in § 230-224.

Section 2. The Zoning Code of Montgomery Township, Attachment 17, Wireless Telecommunications Table, shall be deleted in its entirety.

Section 3. The Zoning Code of Montgomery Township, Section 230-148, Fences and walls, subsection 230-148.B shall be revised to add the following:

(4) The above noted height requirements shall apply unless otherwise noted for a specific use.

Section 4. The Zoning Code of Montgomery Township, Section 230-83, Special regulations, subsection 230-83.K(6) shall be deleted in its entirety.

SECTION II. Severability. The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance, and the remainder of the Ordinance shall remain in force.

SECTION III. Repealer. Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION V. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 24th day of March, 2025.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Audrey R. Ware-Jones, Chair
Montgomery Township
Board of Supervisors

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, March 24, 2025 at 7:00 p.m. during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, the Montgomery Township Board of Supervisors will hold a hearing and then consider enacting: **AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, REPEALING AND REPLACING THE ENTIRETY OF ARTICLE XXX, WIRELESS TELECOMMUNICATIONS FACILITIES, OF CHAPTER 230, ZONING, OF THE TOWNSHIP CODE TO PROVIDE FOR UPDATED TECHNOLOGIES, POLICIES, AND LAWS RELATED TO WIRELESS COMMUNICATIONS.** The ordinance makes comprehensive changes to Article XXX, including permitting wireless communication facility towers exceeding forty feet in height to be erected on municipal or municipal authority owned properties in Residential Zoning Districts. A copy of the full text of the proposed ordinance is available for inspection and/or copying by the public by appointment at the Township Building, the offices of this newspaper, and the Montgomery County Law Library. The public is invited to attend the hearing/meeting and will be given an opportunity to provide comments regarding the proposed ordinance. Persons with disabilities, wishing to attend the public hearing/meeting and requiring auxiliary aid, service, or other accommodations to participate should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY,
TOWNSHIP MANAGER

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 20, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #25-0013-001
Proposal Name: Wireless Communications Facilities Ordinance
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced zoning code text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 21, 2025. We forward this letter as a report of our review.

BACKGROUND

Montgomery Township has submitted a text amendment to completely repeal and replace Article XXX (Wireless Communications Facilities) in Township Code Chapter 230 (Zoning). Article XXX was originally added to the Township's code in 1999, and this revision incorporates many changes in technology from the past 25 years, primarily the rise of cell phone antennas requiring towers or other "wireless communications facilities". Some of the changes from the existing code include:

- Adding relevant and newly passed federal and state statutes to 230-220 Purpose and Intent (renamed from Legislative Intent)
- Adding multiple items to 230-221 Definitions, including accessory equipment, base station, collocation, distributed antenna system, eligible facilities request, eligible support structure, equipment compound, monopole, and tower
- Overhauling the wireless telecommunications table of permitted zoning districts to largely be based on wireless communications facilities types, whether they are tower-based or not, located in or out of right-of-way, attached to existing or eligible structures, and more than 40 feet high, as well as prohibiting tower-based wireless communications facilities outside of right-of-way in residential or BP zoning districts
- Reworking 230-223 on bulk and area requirements to remove items on television reception antennas and satellite dishes to primarily focus on wireless communications facilities
- Adding new section 230-224 Design, Construction and Operations to proscribe regulations for construction, operation, and collocation of facilities, along with signage, lighting, noise, vehicular access, fencing, historic building prohibitions, and inspection regulations
- Adding new section 230-225 Aesthetics, Landscaping and Screening to cover paint colors of towers and appropriate landscape screening buffers



- Carrying over newly numbered 230-225.2 Administrative and Procedural Requirements, while adding additional subsections on replacement/collocation/modifications, discontinuation/abandonment/removal, amateur radio antennae, and satellite dish antenna regulations

Additional minor cleanup of the code is included to handle sections that discussed antennas in other chapters of Section 230.

COMPREHENSIVE PLAN COMPLIANCE

A wireless communications facility ordinance update is a fairly niche subject that does not often draw attention from larger-scale comprehensive plan efforts. Both Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, and Montgomery Township's 2022 comprehensive plan do not specifically mention wireless facilities, though both do encourage the continual adaptation of the municipal zoning code to address emerging trends in development. We believe that this amendment is compatible with the spirits of both comprehensive plans.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without additional comment, as we trust that the township has carefully considered the federal and state requirements for safe installation and operation of wireless communications facilities as well as the appropriate sizes and locations for siting in various zoning districts. We remind the Township of Act 191 of 2012, also known as the "Wireless Broadband Collocation Act", as part of the process of ensuring that proper provisions are made for applicants seeking to install new or additional antennas on tower and non-tower based facilities.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Matthew Popek, AICP
Transportation Planning Assistant Manager II
matthew.popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Montgomery Township
Planning Commission Meeting Minutes
February 20, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. Thursday, February 20, 2025. The members of the Planning Commission in attendance included: Jim Rall, Jay Glickman, Tom Borghetti, Rutuke Patel, and Staci Klemmer. Also present: Carolyn McCreary, Township Manager; Candyce Fluehr Chimera, Board Liaison; Kailie Mechoir, Township Solicitor; Marianne McConnell, Director of Planning and Zoning/Zoning Officer; and Mary Gambino, Land Development & Project Coordinator.

The meeting was called to order at 7:00 p.m. by Chairman Tom Borghetti.

After The Pledge of Allegiance and Roll Call, a motion was made by Jay Glickman and seconded by Jim Rall, to approve the minutes of the January 16, 2025 meeting. All in favor.

The Wall That Heals

Township Manager Carolyn McCreary gave a brief presentation on The Wall That Heals, a replica of the Washington DC Vietnam Veterans' Memorial. This three-quarter scale replica of the Vietnam Veterans Memorial, along with a mobile Education Center, is coming to Windlestrae Park from July 10, to July 13, 2025, and will be open 24-hours a day and free to the public. Ms. McCreary stated that Montgomery Township was chosen as one of thirty-one municipalities to host The Wall That Heals in 2025. When she polled township staff, as to whether she should apply to host The Wall That Heals, the staff was unanimous and enthusiastic in their support of the application. She further stated that she was honored and humbled that Montgomery Township was selected as one of the few among the many who had applied to host this important event.

The Wall That Heals honors the more than three million Americans who served in the U.S. Armed Forces in the Vietnam War, and it bears the names of the 58,281 men and women who made the ultimate sacrifice in Vietnam. The Vietnam Veterans Memorial Fund, the nonprofit organization that built the Vietnam Veterans Memorial in Washington, DC in 1982, is bringing The Wall That Heals to various locations throughout the country in a 53-foot trailer. When parked, the trailer opens with exhibits built into its sides, allowing it to serve as a mobile Education Center. The Education Center will display "Hometown Heros" – service members whose names are on The Wall and lists their home of record within the area. It will also display digital photos of Vietnam veterans from the local area honored through the *In Memory* program, which honors veterans who returned home from Vietnam and later died; and displays and exhibits that teach about the history and impact of The Wall, including an overview of the war and the era surrounding the conflict. The Wall That Heals is 375 feet in length and stands 7.5 feet high at its tallest point. Two Vietnam Veterans Memorial Fund staff members will lead volunteers on site, educate visitors and students, and ensure the reflective atmosphere of The Wall. The Department of Veterans Affairs will provide counselors on site.

Ms. McCreary stated that The Wall That Heals will be coming from Maine and will be staged at Valley Forge National Historic Park. A motorcycle escort will be provided along Route 202, through Upper Merion, Bridgeport, Norristown, East Norriton, Whitpain, and Lower Gwynedd, before arriving in Montgomery Township and Windlestrae Park. Arrangements with PennDot will be pursued to close off the Route 202 Parkway in Montgomery Township to allow the Fire Department's ladder truck to display the American flag at the entrance to the township. Local dignitaries will be

invited to attend the welcoming ceremony. Ms. McCreary further stated that local sponsors, manpower, and donations will be solicited, within a four-mile radius, to ensure a success event.

Jim Rall stated that a visit to The Wall in Washington, D.C. was a powerful experience and he and all members of the Planning Commission expressed their support for this township event. Ms. McCreary encouraged the Planning Commission members to spread the word to neighbors and community organizations.

Proposed Ordinance Amendment – Wireless Telecommunications Towers

Judy Stern Goldstein, of the Township Engineer's Office, discussed a proposed Zoning Text Amendment regarding wireless communications. Ms. Stern Goldstein explained that the Montgomery County review of the proposed amendment had been received, there were no comments, and the agency endorsed the ordinance amendment.

The purpose of the amendment is to bring the township up to date on wireless communications technologies, policies and laws related to wireless communications by adding relevant and newly passed federal and state statutes; adding multiple definitions; overhauling the wireless telecommunications table of permitted zoning districts; reworking requirements to remove items on television reception antennas and satellite dishes to primarily focus on wireless communications facilities; adding new design, construction and operations regulations; adding a new section dealing with aesthetics, landscaping and screening; and carrying over administrative and procedural requirements and adding additional subsections on replacement/collocation/modification, discontinuation/abandonment/removal, amateur radio antennae, and satellite dish antenna regulations.

Ms. McConnell stated that this new ordinance will provide regulations as to the size of a property where a tower can be placed and will provide guidelines for the Montgomery Township Municipal Sewer Authority as they contemplate placing a new tower on one of their properties. Base Station Antenna (BSA) were briefly discussed and Ms. Stern Goldstein explained that these devices enable transmission and reception of radio signals between base stations and mobile devices. Jim Rall questioned if BSAs would provide uniform cell phone reception. Ms. Stern Goldstein replied that is the intention of the BSAs. Ratuke Patel stated that the BSA serve as signal amplifiers in the same way as telephone pole transformers serve as amplifiers for electricity transmission.

Upon motion by Jay Glickman, and second by Jim Rall, the Planning Commission recommended that the Board of Supervisors enact the proposed Zoning Ordinance text amendment regulating wireless communications. All in favor.

There being no further business to come before the commission, the meeting adjourned at 7:30 p.m. The next meeting is scheduled for March 20, 2025, at 7 p.m. in the Township Building.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #12

SUBJECT: Consider Approval of Stipulated Settlement Agreement
108 Cathedral Drive
MEETING DATE: March 24, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

In September 2024, the Township filed a land use appeal in the Montgomery County Court of Appeals, docket # 2024-22216, of the Zoning Hearing Board decision for a proposed relative quarters at 108 Cathedral Drive. To resolve the appeal, the attached stipulated agreement has been prepared for your consideration. Exhibit A is provided to depict the modifications to the proposed 1st and 2nd floors of the proposed relative quarters addition. Should the Board approve the settlement agreement and upon court approval, the Township shall withdraw its land use appeal.

ZONING, SUBDIVISION or LAND DEVELOPMENT IMPACT:

The parties must meet the requirements of the Settlement Stipulation of the Montgomery County Court of Common Pleas Docket No. 2024-22216 as presented.

MOTION/RESOLUTION:

MOTION to authorize/deny the Settlement Stipulation, Docket No. 2024-22216, and facilitate Court Approval.

- 1) Motion by: _____ Second by: _____
- 2) The Chairwoman will ask for public comment.
- 3) The Chairwoman will call for vote.

**APPEAL OF MONTGOMERY TOWNSHIP
FROM THE AUGUST 21, 2024 DECISION
OF THE ZONING HEARING BOARD
OF MONTGOMERY TOWNSHIP
RE 108 CATHEDRAL DRIVE**

**IN THE COURT OF COMMON PLEAS
MONTGOMERY COUNTY,
PENNSYLVANIA**

NO. 2024 -22216

LAND USE APPEAL

SETTLEMENT STIPULATION

AND NOW, this _____ of March, 2025, Appellant, Montgomery Township (“Township” or “Appellant”), by and through their undersigned counsel, the Zoning Hearing Board of Montgomery Township (“Zoning Hearing Board”), by and through their undersigned counsel, and the Intervenors, Edward and Diane Tress (“Intervenors”), by and through their undersigned counsel, hereby STIPULATE and AGREE under and subject to the terms specified herein below (the overall agreement being referred to herein as this "Settlement Stipulation") to resolve the Township’s above captioned land use appeal in the manner expressly set forth in this Settlement Stipulation.

1. Capitalized terms used, but not defined, in this Settlement Stipulation have the meanings ascribed thereto in the Decision.

2. On August 21, 2024, the Zoning Hearing Board of Montgomery Township rendered a written decision (the “Decision”), which granted the Intervenors’ request for a special exception pursuant to Montgomery Township Zoning Ordinance Section 230-149.C(5) and a variance from Section 230-149.C(5) to permit a “Relative Quarters” in the R-1 Cluster Residential District” on the Intervenors’ single-family residential property located at 108 Cathedral Drive, North Wales, Montgomery Township, Pennsylvania 19454 (the “Property”).

3. The Decision was rendered after a properly advertised zoning hearing before the Zoning Hearing Board on July 10, 2024 (the “Hearing”), in which the Township intervened.

4. After the Decision was rendered by the Zoning Hearing Board, the Township filed a timely land use appeal of the Decision with the Court of Common Pleas of Montgomery County.

5. To resolve the present appeal, the parties hereto stipulate and agree to the following conditions on the Intervenors’ right to continue with their proposed use of the Property with a “Relative Quarters” (as defined within the Township Zoning Code) in addition to the existing single-family dwelling use, to develop the Property pursuant to the terms, conditions, and exhibits set forth herein, and to voluntarily restrict and limit further development on the Property as set forth herein. Upon court-approval, the following conditions shall become part of the Decision as conditions of approval thereto:

- a. In lieu of the Floor Area Diagrams and Architectural Plans for the 1st and 2nd floors admitted at the Hearing as Exhibits A-9 and A-10, the Floor Plans and Architectural Plans for the 1st and 2nd floors attached hereto as **Exhibit “A”** shall be used and substantially followed to construct the Relative Quarters on the Property, unless changes are otherwise agreed to in writing by the Township Zoning Officer. The parties agree that Exhibit “A” shall effectively replace Exhibits A-9 and A-10 in the Decision as they pertain to the 1st and 2nd floors of the Relative Quarters. The foundation plan will contain approximately 715 sq. ft. of finish area and one interior connection to the existing house (same number of sq. ft. and interior connections presented at the Hearing albeit the layout may be modified).
- b. During any period that a Relative Quarters is present on the Property or is intended to remain on the Property, and after the Relative Quarters are constructed in accordance with Exhibit “A” hereto, there shall be no further increase in Building Coverage on the Property. In accordance with the applicable portion of the definition in the Township Zoning Code, “Building Coverage” shall mean:

The aggregate of the maximum horizontal cross-section areas of all buildings on a lot, including sun parlors, foyers, porches, breezeways, except that windows, awnings and balconies projecting not more than two feet and steps shall not be included, and the relation of said area on a lot to the total area of the lot on which all buildings are located. For purposes of this chapter, parking structures and garages... shall be included in the calculation and limitations which govern building coverage and building location.

“Building Coverage” shall not include an addition or expansion of an open (e.g. no roof) patio or deck on the Property. If the use of a Relative Quarters ceases on the Property, the restriction on further Building Coverage on the Property shall also cease.

- c. Except as amended relief has been agreed to herein, the conditions of the August 21, 2024 Decision and the provisions of Section 230-149.C of the Township Zoning Code shall remain in force, including the following:
 - i. The Relative Quarters shall be provided for no more than two persons related to the principal occupant by blood, marriage or adoption;
 - ii. Neither the present structure nor any proposed addition shall at any time be occupied by any person other than the then property owner and members of his or her immediate family;
 - iii. Any sale, lease, transfer or other alienation of the Property shall be as a single-family detached dwelling and shall include the entire structure located on the Property;
 - iv. The Relative Quarters shall not be leased or rented as an apartment or separate dwelling, except to persons specified in subsection c.i above;
 - v. Any Relative Quarters' kitchen or cooking facility on the Property shall be removed prior to sale, transfer or other alienation of the Property, unless the appropriate deed restriction has been filed with the Recorder of Deeds that the Property is being continued as a Relative Quarters by the new owner/buyer;
 - vi. Intervenor shall prepare and file with the Recorder of Deeds a deed restriction, in a form acceptable to the Township Solicitor, setting forth the conditions set forth in the subsection b above, and this subsection c, which shall reflect that the Property is encumbered with those specific conditions (“Deed Restriction”);

- vii. In addition to the Deed Restriction filed with record title for the Property, prior to the scheduled closing for the sale of the Property, the seller shall disclose in writing to buyer the nature and existence of the Deed Restriction regarding the conditions of any future use of the Relative Quarters;
 - viii. A one-year renewable permit issued by the Township Zoning Officer shall be required to ensure compliance with the Township's Zoning Chapter, the fee being as established by resolution of the Board of Supervisors;
6. Where the terms of this Settlement Agreement and the design/layout as reflected in Exhibit "A" conflict with the terms of the Decision, the terms of this Settlement Agreement and the design/layout as reflected in Exhibit "A" shall supersede the Decision and shall prevail.
7. Upon court-approval, the Township shall promptly withdraw its land use appeal, with prejudice, by filing its praecipe to mark the appeal settled, discontinued and ended at its costs only.
8. This Settlement Stipulation has been drafted and reviewed by counsel for the Parties, and accordingly, any ambiguities contained herein shall not be interpreted in favor of or against any Party.
9. The signatories to this Settlement Stipulation warrant that they are duly authorized to execute and deliver this Settlement Stipulation on behalf of the respective Parties.
10. This Settlement Stipulation shall inure to the benefit of and bind the Property, the Parties hereto and their respective successors and assigns.
11. This Settlement Stipulation may be modified or amended upon mutual written agreement of the Parties absent amendment of the Court Order approving this Settlement Stipulation or further Court Order.
12. Recognizing that this Settlement Stipulation is in lieu of and a compromise of litigation, the Parties shall reasonably cooperate with each other to carry out both the terms and

spirit of the settlement as provided in this Settlement Stipulation. Except as expressly set forth in this Settlement Stipulation, nothing set forth in this Settlement Stipulation is intended to, or shall be construed as, a modification of any statute, regulation, law, ordinance, requirement, or obligation governing the Property or uses on the Property.

13. In the event the Township believes that Intervenor(s) (or their heirs, successors in title or assigns) are in violation of any of the terms of this Settlement Stipulation, the Township shall have the right to the exercise of the enforcement procedures pursuant to Section 616.1 of the Municipalities Planning Code, 53 P.S. § 10616.1 (1968, as amended), which the Parties hereby acknowledge are applicable.

14. This Settlement Stipulation shall be governed by the laws of Pennsylvania.

15. This Settlement Stipulation constitutes the entire agreement between the Parties and supersedes any and all prior discussions, negotiations, understandings, and agreements. No Party is relying on any representations or understandings which are not expressly set forth in this Settlement Stipulation.

16. This Settlement Stipulation may be executed in multiple counterparts, each of which shall be an original, and it shall not be necessary for all Parties to execute the same counterpart, so long as each party has executed at least one counterpart. Furthermore, the Parties agree that this Settlement Stipulation may be executed by the exchange of electronic or facsimile copies bearing the electronic or facsimile signatures of the Parties.

(SIGNATURES CONTINUE ON NEXT PAGE)

INTENDING TO BE LEGALLY BOUND, the parties and their respective counsel hereby sign and deliver this Settlement Stipulation on the date first above written.

FOR Intervenors:

Hamburg, Rubin, Mullin, Maxwell & Lupin, PC

By: _____ (SEAL)
Christen C. Pionzio, Esquire
Attorney for Intervenors

FOR Township:

Kilkenny Law

By: _____ (SEAL)
John F. Walko, Esquire
Attorney for Township

FOR Zoning Hearing Board:

Kilcoyne & Kelm, LLC

By: _____ (SEAL)
Mary Kay Kelm, Esquire
Attorney for Zoning Hearing Board

Exhibit “A”
Amended Floor Plans and Architectural Plans admitted

**APPEAL OF MONTGOMERY TOWNSHIP
FROM THE AUGUST 21, 2024 DECISION
OF THE ZONING HEARING BOARD
OF MONTGOMERY TOWNSHIP
RE 108 CATHEDRAL DRIVE**

**IN THE COURT OF COMMON PLEAS
MONTGOMERY COUNTY,
PENNSYLVANIA**

NO. 2024 -22216

LAND USE APPEAL SETTLEMENT STIPLATION VERIFICATION

I, **Mary Kay Kelm, Esq.**, the undersigned, being the attorney for the Montgomery Township Zoning Hearing Board, the Appellee in the above captioned land use appeal, am competent and authorized to execute this Verification on behalf of the Zoning Hearing Board, as required by Local Rule 14 (i), verifying the following:

1. The attached settlement stipulation involves a justiciable land use appeal, which (a) arises from a properly advertised public meeting or hearing where a record certified in accordance with Local Rule of 14 (c) (iii) was made before the associated municipal agency, and the public and potential objectors had an opportunity to participate in accord with the Pennsylvania Municipalities Planning Code or other lawful land use action such as mandamus;
2. The attached settlement stipulation does not involve any property that was not part of the underlying application or action before the associated municipal agency;
3. The attached settlement stipulation does not approve or grant relief from any ordinance regulation not properly before the associated municipal agency as part of the underlying application or action;
4. The attached settlement stipulation does not provide for this Court's continuing jurisdiction and expressly states that upon this Court's approval of the settlement stipulation, any and all underlying appeals shall be immediately marked "settled, discontinued and ended" by the Prothonotary;
5. The attached settlement stipulation does not arise from a matter commenced by and immediately following the filing of a writ of summons praecipe under Pa.R.C.P. 1007(1), where no complaint is filed of record expressly identifying the underlying action as one involving a justiciable land use appeal; and
6. Upon signature of the 3 attorneys in this matter, all parties to this matter are represented and agree to the terms of the Settlement Stipulation.

In making this Verification, I, the undersigned, understand that: (1) any settlement stipulation lacking the above settlement criteria shall render the settlement null and void in its entirety, upon the proper motion and determination by this Court; and (2) any falsifications herein are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

_____(SEAL)
Mary Kay Kelm, Esquire
Attorney for Zoning Hearing Board

**APPEAL OF MONTGOMERY TOWNSHIP
FROM THE AUGUST 21, 2024 DECISION
OF THE ZONING HEARING BOARD
OF MONTGOMERY TOWNSHIP
RE 108 CATHEDRAL DRIVE**

**IN THE COURT OF COMMON PLEAS
MONTGOMERY COUNTY,
PENNSYLVANIA**

NO. 2024 -22216

LAND USE APPEAL SETTLEMENT STIPULATION VERIFICATION

I, **John F. Walko, Esq.**, the undersigned, being the attorney for the Montgomery Township, the Appellant in the above captioned land use appeal, am competent and authorized to execute this Verification on behalf of the Zoning Hearing Board, as required by Local Rule 14 (i), verifying the following:

1. The attached settlement stipulation involves a justiciable land use appeal, which (a) arises from a properly advertised public meeting or hearing where a record certified in accordance with Local Rule of 14 (c) (iii) was made before the associated municipal agency, and the public and potential objectors had an opportunity to participate in accord with the Pennsylvania Municipalities Planning Code or other lawful land use action such as mandamus;
2. The attached settlement stipulation does not involve any property that was not part of the underlying application or action before the associated municipal agency;
3. The attached settlement stipulation does not approve or grant relief from any ordinance regulation not properly before the associated municipal agency as part of the underlying application or action;
4. The attached settlement stipulation does not provide for this Court's continuing jurisdiction and expressly states that upon this Court's approval of the settlement stipulation, any and all underlying appeals shall be immediately marked "settled, discontinued and ended" by the Prothonotary;
5. The attached settlement stipulation does not arise from a matter commenced by and immediately following the filing of a writ of summons praecipe under Pa.R.C.P. 1007(1), where no complaint is filed of record expressly identifying the underlying action as one involving a justiciable land use appeal; and
6. Upon signature of the 3 attorneys in this matter, all parties to this matter are represented and agree to the terms of the Settlement Stipulation.

In making this Verification, I, the undersigned, understand that: (1) any settlement stipulation lacking the above settlement criteria shall render the settlement null and void in its entirety, upon the proper motion and determination by this Court; and (2) any falsifications herein are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

_____(SEAL)
John F. Walko, Esquire
Attorney for Montgomery Twp.

**APPEAL OF MONTGOMERY TOWNSHIP
FROM THE AUGUST 21, 2024 DECISION
OF THE ZONING HEARING BOARD
OF MONTGOMERY TOWNSHIP
RE 108 CATHEDRAL DRIVE**

**IN THE COURT OF COMMON PLEAS
MONTGOMERY COUNTY,
PENNSYLVANIA**

NO. 2024 -22216

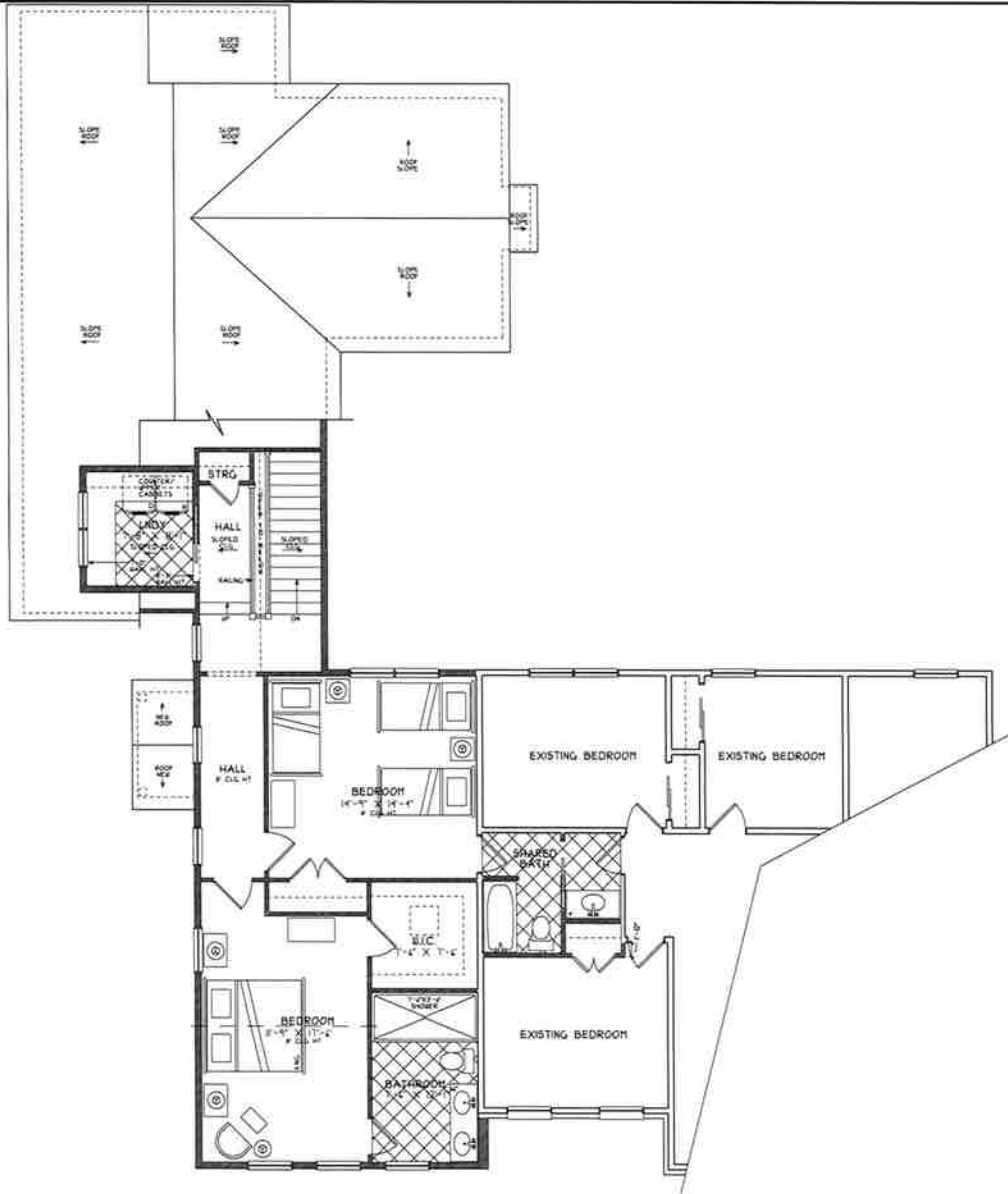
LAND USE APPEAL SETTLEMENT STIPLATION VERIFICATION

I, **Christen G. Pionzio, Esq.**, the undersigned, being the attorney for Edward and Diane Tress, the Intervenor in the above captioned land use appeal, am competent and authorized to execute this Verification on behalf of the Zoning Hearing Board, as required by Local Rule 14 (i), verifying the following:

1. The attached settlement stipulation involves a justiciable land use appeal, which (a) arises from a properly advertised public meeting or hearing where a record certified in accordance with Local Rule of 14 (c) (iii) was made before the associated municipal agency, and the public and potential objectors had an opportunity to participate in accord with the Pennsylvania Municipalities Planning Code or other lawful land use action such as mandamus;
2. The attached settlement stipulation does not involve any property that was not part of the underlying application or action before the associated municipal agency;
3. The attached settlement stipulation does not approve or grant relief from any ordinance regulation not properly before the associated municipal agency as part of the underlying application or action;
4. The attached settlement stipulation does not provide for this Court's continuing jurisdiction and expressly states that upon this Court's approval of the settlement stipulation, any and all underlying appeals shall be immediately marked "settled, discontinued and ended" by the Prothonotary;
5. The attached settlement stipulation does not arise from a matter commenced by and immediately following the filing of a writ of summons praecipe under Pa.R.C.P. 1007(1), where no complaint is filed of record expressly identifying the underlying action as one involving a justiciable land use appeal; and
6. Upon signature of the 3 attorneys in this matter, all parties to this matter are represented and agree to the terms of the Settlement Stipulation.

In making this Verification, I, the undersigned, understand that: (1) any settlement stipulation lacking the above settlement criteria shall render the settlement null and void in its entirety, upon the proper motion and determination by this Court; and (2) any falsifications herein are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

_____(SEAL)
Christen G. Pionzio, Esq.,
Attorney for Intervenor



PROPOSED SECOND FLOOR PLAN

TOTAL SECOND FLOOR AREA: 812 SQ.FT.
 SHARED BATHROOM: 75 SQ.FT.

SCALE: 1/4"=1'-0"

TRESS RESIDENCE
 108 CATHEDRAL DRIVE
 NORTH WALES, PA

PROPOSED
 SECOND FLOOR
 /ROOF PLAN

MPT ARCHITECTURAL SERVICES
 425 7th Ave. N.W.
 Atlanta, GA 30308

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK, THE NATIONAL ELECTRICAL CODE, THE NATIONAL MECHANICAL CODE, THE NATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90I, 90J, 90K, 90L, 90M, 90N, 90O, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 90AA, 90AB, 90AC, 90AD, 90AE, 90AF, 90AG, 90AH, 90AI, 90AJ, 90AK, 90AL, 90AM, 90AN, 90AO, 90AP, 90AQ, 90AR, 90AS, 90AT, 90AU, 90AV, 90AW, 90AX, 90AY, 90AZ, 90BA, 90BB, 90BC, 90BD, 90BE, 90BF, 90BG, 90BH, 90BI, 90BJ, 90BK, 90BL, 90BM, 90BN, 90BO, 90BP, 90BQ, 90BR, 90BS, 90BT, 90BU, 90BV, 90BW, 90BX, 90BY, 90BZ, 90CA, 90CB, 90CC, 90CD, 90CE, 90CF, 90CG, 90CH, 90CI, 90CJ, 90CK, 90CL, 90CM, 90CN, 90CO, 90CP, 90CQ, 90CR, 90CS, 90CT, 90CU, 90CV, 90CW, 90CX, 90CY, 90CZ, 90DA, 90DB, 90DC, 90DD, 90DE, 90DF, 90DG, 90DH, 90DI, 90DJ, 90DK, 90DL, 90DM, 90DN, 90DO, 90DP, 90DQ, 90DR, 90DS, 90DT, 90DU, 90DV, 90DW, 90DX, 90DY, 90DZ, 90EA, 90EB, 90EC, 90ED, 90EE, 90EF, 90EG, 90EH, 90EI, 90EJ, 90EK, 90EL, 90EM, 90EN, 90EO, 90EP, 90EQ, 90ER, 90ES, 90ET, 90EU, 90EV, 90EW, 90EX, 90EY, 90EZ, 90FA, 90FB, 90FC, 90FD, 90FE, 90FF, 90FG, 90FH, 90FI, 90FJ, 90FK, 90FL, 90FM, 90FN, 90FO, 90FP, 90FQ, 90FR, 90FS, 90FT, 90FU, 90FV, 90FW, 90FX, 90FY, 90FZ, 90GA, 90GB, 90GC, 90GD, 90GE, 90GF, 90GG, 90GH, 90GI, 90GJ, 90GK, 90GL, 90GM, 90GN, 90GO, 90GP, 90GQ, 90GR, 90GS, 90GT, 90GU, 90GV, 90GW, 90GX, 90GY, 90GZ, 90HA, 90HB, 90HC, 90HD, 90HE, 90HF, 90HG, 90HH, 90HI, 90HJ, 90HK, 90HL, 90HM, 90HN, 90HO, 90HP, 90HQ, 90HR, 90HS, 90HT, 90HU, 90HV, 90HW, 90HX, 90HY, 90HZ, 90IA, 90IB, 90IC, 90ID, 90IE, 90IF, 90IG, 90IH, 90II, 90IJ, 90IK, 90IL, 90IM, 90IN, 90IO, 90IP, 90IQ, 90IR, 90IS, 90IT, 90IU, 90IV, 90IW, 90IX, 90IY, 90IZ, 90JA, 90JB, 90JC, 90JD, 90JE, 90JF, 90JG, 90JH, 90JI, 90JJ, 90JK, 90JL, 90JM, 90JN, 90JO, 90JP, 90JQ, 90JR, 90JS, 90JT, 90JU, 90JV, 90JW, 90JX, 90JY, 90JZ, 90KA, 90KB, 90KC, 90KD, 90KE, 90KF, 90KG, 90KH, 90KI, 90KJ, 90KK, 90KL, 90KM, 90KN, 90KO, 90KP, 90KQ, 90KR, 90KS, 90KT, 90KU, 90KV, 90KW, 90KX, 90KY, 90KZ, 90LA, 90LB, 90LC, 90LD, 90LE, 90LF, 90LG, 90LH, 90LI, 90LJ, 90LK, 90LL, 90LM, 90LN, 90LO, 90LP, 90LQ, 90LR, 90LS, 90LT, 90LU, 90LV, 90LW, 90LX, 90LY, 90LZ, 90MA, 90MB, 90MC, 90MD, 90ME, 90MF, 90MG, 90MH, 90MI, 90MJ, 90MK, 90ML, 90MM, 90MN, 90MO, 90MP, 90MQ, 90MR, 90MS, 90MT, 90MU, 90MV, 90MW, 90MX, 90MY, 90MZ, 90NA, 90NB, 90NC, 90ND, 90NE, 90NF, 90NG, 90NH, 90NI, 90NJ, 90NK, 90NL, 90NM, 90NN, 90NO, 90NP, 90NQ, 90NR, 90NS, 90NT, 90NU, 90NV, 90NW, 90NX, 90NY, 90NZ, 90OA, 90OB, 90OC, 90OD, 90OE, 90OF, 90OG, 90OH, 90OI, 90OJ, 90OK, 90OL, 90OM, 90ON, 90OO, 90OP, 90OQ, 90OR, 90OS, 90OT, 90OU, 90OV, 90OW, 90OX, 90OY, 90OZ, 90PA, 90PB, 90PC, 90PD, 90PE, 90PF, 90PG, 90PH, 90PI, 90PJ, 90PK, 90PL, 90PM, 90PN, 90PO, 90PP, 90PQ, 90PR, 90PS, 90PT, 90PU, 90PV, 90PW, 90PX, 90PY, 90PZ, 90QA, 90QB, 90QC, 90QD, 90QE, 90QF, 90QG, 90QH, 90QI, 90QJ, 90QK, 90QL, 90QM, 90QN, 90QO, 90QP, 90QQ, 90QR, 90QS, 90QT, 90QU, 90QV, 90QW, 90QX, 90QY, 90QZ, 90RA, 90RB, 90RC, 90RD, 90RE, 90RF, 90RG, 90RH, 90RI, 90RJ, 90RK, 90RL, 90RM, 90RN, 90RO, 90RP, 90RQ, 90RR, 90RS, 90RT, 90RU, 90RV, 90RW, 90RX, 90RY, 90RZ, 90SA, 90SB, 90SC, 90SD, 90SE, 90SF, 90SG, 90SH, 90SI, 90SJ, 90SK, 90SL, 90SM, 90SN, 90SO, 90SP, 90SQ, 90SR, 90SS, 90ST, 90SU, 90SV, 90SW, 90SX, 90SY, 90SZ, 90TA, 90TB, 90TC, 90TD, 90TE, 90TF, 90TG, 90TH, 90TI, 90TJ, 90TK, 90TL, 90TM, 90TN, 90TO, 90TP, 90TQ, 90TR, 90TS, 90TT, 90TU, 90TV, 90TW, 90TX, 90TY, 90TZ, 90UA, 90UB, 90UC, 90UD, 90UE, 90UF, 90UG, 90UH, 90UI, 90UJ, 90UK, 90UL, 90UM, 90UN, 90UO, 90UP, 90UQ, 90UR, 90US, 90UT, 90UU, 90UV, 90UW, 90UX, 90UY, 90UZ, 90VA, 90VB, 90VC, 90VD, 90VE, 90VF, 90VG, 90VH, 90VI, 90VJ, 90VK, 90VL, 90VM, 90VN, 90VO, 90VP, 90VQ, 90VR, 90VS, 90VT, 90VU, 90VV, 90VW, 90VX, 90VY, 90VZ, 90WA, 90WB, 90WC, 90WD, 90WE, 90WF, 90WG, 90WH, 90WI, 90WJ, 90WK, 90WL, 90WM, 90WN, 90WO, 90WP, 90WQ, 90WR, 90WS, 90WT, 90WU, 90WV, 90WW, 90WX, 90WY, 90WZ, 90XA, 90XB, 90XC, 90XD, 90XE, 90XF, 90XG, 90XH, 90XI, 90XJ, 90XK, 90XL, 90XM, 90XN, 90XO, 90XP, 90XQ, 90XR, 90XS, 90XT, 90XU, 90XV, 90XW, 90XX, 90XY, 90XZ, 90YA, 90YB, 90YC, 90YD, 90YE, 90YF, 90YG, 90YH, 90YI, 90YJ, 90YK, 90YL, 90YM, 90YN, 90YO, 90YP, 90YQ, 90YR, 90YS, 90YT, 90YU, 90YV, 90YW, 90YX, 90YY, 90YZ, 90ZA, 90ZB, 90ZC, 90ZD, 90ZE, 90ZF, 90ZG, 90ZH, 90ZI, 90ZJ, 90ZK, 90ZL, 90ZM, 90ZN, 90ZO, 90ZP, 90ZQ, 90ZR, 90ZS, 90ZT, 90ZU, 90ZV, 90ZW, 90ZX, 90ZY, 90ZZ

A-5 PROJECT NO. 202403

DATE	BY	REVISION
11/24	ECHEMIE	ISSUED
11/24	FINANELL	REVISED
		REMARKS
DATE	NOV. 1, 2024	FILE NO.
DRG. NO.	A-5	PROJECT NO.
		202403



1
A-1 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



2
A-1 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

TRESS RESIDENCE
108 CATHEDRAL DRIVE
NORTH WALES, PA

PROPOSED
ELEVATIONS

MPT ARCHITECTURAL SERVICES
JUL 20 2024

CONTRACT NO. 2024-03-001. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MPT ARCHITECTURAL SERVICES.

NO. 1/24	NEW SCHEMATIC
NO. 1/24	ENGINEER
NO. 1/24	REVISION
ISSUE DATE: NOV. 1, 2024	DATE: 07/20/24
DWG. NO.	PROJECT NO.

A-7
2024-03

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Consider Deeds of Dedication – Right of Way along Horsham Road & Bethlehem Pike – Quick Lube of Carolina LD-24-001
MEETING DATE: March 24, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

BACKGROUND:

Attached are the Deeds of Dedication for the ultimate right of way along Horsham Road and Bethlehem Pike in accordance with the approved Preliminary / Final Land Development plans dated February 2, 2024 last revised January 25, 2025 for the Quick Lube of Carolina Montgomeryville land development project.

RECOMMENDATION:

Acceptance of deeds of dedication for this project.

MOTION/RESOLUTION:

Motion to adopt Resolution #2025-06, authorizing the acceptance of the deeds of dedication of the ultimate right of way along Horsham Road and Bethlehem Pike.

1. Motion by: _____ Second by: _____
2. Chairwoman will call for public comment.
3. Chairwoman will call for a vote.

**THE TOWNSHIP OF MONTGOMERY
RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE TOWNSHIP OF MONTGOMERY,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA,
ACCEPTING THE DEEDS OF DEDICATION FROM PROPERTY OWNER, OLD
YORK MANAGEMENT, LLC FOR RIGHT-OF-WAY ALONG HORSHAM ROAD AND
BETHLEHEM PIKE**

BE IT RESOLVED, by the Board of Supervisors of Montgomery Township that we hereby accept the deeds of dedication from the property owner, Old York Management, LLC, for right-of-way along Horsham Road and Bethlehem Pike in conjunction with the Quick Lube of Carolina Montgomeryville, LLC land development.

BE IT FURTHER RESOLVED, that the Montgomery Township Solicitor is hereby authorized to record the deeds in the Montgomery County Courthouse.

Duly adopted this 24th day of March 2025, by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

MOTION BY:

SECOND BY:

DATE: March 24, 2025

VOTE:

THE TOWNSHIP OF MONTGOMERY
BOARD OF SUPERVISORS:

Audrey R. Ware-Jones, Chairwoman

Prepared by:

Matthew J. McHugh, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 569-1662

Return to:

Matthew J. McHugh, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 569-1662

Tax Parcel No.: 46-00-00184-00-4

**DEED OF DEDICATION
ULTIMATE RIGHT OF WAY – HORSHAM ROAD**

THIS DEED OF DEDICATION (this “Deed”) is made this 19th day of March, 2025, by **OLD YORK MANAGEMENT LLC**, a Pennsylvania limited liability company having a mailing address of 173 W 78th Street, Apt. 16F, New York, NY 10024 (the “Grantor”); and

MONTGOMERY TOWNSHIP, a Township of the Second Class organized and existing under the laws of the Commonwealth of Pennsylvania with an address of 1001 Stump Road, Montgomeryville, PA 18936 (the “Grantee”).

WHEREAS, Grantor is the owner of a certain tract of ground located at 737 Bethlehem Pike in Montgomery Township, Montgomery County, Pennsylvania (the “Property”);

WHEREAS, Quick Lube of Carolina Montgomeryville LLC (“Quick Lube”) intends to develop the Property as Take 5 Oil Change facility in accordance with that certain Preliminary/Final Land Development Plan prepared by Bohler Engineering dated February 2, 2024, last revised January 29, 2025 (the “Plan”); and

WHEREAS, the Plan provides for dedication to Grantee of ultimate right of way along Horsham Road along the frontage of the Property in accordance with the Plan.

WITNESSETH:

NOW, THEREFORE, that the said Grantors, for and in consideration of One Dollar (\$1.00), as well as the advantage to it accruing, as well as for diverse and other considerations affecting the public welfare which it seeks to advance, has granted, bargained, dedicated and conveyed, and by these presents does grant, bargain, dedicate and convey unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN road right-of-way identified as the "AREA ALONG HORSHAM ROAD TO BE DEDICATED" consisting of 4,506 square feet of the Property as shown on the Plan and as more fully described on EXHIBIT A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the said road right-of-way above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successor and assigns forever, as and for public road right-of-way and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said road had been opened by a Decree of the Montgomery County Court of Common Pleas, after proceedings duly had for that purpose under and pursuant to the road laws of the Commonwealth of Pennsylvania.

UNDER AND SUBJECT, nevertheless, to any covenants, conditions, restrictions and easements of record.

AND the Grantors, for themselves, their successors and assigns, do by these presents confirm, promise and agree to and with the Grantee, its successor and assigns, that neither the Grantor nor its successors and assigns, will at anytime hereafter ask, demand or recover or receive of or from the Grantee, its successors and assigns, any sums or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established.

Signature page follows

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the day and year first above written.

GRANTOR:

OLD YORK MANAGEMENT, LLC

By: I. Ralph Friedman
I. Ralph Friedman
Managing Member

Accepted by Montgomery Township on _____, 2025.

By: _____
Carolyn McCreary
Township Manager

I hereby certify that the address of the within named Grantee is:

1001 Stump Road
Montgomeryville, PA 18936

On behalf of the Grantee

ACKNOWLEDGMENT

STATE OF New York)
)
COUNTY OF New York) **ss.**

On the 19 day of March, 2025, before me, the undersigned officer, personally appeared I. Ralph Friedman, who acknowledged himself to be the Managing Member of Old York Management, LLC and that he is authorized to execute this document on behalf of such entity, and that he executed the same for the purposes therein contained.

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

Tricia Sewell
Notary Public

My Commission Expires: 2-3-27



EXHIBIT "A"

ULTIMATE RIGHT-OF-WAY LEGAL DESCRIPTION



CONTROL POINT
ASSOCIATES, INC.
 traditional methods | modern approaches

New Britain Corporate Center
 1600 Manor Drive, Suite 210
 Chalfont, PA 18914
 Tel: 215.712.9800
 cpasurvey.com

FEBRUARY 13, 2025
 02-210187-07

METES AND BOUNDS DESCRIPTION
AREA ALONG HORSHAM ROAD TO BE DEDICATED
 PART OF APN 46-00-00184-004
 LANDS NOW OR FORMERLY
 OLD YORK MANAGEMENT, LLC
 MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE SOUTHWESTERLY LEGAL RIGHT-OF-WAY LINE OF HORSHAM ROAD, (A.K.A. S.R. 463, A.K.A. L.R. 646, VARIABLE WIDTH RIGHT-OF-WAY), AT THE INTERSECTION WITH THE DIVIDING LINE BETWEEN APN 46-00-00184-004, LANDS NOW OR FORMERLY KNOWN AS OLD YORK MANAGEMENT, LLC, AND APN 46-00-00181-007, LANDS NOW OR FORMERLY KNOWN AS NATIONAL RETAIL PROPERTIES TRUST, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

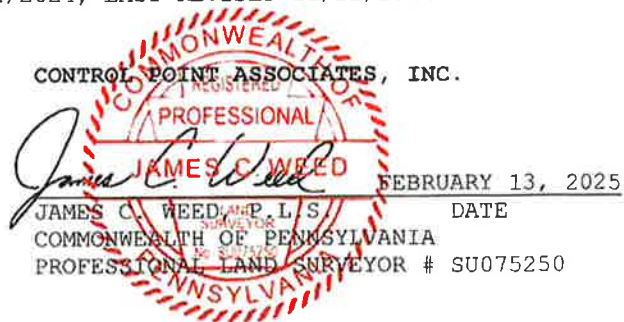
1. ALONG THE DIVIDING LINE BETWEEN APN 46-00-00184-004, AND APN 46-00-00181-007, SOUTH 79 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.44 FEET TO A POINT ON THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF HORSHAM ROAD, THENCE;
2. ALONG THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF HORSHAM ROAD, NORTH 48 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 180.26 FEET, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN APN 46-00-00184-004 AND APN 46-00-00187-001, NORTH 79 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.44 FEET TO A POINT ON THE SOUTHWESTERLY LEGAL RIGHT-OF-WAY LINE OF HORSHAM ROAD, THENCE;
4. ALONG SAID WESTERLY LEGAL RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 180.26 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 4,506 SQUARE FEET OR 0.103 ACRE

THIS PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR QUICK LUBE OF CAROLINA, LLC DBA TAKE 5 OIL CHANGE, 737 BETHLEHEM PIKE, MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, MONTGOMERYVILLE, PA 18936, SITE PLAN, C-301", PREPARED BY BOHLER ENGINEERING, DATED 02/02/2024, LAST REVISED 11/21/2024.

CONTROL POINT ASSOCIATES, INC.



PREPARED BY: NRS REVIEWED BY: BAR

Prepared by:

Matthew J. McHugh, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 569-1662

Return to:

Matthew J. McHugh, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 569-1662

Tax Parcel No.: 46-00-00184-00-4

**DEED OF DEDICATION
ULTIMATE RIGHT OF WAY – BETHLEHEM PIKE**

THIS DEED OF DEDICATION (this “Deed”) is made this 19th day of March, 2025, by **OLD YORK MANAGEMENT LLC**, a Pennsylvania limited liability company having a mailing address of 173 W 78th Street, Apt. 16F, New York, NY 10024 (the “Grantor”); and

MONTGOMERY TOWNSHIP, a Township of the Second Class organized and existing under the laws of the Commonwealth of Pennsylvania with an address of 1001 Stump Road, Montgomeryville, PA 18936 (the “Grantee”).

WHEREAS, Grantor is the owner of a certain tract of ground located at 737 Bethlehem Pike in Montgomery Township, Montgomery County, Pennsylvania (the “Property”);

WHEREAS, Quick Lube of Carolina Montgomeryville LLC (“Quick Lube”) intends to develop the Property as Take 5 Oil Change facility in accordance with that certain Preliminary/Final Land Development Plan prepared by Bohler Engineering dated February 2, 2024, last revised January 29, 2025 (the “Plan”); and

WHEREAS, the Plan provides for dedication to Grantee of ultimate right of way along Bethlehem Pike along the frontage of the Property in accordance with the Plan.

WITNESSETH:

NOW, THEREFORE, that the said Grantors, for and in consideration of One Dollar (\$1.00), as well as the advantage to it accruing, as well as for diverse and other considerations affecting the public welfare which it seeks to advance, has granted, bargained, dedicated and conveyed, and by these presents does grant, bargain, dedicate and convey unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN road right-of-way identified as the "AREA ALONG BETHLEHEM PIKE TO BE DEDICATED" consisting of 2,578 square feet of the Property as shown on the Plan and as more fully described on EXHIBIT A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the said road right-of-way above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successor and assigns forever, as and for public road right-of-way and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said road had been opened by a Decree of the Montgomery County Court of Common Pleas, after proceedings duly had for that purpose under and pursuant to the road laws of the Commonwealth of Pennsylvania.

UNDER AND SUBJECT, nevertheless, to any covenants, conditions, restrictions and easements of record.

AND the Grantors, for themselves, their successors and assigns, do by these presents confirm, promise and agree to and with the Grantee, its successor and assigns, that neither the Grantor nor its successors and assigns, will at anytime hereafter ask, demand or recover or receive of or from the Grantee, its successors and assigns, any sums or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established.

Signature page follows

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the day and year first above written.

GRANTOR:

OLD YORK MANAGEMENT, LLC

By: I. Ralph Friedman
I. Ralph Friedman
Managing Member

Accepted by Montgomery Township on _____, 2025.

By: _____
Carolyn McCreary
Township Manager

I hereby certify that the address of the within named Grantee is:

1001 Stump Road
Montgomeryville, PA 18936

On behalf of the Grantee

ACKNOWLEDGMENT

STATE OF New York)
)
COUNTY OF New York) ss.

On the 19 day of March, 2025, before me, the undersigned officer, personally appeared I. Ralph Friedman, who acknowledged himself to be the Managing Member of Old York Management, LLC and that he is authorized to execute this document on behalf of such entity, and that he executed the same for the purposes therein contained.

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

Tricia Sewell
Notary Public

My Commission Expires: 2-3-27



EXHIBIT "A"

ULTIMATE RIGHT-OF-WAY LEGAL DESCRIPTION



CONTROL POINT ASSOCIATES, INC.
 traditional methods | modern approaches

New Britain Corporate Center
 1600 Manor Drive, Suite 210
 Chalfont, PA 18914
 Tel: 215.712.9800
 cpasurvey.com

FEBRUARY 13, 2025
 REVISED FEBRUARY 25, 2025
 02-210187-07

METES AND BOUNDS DESCRIPTION
AREA ALONG BETHLEHEM PIKE TO BE DEDICATED
 PART OF APN 46-00-00184-004
 LANDS NOW OR FORMERLY
 OLD YORK MANAGEMENT, LLC
 MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF BETHLEHEM PIKE, (A.K.A. S.R. 309, A.K.A. U.S. ROUTE 202, VARIABLE WIDTH RIGHT-OF-WAY), AT THE INTERSECTION WITH THE DIVIDING LINE BETWEEN APN 46-00-00184-004, LANDS NOW OR FORMERLY KNOWN AS OLD YORK MANAGEMENT, LLC, AND APN 46-00-00181-007, LANDS NOW OR FORMERLY KNOWN AS NATIONAL RETAIL PROPERTIES TRUST, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE TITLE LINE IN THE BED OF BETHLEHEM PIKE, NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.39 FEET, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN APN 46-00-00184-004 AND APN 46-00-00187-001, LANDS NOW OR FORMERLY GOROWSKA, NORTH 79 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.55 FEET TO A POINT ON THE EASTERLY ULTIMATE RIGHT-OF-WAY LINE OF BETHLEHEM PIKE, THENCE;
3. ALONG THE EASTERLY ULTIMATE RIGHT-OF-WAY LINE OF BETHLEHEM PIKE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 18 SECONDS, AN ARC LENGTH OF 144.40 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 01 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 144.37 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN APN 46-00-00184-004 AND APN 46-00-00181-007, SOUTH 79 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.64 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2,578 SQUARE FEET OR 0.059 ACRE

THIS PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR QUICK LUBE OF CAROLINA, LLC DBA TAKE 5 OIL CHANGE, 737 BETHLEHEM PIKE, MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, MONTGOMERYVILLE, PA 18936, SITE PLAN, C-301", PREPARED BY BOHLER ENGINEERING, DATED 02/02/2024, LAST REVISED 02/21/2024.

CONTROL POINT ASSOCIATES, INC.

James C. Weed
 FEBRUARY 25, 2025
 JAMES C. WEED, P.L.S.
 COMMONWEALTH OF PENNSYLVANIA
 PROFESSIONAL LAND SURVEYOR # SU075250

PREPARED BY: NRS REVIEWED BY: BAR

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT: Village Shopping Center – Sewage Treatment Facility Oversight Agreement
MEETING DATE: March 24, 2025
BOARD LIAISON: Candyce Fluehr Chimera
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

As part of the proposed redevelopment of the Village Shopping Center, and a condition of the preliminary/final land development approval granted by the Board of Supervisors, the applicant has agreed to enter into an oversight agreement for the private wastewater treatment facility that services the shopping center and the adjacent residential development (The Orchards).

This agreement has been reviewed by the applicant’s attorney, the Township Solicitor, and the Pennsylvania Department of Environmental Protection (PADEP).

MOTION/RESOLUTION:

Motion to approve the oversight agreement between Montgomery Township and Montgomery Sewer Company, Inc.

- 1) Motion by: _____ Second by: _____
- 2) The Chairwoman will call for public comment.
- 3) The Chairwoman will call for a vote.

3. The Company agrees that it will not seek to expand or alter the capacity of the Sewage Facilities or its service territory unless it has first obtained the written approval of the Township and DEP to do so. The Company agrees that it will not make any such application to DEP without first obtaining the Township's approval. The Company understands and agrees that the Township shall be under no obligation to grant such approval and shall make a decision on any request to expand or alter the capacity of the Sewage Facilities entirely at its own discretion.

4. In the event that the Township determines that the Company's operation and maintenance of the Sewage Facilities is not in accordance with the Township's Act 537 Plan, the Sewage Facilities Act, the Clean Streams Law, PaDEP regulations and any terms or conditions of the Permits, the Township, following notice to the Company and good-faith discussions, may take such action, but is not obligated to take such action, as is authorized under applicable Township or Commonwealth laws.

5. The Company agrees that this Agreement does not impose any obligation for the Township, or result in any responsibility or duty of the Township, or the Township's agents, to actively monitor the Sewage Facilities or visit the property or to inspect, remedy, repair, maintain, or identify conditions with the Sewage Facilities that may be of concern to the Township or have been reported to the Township, or to pursue any enforcement actions related thereto. The Company does not and will not rely on the Township or its agents for professional advice. The Township shall not be liable for any damage or loss arising from any defect of design, material, maintenance, repair or workmanship of the Sewage Facilities or relating to the inspections of the Sewage Facilities or lack of such inspections of the Sewage Facilities. The parties agree that, while the Company remains a public utility, the municipal oversight shall continue to be performed by the Public Utility Commission and the PA DEP.

6. This Agreement shall extend to and bind the successors and assigns of the respective parties hereto.

7. All notices to be given by either party to the other must, unless otherwise specified, be by first class mail, postage prepaid, to the addresses which appear on this Agreement, and if none is stated hereon, to the last known address of the proposed recipient.

8. This Agreement shall be construed and interpreted under the laws of the Commonwealth of Pennsylvania.

9. ~~No third-party beneficiaries or third-party interests are created or intended to be created by this Agreement including, but not limited to, Hassan, any interest by an officer or principal of the Company, any other municipal organization, or by a neighboring property owner.~~

Signature page to follow

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed this Agreement as of the day and year first above written.

MONTGOMERY TOWNSHIP

By: _____

MONTGOMERY SEWER CO., INC.

By: *A. Hansen Pres.*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT: New Business – Department Reports
MEETING DATE: March 24, 2025
BOARD LIAISON:
INITIATED BY: Audrey Ware-Jones, Chairwoman

BACKGROUND:

The Township staff has prepared reports for the month of February. If there are any questions, the Department Directors will be available to answer them at the public meeting.

Additionally, this is an opportunity for staff to bring items or issues of interest to the Board of Supervisors for which they need input or direction.

Tonight Jen Ames, our GIS Analyst will update the Board on her recent and current projects.

ADMINISTRATION REPORT
February 2025

Administrative Matters (Township Manager)

- Conducted interviews with candidates for the Finance Director position.
- Attended a joint DVT Executive Committee meeting for all three trusts.
- Attended the Chamber of Commerce Executive Committee meeting.
- Held meetings with various staff to continue planning for The Wall That Heals arrival.
- Participated in a virtual meeting with representatives of Penn Medicine for an update on the project and share the resident concerns we've received.
- Held Consortium committee meeting to discuss finance workshop for municipal managers.
- Attended the VMSC pre-board meeting.
- Met with our Traffic Engineer to discuss the County's North Wales/Knapp Road project.
- Attended the Pennsylvania Environmental Council event as a *Watershed Champion*.
- Met with an individual interested learning about the Joseph Ambler Inn property's zoning and permitted uses.
- Attended the Montgomery County Consortium meeting with the County Commissioners.
- Participated in the Montgomery County Stormwater Mgt. Plan Stakeholder meeting.
- Attended the State of the County presentation at the Community College.
- Recorded Public Information podcast - Trust, Transparency, and Township Talk: Inside Montgomery's Public Information Office
- Attended virtual Partnership TMA Development Advisory Committee and the monthly meeting.
- Met with staff to review the latest draft of the EV and EV Charging Stations Ordinance.
- Met with Master Yang to plan for Korean delegation visit in March.
- Participated in Municipal Managers' Consortium Focus Group: 5-Year Housing & Community Development Plan.
- Participated with staff in the virtual meeting with the Vietnam Veterans' Memorial Foundation representative for our event.
- Attended the Chamber of Commerce Board of Directors' meeting (virtually) and their Committee Appreciation Breakfast meeting.
- Held individual meetings with the Township Engineers and Traffic Engineers to review ongoing and upcoming projects.
- Participated in a conference call with the Solicitor to review ongoing legal work.
- Held agenda preparation meetings with the Department Heads.
- Continued to fill in for specific Finance Director duties.
- Attended the Senior Committee, EAC, and Planning Commission meetings to introduce the Wall That Heals event to the members.
- Attended the APMM Executive Development Conference in Bedford.
- Attended the annual PELRAS Conference in Hershey with the Police Chief, Public Works Director, and HR Administrator.

Public Information

Ongoing Initiatives

- Continued communication with Township residents, businesses, and staff through various channels.
- Developed and refined communication and community engagement strategies.
- Promoted Recreation & Community events and programs.
- Worked on publicity efforts for **The Wall That Heals**.
-

Major Projects & Content Development

- **Resident Guide:** Completed and sent to the printer. A digital version is available online.
- **Video & Podcast Productions:**
 - Recorded an episode of the GIST centered around the Citizen Problem Reporter.
 - Recorded and released a podcast episode featuring Township Manager Carolyn McCreary and the Public Information Office, Derek Muller and Ava Komasz.

Public Safety & Emergency Preparedness

- Discussed Automated Red Light Camera Enforcement publicity with Officer Mike Jenkins and Adrianna Ciliberto, Police Communication Manager.
- Began work on the Annual Fire Report.

Professional Development & Training

- Attended the following meetings:
 - Staff Safety Committee
 - Business Development Partnership
 - Environmental Advisory Committee
- Attended the following webinars:
 - Strategic Management of Social Media in Local Government (ICMA)
 - Unlock the Secrets of Measurement That Prove Your Value (3CMA)

Human Resources

- Started the hiring process with a program instructor for the CRC
- Conducted 4 interviews for the Finance Director position
- Conducted 2 2nd interviews for the Finance Director position
- Conducted 2 interviews for the CRC Program Director position
- Drafted and mailed an offer letter to 1 candidate for the CRC, discussed offer with candidate, had follow-up conversation with the candidate, withdrew candidate from process
- Participated in the Safety Committee meeting

- Met with an employee to discuss next steps to prepare for retirement
- Met with an employee to further discuss healthcare arrangements for after retirement
- Met with fire staff to discuss personnel issues and hiring process
- Participated in a strategy meeting for scanning personnel files
- Participated in training for the new Applicant Tracking System (ATS) and Onboarding modules in Tyler software
- Provided oversight for the 1st quarter random drug test for PW staff (CDL Drivers)
- Participated in an initial consultation for the Staff Retreat presentation
- Attended annual PELRAS conference

Community and Recreation Center Report February 2025

February 2025 provided the Community Recreation Center (CRC) 28 days of “interesting days of varied climates”. Yet again, Groundhog’s Day provided little help in figuring out the roller coaster weather Mother Nature provided. On a positive note, February was one of the busiest months for program participation and facility usage in recent memory.

Below is a list of highlighted CRC Programs, Special Events, and Facility Usages during February 2025:

- Group fitness Class participation filled the gymnasium and the multi-purpose rooms was phenomenal during the month.
- On Monday evenings at the CRC, Indoor Flag Football took place throughout February from 6:00pm to 8:30pm. Indoor Arena Flag football was in full swing. Games began the Monday after the Superbowl.
- Mahjong has become a popular game to play on Monday afternoons. Four tables of four players are usually the norm in the afternoons.
- Montgomery Youth Basketball continued their season with games on Fridays, Saturdays, and Sundays. The season ends February 28th due to the gym floor replacement project in March.
- Home Schooled Elementary aged students enjoyed Tuesday afternoon gym classes. A spring session will be held.
- A Paint Party entitled *Jar of Hearts* was held on Sunday February 9th.
- Line dancing has found a home in the CRC. Wednesday night classes may soon be looking for a larger space in our facility.
- The monthly North Wales Library Storytime was held February 26th.
- Young Rembrandts held two drawing class sessions on Saturday mornings in February.

- Pickleball lessons were held on Tuesday and Thursday evenings in February. A dozen players graduated on February 25th and 27th.
- Senior afternoon trivia was a near sellout on February 26th.

Facility and Maintenance Updates:

Throughout February the talk of the facility was the replacement of the gymnasium floor. Demolition/installation have a firm start date of Monday March 3rd. My hope is that we will be back to full operation in the first week of April.

Floyd S. Shaffer, Community Recreation Center Director

2025 CAPITAL PURCHASES/PROJECTS

Date	Vendor	Description	Amount	Budget	Savings/ (Overage)
1/27/2025	E.M. Grant Fleet Automation	islander prime at fuel pumps	\$ 16,606.10	\$ 30,000.00	\$ 13,393.90
2/10/2025	Cenero	AV upgrades - CRC event room	39,905.00	40,000.00	95.00
2/10/2025	Fred Beans - Doylestown	2025 Chevrolet Tahoe (Fire Dept.)	80,338.00	90,000.00	9,662.00
2/10/2025	Fred Beans Lincoln Havis, Inc.	2025 Ford Interceptors (Police) equipment and installation	146,715.00 63,180.88	227,592.00	17,696.12
2/24/2025	Star Buick-GMC-Cadillac	2025 GMC Sierra	74,600.00	85,000.00	10,400.00
3/10/2025	Olsen Services	Parking Lot Lights - Township bldg.	47,060.00	65,000.00	17,940.00
3/10/2025	Cargo Trailer Sales	trailer - Public Works	17,454.00	20,000.00	2,546.00
3/10/2025	Turf Equipment and Supply Co.	zero-turn mower	27,982.36	30,000.00	2,017.64
Totals			<u>\$ 513,841.34</u>	<u>\$ 587,592.00</u>	<u>\$ 73,750.66</u>

13%

**DEPARTMENT OF FIRE SERVICES
FEBRUARY 2025
MONTHLY ACTIVITY REPORT**

During February, the Department of Fire Services performed the following activities:

SIGNIFICANT INCIDENTS

- 02/01/2025, Dwelling Fire, 204 Foxhedge Road, New Britain Township
- 02/03/2023, VASB, Vehicle into Home, 3015 Inkberry Cr, Montgomery Township
- 02/17/2025, Building Fire, MacCabe Electrical Contractors, 426 Stump Road, Montgomery Township
- 02/20/2025, Building Fire, Montgomery Mall, 804 Bethlehem Pike, Montgomery Township

ADMINISTRATIVE

Meetings attended during February:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads' Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors
- Officers and Members of FDMT & FDMT Relief
- FDMT, FDMT RA, and FDMT Safety Committee monthly meetings
- Montgomery County PIP
- GIS and FDMT R&R and Membership Committees
- Explorer Post 18 and BSA
- Montgomeryville Skilled Nursing and Rehabilitation Center Incident Post-Incident Analysis
- Montgomery County Emergency Management
- EV Ordinance Final Revisions
- Wall that Heals
- General Hancock Presentation at CRC
- Upper Providence Department of Fire Services
- Northampton Fire Department

COMMUNITY EVENTS & CRR

- 02/09/2025, Super Bowl Staffing & Party at Battalion 1
- 02/11/2025, Storm Staffing at Battalion 1
- 02/25/2025, Texas Roadhouse Flag Replacement

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 56
- Closed Out Life Safety Inspections- 24
- Smoke Detectors Installations- 02
- Knox Box Updates/Installs- 01
- Fire Marshal Follows Up-03

Plans Review Update:

- Penn Medicine
- Chase Bank

- Taco Bell
- Village of Windsor
- Costco
- Village Tavern Apartment Project
- Montgomeryville Mitsubishi
- Lloyd Industries Expansion
- Quick Lube of Carolina
- Panera Bread at Airport Square
- Worldwide Stereo Parking Expansion
- Holly Road Subdivision
- Keystone Fellowship Church Expansion
- McKee Group Apartment Building
- 1819 North Line Street
- D-Bats Training Facility
- Knapp Road

Fire Investigation:

- Montgomery Mall Dentistry, AFM Weltman & FM Wiegman

DEPARTMENTAL TRAINING

The following training occurred during February for the Department:

29 classes (232 staff attended classes) 255 training hours (726 staff training hours)

Department Hosted Training

- Driver/Operator
- Post Incident Critique-Montgomeryville Skilled Nursing
- Engine Company Operations
- Proboard Fire Instructor 2
- Proboard Fire Officer 3
- Fire Police
- Proboard Hazmat Operations Refresher
- Strategy & Tactics for Initial Company Operations
- Truck Company Operations
- Vehicle Rescue Operations

Department Attended Training

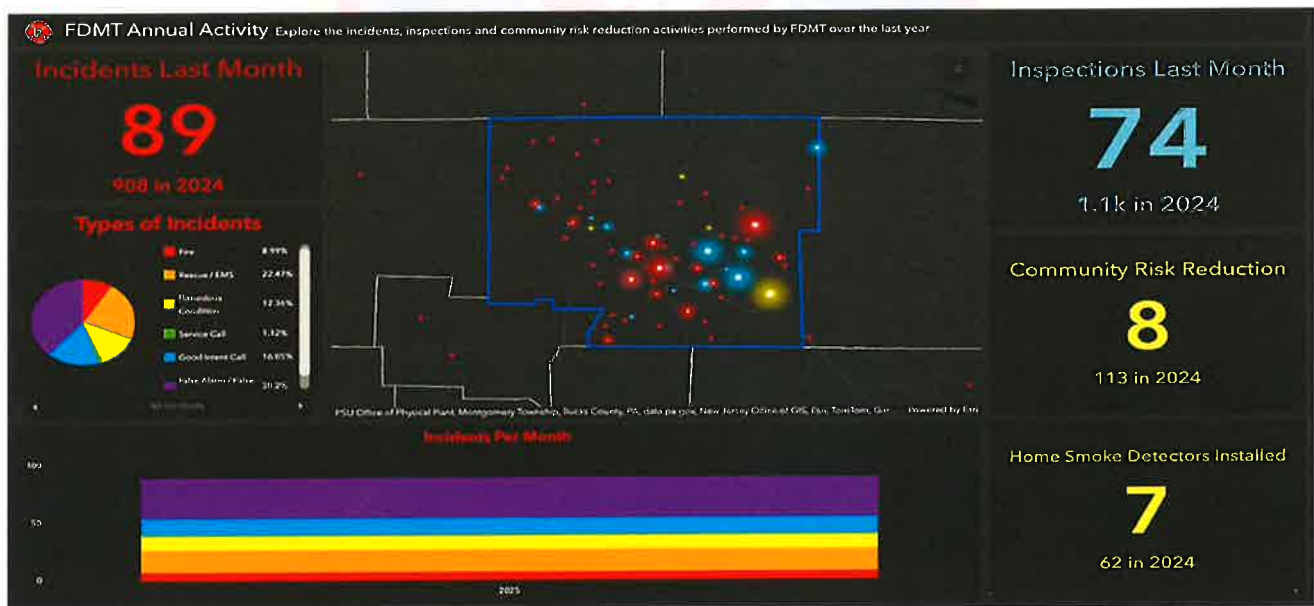
- EMT Certification
- ProBoard Firefighter 1 Certification 1001 Level 1
- Basic Fire Police
- CHOP Center for Life Support
- DVIT Training
- Proboard Hazmat Technician Refresher
- Proboard Health & Safety Officer
- Fire Investigation
- Online Training Classes on various topics

DEPARTMENTAL OPERATIONS

- The PA Office of State Fire Commissioner awarded the department \$32,644.04 in grant money. This money will be used to purchase new battery-operated rescue tools.
- The department hosted a post-incident analysis for the Montgomeryville Skilled Nursing and Rehabilitation Center Incident.
- The FDMT provided storm and Super Bowl staffing.
- The FDMT & FDMT RA are adding a virtual option for members to attend monthly meetings.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Staff are continuing to develop the Township's Continuity of Operations Plan. Staff are working to refine the Township's Communication Plan and EOC Operations.
- The department is working with GIS to create internal and external Dashboards for Emergency Management.
- Emergency Management Staff are preparing to host the Wall That Heals, including working with County EMC partners for preparation and resources.





Custom ▾ Feb 1, 2025 - Feb 28, 2025 ▾

84%

FIRE
Percentage of Total Incidents

16%

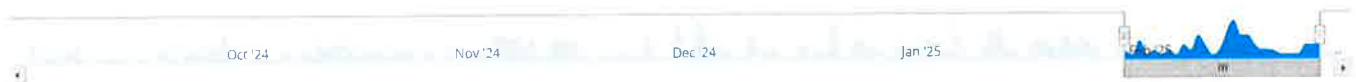
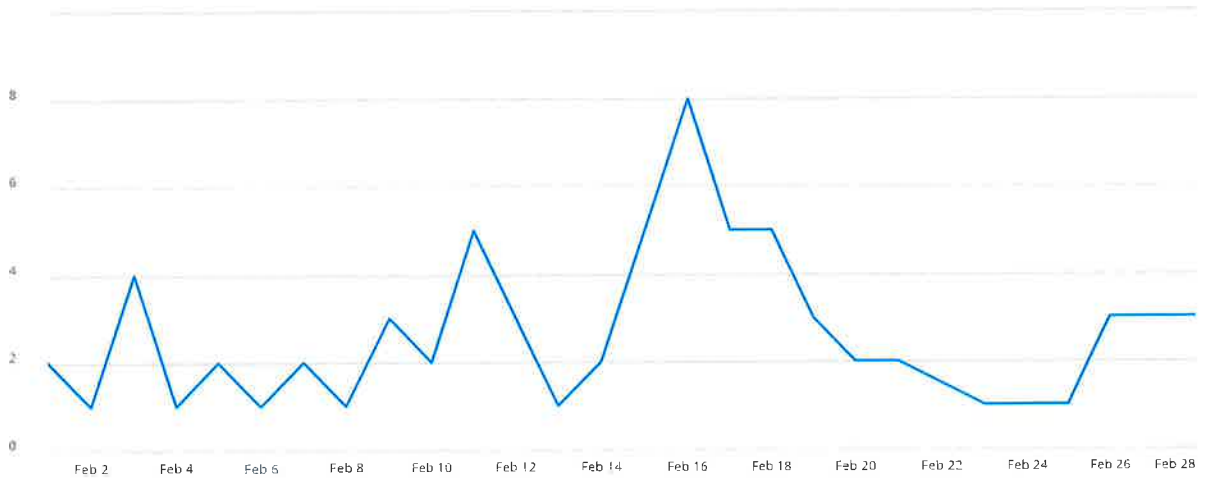
EMS
Percentage of Total Incidents

64

INCIDENTS
In Selected Time Slice

28

DAYS
In Selected Time Slice



	Counts	% Rows	% Columns	% All										
Week Ending	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	Total

(11) Structure Fire	1			2										3
(24) Explosion (no fire)		1												1
(31) Medical assist	1	1	3	3	1									9
(32) Emergency medical service (EMS) incident					1									1
(35) Extrication, rescue		1												1
(41) Combustible/f., spills & leaks		1	2		2									5
(42) Chemical release, reaction, or toxic condition			1											1
(44) Electrical wiring/equipm. problem			4											4
(46) Accident, potential accident		1												1
(55) Public service assistance			1	2										3
(56) Unauthorized burning					1									1
(61) Dispatched and canceled en route				2										2
(65) Steam, other gas mistaken for smoke	1													1
(70) False alarm and false call, other		3	5	4	3									15
(73) System or detector malfunction		1	4	2										7

Week Ending	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	Total
(74) Unintentional system/detect... operation (no fire)		5	1	3										9
Total	3	14	21	18	8									64

Filter Information

Filters Days In Alarm DateTime 2/1/25 to 2/28/25 Is Locked true

Incident Type

Incident Type	# of Incidents			Grand Total
	Combination	Stipend	Volunteer	
Alarm system activation, no fire - unintentional	2		1	3
Arcing, shorted electrical equipment			3	3
Assist police or other governmental agency	1	1	1	3
Building fire	1		2	3
CO detector activation due to malfunction	1		1	2
Carbon monoxide detector activation, no CO			1	1
Carbon monoxide incident	1			1
Detector activation, no fire - unintentional	1			1
Dispatched & canceled en route	1		1	2
False alarm or false call, other	14			14
Fireworks explosion (no fire)			1	1
Gas leak (natural gas or LPG)	4		1	5
Medical assist, assist EMS crew	5		4	9
Motor vehicle/pedestrian accident (MV Ped)	1			1
Power line down			1	1
Removal of victim(s) from stalled elevator			1	1
Smoke detector activation due to malfunction	1	1		2
Smoke detector activation, no fire - unintentional			1	1
Smoke scare, odor of smoke	1		1	2
Sprinkler activation, no fire - unintentional	2			2
System malfunction, other			3	3
Unauthorized burning	1			1
Unintentional transmission of alarm, other	1			1
Vehicle accident, general cleanup	1			1
Grand Total	38	2	24	64

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Combination	Stipend	Volunteer
AC18	04m:30s		
AC18-1	03m:26s		05m:27s
BC18	04m:05s	05m:44s	04m:14s
CH18	02m:12s		03m:39s
DC18			05m:27s
E18			05m:38s
FM47-9			06m:15s
POV	05m:45s	05m:46s	04m:47s
SA18			11m:07s
SD18	04m:10s	05m:44s	04m:05s
SD18-1	04m:12s		06m:33s
SS18	04m:03s		04m:58s
SS18-1	15m:37s	15m:57s	05m:52s
STA18A	04m:03s	12m:57s	05m:31s
STA18B	04m:27s		04m:55s
TR18	09m:07s	12m:57s	05m:17s
TW18	01m:53s		04m:02s
U18			07m:35s

Average Personnel Response

Combination	Average Personnel Response		
	Stipend	Volunteer	Grand Total
	7.6	7	10.78
			1.76

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	6
Automatic aid received	5
Mutual aid given	8
Mutual aid received	3
None	42
# of unique Incident Number	64



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Richard Grier, Director of IT
Date: March 21, 2025
Subject: January and February IT Activities for 2025

Summary of Accomplishments and Work

January 2025

MTO: Resolved issues with MTO Syncing staff between FDMT, Admin and Police.

Fire Battalion 1 server - Mantis: Addressed system stability issues by patching and rebooting server.

Rec Wi-Fi, Switches, Access Control, CCTV: Improved network infrastructure and security systems in recreational areas.

EP&L Go Live and Planning iPads: Ensured smooth transition to EP&L system and configured iPads for planning tasks.

Cloud phones project: Upgraded all IP Office phone switches

VPN Testing: Identified and resolved issues preventing Deb Rivas and others from accessing VPN.

SAML Migration: Coordinated with Favian to schedule migration tasks to provide more SSO (Single Sign-On) options for staff.

Voice Issues: Troubleshooted Rec's VMAIL connectivity problems. Identified issue with Cisco switch stack. Updated and rebooted to resolve. Also finished configuring the new Voicemail admin server as part of the version 12 upgrade

Access Control: Avigilon is the new Access Control system at DPW. The plan is to roll this system out to all Township locations in the next 16 months. Deborah A. Rivas was added to the system and will need training.

Fire and Security Monitoring: Discussions about fire and security monitoring quotes, including missing panel repair quote for Battalion 2 and budget considerations.

Rec Center Access: Adjustments were made to part-timers' start times and access to the building. Assistance was offered for any further changes needed.

Renewed Adobe Enterprise licensing: The Adobe Enterprise licensing was renewed in January 2025.

Emergency Management Training Day: Attended the Emergency Management Training Day organized by William Wiegman on January 30, 2025, from 9 AM to 3 PM

February 2025

Building Maintenance Request Received: A request for municipal building maintenance was received. The problem involved electric and AV conduit for Bailey Room tech upgrades. An internal kickoff was completed on February 26, 2025.

ERP Pro Access Requests: A process for Tyler ERP access requests was provided to streamline the process for Finance. Requests can be sent via Teams or Outlook.

Public Info Podcast Review: Derek Muller shared a podcast for review, and Favian Zendejas confirmed that it sounded good.

Fire and Security Monitoring: Discussions about Battalion 2's annunciator panel and quotes for repairs

Mont Twp Rec Avigilon: Jim Lafferty planned to visit the REC center to show the cabling guy the cable runs.

Montgomery Township & GLOBO Agreement: The final agreement between Montgomery Township and GLOBO Language Solutions was completed and attached for reference.

FDMT Laptop: Resolved issue where the FDMT staff were locked out of their laptop used for accounting. Configured laptop and the FDMT 365 tenant to allow for Entra ID logins. Trained staff on usage.

5G Failover: Gathered contact information to assist with resolving the connectivity issues

Items in Progress

Complete DPW Server upgrade – Installed in rack. Migration of service TBD

Upgraded 2012 R2 servers to newer versions to ensure better performance and security.

Complete Verizon Billing cleanup is in progress.

Pen Testing – Township-wide initiative is in progress.

Ransomware Playbook development is ongoing.

Police Bailey EOC Room upgrades are in progress.

Completed Battalion 2 Fire monitoring repairs and sign off on monitoring contracts

Resolve 5G issues with cellular failover at all sites.

DEPARTMENT OF PLANNING & ZONING

February 2025

Permits Submitted – 69	<i>(February 2024 – 85)</i>
YTD Permits Submitted – 143	<i>(2024 YTD – 159)</i>
Permit Fees Collected - \$ 81,089	<i>(February 2024 – \$70,529)</i>
2024 YTD Permit Fees - \$ 103,162	<i>(2024 YTD – \$97,208)</i>
Permits Issued – 65	

Violations / Complaints Investigated – 19

Non-Residential Building Permits Submitted / Under Review:

Panera Bread – Airport Square Shopping Center – New 4,237 sq ft restaurant with drive-thru
Balaji Supermarket – 741 Bethlehem Pike – Interior Renovations
Take 5 Oil Change Facility – 737 Bethlehem Pike – New Construction
Costco – 740 Upper State Road – Interior Renovations

Non-Residential Building Permits Issued / Under Construction:

Dick's Sporting Goods – 1251 Knapp Road – Tenant Fit-Out
USA Ninja Challenge – 668 Bethlehem Pike – Tenant Fit-Out
ABC Foot Spa – 840 Upper State Road – Tenant Fit-Out
Penn Medicine – 200 Dekalb Pike – 60 x 100 Construction Trailer for site
Lakeside Educational – 1350 Welsh Road – Interior office renovations
Relive Health – 1210 Bethlehem Pike Ste B1 – Tenant Fit-Out
Sherwin Williams Paints – 411 Doylestown Rd – Tenant Fit-Out
Bob's Discount Furniture – 751 Horsham Road – Tenant Fit-Out
Pure Smile Dentistry – 981 N Wales Road – Tenant Fit-out
Sprouts Farmers Market – 751 Horsham Road – Tenant Fit-Out
Neshaminy Falls Clubhouse – 195 Stump Road
Glemser Bros. Automotive – 750-752 Horsham Rd – Tenant Fit-Out
Windlestrae Park / Rosetwig Restroom – Kenas Road
ESW Group – 103 Park Drive - Install two ADA compliant restrooms in existing space
Schwartz & Co. – 595 Bethlehem Pike Bldg 200 - Interior Renovations
Bharatiya Temple – 1612 County Line Road – New Learning Center building

New Residential Building Permits Submitted / Under Review:

135 Creek's Edge Court – New 960 sq ft Manufactured Home

Non-Residential Certificates of Occupancy Issued:

Paris Baguette – 1222 Welsh Road (former Karate space) – new restaurant with outdoor seating
Powderful Solutions – 120B Keystone Drive – Light manufacturing, warehouse, office
Knights Inn – 969 Bethlehem Pike – change of Business Name only (former Rodeway Inn)

Zoning Hearing Board Applications heard: *Application #24120002 – 102 Lily Way / Shen & Xu* -
 The applicants propose to enclose the existing roofed patio with a 2x16 foot extension. The proposed sunroom enclosure will sit 18 feet from the rear property line where a minimum of 20 feet is required. The applicants seek a variance from the provisions of Section 230-53.3C(1) in order to construct the proposed sunroom enclosure. – Variance granted

LAND DEVELOPMENT						
PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center completed. Awaiting revised plans for Office Bldg & amended DEP approval?
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022 – Awaiting Bldg Permit submittal
Bharatiya Temple – phase 2 – Learning Center	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Under Construction
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
Rita's Water Ice	LD-23-002W	752 Horsham Road		X	Reviews completed. Awaiting response	Staff Meeting held 6/1/23. Awaiting Resubmittal
JP Morgan Chase Bank	LD-23-003	773 Bethlehem Pike	4/24/23	3/21/24	BOS 7/8/23	Approved. Finalizing LD
Taco Bell	LD-23-004	North Wales Road	4/28/23	6/20/24	BOS 7/8/24	Approved. Finalizing LD
Penn Medicine	LD-23-005 (C-79)	Dekalb Pike	5/4/23		BOS 8/28/23	Approved. Awaiting Building permits
Atlas Broadband	LD-23-006 C-80	1011 Lansdale Ave	5/5/23 7/28/23		BOS Approved CU 9/26, LD 11/13/23	Under Construction
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023		Staff Meeting held 1/29/24	Resubmitted Fall 2024, reviews completed
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23	8/15/24	BOS 9/23/24	Approved. Finalizing LD
Panera Bread	C-24-001	801 Bethlehem Pike	2/29/24	4/18/24	BOS 4/25/24	Approved
309 Autovest Properties, LP / Mitsubishi	C-81	1011 Bethlehem Pike	10/3/23	11/16/23	BOS 11/27/23	Approved
309 Autovest Properties, LP / Mitsubishi	LD-23-011	1011 Bethlehem Pike	12/27/23	6/20/24	BOS 7/8/24	BOS Approved. Finalizing LD
Quick Lube of Carolina	LDS-24-001	737 Bethlehem Pike	2/7/24	4/18/24	BOS 4/25/24	Submitted Building permit for review
Harry Hassan / Village Shopping Center	C-82	511 Stump Road	11/16/23	done	BOS 12/11/23	Approved.
Harry Hassan / Village Shopping Center	LDS-24-002	511-521 Stump Rd	2/15/24	6/20/24	BOS 9/9/24	BOS Approved. Awaiting DEP Sewer Approval
109 Holly Drive	LDS-24-004	Holly Drive	4/25/24	7/18/24	BOS 9/23/24	Approved. Finalizing LD
Line Street	LDS-24-008	1819 N Line Street	6/10/24	11/21	BOS 12/16/24	Approved. Finalizing LD
Dunleavy – BP Text Amendment	LDS-24-009	1008 Upper State Rd	9/9/24	11/21	BOS 10/28/24 Authorize Ad BOS 1/27/25	Sent to MCPC to review changes 11/12/24
92 County Line Rd Associates	C-24-002	92 County Line Rd	11/12/24	1/16/25	BOS 1/27/25	BOS approved with conditions
Caracausa – 2 lot subdivision	LDS-24-010	107 Knapp Rd	12/02/24	1/16/25	BOS 2/10/25	BOS Approved
Pecan Drive – 4 lot subdivision	LDS-25-001	Pecan & Beechwood	1/28/25	4/17/25?		Under review

Other Planning Department Projects:

Scanning (Scantek / Laserfiche) – All property files upstairs have been scanned and formatted into individual property folders. Basement property files have been picked up for scanning. Currently scanning in-house all new documents, forms, permits to link to the electronic property file. The department continues to clean out files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been scanned. First 80 boxes of Land Development files in the basement have been picked up for scanning. Next pickup scheduled for February 24, 2025. The department has leased a large plan scanner for in-house future scans, copies, and right to know requests.

Tyler Software / EP&L - The gathering of information for the Permitting, Land Development, and Zoning Hearing Board modules within the software has been completed. Tyler Software will continue to build the program for Permitting, Land Development and Zoning Hearing Board processes. Permitting, Zoning Hearing Board, and Land Development is currently being tested and updated accordingly. Current permit / certificates have been forwarded to Tyler for creation of forms and reports. The mapping of fields for data conversion was completed. Completed first pass of the data conversion for review. The mapping has been completed and awaiting the 2nd pass. Payments processing is being finalized. Four session for payments training has been scheduled in March and April. End User Training is scheduled for the week of April 21st with a Go Live date of April 28th.

2025 Proposed Ordinance Amendments

- Use Regulations
- Relative Suites (Accessory Family Apartment)
- Mobile Food Vendors
- EV Ordinance (with Fire Department)
- Wireless Telecommunications Facilities – BOS 3/24/2025 for adoption

2025 Community Forestry Workshop – This year's workshop is scheduled for Friday, November 7, 2025. We will begin the planning and preparing the agenda in February. The attendees will earn credits for ISA, PCH, and PA Pesticide licenses.

MONTGOMERY TOWNSHIP POLICE DEPARTMENT



**MONTHLY ACTIVITY REPORT
FEBRUARY 2025**



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



February Activity Report for 2025

Crime Data:	Total Calls for Service:	2,426
	Total Part I Crimes:	35
	Total Part II Crimes:	84
	Total Criminal Arrests:	71
Crash Data:	Total Crashes:	78
	Reportable Crashes:	17
	Non Reportable Crashes:	61
	Injuries:	4
Traffic Enforcement Activities:	Traffic Stops:	583
	Traffic Citations:	239
	Warning Notices:	3
	Field Contact Cards:	463
	Traffic Complaints Received	30
	Selective Enforcements:	157
Other Police Activities:	Assist Fire Department:	39
	Building Alarms:	88
	Direct Patrols:	477
	Lockouts:	14
	Medical Assistance:	137
	School Walk-Through:	14
	Vacant Home Checks:	21
	Training Hours:	127.09
Specialty Unit Usage:	Canine Unit:	18
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2025 February

Call for Service	Totals
THEFT SHOPLIFTING	21
THEFT FROM VEHICLE (INSIDE)	1
THEFT ALL OTHERS	6
MOTOR VEHICLE THEFT	5
SIMPLE ASSAULT	1
FRAUD ALL OTHERS	14
CRIMINAL MISCHIEF ALL	1
PROPERTY DAMAGE REPORT	4
WEAPONS	1
DRUG POSSESSION OFFENSE	14
DRUG PARAPHERNALIA	1
OVERDOSE	2
FAMILY OFFENSES - DOMESTIC	15
DUI-ALCOHOL/UNDER INFL	7
LIQUOR LAWS VIOLATIONS	2
PUBLIC INTOXICATION / DRUNKENESS	4
DISORDERLY CONDUCT / HARASSMENT	1
NOISE COMPLAINT	2
CONTRIB/DELIQ. OF JUV	1
DISTURBANCE	9
THREATS	2



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 February

Call for Service	Totals
HARASSMENT	2
TRESPASSING	2
RUNAWAY-FEMALE	1
OPEN DOORS/WINDOWS GENERAL POLICE	6
SUSPICIOUS AUTO	34
SUSPICIOUS ACTIVITY	35
SUSPICIOUS PERSON	1
DOWN-WIRES / POLES /TREES / LIMBS	2
ALARM BURGLARY OR HOLD UP RESIDENCE	67
ALARM BURGLARY OR HOLDUP NON RESIDENCE	13
ALARMS (FIRE ALARMS)	8
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	1
FUMES - ODOR UNKNOWN / STRANGE OUTSIDE BLD	2
SUICIDES	1
UNATTENDED DEATHS	1
FOUND ARTICLES	3
LOST ARTICLES	7
MISSING PERSON	5
LOST / FOUND / STRAY ANIMALS	8
ANIMAL COMPLAINTS ALL	13
REPORTABLE MV CRASH W/INJURY	4
REPORTABLE MV CRASH NO INJURIES	14



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 February

Call for Service	Totals
NON REPORTABLE MV CRASH	56
NON REPORTABLE MV CRASH HIT & RUN	6
TRAFFIC OFFENSE ALL OTHER	1
SELECTIVE ENFORCEMENT TRAFFIC	157
TRAFFIC MV COMPLAINT	30
TRAFFIC ENFORCE / STOP	582
TRAFFIC HAZARD	17
DISABLED MV	29
PARKING ENFORCEMENT	2
PARKING VIOLATION COMPLAINT	4
ABANDONED IMPOUND/TOWAWAY	3
SIGNALS SIGNS OUT	27
TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN	1
VACANT HOME CHECK	21
LOCK OUT	14
MEDICAL ASSISTANCE	137
NOTIFICATIONS	11
OTH PUB SERV/WELFARE CHK	22
ASSIST CITIZEN	44
EMOTIONALLY DISTURBED PERSON (EDP)	7
PROPERTY CHECK SCHOOL FACILITIES	14
CHILD CUSTODY EXCHANGE	1



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 February

Call for Service	Totals
ASSISTING-FIRE DEPT	34
OFFICER NEEDS ASSISTANCE	1
ASSISTING-OTHER POLICE DP	23
ASSISTING-OTHER AGENCIES	1
PROCESS OTHER AGENCY PRISONER	2
WARRANTS-OTHER AGENCIES	3
WARRANT ATTEMPT TO SERVE	6
PRISONER WATCH /JAIL DUTY/TRANSPORT	14
COURT	35
OTHER MAINTENANCE	2
POLICE INFORMATION	19
TRAINING	42
FIELD CONTACT INFORMATION	4
FINGERPRINT	6
CIVIL MATTER	3
SPECIAL DETAIL ASSIGNMENT	3
DARE / DRUG AWARENESS	4
MUNICIPAL PERMIT APPLICATION	2
REPOSSESSION	2



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service
Year 2025 February

Call for Service	Totals
BACKGROUND CHECK	16
SPECIAL RESPONSE TEAM	2
COMMUNITY RELATIONS ACTIVITY	3
DIRECTED PATROL	477
911 HANG UP / CHK WELFARE	12
FOOT PATROL	18
FOLLOW UP	25
CHILDSEAT INSPECTION	1
CHILD LINE / CYS	3
PRESCRIPTION DRUG TAKE BACK	1
VEHICLE MAINTENANCE	33
DAMAGE TO PATROL CAR	1
SEX OFFENDER REGISTRATION	2
CALL BY PHONE	19

Montgomery Township Police Department
Monthly Activity Report
February 2025

COMMENDATIONS:

On February 11, 2025, a commendation letter was received from Dr. Beth Sanborn thanking Officer Poekert for his assistance when responding to a medical call for service at her neighbor's residence.

On February 18, 2025, a commendation letter was received from Susan Ketterlinus, thanking Officer Rardin for his compassion, professionalism, and empathy after responding to a call for service at her brother's residence.

EDUCATION:

On February 26, 27 & 28, 2025, Chief Peoples attended the 43rd Annual PELRAS Conference in Hershey, PA.

NOTED INCIDENTS:

On February 7, 2025, officers responded to a residence on Stream View Drive for a report of a domestic dispute in progress. Officers approached the residence and heard loud yelling and banging inside. After numerous attempts to have someone answer the door, officers located a window in the rear of the residence where they could see a female crying. Officers gained her attention through the window, and she advised officers there was a male in the residence who had a knife. Officers entered the residence and made contact with the female and male residents. Upon further investigation, officers learned the suspect was suffering from a mental health crisis and had broken numerous items in the residence. The victim tried to intervene but was met with threats from the suspect, causing the victim to fear for her life. The suspect was taken into custody for Terroristic Threats and Criminal Mischief. He was transported to Montgomery County Emergency Services for an Involuntary Mental Health Evaluation. He was later transported to Montgomery County Correctional Facility and is awaiting his Preliminary Hearing.

On February 14, 2025, officers conducted a traffic stop on a blue Chevrolet in the area of Bethlehem Pike and McLaughlin Road for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and front-seat passenger. While speaking with the occupants, officers noted inconsistent statements and illusive actions that were indicative of illegal activity. Additionally, officers observed heroin and drug paraphernalia in plain view in the vehicle. A routine records check revealed one of the suspects had an active arrest warrant with the State Parole Office. A search incident to arrest yielded drug paraphernalia on the suspect's person. As a result of the ongoing investigation, officers impounded the suspect's vehicle and

Montgomery Township Police Department
Monthly Activity Report
February 2025

applied for a search warrant. After the search warrant for the vehicle was approved, the officer located prescription medication not perscribed and numerous items of drug paraphernalia. The officer will be filing charges for violations of the Drug Act.

On February 16, 2025, officers responded to the area of the Route 202 Parkway and Costco Drive for a vehicle accident involving injuries. Officers arrived on location and made contact with the drivers of the vehicles involved. While speaking with the at-fault operator, officers noted obvious signs of impairment. Officers conducted Standardized Field Sobriety Tests on the operator, which she failed. Officers determined she was intoxicated to the degree that rendered her incapable of safely operating a motor vehicle. The operator was arrested for Driving Under the Influence. During the investigation, it was learned the suspect's seven-month-old child was in the back seat with her husband, who was also intoxicated. Based on this information, a Montgomery County Children and Youth Services report was made, and the operator was also charged with Endangering the Welfare of a Child.

On February 20, 2025, officers conducted a traffic stop on a red Nissan in the area of 685 Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and immediately noted the odor of marijuana emanating from the vehicle. While speaking with the occupants of the vehicle, officers noted their nervous behavior and inconsistent statements. Officers were unable to obtain identification from the driver and instructed him to step out of the vehicle. As the driver's door was being opened, the driver began driving forward. The officer attempted to remove the driver from the vehicle, but it was unsuccessful as the driver fled the scene. After numerous investigatory attempts, officers were able to identify the suspect and learned he had active warrants for a firearms offense and theft. Officers issued a warrant for Fleeing and Eluding and False Identification to Law Enforcement.

On February 21, 2025, officers conducted a traffic stop on a black Honda in the area of Bethlehem Pike and Taylor Road for a motor vehicle violation. Officers approached the vehicle and made contact with the driver. While speaking with the operator, officers noted obvious signs of impairment. Officers conducted Standardized Field Sobriety Tests on the operator, which she failed. The driver advised she took Xanax, which she is not perscribed. Officers determined she was under the influence of a substance to a degree that rendered her incapable of safely operating a motor vehicle. The operator was arrested for Driving Under the Influence.

On February 25, 2025, at the request of Hilltown Township Police Department, officers responded to the area of 1200 Welsh Road in an attempt to locate a red Chevrolet that was taken from the owner without permission. Officers responded to the aforementioned address and located the vehicle. Officers then made contact with the operator, who was in the rear seat. A consent search of the vehicle was conducted which yielded two Smith and Wesson revolvers in a duffle bag at the occupant's feet. Both firearms were fully loaded with live ammunition. The

Montgomery Township Police Department
Monthly Activity Report
February 2025

duffle bag also contained five pistol BB guns with ammunition. The occupant does not have a concealed carry permit and is a felon not to possess a firearm. The occupant was subsequently taken into custody for firearm offenses.

ITEMS OF INTEREST:

Bus Patrol Violations:

- Violations Reviewed - 179
- Citations Approved for Civil Citations - 126

UPCOMING EVENTS:

March 11, 2025: Citizens Police Academy begins

March 29, 2025, from 0900-1000: Coffee With A Cop Event

Montgomery Township Public Works Department

Monthly Report – February 2025

PARKS/OPEN SPACE:

- Routine maintenance & repairs, trash removal, playground inspection and equipment maintenance.
- The following tree work was done throughout the Township:
 - Scott D. Scott Y., Josh, Anthony, L. Knechel & J. Gormley checked all trails throughout the Township and removed all dead trees found on the pathways.
 - Scott D. Scott Y., Josh, Anthony, L. Knechel, Dale & J. Gormley trimmed trees in parks, open spaces and basins throughout the Township.
 - Scott D., Scott Y., Josh, Anthony, J. Gormley, L. Knechel & Dale worked to remove two dead trees from Township property located at Domorah Drive.
- Scott D., Scott Y., Josh, L. Knechel, Dale, Anthony & J. Gormley worked on repairing/maintaining all snow equipment.
- Scott D., Scott Y., Josh, Anthony, J. Gormley, L. Knechel & Dale worked on clearing brush and trash, debris and dead trees from the Lower Spring Valley parking lot.
- Scott Y., Anthony & J. Gormley removed debris from the Public Works property.
- Scott D., Scott Y., Josh, L. Knechel, Dale, Anthony & J. Gormley prepared for snowstorms and assisted with plow, salt and truck repairs following the storms.
- Anthony & J. Gormley installed lights on the sidewalk snow equipment for safer use at night.
- Josh assisted with the leaf collection that took place on February 15th at William F. Maule Park at Windlestrae.

ROADS:

- Chris, Bryan & Joe hauled wood chips to Britton Industries to be recycled.
- Joe, Bryan & Chris assembled and installed new salt spreader storage rack.
- Joe, Bryan & Chris patched various potholes throughout the Township.
- Scott S. handled several resident complaints throughout the Township.
- The entire crew readied snow fighting equipment, cleaned, and made necessary repairs to it several times throughout the month.
- Joe, Bryan & Chris set up the new paint machine for line striping intersections, etc.
- Joe, Chris & Bryan painted new wood decking on Trailer #8 and made repairs to steel ramp.
- Scott S., Joe, Bryan & Chris attended the “Streamlined Approach to Stormwater Management” seminar.
- The following basin work was done throughout the Township as part of the MS4 Stormwater requirements:
 - Scott S. & Bryan removed trees from the outflow pipe on basin #5 and redirected a new drainage swale.
 - Scott S., Bryan, Joe & Chris dug excessive silt out of basin #38.
 - Bryan, Joe & Chris dug excessive silt out from in front of the outflow pipe of basin #62.
 - Scott S. & Joe worked to gain access to the basin on Enclave Blvd. to begin draining water from it.
 - Chris & Bryan pumped water from the basin on Enclave Blvd. over several days throughout the month.
- Joe continued sweeping Township roads as part of the MS4 Stormwater requirements.
- The entire crew performed maintenance to the snowplows following each storm.
- Chris & Bryan used the street sweeper to vacuum out various storm sewer inlets as part of the MS4 Stormwater requirements.
- Scott S. dealt with various storm related issues/concerns following the storms.

- The entire crew cleaned all trucks and snow fighting equipment with a salt neutralizer following each storm.
- Joe & J. Gormley performed routine drainage maintenance throughout the Township as part of the MS4 Stormwater requirements.
- The entire crew spot salted the Township several times due to icy conditions following storms.
- Scott S., Chris, & Bryan formed and poured a new 4' x 8' concrete pad for the new AC units at the PW Garage.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- J. Gross performed the annual services, routine maintenance and annual inspections on several Township vehicles/ trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.
- Scatton's H & C replaced heat exchanger on Unit #8 for the Police Department.
- Marcells Plumbing installed a new hot water heater for CRC bathrooms.
- Don, Larry N. & Dave repaired underground wiring between two bollard lights out front of the CRC building.
- Dave, & Larry N. reset tripped breakers for the tennis court lights at Whistlestop Park and realigned lights that shifted with high winds.
- 2/16/25 – Route 309 & North Wales Road – On Flash – would not reset, contracted Armour & Sons to make repairs to field wiring.
- 2/16/25 Larry N. & Todd responded to downed trees, various intersections black or on flash, due to severe weather.
- Todd, Don, Dave & Larry N. made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Dave, Don, Todd & Larry N. responded to a total of 158 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.

SNOW/ICE EVENTS:

- Salted/Plowed Township roads due to snow/ice on the following dates:
 - February 2, 2025 (*salted*)
 - February 6, 2025 (*salted*)
 - February 8, 2025 (*salted*)
 - February 11, 2025 (*salted*)
 - February 12, 2025 (*salted & plowed*)
 - February 13, 2025 (*salted & plowed*)
 - February 15, 2025 (*salted*)
 - February 20, 2025 (*salted*)

Project Tracking Montgomery Township

<i>Job Name</i>	<i>Job Number</i>	<i>Status</i>	<i>Task</i>	<i>PennDOT #</i>	<i>Last Update</i>
Bethlehem Pike & Taylor Rd/McLaughlin Rd Signal Upgrade	2101016.01	In Construction	Construction completed. Punchlist items issued. Final payment request received.	295335	2/25/2025
5 pts Plaza (Lowe's)/ Horsham Road	2208086	Completed	Construction completed. Punchlist completed. Final Payment recommendation to be forward to Township.	301209	11/12/2024
North Wales & Harbob	2303013	Plans approved.	Bid package ready. Working with property owners	321552	2/25/2025
Stump Road RRFB	2307039	Plans approved.	Signal plan approved. Township coordinating with property owners.	335709	2/25/2025
Raising Canes sidewalk	2303081.02	In Construction	Need to schedule final PennDOT inspection. Restoration in the Spring.	328558	1/20/2025
Route 63 and Parkway	999101601	Plans approved.	Approved . Prohibited left-turn movement. Publicworks arranging install.	336041	1/20/2025
US 202 Parkway - merge area	999101601	In Construction	Issued worked order 5/8/2024		10/31/2024
Bethlehem Pike & English Village Signal Upgrades	2202069.01	In Progress	Sent 2/17/2025	352572	1/20/2025
Taylor Road and Cowpath Road Signal Upgrades	2400517	In Progress	Preparing plans.		10/31/2024
Horsham Road/County Line Road Emergency Preemption		Completed	Construction completed. Punchlist items issued.		10/31/2024
Bethlehem Pike and North Wales Road Signal Upgrade	2103021	On Hold	On hold per Village of Windsor and Chase Bank	281180	10/31/2024
Route 309 & Montgomery Mall South Signal Modification	999101601	In Progress	Looking at WB restriction		1/20/2025
Knapp Road & Route 309	999101601	In Progress	Add blank-out signs. Ready to be submitted.		1/20/2025
Knapp Road & North Wales Road		In Progress	Montco is updating pedestrain facilities . Comment sent 2/11. Requested additional ramps at Knapp /NW Road . Phone call follow up on 2/25 to engineer.		2/25/2025
ARLE at North Wales/Route 309 and Parkway/Horsham		In Construction	MTPD		2/25/2025



130
Municipal Responses

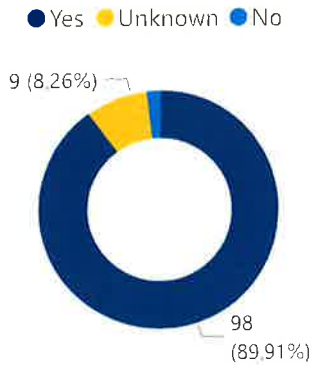
0m 28s
Chute Time

6m 44s
Response Time

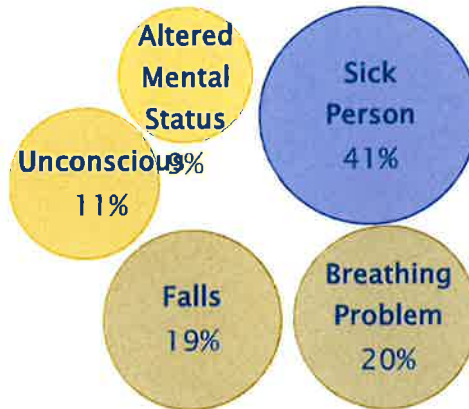
75m 41s
Call Time

100%
Agency On-Status

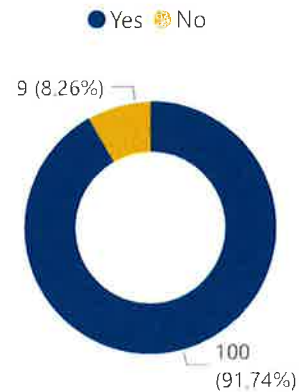
Did the Patient's Condition Improve because of our Care?



Top 5 Call Types



Was the Patient Transported?



Montgomery Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.



Where are our calls?



VMSC's February Global Scale



Mental Health | Responded to 41 behavioral health-related calls.



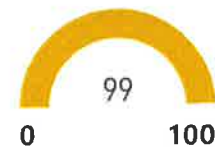
Community Harm | Responded to 17 Overdoses, down from 18 last month, resulting in 7 Narcan administrations by EMS. 14 of which were transported to the hospital. Also responded to 20 incidents of causing deliberate injury, up from 15 last month.



Climate | Dispatched to 11 weather related motor vehicle crashes, and 2 hypothermia emergencies

Diversity | 51 patients had language barriers. 28 patients were morbidly obese. 28 were in a state of emotional distress. And 16 were developmentally impaired.

Patient Satisfaction Rating



"Your staff was excellent and very kind and caring to my wife, I was very relieved when you arrived, and I was able to trust her care to your medics. Great to know you are here in the community when needed."

Mutual Aid

VMSC provided mutual aid for 111 calls this period, up from 101, with the most significant contributions to Chal-Brit (36 calls), Freedom Valley (33 calls), and Ambler (14 calls).

Conversely, VMSC received mutual aid 22 times, down from 31, in the areas of Franconia (6 calls), Hatfield (4 calls), Montgomery (3 calls), and Lansdale (2 Calls).

Patient Experience Highlight

On February 13, Unit 345-16 (Paramedic Malone and AEMT Lt. Jenks) provided **"outstanding care"** to a local coach experiencing sudden chest pain after a basketball game. Reflecting with gratitude and humor, the patient shared, **"Usually I'm the one teaching, but this time they taught me! They explained everything clearly, made me feel young again, and reminded me why our community is special."**



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #16

SUBJECT: New Business – Committee Board Liaison Reports
MEETING DATE: March 24, 2025
BOARD LIAISON:
INITIATED BY: Audrey R. Ware-Jones, Chairwoman

BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of February to provide an update on those meetings.