



**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**APRIL 14, 2025**  
**7:00 P.M.**

[www.montgomerytp.org](http://www.montgomerytp.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 24, 2025 Meeting
  - Payment of the Bills for April 14, 2025
  - Atlas Broadband Solutions, LLC – Escrow Release No. 2

**Presentation:**

7. Montgomery Glen Homeowners Association Donation to Police and Fire

**Public Safety:**

8. Authorization to Advertise Proposed Ordinance 25-348 – Electronic Vehicles Amendment
9. Mary, Mother of the Redeemer Catholic Church - Request for Fee Waiver (Summer Festival)

**Public Works:**

10. Review and Award Quote for Lawncare Treatment at Township-Owned Parks and Buildings
11. Review and Award the Bid for the 2025 Curb and Curb Ramp Project
12. Authorize the Purchase of Ventrac Boom Mower
13. Review and Award the Bid for the Spring Valley Tennis Court Resurfacing Project
14. Update on the Chicane Project for Grays Lane Traffic Calming

**New Business:**

15. Adjournment



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #03

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SUBJECT:	Announcements
MEETING DATE:	April 14, 2025
BOARD LIAISON:	
INITIATED BY:	Audrey Ware-Jones, Chairwoman

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- **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** is now underway! 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.
- **GLOBO:** The Board of Supervisors is pleased to announce the launch of a new language interpretation service through our partnership with Globo. This service allows us to better serve our multilingual community by providing on-demand access to professional interpreters in more than 430 languages. Whether over the phone or through video, Township staff can now quickly connect with a qualified Globo interpreter to assist residents who speak little or no English. If a resident calls or visits the Township building and needs language assistance, our staff will simply use a dedicated phone line to bridge the conversation—ensuring every resident can receive the help and information they need, clearly and confidently. This initiative is part of our ongoing commitment to making Montgomery Township accessible and welcoming to all.
- **Red Light Cameras:** Cameras have been installed on the Route 202 Parkway (both directions at the intersection with Horsham Road. They have also been installed on Route 309 (both directions) at the intersection with North Wales Road. While there is a 60-day warning period from the date the cameras went live on March 14, 2025, there have been 977 instances of motorists running red lights.
- **Bus Patrol Enforcement:** Since the start of the school year, Montgomery Township has been participating the North Penn School District's bus patrol initiative to help protect the safety of students and their families at bus stops in the Township. Over 1126 Civil citations have been issued in our Township alone.
- **The Wall That Heals:** The Township Manager will provide an update on planning for the July event.



**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS**  
**BOARD ACTION SUMMARY**  
Item #04

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<b>SUBJECT:</b>	Public Comment
<b>MEETING DATE:</b>	April 14, 2025
<b>BOARD LIAISON:</b>	
<b>INITIATED BY:</b>	Audrey Ware-Jones, Chairwoman

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**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

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SUBJECT:	Announcement of Executive Session
MEETING DATE:	April 14, 2025
BOARD LIAISON:	
INITIATED BY:	Township Solicitor

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**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 6:45 PM relating to a litigation matter.**

**This topic is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.**



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #06

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SUBJECT: Consent Agenda  
MEETING DATE: April 14, 2025  
BOARD LIAISON:  
INITIATED BY:

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**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
- Escrow Release #2 – Atlas Broadband, LLC

- 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 24, 2025**

**1. Call to Order:** The March 24, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Audrey R. Ware-Jones called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Chairwoman Audrey R. Ware-Jones  
Vice-Chair Annette M. Long  
Supervisor Tanya C. Bamford  
Supervisor Candyce Fluehr Chimera  
Supervisor Beth A. Staab  
Township Solicitor John Walko, Esq.  
Carolyn McCreary, Township Manager

**ALSO IN ATTENDANCE:**

Police Chief William Peoples  
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  
Recording Secretary Deborah A. Rivas

**2. & 3. Pledge of Allegiance and Announcements:** Following the Pledge of Allegiance, Ms. Ware-Jones announced that the Spring Clean Drive will run from March 20 through 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 by hosting collection boxes in the Township Building and Community & Recreation Center.

Montgomery Township's Sisterhood Supply Drive begins April 1<sup>st</sup>. Donations of hygiene products will be delivered to Mitzvah Circle to support local women in need. Collection boxes are available at the Township Building and Community & Recreation Center.

Township Manager Carolyn McCreary updated the Board on the preparations for hosting The Wall That Heals, which will be held in Montgomery Township from July 10<sup>th</sup> through the 13<sup>th</sup>. Public Information Coordinator Derek Muller presented the Township's The Wall That Heals Website which features information on volunteering, sponsoring, donations in kind, The In Memory Program, etc.

**4. Public Comment:** Ms. Ware-Jones called for public comment and there was none.

**5. Announcement of Executive Session:** Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:15 p.m. in the Township building to discuss a personnel matter and a litigation matter. Mr. Walko stated that the topic discussed is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.



**6. Consent Agenda:**

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0), the minutes of the March 10, 2025 Board meeting and the Payment of Bills for March 24, 2025, in the amount of \$310,724.83 were approved as submitted.**

**Recognition:**

**7. American Red Cross Lifesaving Award:** Chief Wiegman reported that Justin Tohanczyn, a member of the Fire Department of Montgomery Township, 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. Mr. Tohanczyn heard the medical call and immediately went to the aid of a 58-year-old man who was in cardiac arrest. Justin helped with CPR, cleared the man's airway, gathered medical history, applied and delivered the shock with the AED. The man's vitals improved and he was transported to the ship's medical center.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board recognized Justin Tohanczyn for his life-saving actions on December 12, 2023.**

**8. National Library Week Proclamation:** Ms. McCreary reported that the North Wales Area Library is a vital resource for Montgomery Township residents, providing lifelong learning and literacy, community connection, technology and job support as well as essential services. It is the Board of Supervisors' honor to proclaim April 6 to 12 as National Library Week.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware-Jones, and unanimously carried the Board proclaimed April 6 – 12, 2025 as National Library Week in Montgomery Township.**

**Introduction:**

**9. Appointment of Environmental Advisory Committee Applicant:**

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board appointed Andy Mehrotra to the Environmental Advisory Committee to serve an existing three-year term to expire on January 1, 2018.**

**Presentation:**

**10. Environmental Advisory Committee Proposal for Native Meadow Garden:** Committee members Jonathan Katz and Scott Hemmons presented their ideas for implementing a Native Garden/Meadow in one of the Township Parks. Their goal is to gauge the Board's interest and how to best proceed. The next steps would include a site evaluation, funding sources, etc. The



Board recommended that the EAC make this presentation to the Park Board, so that they can provide input and recommendations.

**Public Hearing:**

**11. Proposed Amendments to Zoning Ordinance #25-347:** Ms. Ware-Jones opened the public hearing at 7:38 p.m. by motion, seconded by Ms. Staab. Notes of testimony were taken by Court Reporter Paula Meszaro. Ms. McConnell reported that staff is requesting the adoption of the proposed amendments to the Montgomery Township Zoning Code, Chapter 230, Article XXX, Wireless Telecommunications Facilities to update the current regulations 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 was submitted and reviewed by the Montgomery County Planning Commission, Montgomery Township Planning Commission, Township Staff and consultants. Mr. Walko introduced the exhibits into the record. The hearing was closed at 7:41 p.m.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board adopted Ordinance No. 25-347 to amend Chapter 230, Article XXX of the Code of Montgomery Township as presented.**

**Planning and Zoning:**

**12. Tress Settlement Stipulation – 108 Cathedral Drive:** Ms. McConnell reported that 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. The issue was the size of the addition. The applicant did shrink down the size as it relates to appearance and moved the addition towards the front of the property rather than the back. The proposed change has less impact on the neighbors at the rear of the home. To resolve the appeal, a stipulated agreement has been prepared for the Board's consideration. Exhibit A depicted the modifications to the 1<sup>st</sup> and 2<sup>nd</sup> floors of the proposed relative quarters addition. If the Board approves the settlement agreement, the Township shall withdraw its land use appeal upon court approval.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board authorized the Settlement Stipulation, Docket No. 2024-22216, and facilitate court approval.**

**13. Deeds of Dedication – Right-of-Way along Horsham Road & Bethlehem Pike:** Ms. McConnell reported that Deeds of Dedication have been created 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.



**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Resolution 2025-06, authorizing the acceptance of the deeds of dedication of the ultimate right-of-way along Horsham Road and Bethlehem Pike.**

**14. Village Shopping Center – Sewage Treatment Facility Oversight Agreement:** Ms. McCreary reported that 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). The agreement has been reviewed by the applicant's attorney, the Township Solicitor, and the Pennsylvania Department of Environmental Protection (PADEP). Discussion followed and it was noted that the DEP wants clarity for the Township to inspect and oversee, but it is not the Township's responsibility to run the facility. Ms. Bamford inquired about listing the Montgomery Township Municipal Sewer Authority as the inspector, but it was noted that the agreement states that the Township can use its agents and professionals, which covers the Sewer Authority if the Township wants it to do the inspection.

**MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Bamford, and unanimously carried (5-0), the Board approved the oversight agreement between Montgomery Township and Montgomery Sewer Company, Inc.**

**New Business:**

**15. Department Reports:** Monthly reports were submitted by each department for activity in the month of February. Ms. Staab inquired about the Bark Park and the plan for the rotational area. Mr. Reiff informed the Board that the Township will most likely have to temporarily close the Bark Park to reseed and rest the grass as last year's drought did not help the area maintain healthy grass. Jen Ames, GIS Analyst, provided an update on the current GIS applications available for public and staff use and the applications planned for the future.

**16. Committee Board Liaison Reports:** Ms. Long reported that the gym floor replacement at the Community and Recreation Center is moving along. The Public Safety Committee met and welcomed their newest member Chris Leonardo. Public Works responded to many wind and power outages and traffic signals. The Police are in the midst of the hiring process and the red light cameras were discussed. Ms. Chimera reported that the Shade Tree Commission celebrated the birthday of one of its longest-serving members, Jay Glickman, and discussed the final details for the upcoming Arbor Day Tree Giveaway. There was no Planning Commission meeting. Ms. Bamford reported that the Park Board discussed a potential Blue Bird Box project and the Windlestrae House project fundraising and grant applications. The dog park grass is not in good shape and it has been recommended that the Township close the park for rehabilitation and direct residents to the old park. The Sewer Authority discussed the Rose Twig Park bathroom project which might be completed by mid-April. The Sewer Authority also discussed the



possibility of raising the rates for uses and how to go about it in a reasonable way. Ms. Staab reported that the EAC discussed the Native Plant Garden project. The Business Development Partnership worked on Welcome Packets for new businesses and will be hosting a Networking event in September at Marks Jewelers. Ms. Ware-Jones reported that the Senior Committee discussed their seminars for 2025, hosting an average of 2 a month. The Montgomery County Senior Games will be held the week of May 5<sup>th</sup> this year and the Community and Recreation Center will host the corn hole tournament again.

**17. Adjournment:** Upon motion by Ms. Ware-Jones and seconded by Ms. Bamford, the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary





## Montgomery Township, PA

# Check Report

By Check Number

Date Range: 03/25/2025 - 04/14/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: POOL AP-APBNK</b>						
MT004418	Bharatiya Temple Inc.	03/31/2025	Regular	0.00	306,746.25	101174
MT004420	Deasey, Mahoney & Valentini, Ltd.	03/31/2025	Regular	0.00	3,570.00	101175
MT000979	Dell Marketing L.P. (IT Orders)	03/31/2025	Regular	0.00	4,979.91	101176
MT001030	DJB Specialties, Inc.	03/31/2025	Regular	0.00	628.39	101177
MT001238	Exacthire	03/31/2025	Regular	0.00	1,275.00	101178
PAYR-IAFF	Montgomery Township Professional	03/31/2025	Regular	0.00	259.87	101179
MT002937	North Wales Water Authority	03/31/2025	Regular	0.00	437.64	101180
MT002937	North Wales Water Authority	03/31/2025	Regular	0.00	298.97	101181
MT002937	North Wales Water Authority	03/31/2025	Regular	0.00	18.40	101182
MT002957	Occupational Health Centers	03/31/2025	Regular	0.00	174.00	101183
MT003077	PECO Energy	03/31/2025	Regular	0.00	69.75	101184
MT004044	Vault Health	03/31/2025	Regular	0.00	332.09	101185
MT004056	Verizon Wireless Services, LLC	03/31/2025	Regular	0.00	3,089.59	101186
MT004056	Verizon Wireless Services, LLC	03/31/2025	Regular	0.00	480.12	101187
MT000342	B Safe LLC	04/04/2025	Regular	0.00	10.00	101188
MT000615	Carrot-Top Industries Inc.	04/04/2025	Regular	0.00	397.96	101189
MT000786	COMCAST	04/04/2025	Regular	0.00	10.50	101190
MT000786	COMCAST	04/04/2025	Regular	0.00	10.48	101191
MT004563	Compucraft Fabricators Inc.	04/04/2025	Regular	0.00	566.55	101192
MT001030	DJB Specialties, Inc.	04/04/2025	Regular	0.00	9,323.19	101193
MT001288	Fisher and Son Company Inc.	04/04/2025	Regular	0.00	2,009.00	101194
MT001374	General Recreation, Inc.	04/04/2025	Regular	0.00	8,673.00	101195
MT001427	Goose Squad L.L.C.	04/04/2025	Regular	0.00	900.00	101196
MT001473	Hajoca Corporation	04/04/2025	Regular	0.00	54.50	101197
MT001644	Jacob Schmidt and Son	04/04/2025	Regular	0.00	326.00	101198
MT002698	MJ Earl	04/04/2025	Regular	0.00	407.70	101199
MT003024	Paolini's Cast Stone, Inc.	04/04/2025	Regular	0.00	1,956.00	101200
MT003068	PBPMTC A	04/04/2025	Regular	0.00	50.00	101201
MT003077	PECO Energy	04/04/2025	Regular	0.00	289.27	101202
MT003099	PennHolo Sales and Services	04/04/2025	Regular	0.00	457.98	101203
MT004415	Pilot Thomas Logistics, LLC	04/04/2025	Regular	0.00	4,470.13	101204
MT003359	Robert E. Little, Inc.	04/04/2025	Regular	0.00	3,048.55	101205
MT003568	Sherwin Williams Company	04/04/2025	Regular	0.00	10,199.99	101206
MT003613	Sosmetal Products Inc.	04/04/2025	Regular	0.00	279.54	101207
MT003766	Synatek	04/04/2025	Regular	0.00	7,200.00	101208
MT003975	Turf Equipment and Supply Co.	04/04/2025	Regular	0.00	589.79	101209
MT004051	Verizon	04/04/2025	Regular	0.00	371.26	101210
MT004051	Verizon	04/04/2025	Regular	0.00	279.00	101211
MT000006	21st Century Media Newspapers LLC	04/14/2025	Regular	0.00	2,039.24	101212
MT000040	Acme Uniforms For Industry	04/14/2025	Regular	0.00	675.82	101213
MT000046	Adam J. Morrow	04/14/2025	Regular	0.00	200.00	101214
MT000050	Adam Zwislewski	04/14/2025	Regular	0.00	280.00	101215
MT000075	Airgas, Inc.	04/14/2025	Regular	0.00	366.29	101216
MT000150	Alphagraphics Lansdale	04/14/2025	Regular	0.00	155.73	101217
MT000167	Amazon.com Services, Inc	04/14/2025	Regular	0.00	2,042.28	101218
MT000229	Andrew Weiner	04/14/2025	Regular	0.00	50.00	101219
MT000233	Angel G. Mejias	04/14/2025	Regular	0.00	350.00	101220
MT000293	Armour & Sons Electric, Inc.	04/14/2025	Regular	0.00	16,531.86	101221
MT000319	Associated Truck Parts	04/14/2025	Regular	0.00	93.36	101222
MT000320	AT&T	04/14/2025	Regular	0.00	123.66	101223
MT000342	B Safe LLC	04/14/2025	Regular	0.00	268.14	101224
MT004327	Bhumika Modi	04/14/2025	Regular	0.00	2,040.00	101225
MT000435	Bishop Wood Products, Inc	04/14/2025	Regular	0.00	2,044.08	101226
MT004287	Bowlero - AMF Bowling Centers, Inc.	04/14/2025	Regular	0.00	1,513.04	101227



## Check Report

Date Range: 03/25/2025 - 04/14/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT000467	Brandi Blusiewicz	04/14/2025	Regular	0.00	200.00	101228
MT000469	Brandon Uzdzienski	04/14/2025	Regular	0.00	100.00	101229
MT000511	Britton Industries, Inc.	04/14/2025	Regular	0.00	79.12	101230
MT000544	BuxMont Awards and Engraving	04/14/2025	Regular	0.00	21.50	101231
MT000552	C.E.S.	04/14/2025	Regular	0.00	345.00	101232
MT000580	Carl Frederick Herr	04/14/2025	Regular	0.00	50.00	101233
MT000632	CDW Government, Inc.	04/14/2025	Regular	0.00	2,026.00	101234
MT004333	CHA Consulting, Inc.	04/14/2025	Regular	0.00	3,515.40	101235
MT004566	Chetna Joshi	04/14/2025	Regular	0.00	144.00	101236
MT000778	Colmar Veterinary Hospital	04/14/2025	Regular	0.00	40.42	101237
MT000787	Comcast Business	04/14/2025	Regular	0.00	2,070.36	101238
MT000832	County Roofers, Inc.	04/14/2025	Regular	0.00	590.00	101239
MT000964	Deep Run Aquatic Services, Inc.	04/14/2025	Regular	0.00	7,500.00	101240
MT000979	Dell Marketing L.P. (IT Orders)	04/14/2025	Regular	0.00	7,935.91	101241
MT000981	DelVal International Trucks Inc.	04/14/2025	Regular	0.00	600.77	101242
MT004562	Dexteriors	04/14/2025	Regular	0.00	284.00	101243
MT001030	DJB Specialties, Inc.	04/14/2025	Regular	0.00	339.25	101244
MT001033	Dog Town	04/14/2025	Regular	0.00	383.96	101245
MT001076	DVHT Delaware Valley Health Trust	04/14/2025	Regular	0.00	213,420.08	101246
MT001078	DVMMA Delaware Valley Municipal	04/14/2025	Regular	0.00	461.60	101247
MT001080	DVWCT Delaware Valley WC Trust	04/14/2025	Regular	0.00	37,527.75	101248
MT001090	E.M. Grant	04/14/2025	Regular	0.00	16,606.10	101249
MT001218	ESO Solutions, Inc.	04/14/2025	Regular	0.00	1,368.56	101250
MT001265	FedEx	04/14/2025	Regular	0.00	110.53	101251
MT001352	Galls, an Aramark Co., LLC	04/14/2025	Regular	0.00	308.60	101252
MT001398	Gilmore and Associates Inc.	04/14/2025	Regular	0.00	74,107.15	101253
	**Void**	04/14/2025	Regular	0.00	0.00	101254
MT001412	Glick Fire Equipment Company Inc	04/14/2025	Regular	0.00	1,996.93	101255
MT004546	Globo Language Services, LLC	04/14/2025	Regular	0.00	100.20	101256
MT001426	Google Inc.	04/14/2025	Regular	0.00	21.60	101257
MT001505	Heartsmart	04/14/2025	Regular	0.00	1,115.00	101258
MT001527	Herman Goldner Company, Inc.	04/14/2025	Regular	0.00	1,149.97	101259
MT004569	Home Port Alliance	04/14/2025	Regular	0.00	1,000.00	101260
MT001552	Hoover Steel Inc.	04/14/2025	Regular	0.00	1,766.00	101261
MT001643	Jacob Millevoi	04/14/2025	Regular	0.00	150.00	101262
MT004568	Jennifer Lee	04/14/2025	Regular	0.00	3,825.00	101263
MT004263	John A. Otte	04/14/2025	Regular	0.00	300.00	101264
MT001856	John Bereschak	04/14/2025	Regular	0.00	350.00	101265
MT001868	John H. Mogensen	04/14/2025	Regular	0.00	100.00	101266
MT004520	Joseph K. Egenolf Jr	04/14/2025	Regular	0.00	50.00	101267
MT001952	Julius Mack	04/14/2025	Regular	0.00	80.00	101268
MT004308	Justin Tohanczyn	04/14/2025	Regular	0.00	350.00	101269
MT002038	Keith Grierson	04/14/2025	Regular	0.00	50.00	101270
MT002089	Keystone Municipal Services, Inc.	04/14/2025	Regular	0.00	6,487.50	101271
MT002170	Kyle W. Stump	04/14/2025	Regular	0.00	200.00	101272
MT002271	LexisNexis	04/14/2025	Regular	0.00	121.43	101273
MT002308	Lisa Szatkowski	04/14/2025	Regular	0.00	2,040.00	101274
MT004557	Marie Conley Consulting, LLC	04/14/2025	Regular	0.00	1,537.50	101275
MT002448	Marlin Normart	04/14/2025	Regular	0.00	510.00	101276
MT002550	MCMFOA	04/14/2025	Regular	0.00	50.00	101277
MT004363	Metropolitan Veterinary Associates	04/14/2025	Regular	0.00	2,175.77	101278
MT002609	Michael Bean	04/14/2025	Regular	0.00	150.00	101279
MT002624	Michael J. Kunzig	04/14/2025	Regular	0.00	150.00	101280
MT002636	Michael Shearer	04/14/2025	Regular	0.00	50.00	101281
MT002665	Middle Atlantic Inspections, Inc.	04/14/2025	Regular	0.00	325.00	101282
MT004564	Miller Flooring Company	04/14/2025	Regular	0.00	287,480.63	101283
MT002688	Minuteman Press	04/14/2025	Regular	0.00	728.91	101284
MT004561	Mirali Patel	04/14/2025	Regular	0.00	1,785.00	101285
PAYR-IAFF	Montgomery Township Professional	04/14/2025	Regular	0.00	315.90	101286
MT002793	Motorola Solutions, Inc	04/14/2025	Regular	0.00	15,736.77	101287
MT002822	NAFI National Association of	04/14/2025	Regular	0.00	120.00	101288



## Check Report

Date Range: 03/25/2025 - 04/14/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004138	Napa Auto Parts	04/14/2025	Regular	0.00	393.93	101289
MT002876	New Era Technology	04/14/2025	Regular	0.00	12,384.00	101290
MT002937	North Wales Water Authority	04/14/2025	Regular	0.00	117.69	101291
MT002951	Nyce Crete and Landis Concrete	04/14/2025	Regular	0.00	1,072.53	101292
MT002961	ODP Business Solutions, LLC	04/14/2025	Regular	0.00	63.09	101293
MT002974	Omega Systems Consultants, Inc.	04/14/2025	Regular	0.00	4,486.25	101294
MT003046	Patriot Workwear	04/14/2025	Regular	0.00	1,047.00	101295
MT003063	Paula Meszaros	04/14/2025	Regular	0.00	275.00	101296
MT003077	PECO Energy	04/14/2025	Regular	0.00	1,217.94	101297
MT003136	Petty Cash	04/14/2025	Regular	0.00	23.26	101298
MT003137	Petty Cash Police	04/14/2025	Regular	0.00	229.59	101299
MT003227	Rachel Brick	04/14/2025	Regular	0.00	300.00	101300
MT003334	Richter Drafting and Office Supply Co. Inc	04/14/2025	Regular	0.00	293.75	101301
MT003365	Robert H. Grunmeier II	04/14/2025	Regular	0.00	200.00	101302
MT004565	Rushit Patel	04/14/2025	Regular	0.00	255.00	101303
MT003436	Ryan Allison	04/14/2025	Regular	0.00	50.00	101304
MT003444	Ryan W. Irvin	04/14/2025	Regular	0.00	300.00	101305
MT003464	Samantha Samtmann	04/14/2025	Regular	0.00	60.00	101306
MT003499	Scatton's Heating and Cooling, Inc.	04/14/2025	Regular	0.00	19,834.34	101307
MT003520	Sealmaster	04/14/2025	Regular	0.00	147.88	101308
MT003568	Sherwin Williams Company	04/14/2025	Regular	0.00	44.74	101309
MT003574	Shoen Safety and Training	04/14/2025	Regular	0.00	475.00	101310
MT003657	Staples Business Credit	04/14/2025	Regular	0.00	990.10	101311
MT003820	The Adaptive Way LLC	04/14/2025	Regular	0.00	478.00	101312
MT003880	Thomson Reuters	04/14/2025	Regular	0.00	574.40	101313
MT003890	Tim Kurek	04/14/2025	Regular	0.00	422.00	101314
MT003949	Trans Union LLC	04/14/2025	Regular	0.00	190.00	101315
MT004524	Transcend Finance LLC	04/14/2025	Regular	0.00	11,085.00	101316
MT003964	Triad Truck Equipment	04/14/2025	Regular	0.00	415.25	101317
MT003995	Unifirst	04/14/2025	Regular	0.00	40.60	101318
MT004006	Unwined and Paint	04/14/2025	Regular	0.00	96.00	101319
MT004051	Verizon	04/14/2025	Regular	0.00	618.48	101320
MT004056	Verizon Wireless Services, LLC	04/14/2025	Regular	0.00	299.00	101321
MT004056	Verizon Wireless Services, LLC	04/14/2025	Regular	0.00	600.15	101322
MT004080	Vinay P. Setty	04/14/2025	Regular	0.00	350.00	101323
MT004189	William Tuttle	04/14/2025	Regular	0.00	50.00	101324
MT004198	Witmer Public Safety Group Inc.	04/14/2025	Regular	0.00	299.90	101325
MT004567	Yun Qiu	04/14/2025	Regular	0.00	65.00	101326
PAYR-PBA	Police Benevolent Association	03/27/2025	Bank Draft	0.00	1,482.00	DFT0000484
PAYR-POL PEN	U.S. Bank	03/27/2025	Bank Draft	0.00	9,264.15	DFT0000485
PAYR-PA SCDU	PA SCDU	03/27/2025	Bank Draft	0.00	530.77	DFT0000486
PAYR-401	Empower Retirement	03/27/2025	Bank Draft	0.00	19,134.37	DFT0000487
PAYR-457	Empower Retirement	03/27/2025	Bank Draft	0.00	19,892.71	DFT0000488
PAYR-PHILA	City of Philadelphia	03/27/2025	Bank Draft	0.00	302.30	DFT0000489
PAYR-SITW	State of Pennsylvania	03/27/2025	Bank Draft	0.00	11,426.19	DFT0000490
PAYR-PBA	Police Benevolent Association	04/10/2025	Bank Draft	0.00	1,482.00	DFT0000495
PAYR-POL PEN	U.S. Bank	04/10/2025	Bank Draft	0.00	9,269.94	DFT0000496
PAYR-PA SCDU	PA SCDU	04/10/2025	Bank Draft	0.00	530.77	DFT0000497
PAYR-401	Empower Retirement	04/10/2025	Bank Draft	0.00	18,848.49	DFT0000498
PAYR-457	Empower Retirement	04/10/2025	Bank Draft	0.00	19,856.81	DFT0000499
PAYR-PHILA	City of Philadelphia	04/10/2025	Bank Draft	0.00	302.30	DFT0000500
PAYR-SITW	State of Pennsylvania	04/10/2025	Bank Draft	0.00	11,342.20	DFT0000501
PAYR-POL PEN	U.S. Bank	04/10/2025	Bank Draft	0.00	1,349.18	DFT0000503
PAYR-PHILA	City of Philadelphia	04/10/2025	Bank Draft	0.00	404.75	DFT0000504



**Check Report****Date Range: 03/25/2025 - 04/14/2025****Vendor Number**  
PAYR-SITW**Vendor Name**  
State of Pennsylvania**Payment Date**  
04/10/2025**Payment Type**  
Bank Draft**Discount Amount**  
0.00**Payment Amount**  
828.40**Number**  
DFT0000505**Bank Code POOL AP Summary**

<b>Payment Type</b>	<b>Payable Count</b>	<b>Payment Count</b>	<b>Discount</b>	<b>Payment</b>
Regular Checks	254	152	0.00	1,165,363.91
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	17	17	0.00	126,247.33
EFT's	0	0	0.00	0.00
	<b>271</b>	<b>170</b>	<b>0.00</b>	<b>1,291,611.24</b>



**All Bank Codes Check Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	254	152	0.00	1,165,363.91
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	17	17	0.00	126,247.33
EFT's	0	0	0.00	0.00
	<b>271</b>	<b>170</b>	<b>0.00</b>	<b>1,291,611.24</b>

**Fund Summary**

Fund	Name	Period	Amount
99	Claim on Pooled Cash	3/2025	384,392.47
99	Claim on Pooled Cash	4/2025	907,218.77
			<b>1,291,611.24</b>



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY  
Item #06c

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SUBJECT:	Atlas Broadband 1011 Lansdale Avenue LDS-23-006
MEETING DATE:	April 14, 2025
BOARD LIAISON:	Candyce Fluehr Chimera, Supervisor
INITIATED BY:	Marianne McConnell, Director of Planning and Zoning/Zoning Officer

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**BACKGROUND:**

Attached is a construction escrow release requested by Atlas Broadband for a two-lot subdivision on Lansdale Avenue, as recommended by the Township Engineer.

The original amount of escrow was \$74,784.60, held as a Letter of Credit with Univest Bank and Trust Company. This is the second release request in the amount of \$27,183.00. The new balance will be \$39,001.60

**MOTION/RESOLUTION:**

**MOTION** to authorize as part of the consent agenda.





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

April 9, 2025

File No. 2305031

Carolyn McCreary, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Atlas Broadband Solutions, LLC (LDS-23-006)  
1011 Lansdale Avenue  
Escrow Release 2

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$27,183.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/gja/sl

Enclosure: Release of Escrow Form (4/9/25), Summary of Improvement Escrow Account (4/9/25), Developer's Request (3/18/25)

cc: Marianne McConnell, Director of Planning and Zoning  
Mary Gambino, Project Coordinator – Montgomery Township  
John Walko, Esq., Solicitor Kilkenny Law  
Anthony Rossi - Atlas Broadband Solutions, Inc. – Applicant  
Susan Rice, P.E. – STA Engineering, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.  
Damon Drummond, P.E., PTOE – Gilmore & Associates, Inc.

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

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



## RELEASE OF ESCROW FORM

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 03/18/2025

Development: 1011 Lansdale Ave - Atlas Broadband - LDS-23-006

G&A Project #: 2305031

Release #: 2

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$27,183.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

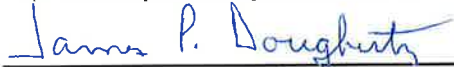
### **ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Ms. Carolyn McCreary  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 04/09/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$27,183.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.



4/9/2025

James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Atlas Broadband Solutions, Inc.

for 1011 Lansdale Ave - Atlas Broadband - LDS-23-006, in the amount of \$27,183.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$27,183.00;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$27,183.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$74,784.60 pursuant to a signed Land Development Agreement and that \$8,600.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$39,001.60 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director





PROJECT NAME: 1011 Lansdale Ave - Atlas Broadband  
DEVELOPER: Atlas Broadband Solutions, Inc.  
ESCROW AGENT: Univest Bank and Truct Co.  
TYPE OF SECURITY: Letter of Credit

TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 6,800.00  
TOTAL ADMINISTRATION (CASH ESCROW): \$ 2,500.00  
MAINTENANCE BOND AMOUNT (15%): \$ 10,197.90

MONTGOMERY TOWNSHIP  
TOWNSHIP NO.: LDS-23-006  
G&A PROJECT NO.: 2305031  
AGREEMENT DATE: 16-May-2024

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 67,986.00	\$ 27,183.00	\$ 8,600.00	\$ 35,783.00	\$32,203.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$xx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 6,798.60	\$ -	\$ -	\$ -	\$ 6,798.60
TOTAL	\$ 74,784.60	\$ 27,183.00	\$ 8,600.00	\$ 35,783.00	\$ 39,001.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. <u>EARTHWORK</u>												
1. Topsoil Placement	CY	555	\$ 8.20	\$ 4,551.00	555.00	\$ 4,551.00		\$ -	555.00	\$ 4,551.00		\$ -
B. <u>EROSION CONTROL</u>												
1. Strip & Stockpile Topsoil	CY	650	\$ 3.50	\$ 2,275.00		\$ -	650.00	\$ 2,275.00	650.00	\$ 2,275.00		\$ -
2. Rock Construction Entrance	LS	1	\$ 2,000.00	\$ 2,000.00		\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00		\$ -
3. 12" Filter Sock	LF	335	\$ 5.00	\$ 1,675.00		\$ -	335.00	\$ 1,675.00	335.00	\$ 1,675.00		\$ -
4. Tree Protection Fence	LF	550	\$ 3.00	\$ 1,650.00		\$ -	550.00	\$ 1,650.00	550.00	\$ 1,650.00		\$ -
5. Concrete Washout	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -	1.00	\$ 1,000.00	1.00	\$ 1,000.00		\$ -
6. Temporary Seeding	LS	1	\$ 200.00	\$ 200.00		\$ -		\$ -		\$ -	1.00	\$ 200.00
C. <u>STORM SEWER</u>												
1. 4" PVC	LF	135	\$ 16.00	\$ 2,160.00	135.00	\$ 2,160.00		\$ -	135.00	\$ 2,160.00		\$ -
2. 6" PVC	LF	85	\$ 18.00	\$ 1,530.00	85.00	\$ 1,530.00		\$ -	85.00	\$ 1,530.00		\$ -
3. 10" PVC	LF	254	\$ 20.00	\$ 5,080.00	254.00	\$ 5,080.00		\$ -	254.00	\$ 5,080.00		\$ -
4. 12" PVC	LF	13	\$ 22.00	\$ 286.00	13.00	\$ 286.00		\$ -	13.00	\$ 286.00		\$ -
5. Yard Inlet	EA	4	\$ 2,000.00	\$ 8,000.00	4.00	\$ 8,000.00		\$ -	4.00	\$ 8,000.00		\$ -
6. Pop-up emitter	EA	1	\$ 50.00	\$ 50.00	1.00	\$ 50.00		\$ -	1.00	\$ 50.00		\$ -
D. <u>SEEPAGE BED</u>												
1. Excavation	CY	80	\$ 10.00	\$ 800.00	80.00	\$ 800.00		\$ -	80.00	\$ 800.00		\$ -
2. AASHTO #3 Stone	TN	146	\$ 16.00	\$ 2,336.00	146.00	\$ 2,336.00		\$ -	146.00	\$ 2,336.00		\$ -
3. Amended Soils	CY	41	\$ 40.00	\$ 1,640.00	41.00	\$ 1,640.00		\$ -	41.00	\$ 1,640.00		\$ -
4. Permanent Seeding	SF	1,500	\$ 0.50	\$ 750.00	1,500.00	\$ 750.00		\$ -	1,500.00	\$ 750.00		\$ -
E. <u>SITE IMPROVEMENTS</u>												
1. Concrete Sidewalk inc. 2A subbase	SF	600	\$ 12.00	\$ 7,200.00		\$ -		\$ -		\$ -	600.00	\$ 7,200.00
2. Driveway - 4 inch 2A Base	SY	506	\$ 8.00	\$ 4,048.00		\$ -		\$ -		\$ -	506.00	\$ 4,048.00
3. Driveway - 2 inch Wearing Course	SY	506	\$ 15.00	\$ 7,590.00		\$ -		\$ -		\$ -	506.00	\$ 7,590.00
F. <u>LANDSCAPING</u>												
1. Deciduous Tree - 2.5" caliper	EA	9	\$ 525.00	\$ 4,725.00		\$ -		\$ -		\$ -	9.00	\$ 4,725.00
2. Evergreen Tree - 8-10' Tall	EA	2	\$ 550.00	\$ 1,100.00		\$ -		\$ -		\$ -	2.00	\$ 1,100.00
3. Shrubs	EA	16	\$ 90.00	\$ 1,440.00		\$ -		\$ -		\$ -	16.00	\$ 1,440.00
G. <u>MISCELLANEOUS</u>												
1. Iron Pins	EA	2	\$ 325.00	\$ 650.00		\$ -		\$ -		\$ -	2.00	\$ 650.00
2. Concrete Monuments	EA	3	\$ 750.00	\$ 2,250.00		\$ -		\$ -		\$ -	3.00	\$ 2,250.00
3. As-Built Plan	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -		\$ -		\$ -	1.00	\$ 3,000.00





**ESCROW RELEASE NO.: 2**

DATE PREPARED: 9-Apr-2025

PROJECT NAME: 1011 Lansdale Ave - Atlas Broadband	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 6,800.00	MONTGOMERY TOWNSHIP
DEVELOPER: Atlas Broadband Solutions, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 2,500.00	TOWNSHIP NO.: LDS-23-006
ESCROW AGENT: Univest Bank and Trust Co.		G&A PROJECT NO.: 2305031
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 10,197.90	AGREEMENT DATE: 16-May-2024

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 67,986.00	\$ 27,183.00	\$ 8,600.00	\$ 35,783.00	\$32,203.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$xx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 6,798.60	\$ -	\$ -	\$ -	\$ 6,798.60
<b>TOTAL</b>	<b>\$ 74,784.60</b>	<b>\$ 27,183.00</b>	<b>\$ 8,600.00</b>	<b>\$ 35,783.00</b>	<b>\$ 39,001.60</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</b>												
1. 10% Annual Construction Cost Increase (Balance as of m/d/y - \$x.xx)	LS	1		\$ -		\$ -		\$ -		\$ -	1.00	\$ -
<b>I. CONTINGENCY</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 6,798.60	\$ 6,798.60		\$ -		\$ -		\$ -	1.00	\$ 6,798.60



# DEVELOPER'S REQUEST

## SUMMARY OF IMPROVEMENT ESCROW ACCOUNT

DATE PREPARED: 19-Apr-2024

PROJECT NAME: 1101 Lansdale Ave - Atlas Broadband	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 6,800.00	MONTGOMERY TOWNSHIP
DEVELOPER: Atlas Broadband Solutions, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 2,500.00	TOWNSHIP NO.: LDS-23-006
ESCROW AGENT:		G&A PROJECT NO.: 2023-05031
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 10,197.90	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 67,986.00	\$ 43,165.00	\$ 13,151.00	\$ 56,316.00	\$32,003.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$xx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 6,798.60	\$ -	\$ -	\$ -	\$ 6,798.60
<b>TOTAL</b>	<b>\$ 74,784.60</b>	<b>\$ 43,165.00</b>	<b>\$ 13,151.00</b>	<b>\$ 56,316.00</b>	<b>\$ 38,801.60</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>A. EARTHWORK</b>												
1. Topsoil Placement	CY	555	\$ 8.20	\$ 4,551.00	-555.00	\$ (4,551.00)	555.00	\$ 4,551.00				
<b>B. EROSION CONTROL</b>												
1. Strip & Stockpile Topsoil	CY	650	\$ 3.50	\$ 2,275.00	-650.00	\$ (2,275.00)	650.00	\$ 2,275.00				
2. Rock Construction Entrance	LS	1	\$ 2,000.00	\$ 2,000.00	-1.00	\$ (2,000.00)	1.00	\$ 2,000.00				
3. 12" Filter Sock	LF	335	\$ 5.00	\$ 1,675.00		\$ (1,675.00)	335.00	\$ 1,675.00				
4. Tree Protection Fence	LF	550	\$ 3.00	\$ 1,650.00		\$ (1,650.00)	550.00	\$ 1,650.00				
5. Concrete Washout	LS	1	\$ 1,000.00	\$ 1,000.00		\$ (1,000.00)	1.00	\$ 1,000.00				
6. Temporary Seeding	LS	1	\$ 200.00	\$ 200.00		\$ -		\$ -		\$ -		
<b>C. STORM SEWER</b>												
1. 4" PVC	LF	135	\$ 16.00	\$ 2,160.00	135.00	\$ 2,160.00		\$ -	135.00	\$ 2,160.00		\$ -
2. 6" PVC	LF	85	\$ 18.00	\$ 1,530.00	85.00	\$ 1,530.00		\$ -	85.00	\$ 1,530.00		\$ -
3. 10" PVC	LF	254	\$ 20.00	\$ 5,080.00	254.00	\$ 5,080.00		\$ -	254.00	\$ 5,080.00		\$ -
4. 12" PVC	LF	13	\$ 22.00	\$ 286.00	13.00	\$ 286.00		\$ -	13.00	\$ 286.00		\$ -
5. Yard Inlet	EA	4	\$ 2,000.00	\$ 8,000.00	4.00	\$ 8,000.00		\$ -	4.00	\$ 8,000.00		\$ -
6. Pop-up emitter	EA	1	\$ 50.00	\$ 50.00	1.00	\$ 50.00		\$ -	1.00	\$ 50.00		\$ -
										\$ 17,106.00		
<b>D. SEEPAGE BED</b>												
1. Excavation	CY	80	\$ 10.00	\$ 800.00	80.00	\$ 800.00		\$ -	80.00	\$ 800.00		\$ -
2. AASHTO #3 Stone	TN	146	\$ 16.00	\$ 2,336.00	146.00	\$ 2,336.00		\$ -	146.00	\$ 2,336.00		\$ -
3. Amended Soils	CY	41	\$ 40.00	\$ 1,640.00	41.00	\$ 1,640.00		\$ -	41.00	\$ 1,640.00		\$ -
4. Permanent Seeding	SF	1,500	\$ 0.50	\$ 750.00	1,500.00	\$ 750.00		\$ -	1,500.00	\$ 750.00		\$ -
										\$ 5,526.00		
<b>E. SITE IMPROVEMENTS</b>												
1. Concrete Sidewalk inc. 2A subbase	SF	600	\$ 12.00	\$ 7,200.00		\$ -		\$ -		\$ -	600.00	\$ 7,200.00
2. Driveway - 4 inch 2A Base	SY	506	\$ 8.00	\$ 4,048.00		\$ -		\$ -		\$ -	506.00	\$ 4,048.00
3. Driveway - 2 inch Wearing Course	SY	506	\$ 15.00	\$ 7,590.00		\$ -		\$ -		\$ -	506.00	\$ 7,590.00
<b>F. LANDSCAPING</b>												
1. Deciduous Tree - 2.5" caliper	EA	9	\$ 525.00	\$ 4,725.00		\$ -		\$ -		\$ -	9.00	\$ 4,725.00
2. Evergreen Tree - 8-10' Tall	EA	2	\$ 550.00	\$ 1,100.00		\$ -		\$ -		\$ -	2.00	\$ 1,100.00
3. Shrubs	EA	16	\$ 90.00	\$ 1,440.00		\$ -		\$ -		\$ -	16.00	\$ 1,440.00
<b>G. MISCELLANEOUS</b>												
1. Iron Pins	EA	2	\$ 325.00	\$ 650.00		\$ -		\$ -		\$ -	2.00	\$ 650.00
2. Concrete Monuments	EA	3	\$ 750.00	\$ 2,250.00		\$ -		\$ -		\$ -	3.00	\$ 2,250.00
3. As-Built Plan	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -		\$ -		\$ -	1.00	\$ 3,000.00



# DEVELOPER'S REQUEST

## SUMMARY OF IMPROVEMENT ESCROW ACCOUNT

DATE PREPARED: 19-Apr-2024

PROJECT NAME: 1101 Lansdale Ave - Atlas Broadband	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 8,800.00	MONTGOMERY TOWNSHIP
DEVELOPER: Atlas Broadband Solutions, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 2,500.00	TOWNSHIP NO.: LDS-23-006
ESCROW AGENT:		G&A PROJECT NO.: 2023-05031
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 10,197.90	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 67,986.00	\$ 43,165.00	\$ 13,151.00	\$ 56,316.00	\$32,003.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = \$xx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 6,798.60	\$ -	\$ -	\$ -	\$ 6,798.60
TOTAL	\$ 74,784.60	\$ 43,165.00	\$ 13,151.00	\$ 56,316.00	\$ 38,801.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
H. <u>ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</u>									\$ 11,052.00			
1. 10% Annual Construction Cost Increase (Balance as of m/d/y - \$x.xx)	LS	1		\$ -		\$ -		\$ -	\$ -		1.00	\$ -
I. <u>CONTINGENCY</u>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 6,798.60	\$ 6,798.60		\$ -		\$ -	\$ -		1.00	\$ 6,798.60



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

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SUBJECT:	Montgomery Glen Homeowners' Association Donation to Police & Fire
MEETING DATE:	April 14, 2025
BOARD LIAISON:	Annette M. Long
INITIATED BY:	William Wiegman, Fire Chief

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BACKGROUND:

The Montgomery Glen Homeowners' Association is attending tonight's meeting to present donations to the Montgomery Township Police Department and the Fire Department of Montgomery Township. Here to present the donations are Pat Carr, the President of the Board of Directors, and Dan Jenkins, member of the Board of Directors. The Association will be presenting two donations. The first donation is \$5,000.00 to the MTPD, and the second is \$5000.00 to the FDMT. The total donation is \$10,000.00.

BUDGET

This donation will positively impact the budgets of the Police Department and the Fire Department of Montgomery Township.

RECOMMENDATION:

Staff recommends that the Board of Supervisors recognize the \$10,000 donation from the Montgomery Glen Homeowners' Association to the Police and Fire Departments.

MOTION/RESOLUTION:

**Motion** to recognize the \$10,000 donation from the Montgomery Glen Homeowners' Association to the Police and Fire Departments and thank them for the support of emergency responders.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) The chair will call for public comment.
- 3) The chair will call for a vote.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #08

---

**SUBJECT:** Authorization to Advertise Amendments to Chapter 230 – Electronic Vehicle Charging, Battery Storage

**MEETING DATE:** April 14, 2025

**BOARD LIAISON:** Audrey Ware-Jones, Chairwoman

**INITIATED BY:** Marianne McConnell, Director of Planning & Zoning

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**BACKGROUND:**

Montgomery Township Department of Fire Services and Montgomery Township Codes Department have been working together over the last several months to create an Ordinance to regulate EV charging stations, energy storage systems, and the storage of electrical vehicle batteries. The Fire Department of New York City reports a 53% spike in fires caused by lithium-ion batteries in 2024, fighting 40 building fires across the city, of which e-bike batteries have been the cause. These fires may result in explosions that create rapid fire spread and extension, trapping occupants due to the storage of e-bikes in areas of ingress/egress. Montgomery Township Staff consulted with third-party contractors to create an ordinance that regulates EV charging and enacts setback requirements to protect lives and property in the event of a battery failure. This ordinance should help ensure the safety of homeowners, business owners, and visitors to Montgomery Township.

The proposed ordinance will amend Chapter 230, ARTICLE XXI, Miscellaneous Provisions, to provide a new section establishing regulations on the placement of and requirements for electrical vehicle charging stations.

Following the authorization to advertise, the amendment will be forwarded to the Montgomery County Planning Commission for review, the Township Planning Commission, and then a public hearing before the Board of Supervisors for consideration and adoption.

**MOTION/RESOLUTION:**

**Motion** to authorize staff to advertise Ordinance #25-348, the proposed amendment to Chapter 230, Article XXI Miscellaneous Provisions, 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.



**ORDINANCE NO. 25-348  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

---

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY,  
MONTGOMERY COUNTY, PENNSYLVANIA, 230 ZONING ORDINANCE  
WORD USAGE, DEFINITIONS, TO ADD DEFINITIONS RELATED TO  
ELECTRIC VEHICLES AND ELECTRIC VEHICLE CHARGING STATIONS;  
AND AMENDING CHAPTER 230, ARTICLE XXI, MISCELLANEOUS, TO  
PROVIDE A NEW SECTION ESTABLISHING REGULATIONS ON THE  
PLACEMENT OF AND REQUIREMENTS FOR ELECTRIC VEHICLE  
CHARGING STATIONS**

---

**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 advance, foster, and promote national, commonwealth and/or Township goals and policies that transition the use of fossil fuels to 100% renewable energy sources and encourage net-zero greenhouse gas emissions;

**WHEREAS**, to further such goals, the Township desires to implement policies that encourage the use of electric vehicles instead of gasoline-powered vehicles within the Township;

**WHEREAS**, the use of electric vehicles is becoming more prevalent in and around the Township, and the Township desires to plan for the parking and charging of electric vehicles;

**WHEREAS**, electric vehicles are commonly powered by an electric motor that uses energy stored in batteries that are charged by plugging the vehicle into an electric power source;

**WHEREAS**, there has been documented instances of electric vehicle batteries, including lithium-ion batteries, overheating and causing thermal runaway, combustion, fires, and explosions;

**WHEREAS**, in many instances, thermal runaway, and the resulting electric vehicle fire, occurs while the vehicle is parked and the electric vehicle’s battery is charging;



**WHEREAS**, when thermal runaway occurs, the fire is driven by a sustained chemical reaction that does not respond to regular firefighting efforts. For example, a battery fire in an electric vehicle could take up to twenty-four (24) hours and require at least 2,600+ gallons of water to extinguish. Further, there is an increased risk of the fire reigniting due to the battery's stored energy;

**WHEREAS**, in addition to the length of the fire, the fire tends to burn at a significantly higher temperature. Namely, electric vehicles typically burn at approximately 5,000 degrees Fahrenheit, whereas gasoline-powered vehicles typically burn at approximately 1,500 degrees Fahrenheit;

**WHEREAS**, due to the difficulties in extinguishing an electric vehicle fire and the resulting heat, surrounding structures and combustible materials are at an increased risk of ignition from the fire, which may cause structural instability and a faster spread of the fire. In addition, electric vehicle fires occurring inside of structures may not be sufficiently accessible by fire personnel to the extent required to readily extinguish such an enduring and intense fire;

**WHEREAS**, current fire sprinkler protection is not designed to meet the hazards caused by electric vehicle fires and may provide a false sense of security;

**WHEREAS**, the Board is committed to adapting Electric Vehicle Charging Station zoning code requirements as fire suppression technology improves;

**WHEREAS**, for the above reasons, the Board desires to regulate the placement and requirements of Electric Vehicle Charging Stations to minimize the increased risks and damage that comes from an electric vehicle fire, and to better maintain the peace, good government, health, safety and welfare of the Township and its citizens;

**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 Zoning Code as set forth below:

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, as follows:



**SECTION I: CODE AMENDMENTS.** Montgomery Township Code is hereby amended as follows:

**A. Chapter 230, Section 230-5, Word usage; Definitions, shall be amended to add the following definitions:**

**ELECTRIC VEHICLE (EV)**

An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are electric vehicles that have a second source of motive power. Off-road, self-propelled electric mobile equipment, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not considered electric vehicles.

**ELECTRIC VEHICLE CHARGING STATION (EVCS)**

A public or private parking space that is served by battery charging station equipment, including any electrical component, assembly, or cluster of component assemblies, that is designed to, or has a primary purpose of, the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an EV.

**ENERGY STORAGE SYSTEM (ESS)**

One or more devices installed as a system capable of storing energy and providing electrical energy into the premises wiring system or an electric power production and distribution network

**LEVEL 1 ELECTRIC VEHICLE CHARGING STATION**

An electric vehicle charging station that operates on a 15 to 20 amp overcurrent protective device (fuse or circuit breaker) on a 120 volt AC circuit

**LEVEL 2 ELECTRIC VEHICLE CHARGING STATION**

An electric vehicle charging station that operates on a 40 to 100 amp overcurrent protective device (fuse or circuit breaker) on a 220 or 240 volt AC circuit

**LEVEL 3 ELECTRIC VEHICLE CHARGING STATION**

An electric vehicle charging station that typically operates on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations can also be referred to as rapid charging or fast charging stations that are typically characterized



by electrical 400 to 800 volt direct current outputs to the EV that allow for faster recharging of electric vehicles.

#### **LEVEL 4 ELECTRIC VEHICLE CHARGING STATION**

Uses a charge of over 1 megawatt (MW) and is used for large commercial vehicles including but not limited to school buses, buses, and large commercial vehicles

#### **SURFACE PARKING LOT**

Parking which is not enclosed or created by a structure and is an area 'at grade,' or on ground level.

**B. Chapter 230, Section 230-5, Word usage; Definitions, shall be amended to amend the following definition:**

#### **PARKING STRUCTURES**

Parking in an above-grade, ramp-access, open-air structure specifically designed to accommodate vehicle parking, a below-grade structure specifically designed to accommodate vehicle parking, or on-grade parking sheltered under a building elevated on piers. "Parking structure" shall include the term "parking garage."

**C. Chapter 230, Article XXI, Miscellaneous Provisions, shall be amended to provide for a new Section 230-156.7, to provide as follows:**

#### **§230-156.7. Electric Vehicle Charging Stations.**

##### **A. Applicability**

- 1) These requirements under this section for Electric Vehicle Charging Stations shall apply to all buildings regulated under the IBC except for residential buildings having only one or two dwelling units.
- 2) The Authority Having Jurisdiction (AHJ) in Montgomery Township regarding this Ordinance will be the Montgomery Township Fire Chief or designee and the Montgomery Township Director of Planning and Zoning or designee.

##### **B. Placement Requirements for Electric Vehicle Charging Stations.**

- 1) An EVCS providing a Level 3 or Level 4 charge or a 480+ volt charging outlet shall not be installed inside or under any structures or buildings or inside, under, or on top of any parking garage or parking structure with a combustible canopy.
- 2) In a surface parking lot, the entirety of an EVCS providing a Level 2, Level 3, or Level 4 charge, including the vehicle parking space area, shall be separate from the following materials and structures by the defined distance:



<b>Item</b>	<b>Distance (ft)</b>
Point of Ingress/Egress to/from parking lot or Emergency Exit Pathway	50
Buildings/Structures	25
Utility Poles	25
Utility Distribution Infrastructure deemed to Pose a Potential Public Safety Hazard by the AHJ	25
Fuel Tank or Gas Pump	25
Electrical Meters, Gas Meters, or Gas Pipes	25

- 3) In a Parking Structure, the entirety of an EVCS providing a Level 2, Level 3, or Level 4 charge, including the vehicle parking space area, shall be separate from the following materials and structures by the defined distance:

<b>Item</b>	<b>Distance (ft)</b>
Point of Ingress/Egress to/from the structure or Emergency Exit Pathway	50
Utility Distribution Infrastructure deemed to Pose a Potential Public Safety Hazard	25
Electrical Meters, Gas Meters, or Gas Pipes	25

- 4) All Level 2, Level 3, and Level 4 EVCS shall be installed at parking spaces with at least a 10' x 20' parking stall.
- 5) All Level 2, Level 3, and Level 4 EVCS shall not be installed under a combustible canopy.
- 6) All Level 2, Level 3, and Level 4 EVCS shall include all appropriate safety and contact information for reporting issues or problems.
- 7) To protect the EVCS, all Level 2, Level 3, and Level 4 EVCS equipment shall be separated from associated parking spaces by curb stops, curbing, or bollards.



- 8) An emergency disconnect approved by the Township's Fire Code Official shall be readily accessible, within sight, and installed a minimum of 25 feet and a maximum of 50 feet from all Level 3 and Level 4 EVCS that shall shut off all electrical power to the associated EVCS(s). The emergency disconnect switch shall contain a readily legible sign that says, "Fire Department Use Only - Electric Vehicle Charger Shutoff." The label shall not be handwritten and shall be suitable for the environment in which it is installed.

The disconnects need to be labeled and secured in an approved manner by the AHJ. The emergency disconnect is permitted to be a shunt trip device that opens a remote circuit breaker. The AHJ shall witness the operation of the emergency disconnect.

- 9) Communal (bank) EV and Lithium-Ion battery charging stations for personal transport, such as bikes, hoverboards, and scooters, shall not be located within 50 feet of the point of ingress/egress of a garage or lot. The Authority Having Jurisdiction will approve the location.

#### **C. Permitting Process of Electric Vehicle Charging Stations.**

- 1) All EVCS shall obtain approved Permits from the Township before installation or voltage upgrade. The electrical installation/upgrade shall be approved and accepted by the Montgomery Township Department of Planning and Zoning and a Township-approved Third-Party Electrical Inspection.
- 2) All Permits shall include plan drawings for review.

#### **D. Energy Storage Systems**

- 1) All energy storage systems shall obtain a Permit from the Township before installation or upgrade. The installation/upgrade shall be approved by the Montgomery Township Department of Planning and Zoning and a Township-approved Third-Party Electrical Inspection.
- 2) All Permits shall include a drawing of plans for review.
- 3) An ESS shall not be installed below grade without the approval of the AHJ.

#### **E. Storage of Electrical Vehicle Batteries**

- 1) All electric vehicle batteries, when separate from a vehicle, including new, used, repurposed, and damaged batteries, shall be stored in an appropriate container/enclosure and location. The type, size, and location of the battery container/enclosures shall be approved by the AHJ.



- 2) All electric vehicle-damaged lithium-ion battery storage areas will not be located within 50 feet of the buildings. The AHJ will approve all areas used to store damaged lithium-ion batteries. This will comply with building setbacks as established per the zoning district.

**SECTION II: REPEALER.** All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**SECTION III: REVISIONS.** Montgomery Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

**SECTION IV: SEVERABILITY.** If any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

**SECTION V: EFFECTIVE DATE.** This amendment shall become effective five (5) days after date of adoption.

**SECTION VI: FAILURE TO ENFORCE NOT A WAIVER.** The failure of Montgomery Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**ORDAINED AND ENACTED** by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 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 BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # 09

---

SUBJECT:	Request for Waiver of Fees – Mary, Mother of the Redeemer Church
MEETING DATE:	April 14, 2025
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

---

**BACKGROUND:**

The Township received a letter dated March 18, 2025 from Samuel Garrett, Business Manager, requesting the Township consider waiving the fees for the associated permits for their annual Summer Festival to be held June 17<sup>th</sup> through June 21<sup>st</sup>.

The Board has waived permit fees for this event in the past. The fees are calculated to be \$149.50 for the special event and electric permit.

**MOTION/RESOLUTION:**

**MOTION** to waive the fees associated with the permits for the Mary, Mother of the Redeemer of the Church annual summer festival.

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





## Mary, Mother of the Redeemer

— CATHOLIC CHURCH —

March 18, 2025

Montgomery Township Board of Supervisors

Audrey Ware-Jones, Chairwoman

1001 Stump Road

Montgomeryville, PA 18936-9605

Dear Chairwoman:

Mary, Mother of the Redeemer Parish is planning to hold its 30<sup>th</sup> Annual Summer Festival from June 17<sup>th</sup> through June 21<sup>nd</sup>. Permit applications are being filed with the Department of Planning and Zoning for:

- Temporary Sign/Special Event on our property along Upper State Road, and
- Construction Work Application for General Electrical Work.

The purpose of this letter is to request waiver of the fees associated with these permit applications. Please forward approval of the fee waiver by the Board of Supervisors to the Department of Planning and Zoning for their processing of these permits in a timely manner.

Along with this permit application process, we would like this letter to serve as event notifications for the Chief of Police, William Peoples, and the Fire Chief, Bill Wiegman.

As always, we appreciate your kind support for this popular event for our Parish and the Community at large.

Sincerely,

Samuel Garrett

Business Manager

Mary Mother of the Redeemer Parish



CC: Chief of Police, William Peoples; Fire Chief, Bill Wiegman

1325 Upper State Road · North Wales, PA 19454-1007 · P: 215-362-7400 · F: 215-362-4127 · [www.mmredeemer.org](http://www.mmredeemer.org)

Mary, Mother of the Redeemer, help us share in the work of redemption.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #10

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SUBJECT:	Consider Award of Contract for the 2025 Lawn Care Treatment
MEETING DATE:	April 14, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Greg Reiff, Public Works Director

---

**BACKGROUND:**

The Public Works Department attempted to obtain three (3) quotes from three (3) qualified and responsible vendors/contractors. Documentation has been kept on file indicating that only one of the vendors, Moyer Indoor/Outdoor provided us with a quote and is able to meet the specifications set forth by the Township. Per a phone conversation, Green Grass Lawn Care advised us that they would be 30% higher than other companies and would not give us a quote. BrightView Landscaping Services did not respond to any of our requests for pricing. Moyer Indoor/Outdoor has provided us with a quote dated April 2, 2025, in the amount of \$20,813.00.

**BUDGET IMPACT:**

The 2025 adopted budget allocates \$50,000.00 in the Park Contracted Services Fund, which includes the funding for this project.

**RECOMMENDATION:**

Per the quote provided, award the contract to Moyer Indoor/Outdoor, the only qualified vendor, to perform the services outlined in our specifications.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the 2025 Lawn Care Treatment to Moyer Indoor/Outdoor, the only qualified vendor, in the amount of \$20,813.00.

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



## Scott Young

---

**From:** Scott Deiley  
**Sent:** Monday, April 7, 2025 10:51 AM  
**To:** Scott Young  
**Subject:** FW: Montgomery Township 2025 Spray Quote

**From:** Brian Thomas <brian.thomas@emoyer.com>  
**Sent:** Wednesday, April 2, 2025 9:03 AM  
**To:** Scott Deiley <sdeiley@montgomerytwp.org>  
**Subject:** RE: Montgomery Township 2025 Spray Quote

I don't see where I can add the cost to map so I'll just add it to this email. If you need something different please let me know.

\$20,813.00 for 2025 spraying of properties.

Thanks



**Brian Thomas**  
Assistant Manager  
Lawn Care

brian.thomas@emoyer.com  
215-799-2000 x2457  
emoyer.com



**From:** Scott Deiley <[sdeiley@montgomerytwp.org](mailto:sdeiley@montgomerytwp.org)>  
**Sent:** Friday, March 28, 2025 8:06 AM  
**To:** Brian Thomas <[brian.thomas@emoyer.com](mailto:brian.thomas@emoyer.com)>  
**Subject:** FW: Montgomery Township 2025 Spray Quote

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Here is the previous email I tried to send to you.

Please let me know that you have received this email.

Thank you.  
Scott



**From:** Scott Deiley  
**Sent:** Friday, March 21, 2025 3:18 PM  
**To:** [brian.thomas@Emoyer.com](mailto:brian.thomas@Emoyer.com)  
**Subject:** Montgomery Township 2025 Spray Quote

Hello, this is Scott with Montgomery Township Public Works. We are looking for a quote to have our properties treated this spring around mid-May. The attached document shows our twelve locations which would need to be sprayed and completed in one day. There is approximately 120 acres to be treated. We are looking for a blend which includes Triplet SF, Dimension, and a 17-0-5 liquid fertilizer. Upon acceptance of the quote we would need to obtain proof of insurance from you.

Thank you for your assistance.

Scott

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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #11

---

SUBJECT:	Consider Award of Contract for the 2025 Curb and Curb Ramp Project
MEETING DATE:	April 14, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Greg Reiff, Public Works Director

---

**BACKGROUND:**

The Township received and opened bids utilizing PennBid on March 18, 2025, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the six (6) bids ranging from \$486,600.00 to \$672,834.40 and is recommending the award of the bid to Donnelly Concrete, LLC, the lowest responsible bidder with a bid of \$486,600.00. The recommendation letter and bid tabulation sheets are included in your packet.

**PREVIOUS BOARD ACTION:**

The Board authorized the advertisement of the bid at its public meeting on February 24, 2025.

**BUDGET IMPACT:**

A total of \$579,400.00 was included in the 2025 Capital Investment Plan for the repair and replacement of concrete curbing and handicap ramps.

**RECOMMENDATION:**

Award the bid as recommended to Donnelly Concrete, LLC.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the 2025 Curb and Curb Ramp Project to Donnelly Concrete, LLC, the lowest responsible bidder, in the amount of \$486,600.00 per the recommendation of Gilmore & Associates, Township Engineer.

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





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

April 2, 2024

File No. 2024-00906

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Montgomery Township 2025 Curb and Curb Ramp Project  
**Award Recommendation**

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the project referenced above. The Township received a total of six bids for this project. Bids were publicly opened and read aloud on March 18, 2024, at 10:30 AM at the Township Building. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the 2025 Curb and Curb Ramp Project be awarded to **Donnelly Concrete, LLC** in the amount of **\$486,600.00**, subject to review by the Township Solicitor.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township  
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township  
Deb Rivas, Administration Supervisor, Montgomery Township  
Geoff Attanasio, PE, Gilmore & Associates, Inc.



## BID TABULATION



**CLIENT:** Montgomery Township  
**PROJECT NAME:** 2025 Curb & Curb Ramp Program  
**G&A PROJECT #:** 2024-00906

**BID DATE:** Mar/18/2025

**CONTRACTOR  
ADDRESS**  
  
**CITY, STATE, ZIP  
PHONE**  
**FAX**  
**CONTACT**  
**EMAIL**

**1**  
Donnelly Concrete, LLC  
273 Oak Avenue  
  
Media, PA 19063  
(484) 645-3180  
  
Dennis Donnelly  
donnellyconcrete@comcast.net

**2**  
Drumheller Construction Co., Inc.  
1176 Commerce Dr.  
  
Pottstown, PA 19464  
(610) 326-8945  
(610) 326-9065  
Ryan Zeleznick  
jody@drumhellerconstruction.com

ITEM NO.	LOT	ITEM	UNIT	QUANTITY	BID UNIT COST	BID EXTENDED COST	BID UNIT COST	BID EXTENDED COST
1	B1	Remove & Replace Vertical/Depressed Concrete Curb	LF	2744	\$ 100.00	\$ 274,400.00	\$ 112.50	\$ 308,700.00
2	B2	Remove & Replace Curb Ramps	SF	10160	\$ 20.00	\$ 203,200.00	\$ 20.00	\$ 203,200.00
3	B3	Concrete Testing (Each series of 5 test specimens)	EA	6	\$ 1,500.00	\$ 9,000.00	\$ 400.00	\$ 2,400.00
TOTAL						\$ 486,600.00		\$ 514,300.00

## COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)	x	x
Bid Bond Form (Document 00 43 13) or other Bid Security	x	x
Bidder Acknowledgement Form (Document 00 45 10)	x	x
Bidder Qualification Statement Form (Document 00 45 13) or Construction Health & Safety Plan	x	x
OSHA Log of Work-Related Injuries and Illnesses	x	x
Experience Modification Rate	x	x
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)	x	x
Agreement of Surety Form (Document 00 45 53)	x	x
Public Works Employment Verification Form	x	x
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and	x	x



**BID TABULATION**

**CLIENT:** Montgomery Township  
**PROJECT NAME:** 2025 Curb & Curb Ramp Program  
**G&A PROJECT #:** 2024-00906

**BID DATE:** Mar/18/2025

**CONTRACTOR  
ADDRESS**

**CITY, STATE, ZIP  
PHONE  
FAX  
CONTACT  
EMAIL**

NJS Concrete LLC  
 37 Terry Drive  
  
 Treose, PA 19053  
 (215) 876-6600  
 (215) 364-9993  
 Daniel Ventresca  
 dan@njsconcrete.com

T. Schiefer Contractors, Inc.  
 3864 Old Easton Road  
  
 Doylestown, PA 18902  
 (215) 345-1521  
  
 Theodore Schiefer  
 t.schiefer@verizon.net

ITEM NO.	LOT	ITEM	UNIT	QUANTITY	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
1	B1	Remove & Replace Vertical/Depressed Concrete Curb	LF	2744	\$ 85.00	\$ 233,240.00	\$ 110.00	\$ 301,840.00
2	B2	Remove & Replace Curb Ramps	SF	10160	\$ 28.00	\$ 284,480.00	\$ 25.00	\$ 254,000.00
3	B3	Concrete Testing (Each series of 5 test specimens)	EA	6	\$ 1,050.00	\$ 6,300.00	\$ 850.00	\$ 5,100.00
TOTAL						\$ 524,020.00		\$ 560,940.00

**COMPLETENESS REVIEW**

Attended Mandatory Pre-bid Meeting	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)	x	x
Bid Bond Form (Document 00 43 13) or other Bid Security	x	x
Bidder Acknowledgement Form (Document 00 45 10)	x	x
Bidder Qualification Statement Form (Document 00 45 13) or Construction Health & Safety Plan	x	x
OSHA Log of Work-Related Injuries and Illnesses	x	if awarded
Experience Modification Rate	x	if awarded
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)	x	x
Agreement of Surety Form (Document 00 45 53)	x	x
Public Works Employment Verification Form	x	x
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and	x	x



## BID TABULATION

**CLIENT:** Montgomery Township  
**PROJECT NAME:** 2025 Curb & Curb Ramp Program  
**G&A PROJECT #:** 2024-00906



**BID DATE:** Mar/18/2025

**CONTRACTOR  
ADDRESS**

**CITY, STATE, ZIP  
PHONE  
FAX  
CONTACT  
EMAIL**

5		6	
Ocean Construction, LLC 822 Glassboro Road  Williamstown, NJ 08094 (609) 653-0133 (609) 840-6071 Joseph Rodriguez joer@oceanconst.com		Albert G. Cipolloni Jr. & Sons, Inc. 719 Highland Avenue  Morton, PA 19070 (610) 543-6144 (610) 543-1816 Carol Cipolloni agcip@live.com	
UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
\$ 99.00	\$ 271,656.00	\$ 136.00	\$ 373,184.00
\$ 37.00	\$ 375,920.00	\$ 28.54	\$ 289,966.40
\$ 3,510.00	\$ 21,060.00	\$ 1,614.00	\$ 9,684.00
	\$ 668,636.00		\$ 672,834.40

### COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)	x	x
Bid Bond Form (Document 00 43 13) or other Bid Security	x	x
Bidder Acknowledgement Form (Document 00 45 10)	x	x
Bidder Qualification Statement Form (Document 00 45 13) or Construction Health & Safety Plan	x	x
OSHA Log of Work-Related Injuries and Illnesses	x	x
Experience Modification Rate	x	x
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)	x	x
Agreement of Surety Form (Document 00 45 53)	x	x
Public Works Employment Verification Form	x	x
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and	x	x



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #12

---

SUBJECT: Request Authorization to Purchase Ventrac Boom Mower Attachment  
MEETING DATE: April 14, 2025  
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman  
INITIATED BY: Greg Reiff, Public Works Director

---

**BACKGROUND:**

In 2025, the Public Works Department is scheduled to purchase a Ventrac Boom Mower Attachment as approved in the 2025 Capital Investment Plan.

Attached is a quote dated February 13, 2025, from Turf Equipment and Supply Company, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract #4400028344), to provide the requested equipment at a total cost of \$20,251.45. As of this time, the price is guaranteed, barring any unforeseen delays in availability, etc. The equipment meets the specifications prepared by the department.

**BUDGET IMPACT:**

A total of \$25,000.00 is included in the 2025 Capital Investment Plan to purchase the Ventrac Boom Mower Attachment.

**RECOMMENDATION:**

It is recommended the Board of Supervisors approves the purchase per the 2025 Capital Investment Plan.

**MOTION/RESOLUTION:**

**Motion** to approve the purchase of one (1) Ventrac Boom Mower Attachment (Model #MA900) from Turf Equipment and Supply Company, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$20,251.45 per their quote dated February 13, 2025.

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





## Pricing Quote

Quote #: 69354-1006  
Contract #: 4400028344

Date Quoted: February 13, 2025  
Quote Expires: March 15, 2025

### Prepared For:

Scott Deiley  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

### Prepared By:

Turf Equipment & Supply Company - West Chester  
Sean P. Cullen  
16 Hagerty Blvd  
West Chester, PA 19382  
Phone: 610-207-1888

Customer's COSTARS Membership ID:

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

QTY	Model #	Description	MSRP	COSTARS	Total
1	MA900 (39.55170)	Attachment: MOWERS - BOOM MA, MA900 Boom Mower	18,855.00	18,289.35	18,289.35
1	70.4164	Accessory: DUAL FRONT HYD AUX Kit, Dual Front Hyd Aux 4520/4500	620.00	601.40	601.40
1	70.4137	Accessory: MID-WEIGHT BAR KIT Kit, Weight Bar Mid 4500/4520	330.00	320.10	320.10
4	47.0115	Accessory: ADDITIONAL WEIGHTS Weight, Suitcase - 42 LBS w/Box	120.00	116.40	465.60
				Subtotal	19,676.45
				<b>CHARGES</b>	
				Setup Charges	+575.00
				<b>TOTAL USD \$</b>	<b>20,251.45</b>

### Notes:

Montgomery Township COSTARS Member # 2293  
PA State Contract # 4400028344  
Valid From: 01/01/2024 To: 12/31/2025  
Vendor #417322  
Federal I.D. #52-1164738





MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #13

---

**SUBJECT:** Consider Award of Contract for Tennis Court Improvements at Spring Valley Park  
**MEETING DATE:** April 14, 2025  
**BOARD LIAISON:** Audrey R. Ware-Jones, Chairwoman  
**INITIATED BY:** Greg Reiff, Public Works Director

---

**BACKGROUND:**

The Township received and opened bids utilizing PennBid on April 3, 2025, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the four (4) bids ranging from \$261,160.00 to \$400,580.00 and is recommending award of the bid to TOPACOURT, LLC, the lowest responsible bidder with a bid of \$261,160.00. The recommendation letter and bid tabulation sheets are included in your packet.

**PREVIOUS BOARD ACTION:**

The Board authorized the advertisement of the bid at its public meeting on March 10, 2025.

**BUDGET IMPACT:**

A total of \$402,000.00 has been included in the 2025 Capital Investment Plan for tennis court improvements at Spring Valley Park.

**RECOMMENDATION:**

Award the bid as recommended to TOPACOURT, LLC.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the Tennis Court Improvements at Spring Valley Park to TOPACOURT, LLC, the lowest responsible bidder, in the amount of \$261,160.00 per the recommendation of Gilmore & Associates, Township Engineer.

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





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

April 7, 2025

File No. 2024-00911

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Montgomery Township Spring Valley Tennis Court Renovation  
**Award Recommendation**

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the project referenced above. The Township received a total of four bids for this project. Bids were publicly opened and read aloud on April 3, 2025, at 11:00 AM at the Township Building. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the Spring Valley Tennis Court Renovation project be awarded to **Top-A-Court, LLC** in the amount of **\$261,160.00**, subject to review by the Township Solicitor.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/si

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township  
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township  
Deb Rivas, Administration Supervisor, Montgomery Township  
Geoff Attanasio, P.E., Gilmore & Associates, Inc.



**BID TABULATION**

**CLIENT:** Montgomery Township  
**PROJECT NAME:** Spring Valley Park Tennis Court Renovation  
**G&A PROJECT #:** 2400911



Apr/07/2025

**BID DATE:** Apr/03/2025

		1		2		3		4	
CONTRACTOR ADDRESS		Top-A-Court, LLC 1274 Georgia Lane		Gessler Construction Co. 565 E. St. Andrews Drive		Joseph J Danielle LLC 710 Trainer St		Cousins, Inc. PO Box 1155	
CITY, STATE, ZIP		Hatfield, PA 19440		Media, PA 19063		Trainer, PA 19014		North Wales, PA 19454	
PHONE		(215) 393-8009		(610) 497-2480		(610) 364-1700		(215) 393-9086	
FAX		(215) 393-8007							
CONTACT EMAIL		John Coll topacourt@verison.net		Frances Gessler office@gesslerconstruction.com		Joe Perry estimating@josephjdanielle.com		Scott Zischang Scott.cousinsinc@gmail.com	
UNIT	QUANTITY	BID UNIT COST	BID EXTENDED COST	BID UNIT COST	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
EA	4	\$4,500.00	\$ 18,000.00	\$4,000.00	\$ 16,000.00	\$3,500.00	\$ 14,000.00	\$4,800.00	\$ 19,200.00
LF	670	\$24.00	\$ 16,080.00	\$12.00	\$ 8,040.00	\$25.58	\$ 17,138.60	\$10.00	\$ 6,700.00
SY	2840	\$3.00	\$ 8,520.00	\$7.00	\$ 19,880.00	\$3.98	\$ 11,303.20	\$10.00	\$ 28,400.00
SY	2840	\$22.00	\$ 62,480.00	\$19.00	\$ 53,960.00	\$19.53	\$ 55,465.20	\$37.00	\$ 105,080.00
SY	2840	\$19.00	\$ 53,960.00	\$18.00	\$ 51,120.00	\$15.79	\$ 44,843.60	\$35.00	\$ 99,400.00
SY	27	\$56.00	\$ 1,512.00	\$50.00	\$ 1,350.00	\$77.23	\$ 2,085.21	\$80.00	\$ 2,160.00
SY	2840	\$16.00	\$ 45,440.00	\$28.00	\$ 79,520.00	\$25.94	\$ 73,669.60	\$21.00	\$ 59,640.00
SY	2840	\$12.80	\$ 36,352.00	\$8.00	\$ 22,720.00	\$24.00	\$ 68,160.00	\$18.00	\$ 51,120.00
LS	1	\$4,400.00	\$ 4,400.00	\$5,000.00	\$ 5,000.00	\$8,280.00	\$ 8,280.00	\$7,000.00	\$ 7,000.00
LS	1	\$2,390.00	\$ 2,390.00	\$5,000.00	\$ 5,000.00	\$5,136.00	\$ 5,136.00	\$4,200.00	\$ 4,200.00
SY	36	\$55.00	\$ 1,980.00	\$100.00	\$ 3,600.00	\$392.87	\$ 14,143.32	\$160.00	\$ 5,760.00
SY	62	\$133.00	\$ 8,246.00	\$100.00	\$ 6,200.00	\$232.14	\$ 14,392.68	\$160.00	\$ 9,920.00
SY	100	\$18.00	\$ 1,800.00	\$30.00	\$ 3,000.00	\$37.49	\$ 3,749.00	\$20.00	\$ 2,000.00
			\$ 261,160.00		\$ 275,390.00		\$ 332,366.41		\$ 400,580.00

**COMPLETENESS REVIEW**

Attended Mandatory Pre-bid Meeting	N/A	N/A	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)	x	x	x	x
Bid Bond Form (Document 00 43 13) or other Bid Security	x	x	x	x
Bidder Acknowledgement Form (Document 00 45 10)	x	x	x	x
Bidder Qualification Statement Form (Document 00 45 13) or Construction Contractor's Qualification Statement for Engineered Construction (AGC Document No. 220)	x	x	x	
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)	x	x	x	x
Agreement of Surety Form (Document 00 45 53)	x	x	x	x
Public Works Employment Verification Form	x	x	x	x
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and entities	x	x	x	



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD INFORMATION SUMMARY**  
Item #14

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<b>SUBJECT:</b>	Update on the Chicane Project for Grays Lane Traffic Calming
<b>MEETING DATE:</b>	April 14, 2025
<b>BOARD LIAISON:</b>	Annette M. Long, Public Safety Committee
<b>INITIATED BY:</b>	Carolyn McCreary, Township Manager

---

**BACKGROUND:**

Included in the packet is the letter that was hand-delivered on Friday, April 11, to residents in the area. Also included is a memorandum from Chief Peoples to me concerning this particular initiative accompanied by information regarding the successful installation of similar traffic calming measures in other locations.

Officer Michael Jenkins (HSU) and Damon Drummond with Gilmore & Associates will also attend the meeting to discuss this further and answer any questions you may have.





**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936-9605  
Telephone: 215-393-6900 • Fax 215-855-6656  
[www.montgomerytwp.org](http://www.montgomerytwp.org)

**TANYA C. BAMFORD  
CANDYCE FLUEHR CHIMERA  
ANNETTE M. LONG  
BETH A. STAAB  
AUDREY R. WARE-JONES**

**CAROLYN MCCREARY**  
TOWNSHIP MANAGER

April 10, 2025

Dear Montgomery Township Resident:

Everyone involved in this process is deeply committed to the safety of our residents and motorists who travel through our Township.

Along with the Board of Supervisors, I would like to personally apologize for the project moving forward without communicating the steps being taken along the way. Community input is an important part of evaluating any major project. Although our intentions were good, we failed to communicate all that has been evaluated as a traffic-calming approach along Grays Lane and why chicanes were now being considered.

As many of you know, the speeding concerns along Grays Lane have been an ongoing safety issue for several years. While many options were considered, the decision to move forward with chicanes was based on recommendations from our Police Department in collaboration with our Public Works staff and our Township Traffic engineers. This was then brought before the Public Safety Committee and ultimately the Board of Supervisors for consideration. While the visual impact of the design is different, chicanes are a traffic-calming technique that has been successfully used elsewhere.

Below, please find other measures that were discussed and the reasons why they were **NOT** considered:

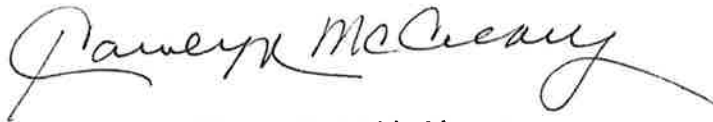
- Roundabouts, as this would involve securing additional roadway by taking portions of private properties along with the cost for design, engineering, and construction.
- STOP signs, as they are not permitted to be used to calm traffic or reduce speed. Although Grays Lane is a Township road, we must follow PennDOT regulations. This ensures consistency in municipalities throughout the Commonwealth.
- Speed tables, as the grade of the road of the road exceeds 5%, and PennDOT would not approve the installation.



- Speed bumps, as they are an impediment to first responders, particularly EMS when they are transporting patients. They also present a hazard to Public Works staff when they are plowing roads. Forgetting to lift the plow because of visibility or heavy snow accumulation could not only damage the truck but injure the driver.
- Directed patrols can be used in areas of the Township where speeding motorists are an issue, but we cannot use radar as only the State Police are permitted to utilize radar in Pennsylvania.

If you have any further questions or concerns we welcome you to attend the Board of Supervisors meeting on Monday April 14<sup>th</sup> at 7:00 p.m. for shared conversation regarding this matter.

Sincerely,

A handwritten signature in cursive script, reading "Carolyn McCreary". The signature is written in dark ink and is positioned above the printed name.

Carolyn McCreary, Township Manager





## MONTGOMERY TOWNSHIP POLICE DEPARTMENT

---

William R. Peoples  
*Chief of Police*

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936  
215-362-2301 • Fax 215-362-6383

To: Township Manager Carolyn McCreary  
From: Chief William R. Peoples  
Date: April 11, 2025  
Ref: Grays Lane Traffic Calming Initiative

The below gives a portion of information and data collected by the Montgomery Township Police Department. This information is to serve as bullet points only and may be expanded upon at request. Please feel free to contact me with any questions or clarification.

- **March 16, 2023**
  - 2023-07180
  - Speeding in the area of Grays Ln and Canterbury Ln
    - Received by a concerned citizen
    - Documentation only, per Lt. Dougherty
- **April 18, 2023**
  - 2023-10508
  - "Speeding traffic on Grays Lane"
  - Jeana Coutts, 109 Cove Cir.
  - Traffic study initiated
- **Monthly Twp Engineer Meeting: April 27, 2023**
  - HSU advised Twp Manager of the speeding complaint and pending traffic study
- **Traffic Study:**
  - Installation of Black Cat II Radar Recorder
    - 5/1/2023 – 5/7/2023
    - Results:
      - Avg Daily Volume: 1,198 vehicles
      - Avg Speed: 30 mph
      - 85<sup>th</sup> Percentile: 36 mph
      - Fastest Speed: 67 mph
  - Crash Data Analysis
    - 0 Collisions
  - Sight Visit
    - Slope of the roadway measured -2.52° over 1,050 ft.
    - 3 intersections, at least 2 including School Bus stops



- **Selective Enforcements: 4/20-5/30**
  - 7 Details
  - 14 Traffic Stops
- **Speed Trailer Deployed**
  - 5/10/2023 – 5/31/2023
    - Results:
      - Avg Daily Volume: 1,258 vehicles
      - Avg Speed: 22 mph
      - 85<sup>th</sup> Percentile: 29 mph
      - Fastest Speed: 63 mph
- **Monthly Twp Engineer Meeting: May 31, 2023**
  - Discussed results of traffic study and selective enforcements
  - Presented options for traffic calming, per PA DOT Traffic Calming Handbook
    - Bulb-out/curb extensions
    - Chicanes
    - Raised median/pedestrian refuge
    - Speed hump/Speed cushion
    - Raised Crosswalk
  - Twp Engineer to determine the feasibility of chicanes as the most cost-effective and temporary option
    - Speed will continue to be monitored once installed to determine effectiveness
- **Board of Supervisors**
  - General Meeting: 2/26/2024
  - Authorization for Traffic Calming Installation – presented by G. Reiff
  - “MOTION: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board authorized staff to purchase and install the recommended traffic calming system on Grays Lane at a cost of \$7,578.42.”
- **Post Calming Traffic Study**
  - Completed by Gilmore and Associates Inc.



### **Traffic Enforcement History (2023 – 2024):**

- Radar – Not permitted for non-PSP Law Enforcement
- Electronic Speed Timing Devices:  $\text{Speed} = \text{Distance} / \text{Time}$ 
  - This is what the department used for traffic enforcement. This is in conjunction with two large visible white lines that are painted at a recorded distance and input into the Electronic Speed Timing Device. The downside to this method is that the police officer must see the lines to enforce speed violations. This, in turn, allows the driver to see the area of the traffic enforcement area and the police officer, which in turn causes the driver to reduce speed through the marked distance. While this is a good enforcement and education strategy, it is only effective when a police officer dedicates patrol time to the area. Also, by the PA Vehicle Statute, a police officer cannot enforce a speeding violation unless the driver is driving 10 miles per hour over the posted speed limit.

### **2023**

Traffic Detail: 39

Traffic Stops for Speeding Violations: 34

Township Residents Stopped: 25 (74%)

Neighborhoods Directly Related to Grays Lane: 20 (58%)

### **2024**

Traffic Detail: 31

Traffic Stops for Speeding Violations: 26

Township Residents Stopped: 22 (85%)

Neighborhoods Directly Related to Grays Lane: 20 (64.5%)



- **[Smuggler's Notch \(Stowe, VT\):](#)**

Chicanes were installed to prevent commercial trucks from getting stuck on the narrow, winding road.

- Used to prevent large trucks from entering roadway where they commonly became stuck
- 

- **[Kalamazoo \(Michigan\):](#)**

Chicanes were implemented in the Northside neighborhood as a traffic calming measure, as an alternative to speed bumps.

- Reduced speed and crashes by 29%
- Removed despite effectiveness and replaced by speed humps due to resident complains

[Speed humps to replace chicane barriers on Mabel, Elizabeth in Kalamazoo](#)

[Kalamazoo installs barriers in the road of Northside neighborhood to reduce speeding](#)

[Kalamazoo residents share mixed feeling on chicane speed barriers](#)

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- **[Boise \(Idaho\):](#)**

Chicanes have been installed on [Kootenai St](#) to address traffic concerns.





- 
- [Alexandria Drive](#) (location unspecified):

A pilot project used chicanes to reduce speeds and egregious speeding in the 3700, 3900, and 4000 blocks.

- 
- [Termon Avenue](#) (Pittsburgh, PA):

Chicanes were added to Termon Avenue, from California Ave to Brighton road, to reduce speeds.





## Colerain Twp 2021

Conducted a trial and have since installed multiple sets in residential neighborhoods which are used as cut-throughs to Cincinnati. Noted decreased speed and crashes in locations used

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## Raleigh NC – Brentwood

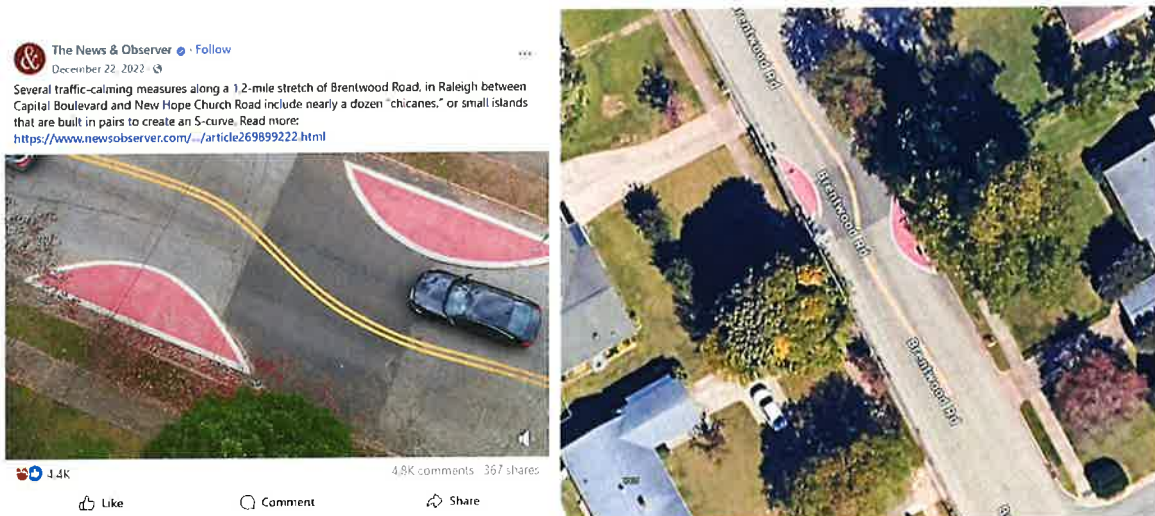
- Replaced speed bumps with chicanes

-After it installs traffic-calming measures, the city returns to again record traffic speed and volume. On Brentwood, the average speed dropped nearly 16%, Shumaker said, from nearly 37 mph to 31 mph

Perhaps more importantly, Shumaker said, the city has logged a 45% reduction in the number of crashes reported on Brentwood since the traffic-calming measures were put in and a 75% reduction in speed-related crashes.

Read more at:

<https://www.newsobserver.com/news/local/article269899222.html#storylink=cpy>





Palm Coast Florida –

Chicanes installed on Farmsworth Drive and Forest Grove Drive as part of traffic calming pilot project



## Chicanes: A Creative Approach to Encouraging Safer Driving

Chicanes are a series of gentle curves or alternating lane shifts built into the roadway, compelling drivers to reduce speed as they navigate the altered path. These structures can be created using landscaped islands, planters, or other visual elements to enhance the aesthetic appeal of neighborhoods. Chicanes not only reduce vehicle speeds but also increase driver attentiveness by requiring more careful navigation. This approach fosters a safer environment for all road users while adding a touch of greenery or architectural interest to the streetscape.



---

Alexandria Drive, Austin- Texas

Based on the collected data, 85th percentile speeds appear to have dropped by roughly 10 MPH and are now in compliance with the posted speed limit.

[Alexandria Drive Chicane Pilot Project](#)



## BEFORE PILOT INSTALLATION

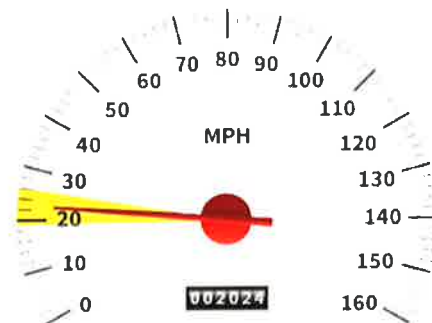
85th Percentile Speed  
**30-35 mph**



**379** Traveling  
Faster than 35 mph  
(In 24 hour period)

## AFTER PILOT INSTALLATION

85th Percentile Speed  
**19-26 mph**



**1** Traveling  
Faster than 35 mph  
(In 24 hour period)

---

Toledo, Ohio

- Removed after resident complaints (April, 2024)
  - o **Despite success in lowering speeds by 23%**
- [Chicanes removed, sidewalks coming to south Toledo neighborhood | wtol.com](https://www.wtol.com/story/news/2024/04/15/chicanes-removed-sidewalks-coming-to-south-toledo-neighborhood/11700000001)

### Trial Results

Date	Average Daily Traffic	Average Speed	85% Speed
December 2022	668	24.5 mph	31.2 mph
August 2023	682	18.8 mph	26.8 mph

The **average daily traffic** shows the actual number of cars traveling along Whitechapel and using the chicanes during the trial. If traffic numbers severely dropped, it would mean that traffic was diverting to other routes and that is not an outcome that we want. This data shows that vehicles are not using a different route to get to where they are going. This is a **favorable** result.

The **average speed** is just that, the average of all vehicles using Whitechapel. The average speed dropped 5.7 mph (23%) with the installation of the chicanes. This is a **favorable** result.

The **85% speed** is what engineering studies rely on when doing traffic and speed studies. This is the speed that 85% of the vehicles are traveling at or below on the roadway. This data shows that the 85% speed dropped by 4.4 mph (14%). This is a **favorable** result.

With these favorable results, the **chicanes will be installed when Whitechapel goes to construction in 2024.**

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Lakewood Ohio – Woodward Ave (between Detroit Ave and Madison Ave\_

- Installed 6 chicanes



Temporary trial (2014)



Permanent



South Birmingham, Alabama (2015)

- 39<sup>th</sup> Street South (between 6<sup>th</sup> Ave and 7<sup>th</sup> Ave)

[What are chicanes? Birmingham street gets crooked line to slow your speed - al.com](#)



Charlottetown (Prince Edward Island, Canada)

[Charlottetown drivers still getting used to recently installed chicane | CBC News](#)






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## Arlington, Virginia

- North Stafford Street
- 8<sup>th</sup> Road North
- [Infrastructure | Vision Zero App](#)
- Speed reduction by 4%. One study found chicanes to reduce crashes resulting in injured pedestrians by 40% (Distefano & Leonardi, 2019)



