

UPPER MORELAND TOWNSHIP
Public Hearing and Regular Meeting
May 5, 2025 at 7:00 p.m.
AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click "Join a Meeting"

Webinar ID: 917 5771 7982

Password: 182130

Join by Phone: Dial 1-929-205-6099

Webinar ID: 917 5771 7982

Password: 182130

***Residents requiring special accommodations:
please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

I. Call Meeting to Order

II. Moment of Silent Meditation/Pledge of Allegiance

III. Roll Call

IV. Presentations:

A. **Motion to Approve** the conditional appointment of Michael Daly as a Police Cadet. Such appointment is conditional upon the successful completion of the medical and psychological examinations. This conditional appointment is also based upon the successful completion of the Temple University Police Academy and passing the Municipal Police Officers Education and Training Commission's (MPOETC) certification examination.

B. **Motion to Approve** the conditional appointment of Michael Capobianco as a Probationary Police Officer. Such appointment is conditioned upon the successful completion of the medical and psychological examinations.

C. Commendations

1. **Unit Commendation** Awarded to the following Police Department employees:

Detective Sergeant Todd Smith
Detective Michael Davido
Detective Mark Bouldin
Officer Preston Moyer

2. **Unit Commendation** Awarded to the following Police Department employees:

Sergeant James Robb
Detective Sergeant Todd Smith
Detective Francis Gallagher
Detective Vincent Small
Detective Mark Bouldin
Officer Joseph Staufenberg

3. **Commendation of Merit** Awarded to Detective Mark Bouldin

4. **Official Certificate of Commendation** Awarded to Sergeant James Robb

5. **Unit Commendation** Awarded to the following Police Department employees:

Lieutenant James Kelly
Sergeant Pamela Cordura
Sergeant Timothy Lynch
Detective Mark Bouldin
Officer Andrew Misner

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Officer William Nagy
Officer Kevin Kramer
Officer Mark Woltemate
Officer Joseph Halbherr

PUBLIC HEARING

PUBLIC HEARING #1973 – Continued from April 7, 2025 - To receive public comments regarding the Conditional Use Application for 91 N. York Road submitted by JERC Partners XXXIX LLC and J.G. Petrucci Co., Inc., to convert approximately 9,000sf of space on the 2nd floor originally designated for medical office use, to ten (10) 1 BR/Studio apartments, for an overall total of 285 apartment units.

REGULAR MEETING

- V. **Public Comments – Non-Agenda Items Only**
- VI. **Treasurer’s Activity Report – April 2025**
- VII. **Approval of Meeting Minutes –April 7, 2025 (attachment)**
- VIII. **Committee Recommendations**
 - A. **Community Development Committee – April 14, 2025** – The Committee recommends the Board of Commissioners take action on the following:
 - 1. Code Enforcement
 - 2. Land Development/Subdivision Applications
 - 3. Zoning Hearing Board Meeting – May 8, 2025 (attachment)
 - 4. Other Items
 - a. **Motion to approve** Right-of-way Agreement with Pennypack Ecological Restoration Trust – Pedestrian Crossings (attachments)
 - b. **Motion to approve** Authorization to advertise a Public Hearing – Amendments to Zoning Ordinance No. 1754 (attachments)
 - c. **Motion to approve** Bid Award for Route 611/263 Traffic Signal System Upgrades (attachments)
 - d. **Motion to approve** Resolution R-2025-11 Approving the Removal of the property located at 3110 Davisville Road from the Upper Moreland Township Historical Resource Inventory.

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- e. **Motion to approve** Conditional Use Decision and Order for 91 N. York Road submitted by JERC Partners XXXIX LLC and J.G. Petrucci Co., Inc., to convert approximately 9,000sf of space on the 2nd floor originally designated for medical office use, to ten (10) 1 BR/Studio apartments, for an overall total of 285 apartment units

B. **Public Health & Safety Committee – April 21, 2025** – The Committee does not have any recommendations for the Board of Commissioners.

C. **Finance & Administrative Committee – April 21, 2025** – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments

- a. The appointment of **Anthony J. Trofe** on the **Parks and Recreation Advisory Council** to fill a vacancy left by Margaret Holscher and the remaining two-year At-Large term to expire on December 31, 2025.

2. List of Bills Payable (attachment) – The Committee recommends the approval of:

General Funds Checks:	Beginning Check No.: <u>143995</u>
	Ending Check No.: <u>144298</u>
General: \$ 1,442,761.59	
Debt: \$ 3,320.59	(Check No. 144040, 144119)
Capital: \$ -----	
Total: \$ 1,446,082.18	
Voids: <u>144139, 144174</u>	

Escrow Fund Checks:	Beginning Check No.: <u>9887</u>
	Ending Check No.: <u>9913</u>
Total: \$ 13,839.54	
Voids: <u>0</u>	

Liquid Fuel Fund Checks:	Beginning Check No.: <u>3185</u>
	Ending Check No.: <u>3189</u>
Total: \$ 41,341.51	
Voids: <u>0</u>	

3. Other Items

- a. **Motion to approve** Amendment for CHA Consulting Construction Manager Agreement for Township Building Renovations (attachments)

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4. New Business

- a. **Motion to approve** Resolution R-2025-9 to approve Capital Improvement Funding Source (attachments)
- b. **Motion to approve** Resolution R-2025-10 Authorizing Notice to Bidders for the Sale of Surplus Vehicles (attachments)
- c. **Motion to approve** Agreement with Clifton Larson Allen LLP Audit Services (attachments)

D. **Parks & Recreation Committee – April 21, 2025** - The Committee does not have any recommendations for the Board of Commissioners.

IX. **Commissioner Comments:**

A. Upcoming Township Meetings (based on Township calendar):

Date	Subject	Location	Time
5/12/2025	Community Development Committee Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
5/13/2025	Shade Tree Commission Parks and Recreation Advisory Council	Council Room	6 pm 7 pm
5/15/2025	Advisory Planning Agency	Council Room	7 pm
5/26/2025	Township Building Closed – Holiday – Memorial Day Observance		
5/28/2025	Democratic Committee	Council Room	7 pm
6/2/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm
6/3/2025	Historical Commission	Council Room	7 pm
6/4/2025	Environmental Advisory Council	Caucus Room	7 pm

X. **Adjournment**

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

COMMISSIONERS

KIP McFATRIDGE

President

CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



OFFICIALS

PATRICK T. STASIO

Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

UNIT COMMENDATION

AWARDED TO:

DETECTIVE SERGEANT TODD SMITH

DETECTIVE MICHAEL DAVIDO

DETECTIVE MARK BOULDIN

OFFICER PRESTON MOYER

Whereas, on April 6, 2024, Officer Preston Moyer, on routine patrol, stopped a suspicious vehicle leaving the Spring Hill Suites parking lot. Further investigation resulted in the driver being arrested on an outstanding warrant. Shortly after the incident, a 911 call was received from the Staff of the Spring Hill Suites regarding a found firearm in a hotel room. The firearm, which was illegal and had an obliterated serial number, was found in the room of the individual whom Officer Moyer had just arrested.

Whereas, Detective Sergeant Todd Smith, Detective Mark Bouldin, and Detective Michael Davido initiated an investigation into the incident, processing the hotel room for evidence, obtaining photographs, and conducting interviews with numerous individuals associated with the hotel room. The firearm was submitted to the National Integrated Ballistic Information Network for testing and examination. The examination resulted in the driver being charged with possession of the firearm. Additionally, the firearm was tied to three shootings in the City of Philadelphia, thus providing critical investigative intelligence.

NOW, THEREFORE, BE IT RESOLVED that the Upper Moreland Township Board of Commissioners commends Detective Sergeant Todd Smith, Detective Mark Bouldin, Detective Michael Davido, and Officer Preston Moyer for their proactive and thorough investigation which resulted in the arrest of a dangerous offender, the removal of an illegal weapon from our community, and the discovery of critical evidence in another investigation.

This Commendation is presented by the Upper Moreland Township Board of Commissioners on the 5th day of May, 2025.

Kip McFatridge, President

Cheryl Lockard, Vice President

Anthony Benvenutti

DemonD Mullen

Benjamin Olszewski

Nicholas O. Scull

Charles M. Whiting

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Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

UNIT COMMENDATION

AWARDED TO:

SERGEANT JAMES ROBB

DETECTIVE SERGEANT TODD SMITH

DETECTIVE FRANCIS GALLAGHER

DETECTIVE VINCENT SMALL

DETECTIVE MARK BOULDIN

OFFICER JOSEPH STAUFENBERG

Whereas, during the early morning hours of August 21, 2024, officers were called to a residence in Upper Moreland Township for a report of a theft from a vehicle. Sergeant James Robb arrived in the area and observed several subjects exiting a vehicle and fleeing on foot. Sergeant Robb pursued one subject, locating him hiding under a vehicle. The subject was placed into custody. A short time later, Officer Joseph Staufenberg conducted a traffic stop of a vehicle a short distance away occupied by four additional subjects who resided out of state. During the initial investigation, it was discovered that they were also involved in a series of thefts from vehicles in the township. All four subjects were placed into custody, and their vehicle was impounded.

Whereas, Detective Sergeant Todd Smith, Detective Frank Gallagher, Detective Mark Bouldin, and Detective Vincent Small assisted with the investigation. Interviews were conducted, and evidence from the subjects and vehicles was collected. A search warrant was also executed on the subject's vehicle, resulting in the recovery of stolen property, including a stolen firearm. In total, thirteen vehicles were entered by the subjects. The five subjects were charged with multiple counts of theft and related offenses. This investigation determined that these subjects had repeatedly victimized other jurisdictions within the Philadelphia metropolitan area with thefts from and of vehicles.

NOW, THEREFORE, BE IT RESOLVED that the Upper Moreland Township Board of Commissioners commends the aforementioned officers for their exceptional police work and teamwork, which resulted in the arrest of five subjects for thefts and related offenses throughout our community.

This Commendation is presented by the Upper Moreland Township Board of Commissioners on the 5th day of May, 2025.

Kip McFatrige, President

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Township Manager

JOHN D. BATES

*Assistant Township Manager/
Director of Finance*

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

COMMENDATION FOR MERIT AWARDED TO: DETECTIVE MARK BOULDIN

Whereas, in October of 2024, the Federal Bureau of Investigation contacted the Upper Moreland Police Department, providing information regarding a local high school student who had been identified as having radical ideologies, including providing bomb making information to other individuals and making veiled threats regarding the commission of school violence at a future event.

Whereas, Detective Mark Bouldin was assigned to the case and immediately initiated an investigation, which included conducting surveillance, filing search warrants, and working with federal, state, and local law enforcement partners.

Whereas, on December 20, 2024, search and arrest warrants were executed, resulting in the arrest of the student for terrorism and causing or risking a catastrophe.

NOW, THEREFORE, BE IT RESOLVED that the Upper Moreland Township Board of Commissioners commends Detective Mark Bouldin for his diligence and thorough investigation, which resulted in the arrest of a dangerous offender.

This Commendation is presented by the Upper Moreland Township Board of Commissioners on the 5th day of May, 2025.

Kip McFatridge, President

Cheryl Lockard, Vice President

Anthony Benvenutti

Demond Mullen

Benjamin Olszewski

Nicholas O. Scull

Charles M. Whiting

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Township Solicitor

OFFICIAL CERTIFICATE OF COMMENDATION

AWARDED TO:

SERGEANT JAMES ROBB

Whereas, on November 21, 2024, Sergeant James Robb was awarded the 2024 DUI Top Gun Award by the Pennsylvania Driving Under the Influence Association at their Annual Training Conference.

Whereas, Sergeant Robb was awarded the Top Gun Award by the Association to honor his outstanding efforts in combating impaired driving. This recognition celebrates Sergeant Robb's exceptional dedication to identifying and apprehending individuals driving under the influence, contributing to safer roadways in our community.

Whereas, this award highlights not just Sergeant Robb's productivity in DUI arrests but also his commitment to public safety, community well-being, and reducing accidents and fatalities caused by impaired driving, thereby acknowledging his role in making a meaningful impact on preventing DUI-related tragedies.

NOW, THEREFORE, BE IT RESOLVED, that the Upper Moreland Township Board of Commissioners commends Sergeant James Robb for his dedication and commitment to making our community and roadways safer.

This Commendation is presented by the Upper Moreland Township Board of Commissioners on the 5th day of May, 2025.

Kip McFatridge, President

Cheryl Lockard, Vice President

Anthony Benvenutti

Demond Mullen

Benjamin Olszewski

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Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

UNIT COMMENDATION

AWARDED TO:

**LIEUTENANT JAMES KELLY
SERGEANT PAMELA CORDURA
SERGEANT TIMOTHY LYNCH
DETECTIVE MARK BOULDIN**

**OFFICER ANDREW MISNER
OFFICER WILLIAM NAGY
OFFICER KEVIN KRAMER
OFFICER MARK WOLTEMATE
OFFICER JOSEPH HALBHERR**

Whereas, on January 14, 2025, officers were called to a residence in Upper Moreland Township after receiving a report from Montgomery County Probation that a subject under court supervision was acting erratically and threatening family members. Officers arrived on location to learn that the subject had struck several family members with a hammer and attempted to run over another with his vehicle. A criminal investigation was initiated, including tracking the subject's location via his phone. Officers were able to trace the subject traveling in his vehicle on York Road.

Whereas, officers located the vehicle and attempted to make a traffic stop. The subject failed to yield to officers. Due to the nature of the crime committed and the violent behavior of the subject, a vehicle pursuit was initiated. Officers pursued the vehicle, culminating only after the subject pulled into the parking lot of a business on Maryland Road. Officers approached the vehicle and ordered the subject to exit. The subject refused to exit the vehicle, choosing to accelerate while attempting to place his vehicle into drive. Officers were able to force entry into the vehicle, remove the subject, and take him into custody without further incident. The subject was charged with multiple counts of aggravated assault and related offenses.

NOW, THEREFORE, BE IT RESOLVED that the Upper Moreland Township Board of Commissioners commends the aforementioned officers for their outstanding judgment, resolve, and teamwork, which resulted in the arrest of a dangerous offender.

This Commendation is presented by the Upper Moreland Township Board of Commissioners on the 5th day of May, 2025.

Kip McFatridge, President

Cheryl Lockard, Vice President

Anthony Benvenutti

DemonD Mullen

Benjamin Olszewski

Nicholas O. Scull

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TREASURER'S ACTIVITY REPORT

April, 2025

GENERAL FUND:	EXPENDITURES	RECEIPTS	BALANCE
General Fund	\$ 2,883,957.53	\$ 11,193,598.48	\$10,302,649.47
Treasurer's Fund			\$100.00
Highway Fund			\$75.00
Secretary Fund			\$150.00
Finance Department			\$500.00
			<hr/> \$10,303,474.47
 OTHER FUNDS:			
Escrow Fund	\$ 13,839.54	\$ 13,094.41	\$919,887.15
Debt Fund	\$ 3,320.59	\$ 1,341,502.95	\$2,494,002.34
 TD ACCOUNT:			
Cash Account	256,775.82	\$94.94	(\$0.00)
 P.L.G.I.T. ACCOUNTS:			
U.M. Twp. General Fund	\$ -	\$ 539,058.15	\$2,849,870.35
Capital Reserve For Equip.	\$ -	\$ 151.74	\$44,388.75
Fire Truck Fund	\$ -	\$ 1.38	\$402.65
Liquid Fuels Fund	\$ 41,341.51	\$ 681,062.54	\$976,794.28
American Rescue Plan Act	\$ -	\$ 5,369.80	\$1,570,883.71
2021 Bond	\$ -	\$ 693.81	\$192,025.93
2022 Bond	\$ 11,087.20	\$ 3,646.51	\$1,008,140.06

NOTE: This monthly Treasurer's Report is a summary of receipts and expenditures only.

A complete Financial Statement is available for public review in the Township's Finance Office.


ALEX LEVY
TREASURER, TAX COLLECTOR

April 2025 -- Treasurer's Report

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**Upper Moreland Township
Board of Commissioners - Regular Meeting
April 7, 2025 Meeting Minutes**

Board of Commissioners Members: Commissioner and President, Clifton "Kip" McFatridge; Commissioner and Vice President Cheryl Lockard; Commissioners Anthony Benvenuti, Demond Mullen, Benjamin Olszewski, Nicholas O. Scull, Charles M. Whiting.

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by Commissioner and Board Vice President Lockard in the absence of Commissioner and Board President Clifton "Kip" McFatridge.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board Vice President Lockard, Commissioners Scull, Olszewski and Whiting. Absent: Commissioner and Board President McFatridge, Commissioners Benvenuti and Mullen. Also present were Patrick T. Stasio, Township Manager, and Sean Kilkenny, Township Solicitor.
- IV. **Presentation:**
 - A. Proclamation for National Library Week:
Commissioner Lockard read and presented a proclamation to Cathy Gilmore, Director of the Library.
- V. **Announcements:**

The Board of Commissioners met in an Executive Session prior to tonight's meeting to discuss legal matters.

PUBLIC HEARING

PUBLIC HEARING #1973 – To receive public comments regarding the Conditional Use Application submitted by JERC Partners XXXIX LLC and J.G. Petrucci Co., Inc., to convert approximately 9,000-sf of space on the 2nd floor originally designated for medical office use, to ten (10) 1 BR/Studio apartments, for an overall total of 285 apartment units.

- Commissioner Scull motioned, seconded by Commissioner Olszewski and the Board of Commissioners voted 4-0 to open Public Hearing #1973.
- Public Hearing #1973 was opened, heard and recorded.
- Commissioner Lockard motioned, seconded by Commissioner Olszewski and the Board of Commissioners voted 4-0 to continue Public Hearing #1973 on May 5, 2025.
- A copy of tonight's transcript will be emailed to the Board of Commissioners.

REGULAR MEETING

- VI. **Public Comments – Non-Agenda Items Only:**

Susan Worth-LaManna, Historical Commission Chair, thanked the Police Benevolence Association and Maureen Kund for volunteering to maintain landscaping around The Manor of Moreland historical sign.
- VII. **Treasurer's Activity Report – March 2025:**
 - Commissioner Olszewski motioned, seconded by Commissioner Scull and the Board of Commissioners approved by a vote of 4-0.

**Upper Moreland Township
Board of Commissioners - Regular Meeting
April 7, 2025 Meeting Minutes**

VIII. Approval of Minutes – March 3, 2025 Regular Meeting:

- Commissioner Olszewski motioned, seconded by Commissioner Scull and the Board of Commissioners approved by a vote of 4-0.

IX. Committee Recommendations:

A. Community Development Committee – March 10, 2025 - The Committee recommends the Board of Commissioners approve the following items:

1. Code Enforcement:

a. 3110 Davisville Road Renovations:

The owners applied for demolition of the existing house and plan to replace it with a new three-story house, elevated above the floodplain in accordance with Township Code. The Historical Commission reviewed the request and made a recommendation to remove the house from the Historic Registry, which will remain archived.

- Commissioner Lockard motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 4-0.

2. Land Development/Subdivision Applications – Nothing to report.

3. List of Upcoming Zoning Hearing Board Applications – April 10, 2025:

There are two applications to be heard at the Zoning Hearing Board Meeting scheduled for April 10, 2025 at 7 p.m.

4. Other Items:

a. **Motion to approve** awarding bid for the 2025 Milling to James D. Morrissey:

- Commissioner Scull motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 4-0.

b. **Motion to approve** awarding bid for 2025 Highway Material to Eureka Stone Quarry Inc.:

- Commissioner Scull motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 4-0.

c. **Motion to approve** Ordinance 1762 – Vacating a portion of Helen Street:

- Commissioner Scull motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 4-0.

B. Public Health & Safety Committee – March 17, 2025:

Commissioner Whiting reported that the Committee has no recommendations for action by the Board of Commissioners.

C. Finance & Administrative Committee – March 17, 2025 – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments:

a. The reappointment of **Kenneth Hawthorn** on the **Police Pension Fund Committee** to serve a new three-year term to expire on March 13, 2028.

b. The reappointment of **Barbara Tuck** on the **Parks and Recreation Advisory Council** as a Ward 1 representative to serve a new two-year term to expire on March 1, 2027.

c. The appointment of **Margaret Whiting** on the **Human Relations Commission** to serve the remaining three-year term to expire on December 31, 2025.

**Upper Moreland Township
Board of Commissioners - Regular Meeting
April 7, 2025 Meeting Minutes**

- Commissioner motioned Olszewski, seconded by Commissioner Scull and the Board of Commissioners approved the above appointment and reappointments by a vote of 4-0.
 - 2. List of Bills Payable:
 - Commissioner Olszewski motioned, seconded by Commissioner Scull and the Board of Commissioners approved by a vote of 4-0.
 - 3. Other Items – Nothing to report.
 - 4. New Business:
 - a. **Motion to approve** Authorization to close TD Bank Account:
 - Commissioner Olszewski motioned, seconded by Commissioner Scull and the Board of Commissioners approved by a vote of 4-0.
- D. **Parks and Recreation Committee – March 17, 2025** - The Committee recommends the Board of Commissioners approve the following items:
1. **Motion to approve** Farmstead Park Spring House Architect Recommendation:
The Spring House has been demolished and the project is moving forward with preservation of the remaining building.
 - Commissioner Scull motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 4-0.
 2. **Motion to approve Resolution R-2025-8** - Authorizing Grant Submission for DCED Funds Resolution R-2025-8 for Woodlawn Park Phase I project:
The Township will apply to a DCED Grant for \$250,000 with a match of \$250,000, which will be used to reduce the amount of funding set aside by the Township to cover the construction of the park. Currently, \$1.5 million in grants are secured for the project.
 - Commissioner Scull motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 4-0.
- X. **Commissioner Comments** – Nothing to report.

A. Upcoming Township Meetings (based on Township calendar):

Date	Subject	Location	Time
4/14/2025	Community Development Committee	Council Room	7 pm
4/17/2025	Advisory Planning Agency	Council Room	7 pm
4/18/2025	Township Building Closed – Holiday – Good Friday Observance		
4/21/2025	Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
4/22/2025	Historical Commission	Council Room	7 pm
5/5/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm
5/6/2025	Historical Commission	Council Room	7 pm
5/7/2025	Environmental Advisory Council	Caucus Room	7 pm
5/8/2025	Zoning Hearing Board	Council Room	7 pm

**Upper Moreland Township
Board of Commissioners - Regular Meeting
April 7, 2025 Meeting Minutes**

XI. **Visitor Comments** – Nothing to report.

XII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 7:40 p.m.

Respectfully submitted by Kathleen Kristire.

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, MAY 8, 2025 AT 7:00 PM AT THE MUNICIPAL BUILDING, 117 PARK AVENUE, WILLOW GROVE, PA. ALL AFFECTED OR INTERESTED PARTIES ARE INVITED TO ATTEND AND OFFER TESTIMONY. A COMPLETE COPY OF THE PETITION TO THE ZONING HEARING BOARD IS AVAILABLE FOR PUBLIC INSPECTION AT THE CODE ENFORCEMENT OFFICE DURING NORMAL BUSINESS HOURS.

P.H. #25-12(7)

Petition of Good Mac Realty Partners LP for property located at 3925 Welsh Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. XXVI Sec. 350-177 to permit a reduction in required parking, 128 spaces in the area of Lowes along Blair Mill Road and 17 spaces in the area of Sam's Club. When approved in 2004 1,544 spaces were required, 162 which were deferred at that time. Property located in the SC Shopping Center District.

P.H. #25-14(2)

Petition of Victor Billa for property located at 26 Church Street, Willow Grove, PA 19090. Applicant seeks to extend the relief granted under Application #24-12 for a special exception from Upper Moreland Township Code Chapter 350, Art. X, Sec 350-57 to convert an existing semi-detached dwelling into a two-family dwelling and a variance from Chapter 350, Art. XXVI, Sec. 350-177 to provide two (2) paved off-street parking spaces for the additional dwelling unit. Property located in the R-4 Zoning District.

Paul E. Purtell, Zoning Officer
Elda Maggeo, Secretary
April 24, 2025 and May 1, 2025
Montgomery County Record
Proof of Publications

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

COMMISSIONERS

KIP McFATRIDGE

President

CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



OFFICIALS

PATRICK T. STASIO

Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Community Development Committee Meeting – April 14, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Pennypack Ecological Restoration Trust (PERT) Right-of-way Request
Prepared By:	Paul Purtell, Director of Code Enforcement
Attachments:	Right-of-way Agreement, Plans
Background/Analysis:	PERT is proposing to construct a pedestrian crossing from their property located at 2955 Edgehill Road and across the roadway to their newly acquired property on Edgehill Road (known as the June Fete Grounds). PERT is proposing to perform this work within the Upper Moreland Township right-of-way and therefore the Township will need to authorize such work to be performed.
Fiscal Impact/Source:	N/A
Alternatives:	Do not authorize the Trust to perform work in the Township right-of-way.
Staff Recommendation:	The Board of Commissioners approve the Right-of-way Agreement at the May 5, 2025 Regular Meeting.

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org

Prepared by and
Return to:

Alex J. Baumler, Esq.
KILKENNY LAW, LLC
519 Swede St.
Norristown, PA 19401

Tax Parcel No. 59-00-05998-00-9

**CONSENT TO USE UPPER MORELAND TOWNSHIP
EASEMENT AND RIGHT-OF-WAY AREAS**

THIS AGREEMENT made this _____ day of _____, 2025, by and between **PENNYPACK ECOLOGICAL RESTORATION TRUST**, a Pennsylvania nonprofit corporation having a registered address at 2955 Edgehill Road, Huntingdon Valley, Pennsylvania 19006 (“Owner”), and **UPPER MORELAND TOWNSHIP**, a Pennsylvania Township of the First Class, with an address at 117 Park Avenue, Willow Grove, PA 19090 (the “Township”)(collectively the “Parties”).

RECITALS

WHEREAS, the Township is the owner of certain rights-of-way along Township roads, including, but not limited to, Edgehill Road in Upper Moreland Township in the vicinity of the Property located at 2955 Edgehill Road, Montgomery County Tax Parcel No. 59-00-05998-00-9; and

WHEREAS, the Owner is the current owner of the Property, which consists of 24.61 acres, upon which Owner has submitted plans dated March 12, 2025, consisting of five (5) sheets prepared by Think Green, LLC and a second set of plans dated March 12, 2025, consisting of three (3) sheets prepared by TPD, and any subsequent revisions of the same as approved by the Township’s consultants, which propose to utilize the Township right-of-way along Edgehill Road to construct a pedestrian crossing from the Property to Owner’s newly acquired adjacent property which is known commonly as the June Fete grounds (the “Improvements”); and

WHEREAS, the Owner’s requests were considered by the Community Development Committee at its April 14, 2025, public meeting, who recommended approval of the same with certain conditions; and

WHEREAS, the Township is willing to consent to the above-described use, subject to the following terms and conditions.

WITNESSETH:

1. Subject to the terms and conditions stated herein, consent is hereby given by the Township to Owner, insofar as it has the right to do so, to maintain at Owner’s sole cost and expense

the pedestrian crossing improvements, located within the right-of-way that adjoins Property along 2955 Edgehill Road.

2. Owner accepts this consent with full knowledge of the Township's prior rights and existing facilities.
3. Owner warrants that any construction and/or maintenance in the Township's right-of-way area will not interfere with the Township's use of the roads or the pedestrian use of the sidewalk.
4. Owner shall submit a fully engineered plan of the Improvements sealed by a professionally licensed Pennsylvania engineer to be attached to this Agreement as Exhibit "A" which shall include a note which states Owner's obligation to remove any and all of the Improvements from the Township's right-of-way area and should the Township direct Owner to do so. Owner shall cause this Agreement to be recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania prior to receipt of permits to construct the Improvements.
5. The Township shall not be liable for any damages to, or the replacement of, the Improvements due to or during periods of construction, alteration, maintenance, operation, repair, replacement or removal of the Township's existing or future facilities.
6. The Township shall have no responsibility for the maintenance of the Improvements authorized herein.
7. Other than the Improvements authorized herein, Owner shall neither change the grade on the right-of-way, nor place or construct upon the right-of-way any buildings, trees, structural improvements or other encroachments without the express written permission of the Township.
8. In consideration of the consent hereinabove granted, Owner hereby agrees to indemnify, defend and hold the Township harmless of and from all claims for injury to or death of any person or for damage to property arising out of or in any way connected with the installation, construction, maintenance, or use of the Improvements, located partly on or within the Township's right-of-way.
9. All remaining consultant concerns shall be resolved to the satisfaction of the Township.

THIS CONSENT shall not serve to diminish or affect the Township's rights to its rights-of-way or easement areas.

THIS AGREEMENT shall be considered a covenant running with the land and shall be binding upon and shall inure to the benefit of the Parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed the day and year first above written.

ATTEST:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Patrick Stasio, Secretary

By: _____
Clifton McFatridge, President

**PENNYPACK ECOLOGICAL
RESTORATION TRUST**

By: _____
Christopher Mendel,
Executive Director

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared **CLIFTON MCFATRIDGE**, President of the Upper Moreland Township Board of Commissioners, on behalf of the Township referenced in the within instrument, and as such President, being duly authorized to do so, executed the within instrument on his behalf for the purposes therein contained by signing the name of the Township by himself, as President of the Board of Commissioners.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared **CHRISTOPHER MENDEL**, who acknowledged himself to be the Executive Director of the Pennypack Ecological Restoration Trust, the DEVELOPER in the foregoing instrument, and that as such officer, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of himself as such officer.

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

Notary Public

EXHIBIT “A”

PLANS



PLANTING NOTES:
1. IN 2025, 500 ADDITIONAL TREES (#1) WILL BE PLANTED ON JUNE FETE PROPERTY
2. IN 2025, 25 ADDITIONAL TREES (#5, APPROX 8' HIGH) WILL BE ADDED TO THE DRIVEWAYS ON PERT AND JUNE FETE PROPERTIES
3. SPECIES WILL BE SELECTED BY LANDSCAPE ARCHITECT AND PERT, UTILIZING PRIMARILY NATIVE SPECIES, PLUS NON-INVASIVE ADAPTED ORNAMENTAL SPECIES.
4. SEE POTENTIAL PLANT LIST
5. LAWN AT DISTURBED AREAS UNLESS OTHERWISE NOTED

NOTES:
1. IMPERVIOUS COVERAGE INCREASE: 2,804SF. FOR GRADING PERMIT SUBMISSION, CIVIL ENGINEER WILL PROVIDE CALCULATIONS AND STRATEGY TO OFFSET THE IMPERVIOUS INCREASE
2. REFER TO TRAFFIC ENGINEERING PLANS FOR ROAD SIGNAGE AND ROAD STRIPING
3. GRADES INDICATED ARE BASED ON A PREVIOUS SURVEY; CURRENT SURVEYING IS PENDING, THEREFORE FINAL GRADES ARE SUBJECT TO CHANGE, BUT SLOPES INDICATED WILL ESSENTIALLY REMAIN UNCHANGED

LEGEND

	ASPHALT PAVING
	GRANITE BLOCK CURB
	STONE RETAINING WALL 2.5' high typ. (3' max)
	ORNAMENTAL CROSSWALK PATTERN TBD - SEE DETAIL See also Add Alt Crosswalk Detail & Crosswalk Option - Patterned Detail
	SIGN TYPE 1 - GATEWAY Signage Design by Others
	BOLLARDS & CHAIN
	FENCE (MATCH EXISTING)
	DETECTABLE WARNING
	SPOT ELEVATION
	1 FOOT CONTOUR
	BEGINNING OF VERTICAL CURVE
	END OF VERTICAL CURVE
	CANOPY TREE
	EVERGREEN TREE
	UNDERSTORY TREE
	SMALL-HEIGHT SHRUB
	LARGE SHRUB
	LOW GROUNDCOVERS / PERENNIALS
	PART SHADE SEED MIX W/ OPTIONAL PERENNIALS
	TREE REMOVAL
	EXIST FENCE
	EXIST TREES & VEGETATION
	EXIST 1 FOOT CONTOURS (2 FOOT CONTOURS @ FETE)
	EXISTING SPOT ELEVATION

0' 10' 20' 40'

N

Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
Construction
& Ecological Design
P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas Johnston
tjohnston@thinkgreenllc.com
www.ThinkGreenLLC.com



Client & Owner:
Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No.	Date	Revisions
-----	------	-----------

Project Name:
PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

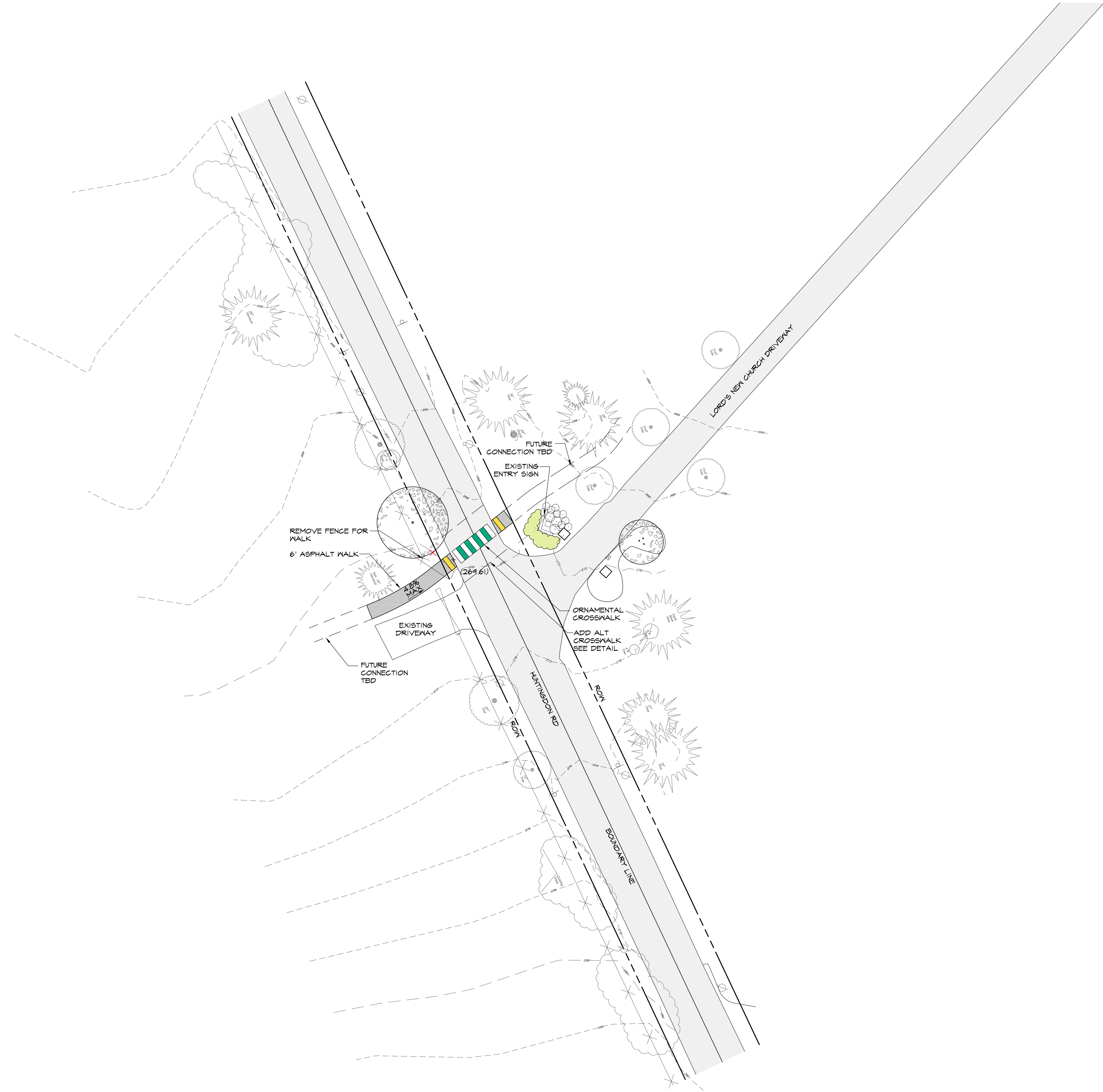
Checked:
JN

Approved:
PJ

Drawing Title:
**PERT Main Entry
Plan**

Job Number: 20738
File:
Date: 03/12/25 Scale: AS SHOWN
Drawing Number:

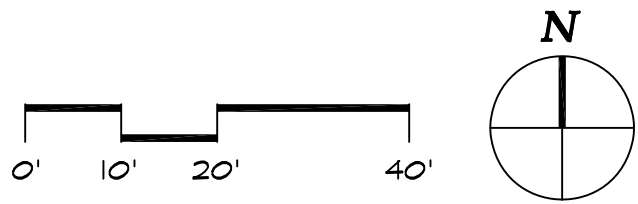
L2.1



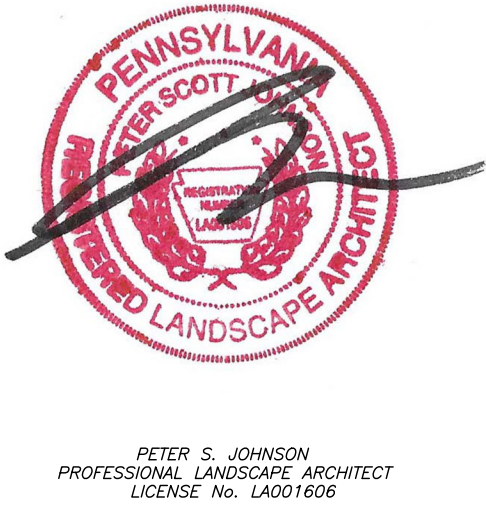
PLANTING NOTES:
1. SPECIES WILL BE SELECTED BY LANDSCAPE ARCHITECT AND PERT, UTILIZING PRIMARILY NATIVE SPECIES PLUS NON-INVASIVE ADAPTED ORNAMENTAL SPECIES.
2. SEE POTENTIAL PLANT LIST
3. LAWN AT DISTURBED AREAS UNLESS OTHERWISE NOTED

NOTES:
1. IMPERVIOUS COVERAGE INCREASE: 2836F
2. REFER TO TRAFFIC ENGINEERING PLANS FOR ROAD SIGNAGE AND ROAD STRIPING

- LEGEND
- ASPHALT PAVING
 - GRANITE BLOCK CURB
 - STONE RETAINING WALL
 - ORNAMENTAL CROSSWALK
PATTERN TBD - SEE DETAIL
See also Add Alt Crosswalk Detail & Crosswalk Option - Patterned Detail
 - SIGN TYPE 1 - GATEWAY
Signage Design by Others
 - BOLLARDS & CHAIN
 - FENCE (MATCH EXISTING)
 - DETECTABLE WARNING
 - SPOT ELEVATION
 - 1 FOOT CONTOUR
 - CANOPY TREE
 - EVERGREEN TREE
 - UNDERSTORY TREE
 - SMALL-HEIGHT SHRUB
 - LARGE SHRUB
 - LOW GROUNDCOVERS / PERENNIALS
 - PART SHADE SEED MIX W/ OPTIONAL PERENNIALS
 - TREE REMOVAL
 - EXIST FENCE
 - EXIST TREES & VEGETATION
 - EXIST 1 FOOT CONTOURS
(2 FOOT CONTOURS @ FETE)



Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
& Ecological Design
P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas Johnston
tjohnston@thinkgreenllc.com
www.ThinkGreenLLC.com



Client & Owner:
Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No.	Date	Revisions
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Project Name:
PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

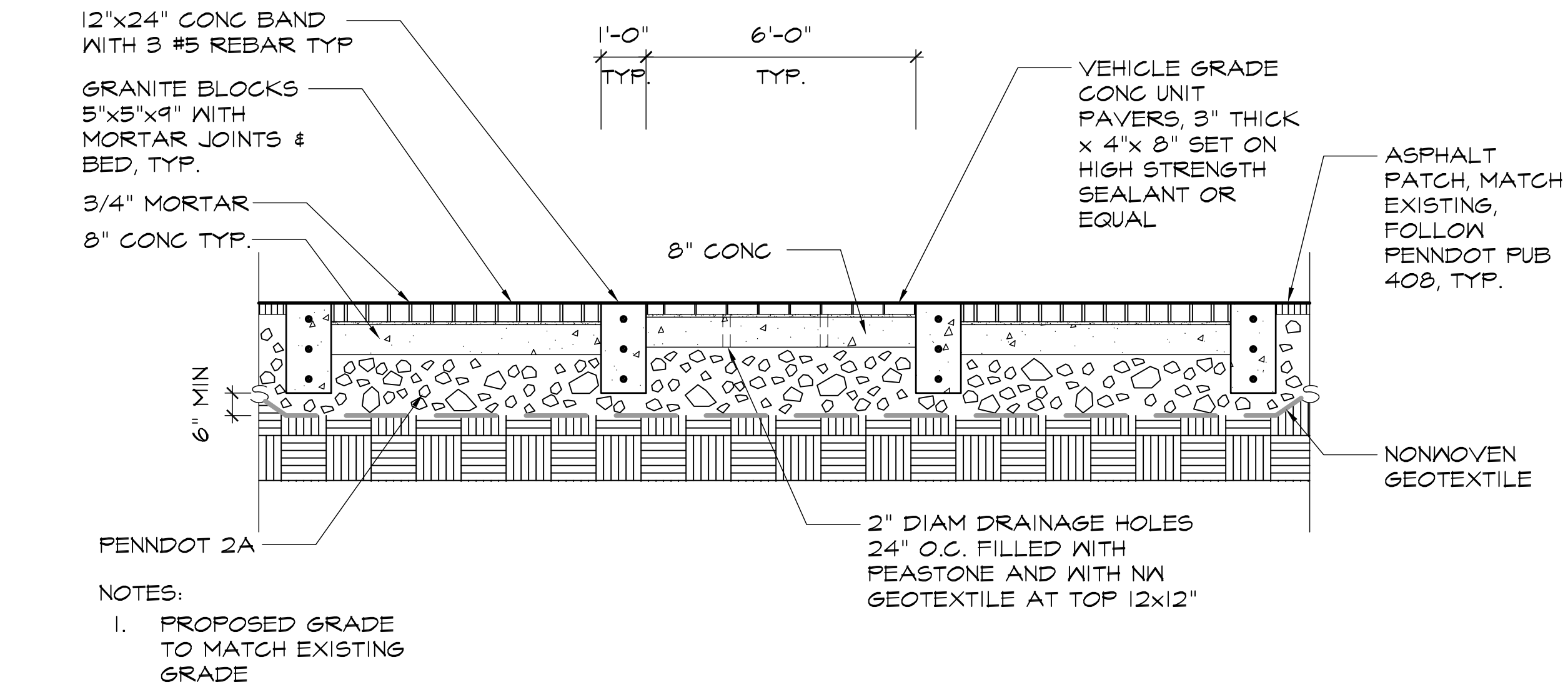
Checked:
JN

Approved:
PJ

Drawing Title:
**June Fete Crosswalk
at Lords New Church
Driveway Plan**

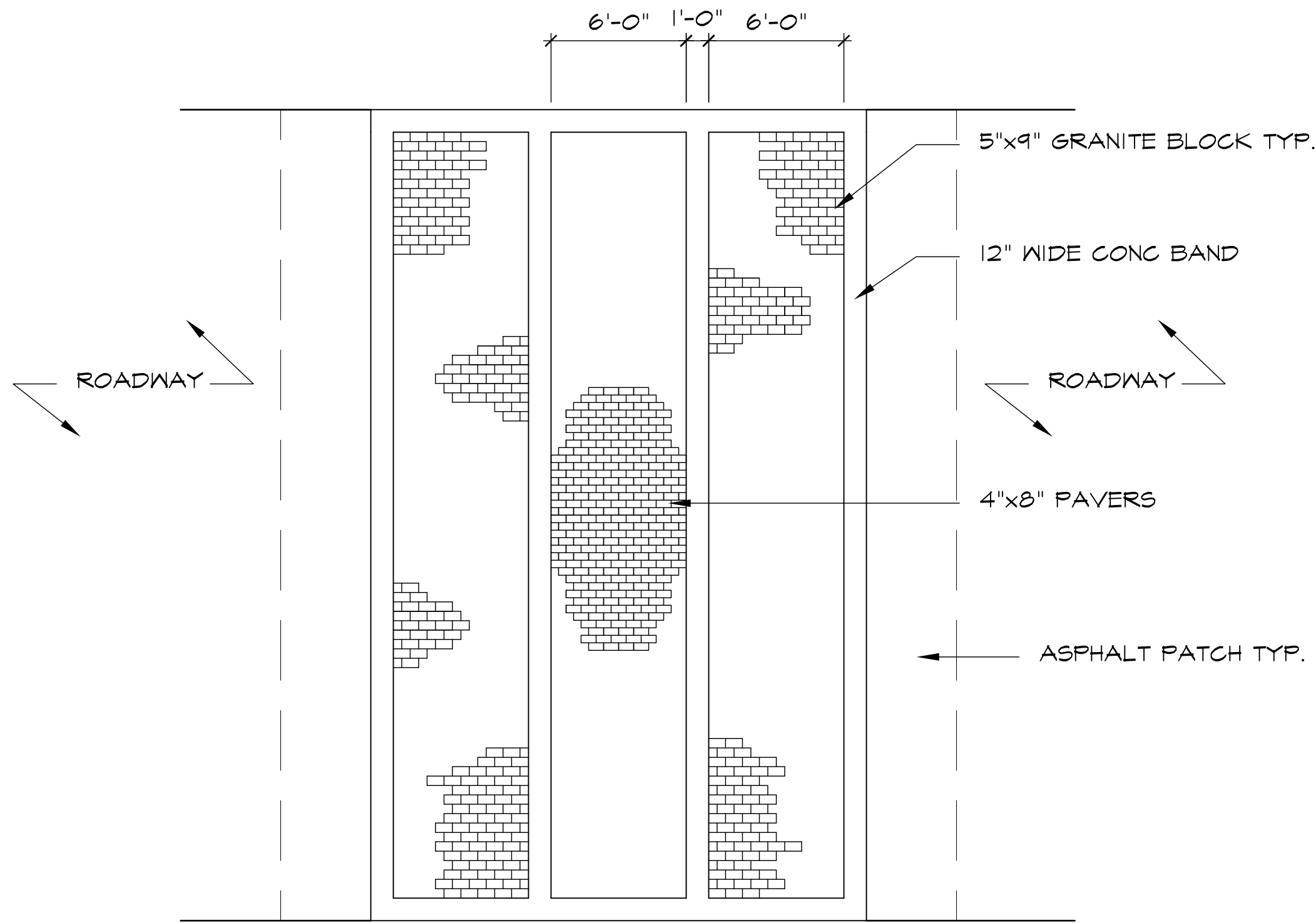
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File:
Date: 03/12/25 | Scale: AS SHOWN
Drawing Number:

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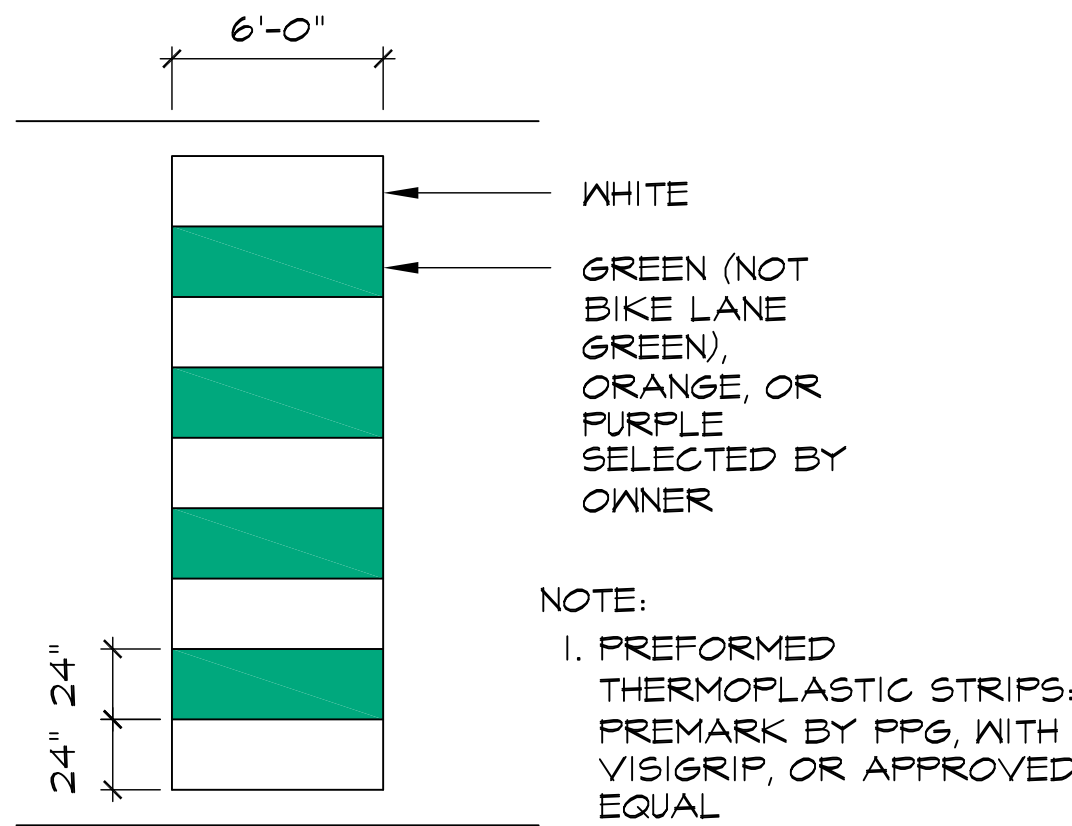


NOTES:
1. PROPOSED GRADE TO MATCH EXISTING GRADE

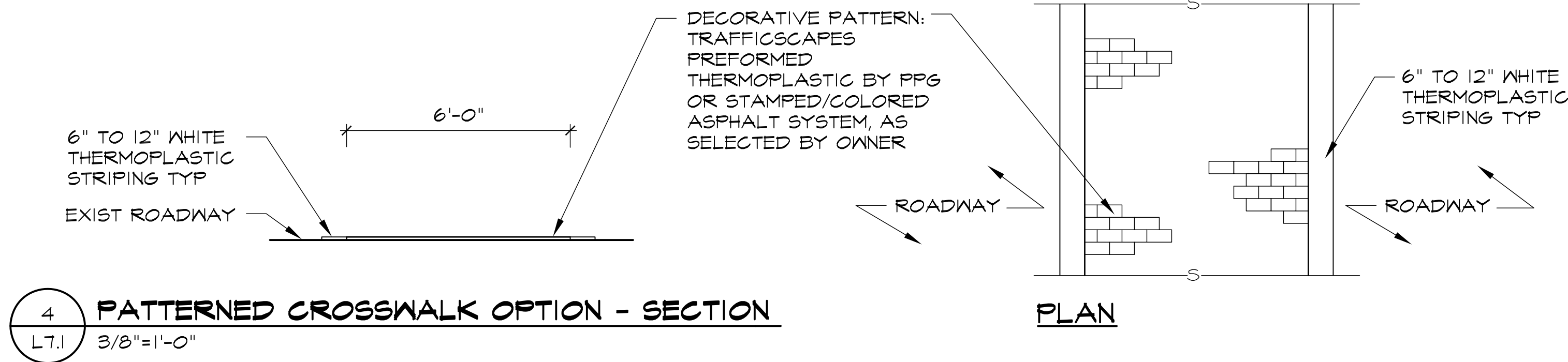
1 ADD ALTERNATE CROSSWALK SECTION
L7.1 3/8"=1'-0"



2 ADD ALTERNATE CROSSWALK PLAN VIEW
L7.1 3/16"=1'-0"

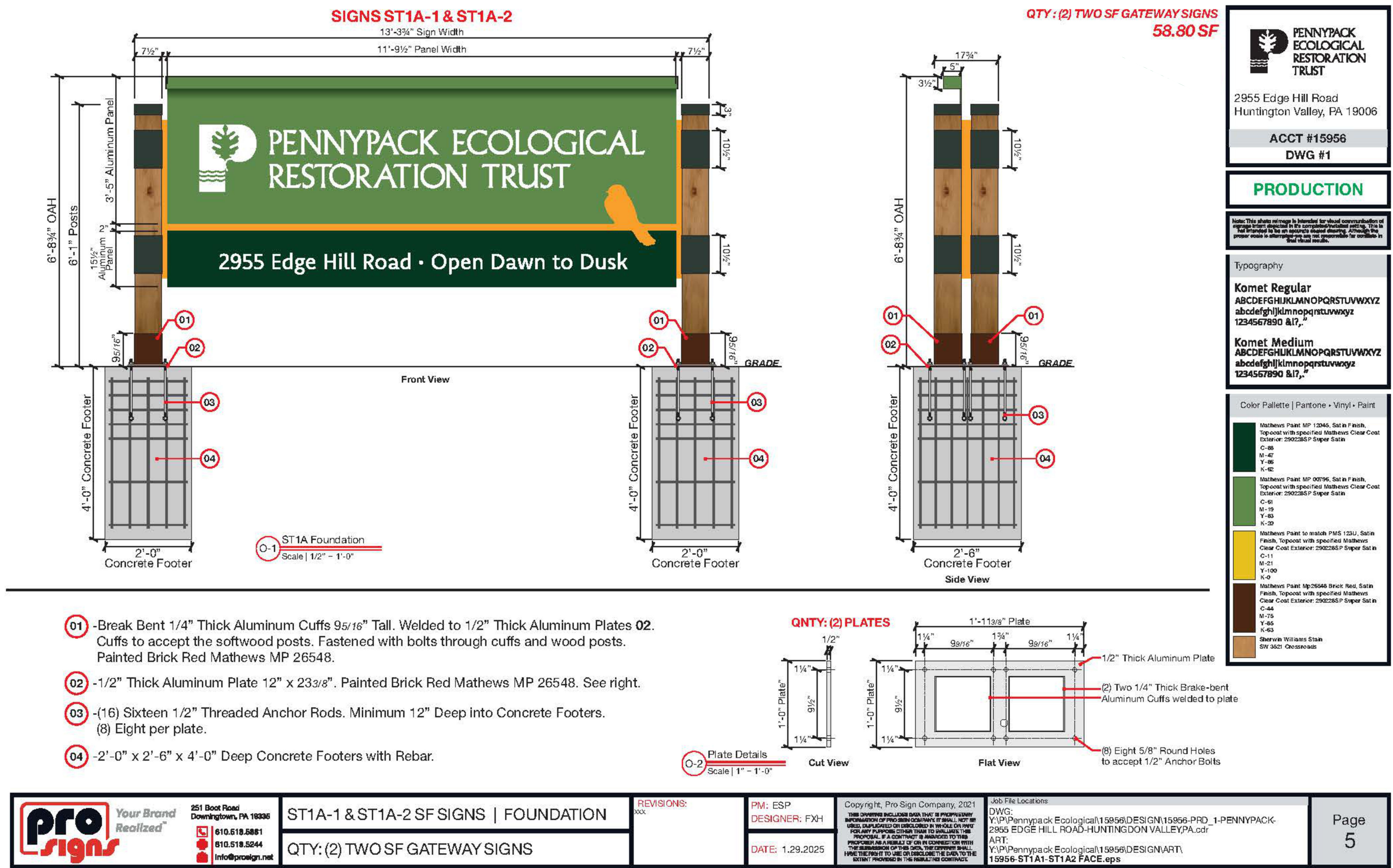


3 ORNAMENTAL CROSSWALK - BASE BID
L7.1 NTS



4 PATTERNED CROSSWALK OPTION - SECTION
L7.1 3/8"=1'-0"

SIGN FOR REFERENCE ONLY. (ALREADY SUBMITTED AND APPROVED BY TOWNSHIP)



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& Ecological Design
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Drawing Title:

Details

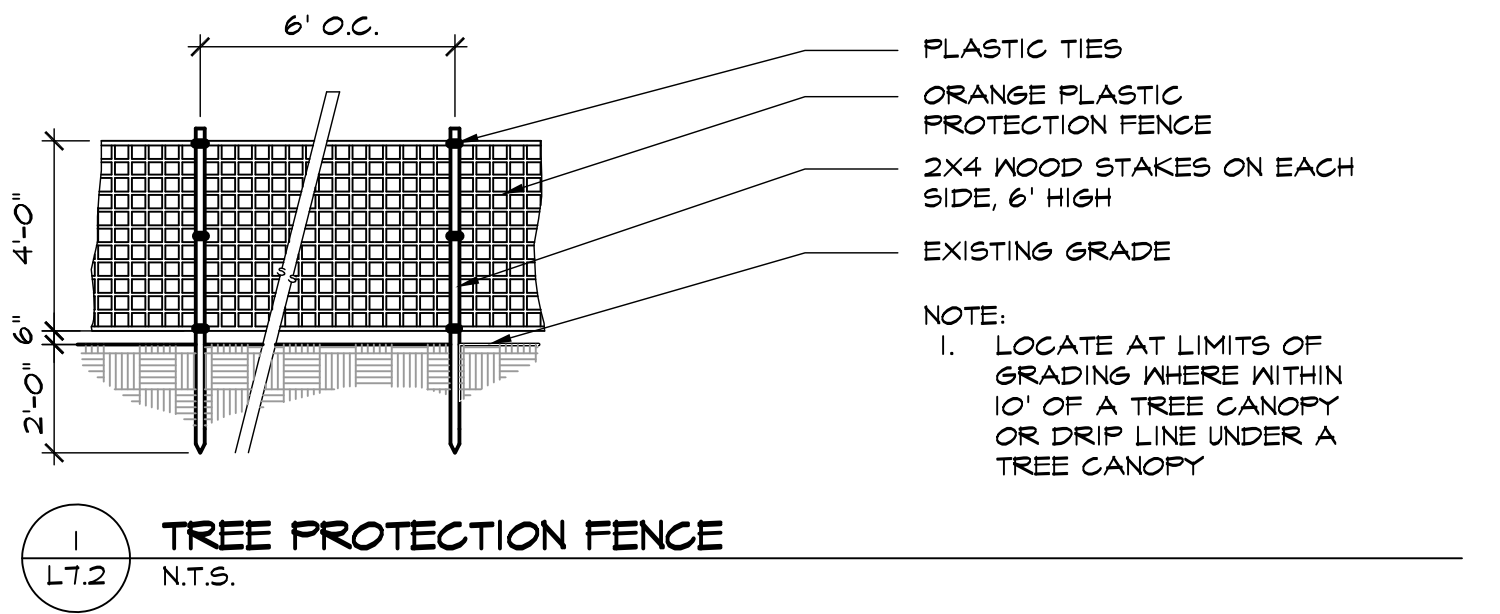
Job Number: 20738

File:

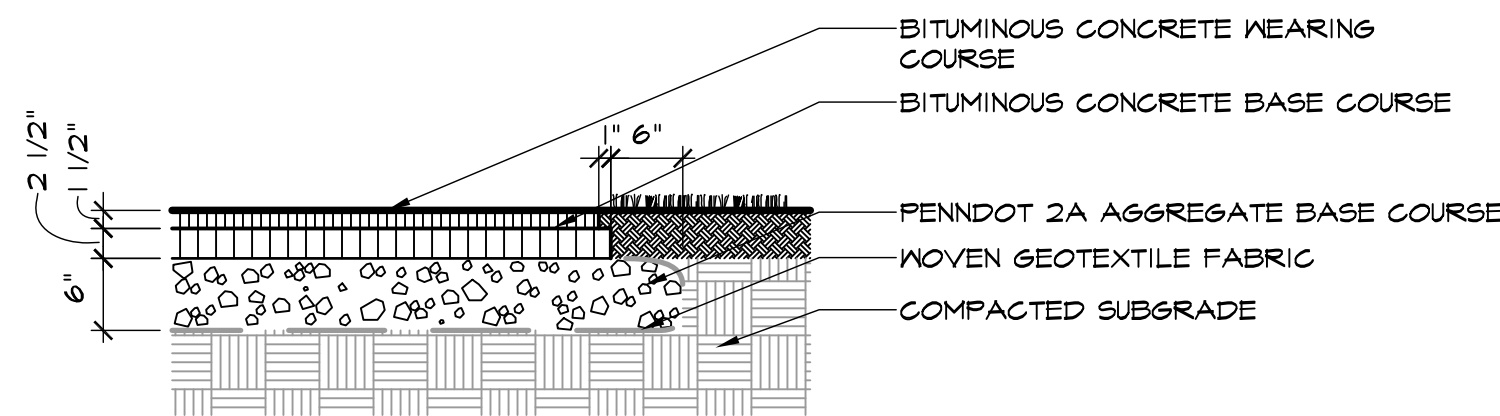
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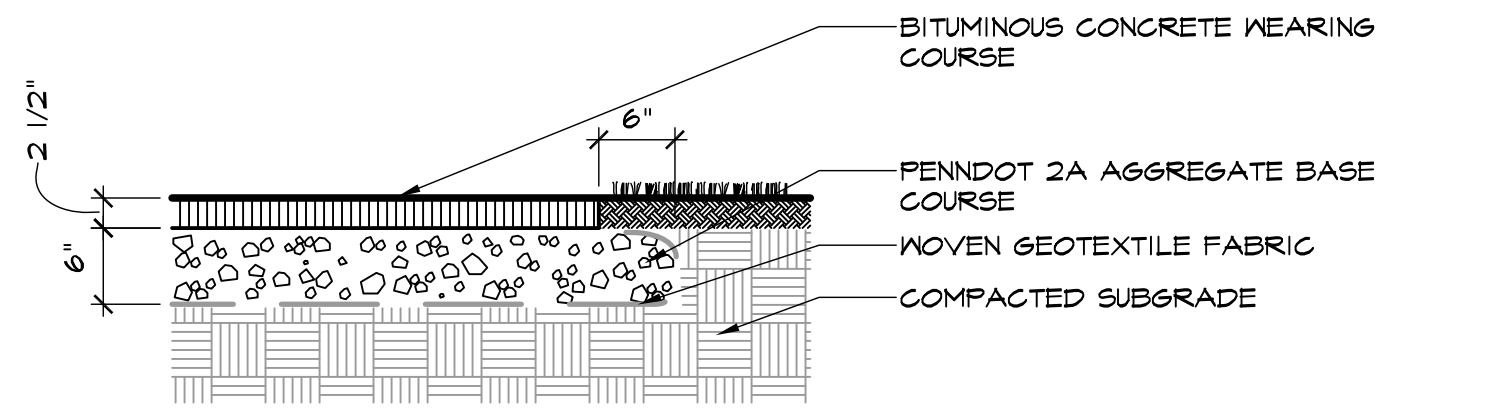
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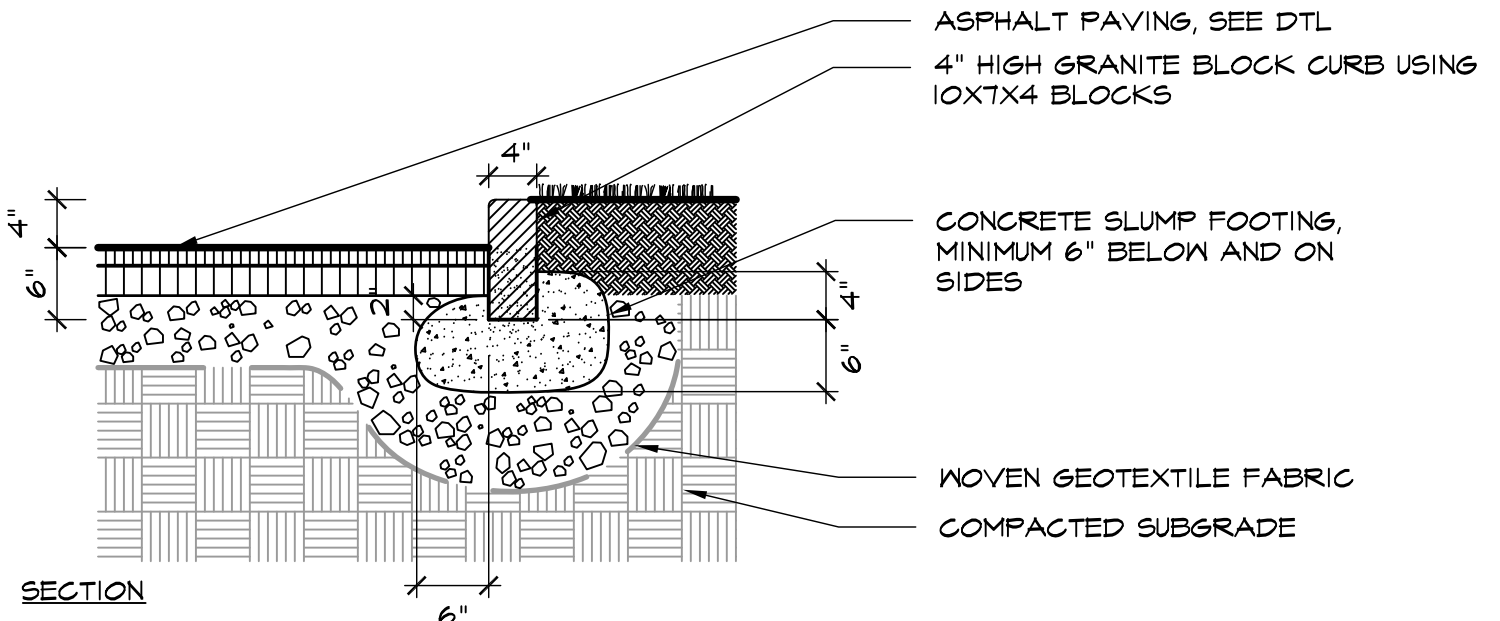
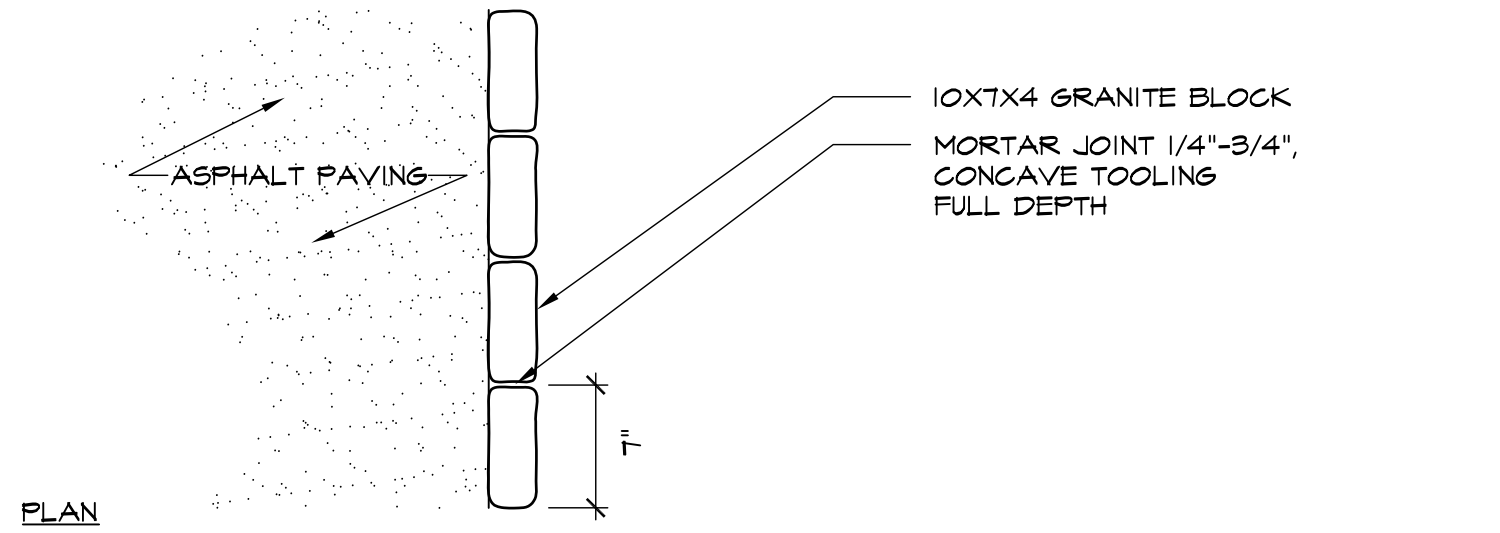
1 TREE PROTECTION FENCE
N.T.S.



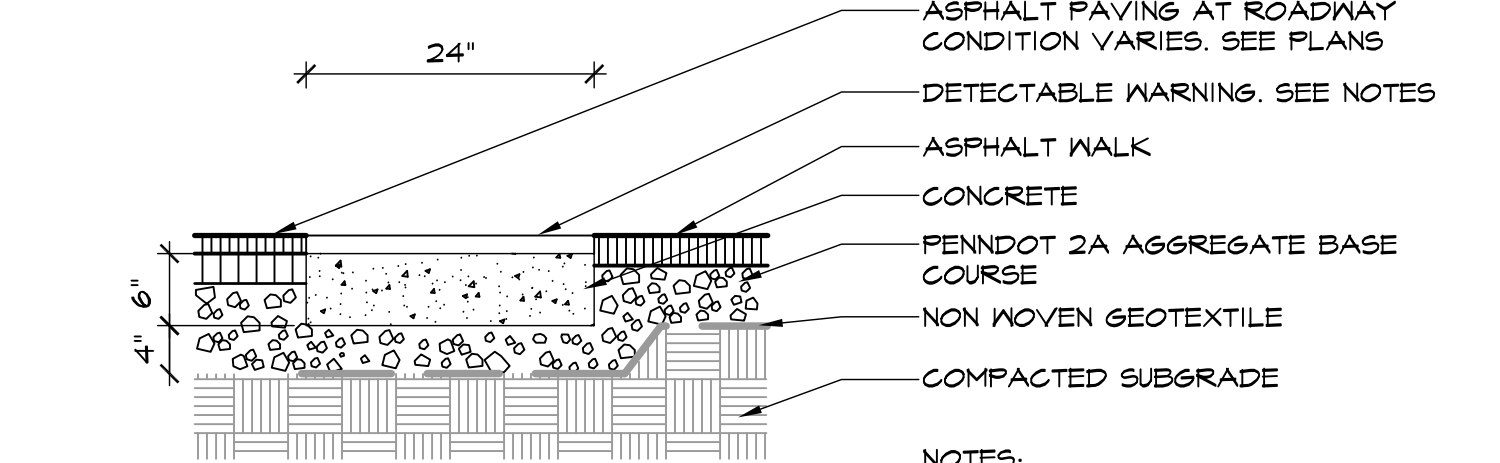
2 ASPHALT DRIVEWAY
N.T.S.



3 ASPHALT WALK
N.T.S.

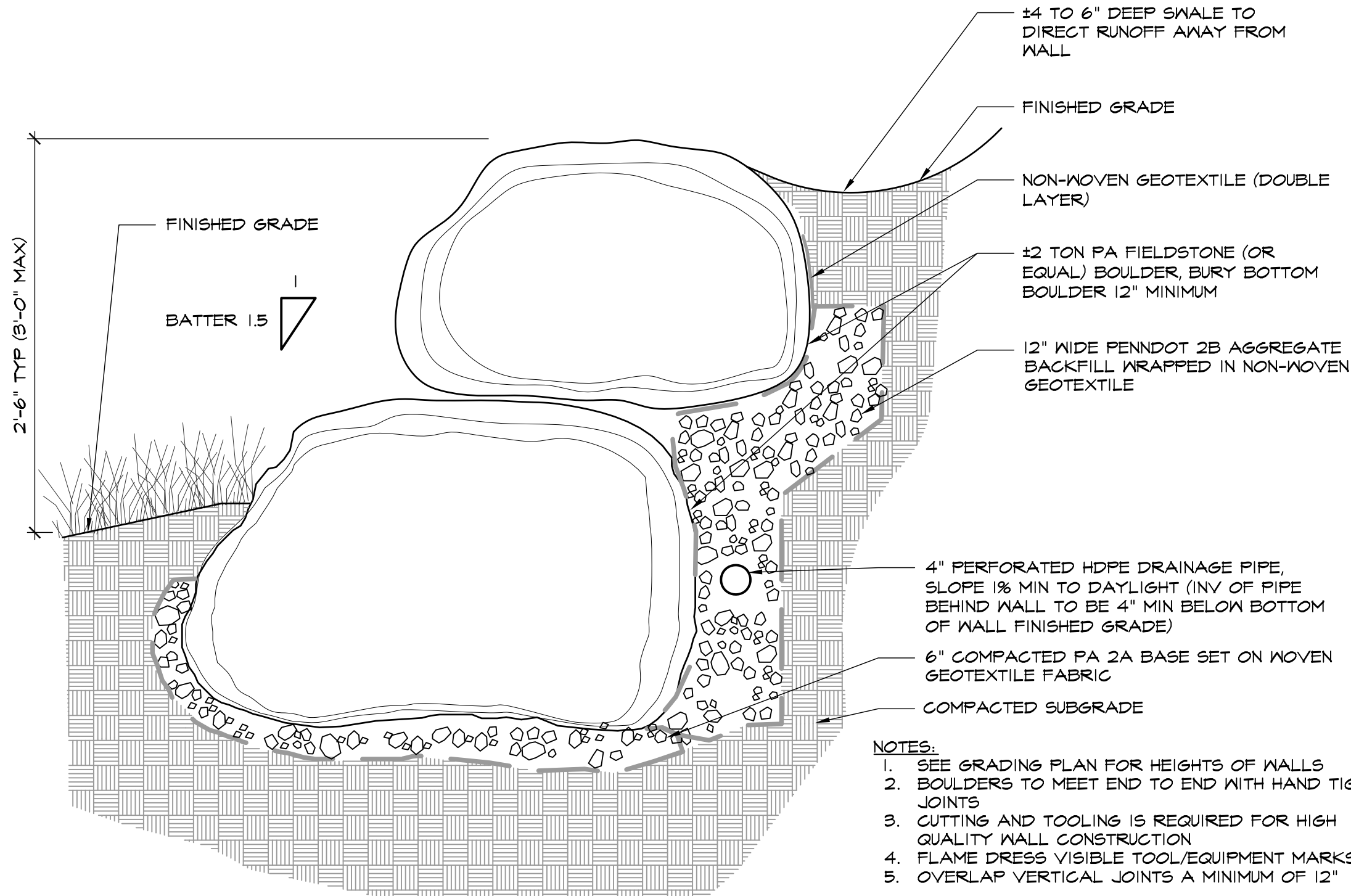


4 GRANITE BLOCK CURB
N.T.S.



NOTES:
1. DETECTABLE WARNING: 4x8 OR 12x12 PAVERS, OR METAL MAT, AS SELECTED BY OWNER.
2. ATTACH PAVERS TO CONC. WITH HIGH STRENGTH SEALANT OR EQUAL. ATTACH MATS TO CONC. PER MANUF INSTRUCTIONS.

5 DETECTABLE WARNING
N.T.S.



6 STONE RETAINING WALL
N.T.S.

Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
Construction
& Ecological Design
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No.	Date	Revisions
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Project Name:
PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

Checked:
JN

Approved:
PJ

Drawing Title:
Details

Job Number: 20738
File:
Date: 03/12/25 Scale: AS SHOWN
Drawing Number:

L7.2

POTENTIAL PLANT LIST

Owner and Landscape Architect will select species from this list and similar species

Botanical Name	Common Name
DECIDUOUS TREES	
<i>Acer rubrum</i>	Red Maple
<i>Fagus grandiflora</i>	American Beech
<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Nyssa sylvatica</i>	Black Gum
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus phellos</i>	Willow Oak

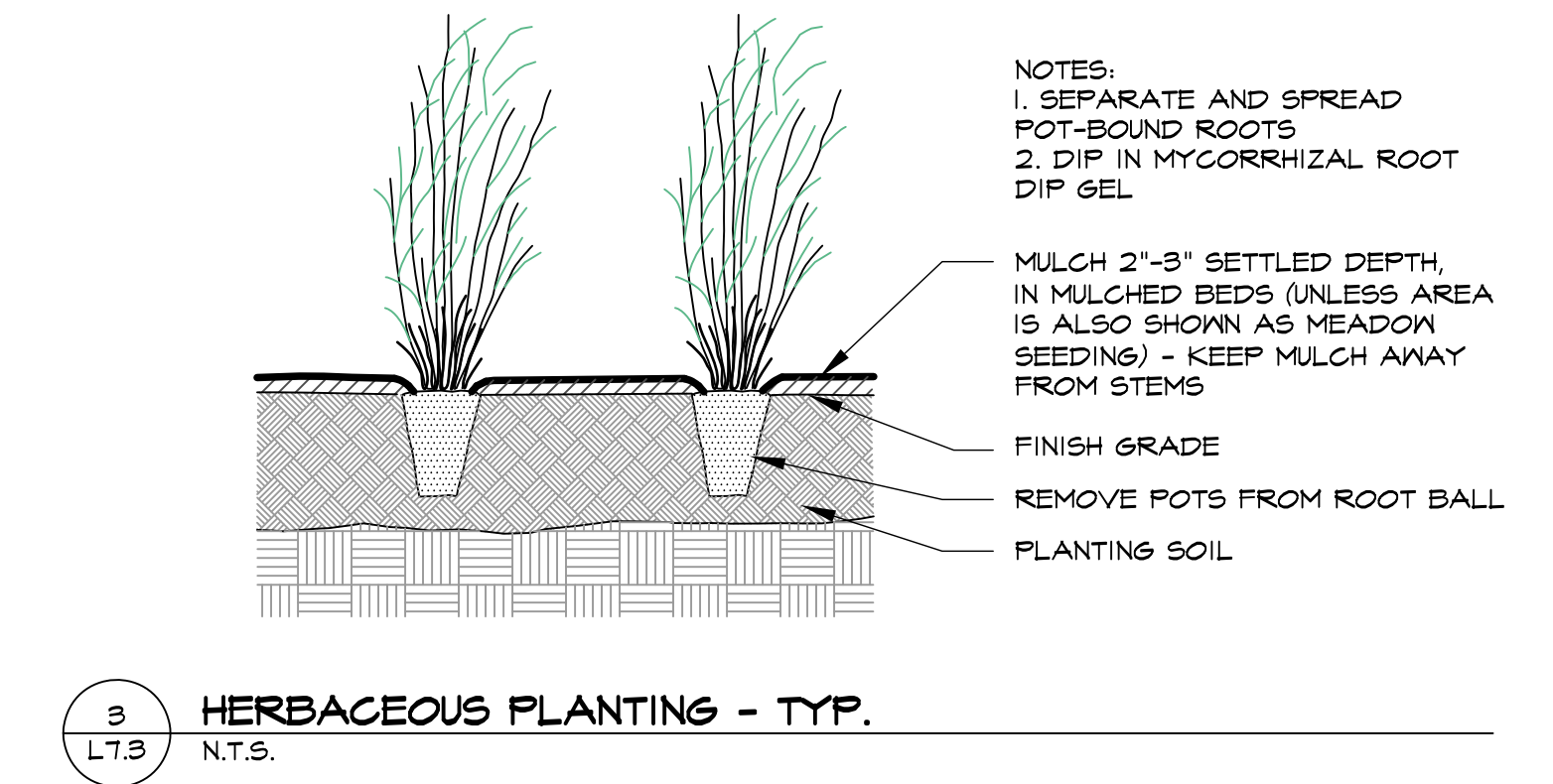
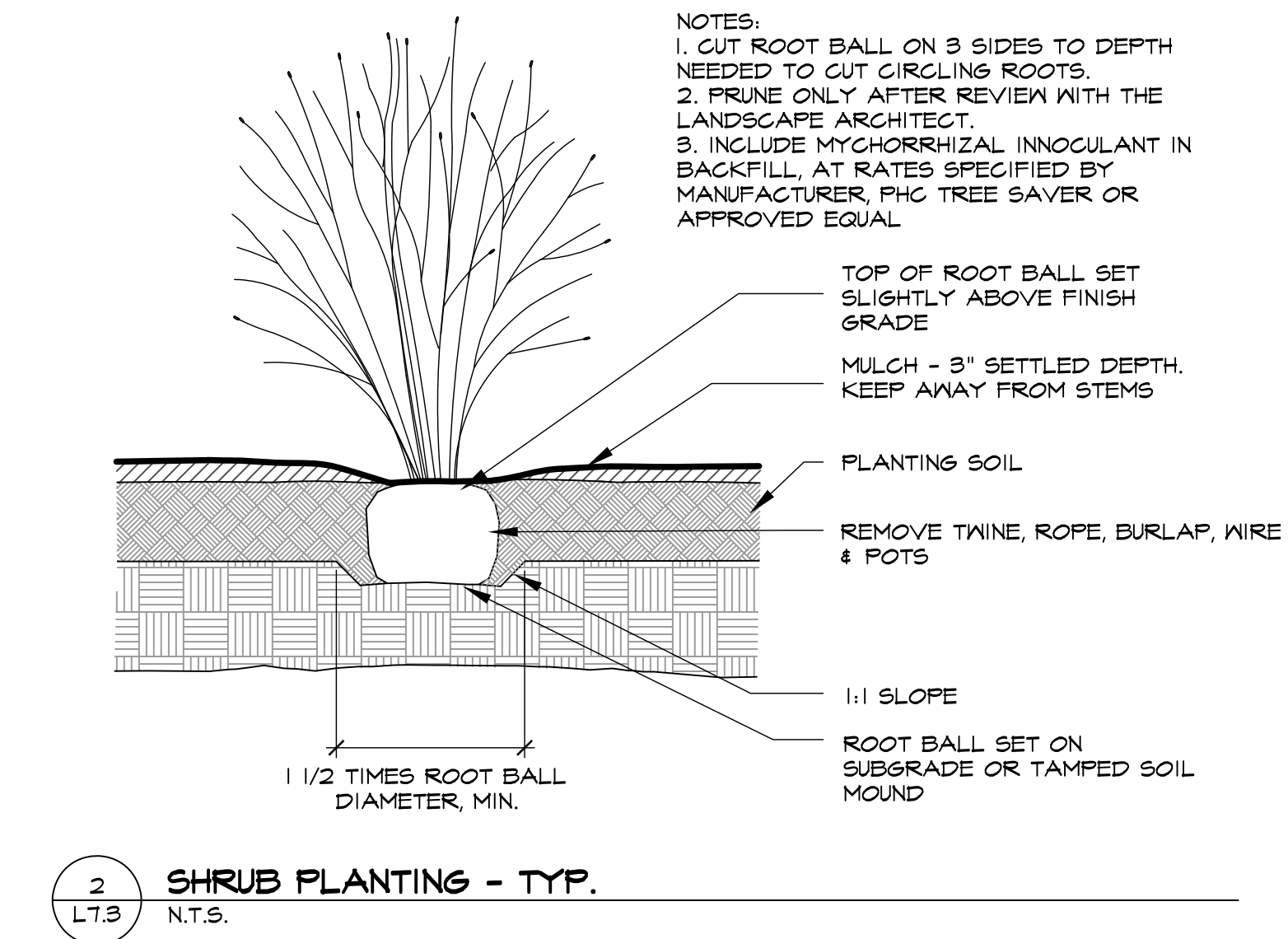
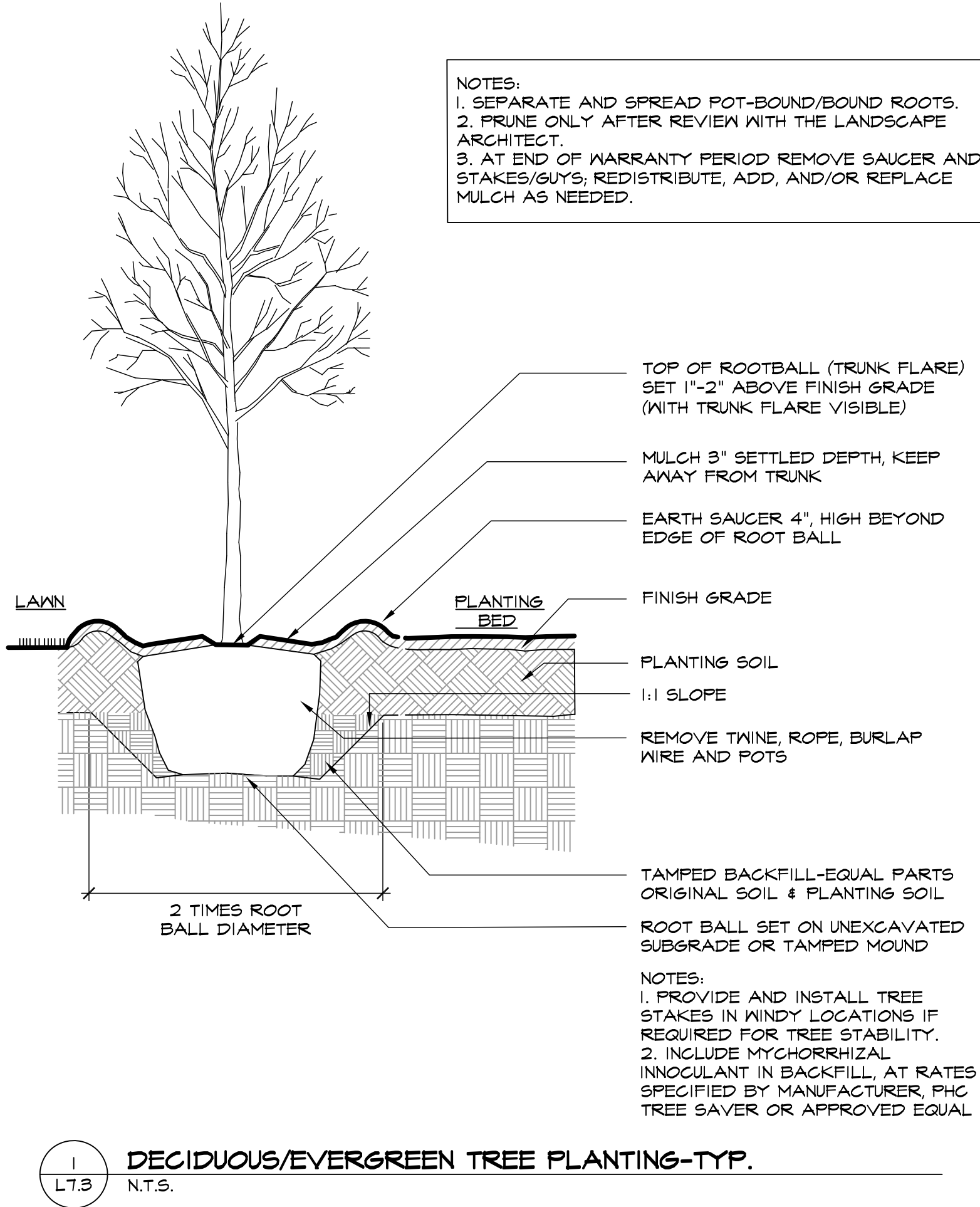
EVERGREEN TREES	
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Pinus strobus</i>	Eastern White Pine

UNDERSTORY TREES	
<i>Cercis canadensis</i>	American Redbud
<i>Cornus florida</i>	Flowering Dogwood
<i>Cornus florida rubra</i>	Pink Flowering Dogwood
<i>Hamamelis virginiana</i>	Common Witchhazel
<i>Magnolia virginiana</i>	Sweetbay

SHRUBS	
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
<i>Aesculus pavia</i>	Red Buckeye
<i>Aronia arbutifolia (or 'Brilliantissima')</i>	Red chokeberry
<i>Calycanthus floridus (or Michael Lindsay)</i>	Carolina Allspice
<i>Cornus sericea</i>	Red Osier Dogwood
<i>Diervilla lonicera 'Copper'</i>	Copper Bush Honeysuckle
<i>Fothergilla gardenii (or 'Mount Airy')</i>	Dwarf Fothergilla
<i>Fothergilla major</i>	Fothergilla
<i>Itea virginica</i>	Sweetspire
<i>Itea virginica 'Henry's Garnet'</i>	Henry's Garnet Sweetspire
<i>Itea virginica 'Little Henry'</i>	Little Henry Sweetspire
<i>Juniperus virginiana 'Gray Owl'</i>	Gray Owl Juniper
<i>Lindera benzoin</i>	Spicebush
<i>Physocarpus opulifolius</i>	Ninebark
<i>Spiraea alba</i>	Meadowsweet
<i>Viburnum dentatum</i>	Arrowwood
<i>Viburnum dentatum 'Chicago Lustre'</i>	Chicago Lustre Arrowwood
<i>Viburnum prunifolium</i>	Blackhaw

HERBACEOUS: PERENNIALS, GRASSES & FERNS

<i>Agastache 'Blue Fortune'</i>	Blue Fortune Agastache
<i>Amsonia hubrechtii</i>	Blue Star
<i>Amsonia tabernaemontana var saliciFolia</i>	Eastern Blue Star
<i>Anemone canadensis</i>	Canada Anemone
<i>Aruncus dioicus</i>	Goats Beard
<i>Asarum canadense</i>	Wild Ginger
<i>Asclepias syriaca</i>	Common Milkweed
<i>Athyrium filix-femina</i>	Lady Fern
<i>Carex appalachica</i>	Appalachian Sedge
<i>Carex radiata</i>	Star Sedge
<i>Chasmanthium latifolium</i>	Northern Sea Oats
<i>Chrysogonum virginianum</i>	Green-and-Gold
<i>Conoclynum coelestinium</i>	Blue Mistflower
<i>Eurybia divaricata</i>	White Wood Aster
<i>Iris cristata</i>	Bearded iris
<i>Maianthemum racemosum</i>	False Solomon's Seal
<i>Monarda didyma</i>	Bee Balm
<i>Pachysandra procumbens</i>	Allegheny Spurge
<i>Packera aurea</i>	Golden Groundsel / Ragwort
<i>Penstemon digitalis</i>	Beardstongue
<i>Phlox divaricata</i>	Wild Sweet William
<i>Polygonatum biflorum</i>	Solomon's Seal
<i>Rudbeckia fulgida fulgida</i>	Orange Coneflower
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sedum ternatum</i>	Wild Stonecrop
<i>Solidago canadensis</i>	Canada Goldenrod
<i>Solidago nemoralis</i>	Grey Goldenrod
<i>Solidago rugosa</i>	Rough-stemmed Goldenrod
<i>Symphotrichum novae-angliae</i>	New England Aster
<i>Symphotrichum oblongifolium</i>	Aromatic Aster
<i>Thelypteris noveboracensis</i>	New York Fern
<i>Tiarella cordifolia</i>	Heartleaf Foamflower



Landscape Architect:

ThinkGreen LLC

Landscape Architecture,
Construction
& Ecological Design

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Glenide, PA 19038

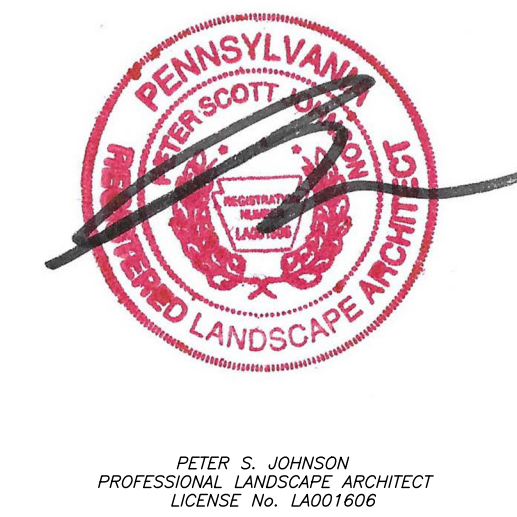
Tel 215 887 2595

Fax 215 887 2596

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No. Date Revisions

Project Name:

PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:

Municipal Submission / DD

Drawn:

LK/CV

Checked:

JN

Approved:

PJ

Drawing Title:

Details and Plant List

Job Number: 20738

File:

Date: 03/12/25

Scale: AS SHOWN

Drawing Number:

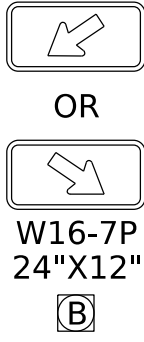
L7.3

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DISTRICT	COUNTY	ROAD NAMES	SHEET
6-0	MONTGOMERY	EDGE HILL ROAD & HUNTINGDON ROAD	1 OF 3
UPPER MORELAND TOWNSHIP			
REV NO	REVISIONS	DATE	BY

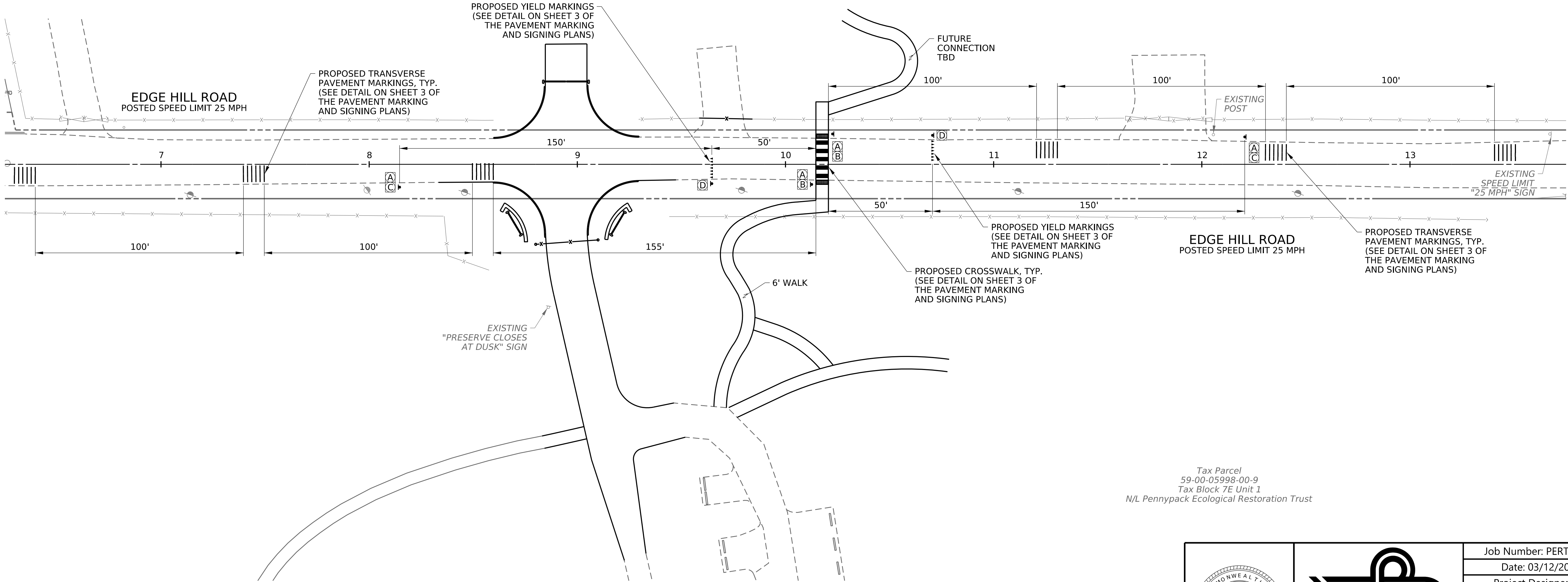
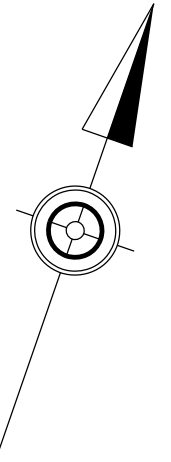
SIGN TABULATION							
PLAN SYMBOL	SERIES	SIZE	DESCRIPTION	STATION	ROAD NAME	ACTION	MAINTENANCE* RESPONSIBILITY
[A]	W11-2	30"X30"	PEDESTRIAN SIGN	8+14.61 RT	EDGE HILL ROAD	NEW	P
				10+12.61 RT	EDGE HILL ROAD	NEW	P
				10+22.61 LT	EDGE HILL ROAD	NEW	P
				12+20.61 LT	EDGE HILL ROAD	NEW	P
[B]	W16-7P	30"X18"	DIAGONAL DOWNWARD POINTING ARROW PLAQUE	10+12.61 RT	EDGE HILL ROAD	NEW	P
				10+22.61 LT	EDGE HILL ROAD	NEW	P
[C]	W16-9P	30"X18"	AHEAD PLAQUE	8+14.61 RT	EDGE HILL ROAD	NEW	P
				12+20.61 LT	EDGE HILL ROAD	NEW	P
[D]	R1-5L	36"X36"	YIELD HERE TO PEDESTRIAN WITH LEFT ARROW	9+64.61RT	EDGE HILL ROAD	NEW	P
				10+70.61 LT	EDGE HILL ROAD	NEW	P
* S - STATE M - MUNICIPALITY P - PERMITTEE U - UNKNOWN							



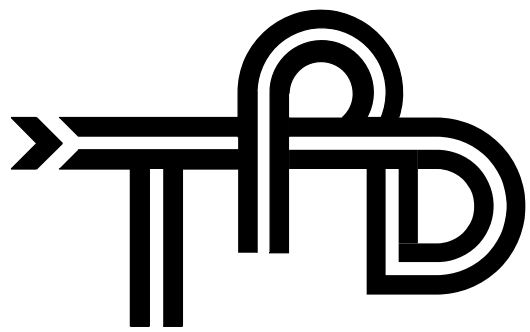
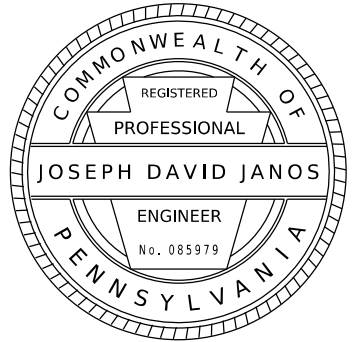
LEGEND

- ▽ - EXISTING SIGN
 ▼ - PROPOSED SIGN
- 4"/W ————— EXISTING 4" WIDTH / SOLID WHITE LINE
 4"/Y ————— EXISTING 4" WIDTH / SOLID YELLOW LINE
 4"/DY ————— EXISTING 4" WIDTH / DOUBLE YELLOW LINE
 24"/W ————— EXISTING 24" WIDTH / SOLID WHITE LINE
 4"/W ————— 4" WIDTH / SOLID WHITE LINE
 6"/BW — — — — — 6" WIDTH / BROKEN WHITE LINE
 4"/Y ————— 4" WIDTH / SOLID YELLOW LINE
 4"/BY — — — — — 4" WIDTH / BROKEN YELLOW LINE
 4"/DW - - - - - 4" WIDTH / DOTTED WHITE LINE
 4"/DY ————— 4" WIDTH / DOUBLE YELLOW LINE
 6"/W ————— 6" WIDTH / SOLID WHITE LINE
 24"/W ————— 24" WIDTH / SOLID WHITE LINE
 24"/Y ————— 24" WIDTH / SOLID YELLOW LINE

CONTRACTOR TO REPLACE IN KIND, RAISED PAVEMENT MARKERS (PUB. 111, TC-8602) AND RUMBLE STRIPS (PUB. 72M, RC-22M) IF NECESSARY BASED ON FINAL PAVEMENT MARKINGS WITHIN THE LIMITS OF WORK



Tax Parcel
 59-00-05998-00-9
 Tax Block 7E Unit 1
 N/L Pennypack Ecological Restoration Trust



Job Number: PERT.00001

Date: 03/12/2025

Project Designer: JDJ

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PAVEMENT MARKING AND SIGNING PLAN





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OPERATOR: tfarley
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DISTRICT	COUNTY	ROAD NAMES	SHEET
6-0	MONTGOMERY	EDGE HILL ROAD & HUNTINGDON ROAD	2 OF 3
UPPER MORELAND TOWNSHIP			
REV NO	REVISIONS		DATE BY

SIGN TABULATION							
PLAN SYMBOL	SERIES	SIZE	DESCRIPTION	STATION	ROAD NAME	ACTION	MAINTENANCE* RESPONSIBILITY
	W11-2	30"X30"	PEDESTRIAN SIGN	51+79.75 RT	HUNTINGDON ROAD	NEW	P
				53+84.50 RT	HUNTINGDON ROAD	NEW	P
				53+89.61 LT	HUNTINGDON ROAD	NEW	P
				55+87.61 LT	HUNTINGDON ROAD	NEW	P
	W16-7P	30"X18"	DIAGONAL DOWNWARD POINTING ARROW PLAQUE	53+84.50 RT	HUNTINGDON ROAD	NEW	P
				53+89.61 LT	HUNTINGDON ROAD	NEW	P
	W16-9P	30"X18"	AHEAD PLAQUE	51+79.75 RT	HUNTINGDON ROAD	NEW	P
				55+87.61 LT	HUNTINGDON ROAD	NEW	P
	R1-5L	36"X36"	YIELD HERE TO PEDESTRIAN WITH LEFT ARROW	53+21.75 RT	HUNTINGDON ROAD	NEW	P
				54+37.61 LT	HUNTINGDON ROAD	NEW	P
* S - STATE		M - MUNICIPALITY	P - PERMITTEE	U - UNKNOWN			

W11-2
30"X30"

OR

W16-7P
24"X12"

W16-9P
24"X12"

R1-5L
36"X36"

LEGEND

- EXISTING SIGN

- PROPOSED SIGN

4"/W

4"/Y

4"/DY

24"/W

4"/W

6"/BW

4"/Y

4"/BY

4"/DW

4"/DY

6"/W

24"/W

24"/Y

EXISTING 4" WIDTH / SOLID WHITE LINE

EXISTING 4" WIDTH / SOLID YELLOW LINE

EXISTING 4" WIDTH / DOUBLE YELLOW LINE

EXISTING 24" WIDTH / SOLID WHITE LINE

4" WIDTH / SOLID WHITE LINE

6" WIDTH / BROKEN WHITE LINE

4" WIDTH / SOLID YELLOW LINE

4" WIDTH / BROKEN YELLOW LINE

4" WIDTH / DOTTED WHITE LINE

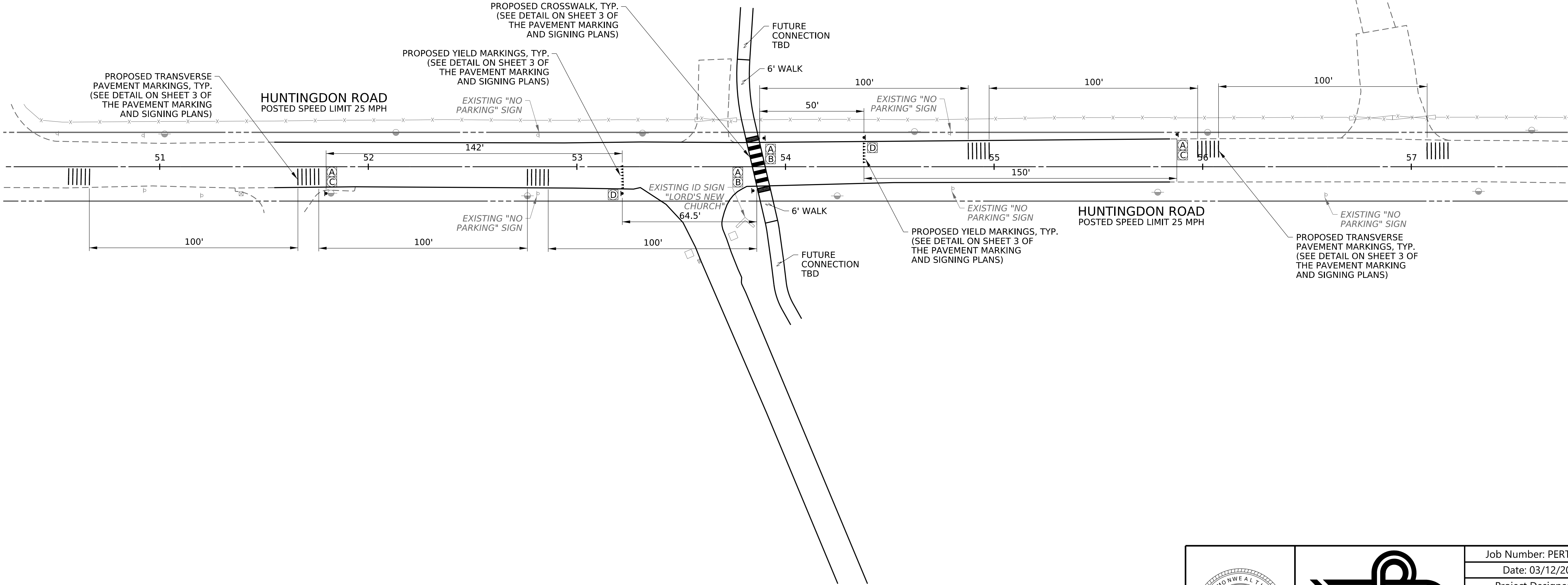
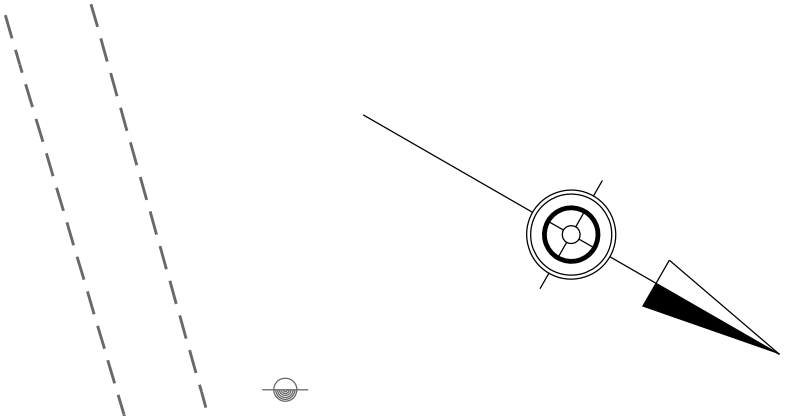
4" WIDTH / DOUBLE YELLOW LINE

6" WIDTH / SOLID WHITE LINE

24" WIDTH / SOLID WHITE LINE

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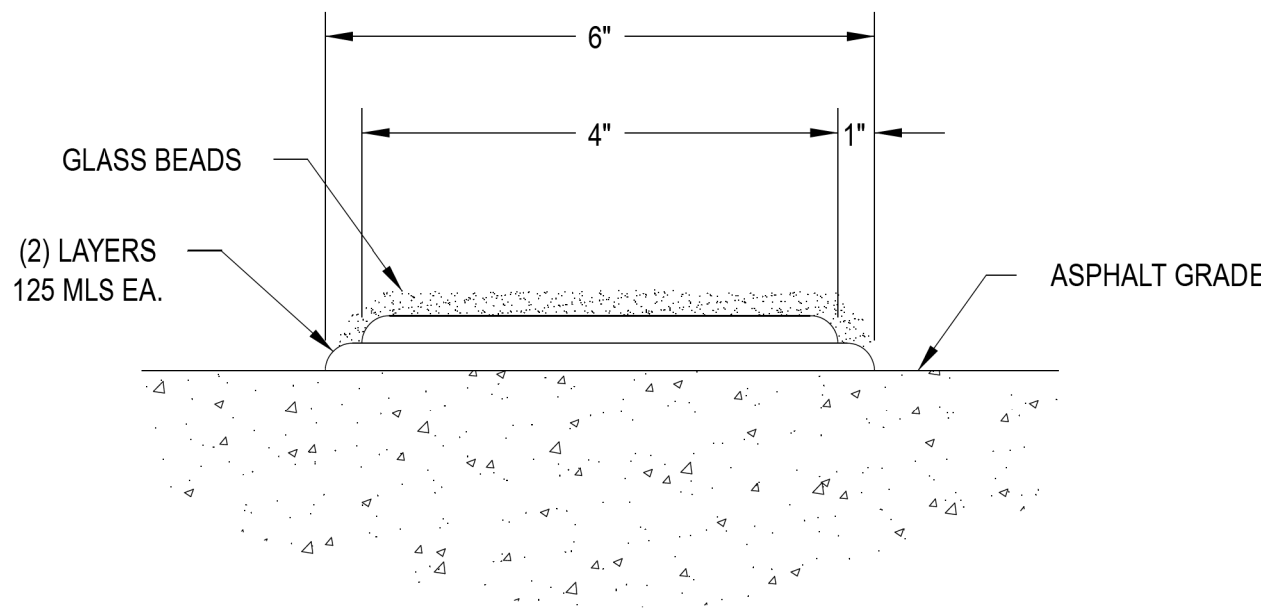
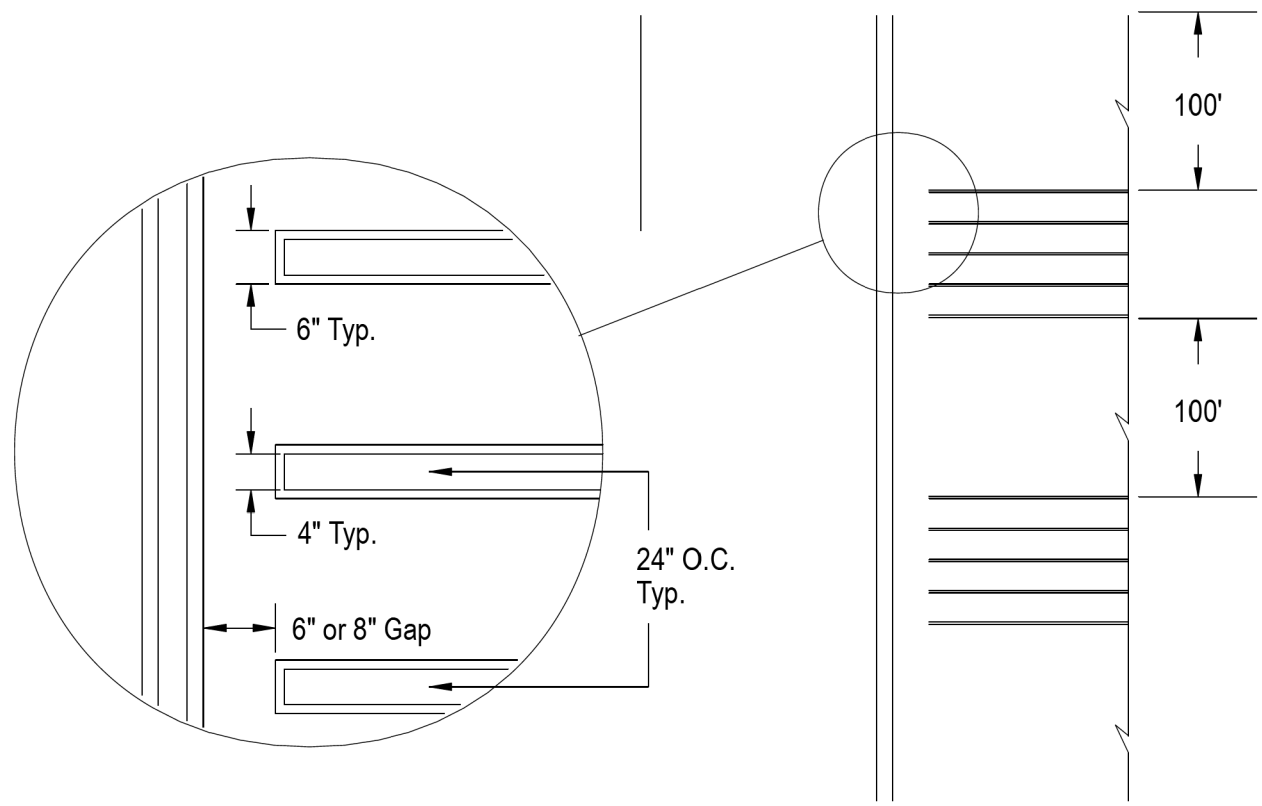
PAVEMENT MARKING AND SIGNING PLAN

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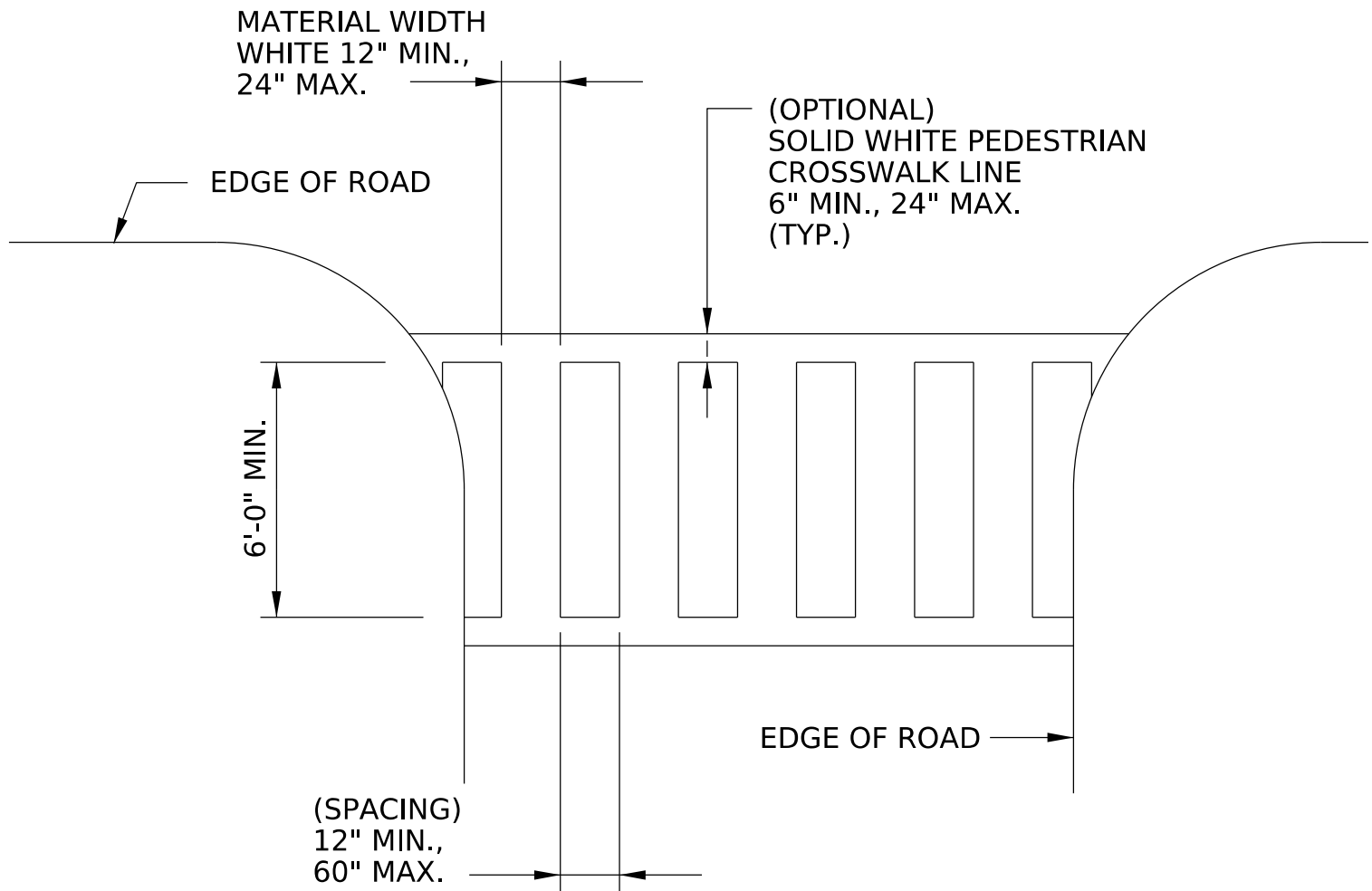
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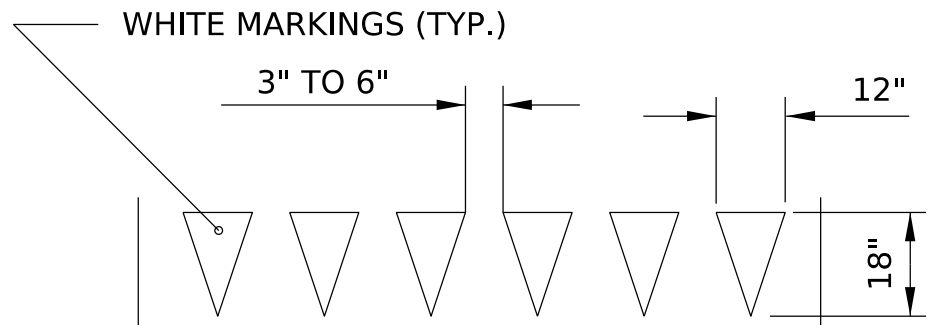


TRANSVERSE MARKINGS DETAIL
NTS



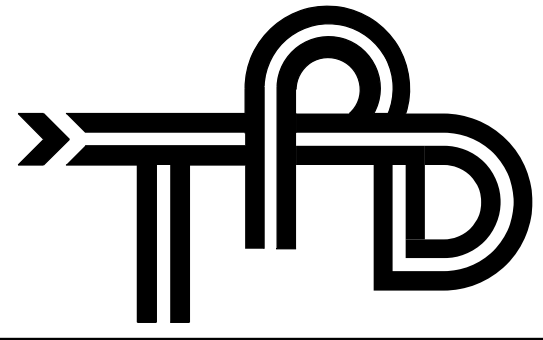
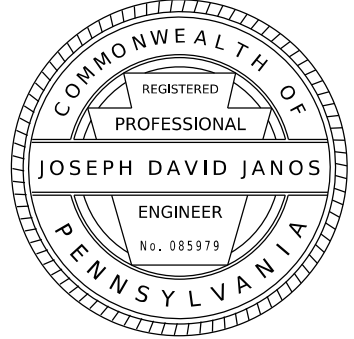
NOTE: FINAL SELECTION OF CROSSWALK OPTIONS TO BE DETERMINED BY PENNYPACK ECOLOGICAL RESTORATION TRUST (PERT). REFER TO L-SERIES DRAWINGS FOR ADDITIONAL OPTIONS.

CROSSWALK DETAIL
NTS



POSTED OR STATUTORY SPEED
LIMIT LESS THAN 40 MPH

TYPICAL YIELD LINE LAYOUT
NTS



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TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

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CHERYL LOCKARD

Vice President

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Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Community Development Committee - April 14, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Authorization to Advertise a Public Hearing - Amendments to Zoning Ordinance #1754
Prepared By:	Paul Purtell, Director of Code Enforcement
Attachments:	N/A
Background/Analysis:	On October 7, 2024 the Upper Moreland Township Board of Commissioners adopted Zoning Ordinance #1754 which completed a comprehensive update of the Zoning Code. This update was done in accordance with the Upper Moreland Township 2040 Comprehensive Plan which the Advisory Planning Agency and Township staff worked on for 3.5 years. As enforcement of the new ordinance continues we are finding certain areas of the new ordinance which were erroneously changed/omitted based on our recommendations. In order to make these edits the Board of Commissioners will need to hold a public hearing to make the corrections.
Fiscal Impact/Source:	N/A
Alternatives:	N/A
Staff Recommendation:	The Board of Commissioners authorize Township Solicitor to advertise for a Public Hearing on June 2, 2025.

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Agenda Summary

Community Development Committee Meeting – February 10, 2025

Community Development Committee Meeting – April 14, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Approval Armour & Sons Bid for Route 611\263 System Upgrades
Prepared by:	Patrick Stasio, Township Manager
Attachments:	Recommendation Letter from Bowman
Background/Analysis:	The project includes Route 611 and Route 263 traffic signal upgrades. The signals system along this corridor is aged and requires upgrades. The lowest responsible bid was from Armour & Sons Electric, Inc., in the amount of \$307,500.00.
Fiscal Impact/Sources:	<p>In 2023, the Township received a PennDot grant in the amount of \$557,875 and requires no match. The grant expires in June 2025.</p> <p>Upper Moreland is responsible for all bidding and inspection costs, estimated to be \$12,000.</p>
Alternatives:	N/A
Recommend Action:	The Board of Commissioners approve the bid for Armour & Sons Electric, Inc. at the May 5, 2025 Regular Meeting.

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April 8, 2025

Mr. Patrick T. Stasio
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Engineer's Recommendation of Award**
Traffic Signal System Improvements at York Road\Easton Road (S.R. 0611\0263)
Upper Moreland Township, Montgomery County, PA
Bowman Project No. 310016-24-001

Dear Pat:

Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on April 8, 2025, for the above referenced project. Below is a summary of the bids received from the two (2) contractors:

	<i>Company</i>	<i>Total Base Bid</i>	<i>Status</i>
1	Armour & Sons Electric, Inc.	\$307,500.00	Verified
2	Miller Bros.	\$409,380.51	Verified

Upon review, the bids received appear to be acceptable. Our office recommends the governing body consider awarding the contract to the qualified low bidder, Armour & Sons Electric, Inc. for a total of **\$307,500.00**.

If you have any questions, or require additional information, please contact me at akuhner@bowman.com.

Sincerely,

Anton Kuhner, P.E.
Regional Service Leader Signals

AKK/lsw

CC:

V:\310016 - Upper Moreland\310016-24-001 (TRA) - 611 GLG-TST\Engineering\Const_Services\11_Correspondence\Recommendation of Award - Upper Moreland Township - York Rd & Easton Rd.doc

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Agenda Summary

Board of Commissioners Regular Meeting – April 7, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	3110 Davisville Road Removal from the Historical Resource Inventory
Prepared by:	Patrick Stasio, Township Manager
Attachments:	Resolution R-2025-11
Background/Analysis:	The owner of the property at 3110 Davisville Road wishes to demolish the current house and construct new three-story house, elevated above the floodplain per UMT Code. The owner completed the application process and all permits have been approved. The existing house is listed on the Upper Moreland Township Historical Resource Inventory, as a class III Historic Resource. As such, any modifications must be reviewed by the Historical Commission. The Historical Commission also provides a recommendation to the Board of Commissioners. Susan Worth LaManna, from the Historical Commission, has visited the site, discussed with the Commission, and has provided their recommendation which is to approve the demolition.
Fiscal Impact/Sources:	N/A
Alternatives:	N/A
Recommend Action:	The Board of Commissioners approve Resolution R-2025-11 at the May 5, 2025 Regular Meeting.

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**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. R-2025-11

A RESOLUTION OF THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE REMOVAL OF THE PROPERTY LOCATED AT 3110 DAVISVILLE ROAD FROM THE UPPER MORELAND TOWNSHIP HISTORICAL RESOURCE INVENTORY.

WHEREAS, the owners of the property located at 3110 Davisville Road, Montgomery County Tax Parcel No. 59-00-04401-00-4 (the “Property”), received a permit from the Township to demolish the existing single-family residence on the Property in order to construct a new three-story single-family residence on the Property; and

WHEREAS, after said permit for construction was issued by the Township it was discovered that the Property is listed as a Class III historical resource on the Upper Moreland Township Historical Resource Inventory list maintained and overseen by the Upper Moreland Township Historical Commission; and

WHEREAS, the Upper Moreland Township Code of Ordinances details in Chapter 23, Section 23-9(c) that the Upper Moreland Township Historical Commission possess the authority to delete resources designated historic from the Township Historical Resource Inventory; and

WHEREAS, the Township Historical Commission met on April 4, 2025, and voted to delete the Property from the Historical Resource Inventory List; and

WHEREAS, Chapter 23, Section 23-9(c)(5) of the Township Historical Ordinance states that “[a]n owner or any subsequent owner of a Class III historic resource on the Upper Moreland Township Historic Resources Inventory shall not be permitted to request deletion of the resource after an application for a building permit or demolition permit has been received by Upper Moreland Township; and

WHEREAS, the prohibition of the deletion of a Class III historic resource applied for after the issuance of a building or demolition permit has been received by the Township may be overridden by a vote of the Board of Commissioners pursuant to its powers afforded under Chapter 23, Section 23-11 of the Historical Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Moreland Township does hereby authorize the deletion of the property located at 3110 Davisville Road from the Township Historical Resource Inventory List.

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby directs that the Property owners set aside certain windows and support beams from the historic structure to be demolished for the examination and preservation by the Township Historical Commission.

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 5th day of May, 2025.

Attest:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Patrick Stasio, Secretary

Clifton McFatridge, President

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
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ALEX H. LEVY
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Township Solicitor

Agenda Summary

Community Development Committee Meeting – March 10, 2025

Public Hearing – April 7, 2025

Public Hearing (Continued from April 7, 2025) – May 5, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item: Conditional Use Application submitted by JERC Partners XXXIX LLC for property located at 91 N. York Road and known as Station at WG

Prepared By: Paul Purtell, Director of Code Enforcement

Attachments: Decision and Order

Background/Analysis: The applicant and property owner, JERC Partners XXXIX LLC, are proposing to amend the previous conditional use approval with filing of a new application to convert the approved 9,000 square foot office area on the 2nd floor into ten (10) 1 bedroom/studio apartments.

Fiscal Impact/Source: Permit fees & earned income tax from future tenants.

Alternatives: N/A

Staff

Recommendation: The Board of Commissioner approve the Decision and Order for the Conditional Use application for 91 N. York Road at the May 5, 2025 Regular Meeting.

**BEFORE THE
BOARD OF COMMISSIONERS
OF UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: JERC Partners XXXIX, LLC and J.G. Petrucci Company, Inc.

APPLICATION NO.: Conditional Use # 25-0001

PREMISES: 91 North York Road, Willow Grove, PA 19090

APPLICATION: Conditional Use: Multi-family apartment complex in the TC-1 Town Center Zoning District.

DECISION AND ORDER

FINDINGS OF FACT

1. This conditional use application (the "Application") involves the tract identified as the "The Station at Willow Grove" which consists of Tax Parcel No. 59-00-19807-00-6, located at 91 North York Road, Willow Grove, PA, 19090 (the "Property"), located in the TC-1 Town Center Zoning District and concerns the redevelopment of the Property.
2. The Property is a 5.394-acre parcel, which the owner of the Property proposes to convert approximately 9000 sq ft of space on the second floor originally designated and marketed for a medical office lease use, to ten (10) additional apartments consisting of six (6) one bedroom and four (4) studio units, for an overall total of 285 apartment units on the property.
3. The Applicants are the JERC Partners XXXIX LLC and J.G. Petrucci Co, Inc. (the "Applicant").
4. The record owners of the tract of land comprising the Property is JERC Partners XXXIX LLC.
5. In 2017, JERC Partners XXXIX, LLC and J.G. Petrucci Co, Inc., received conditional use and land development approval from Upper Moreland. The parcel was ultimately developed into an apartment complex, with a clubhouse now known as "The Station at Willow Grove."
6. The proposed apartment complex would convert the vacant medical office space of approximately 9,000 sq. ft to create ten (10) additional apartment units consisting of six (6) one bedroom and four (4) studio units, for an overall total of 285 apartment units on the property.

7. The plans prepared by Minno Wasko Architects and Planners on behalf of the Applicant submitted in support of the Application for Amended Conditional Use approval plan demonstrate the proposed additional ten (10) apartment units will contain 1-bedroom and studio apartments.
8. Apartment Complexes are permitted by Conditional Use provided that the Applicant can demonstrate compliance with the specific regulations pursuant to Sections 350-67, the use regulations established in Article IV of the Upper Moreland Township Zoning Ordinance and the conditional use regulations of Section 350-204 of the Township Zoning Ordinance.
9. On February 20, 2025, the Applicant filed its Conditional Use Application.
10. Notice of the public hearing on the Application before the Board of Commissioners to be held on April 7, 2025, was advertised in the local newspaper of record, the Intelligencer, on March 23, 2025, and March 30, 2025.
11. A public hearing was held on the instant application at the Upper Moreland Township Municipal Building on April 7, 2025 (the "Hearing").
12. At the April 7, 2025, Hearing, the following Exhibits were introduced and admitted by the Township and the Applicant:
 - T-1 – Copy of the Proof of Publication of the Public Hearing Advertisement and posting of the Property.
 - T-2 – Copy of the Conditional Use Application submitted by Applicant.
 - T-3 – Copy of the original conditional use decision and the land development approval dated April 3, 2017.
 - T-4 – Planning Agency Review Letter from APA and Montgomery County Planning Commission dated March 4, 2025.
 - A-1 – Application to Amend Conditional Use dated 2/20/2025 with the Following Attachments:
 - a. Application Form and Attachment #1
 - b. Deed of Consolidation
 - c. Conditional Use Resolution R-2017-09
 - d. Land Development Resolution R-2017-35
 - A-2 – Presentation for Proposed Conversion of 2nd Floor Medical Office Use to Ten (10) 1 Br/Studio Apartments (Slides 1-15)
 - A-3 – Montgomery County Planning Commission Review dated March 5, 2025
13. The Applicant was represented by Gregory J. Davis, Esq., of Saul Ewing, LLP.
14. Peter Polt, Executive Vice President of J.G. Petrucci Co, Inc., testified at the Hearing on the Applicant's behalf. (See N.T. 4/7/25).

15. No resident, property owner or business owner operating in Upper Moreland Township requested or was granted party status to the Application.
16. Public comment was afforded throughout the process. No member of the public at the April 7, 2025, offered comment.

CONCLUSIONS OF LAW

1. Multifamily mixed-use developments are permitted within the TC-1 Town Center District by Article IV of the Upper Moreland Township Zoning Ordinance. Article XII, Town Center Districts, of the Zoning Ordinance contains development, parking and design standards for all parcels located within the zoning district.
2. Section 350-70, sets for the general standards for the Board of Commissioners in consideration of a conditional use application located in the TC-1 Town Center District:
 - A. Consider the suitability of the property for the use desired. Assure itself that the proposal is consistent with the spirit, purpose, and intent of the Zoning Ordinance, Subdivision and Land Development Ordinance, the Comprehensive Plan, and other relevant plans adopted by the Board of Commissioners such as the 2007 Upper Moreland Township Comprehensive Parks and Recreation Plan, the 2003 Willow Grove Redevelopment Area Plan, and the 2003 Willow Grove Revitalization Plan, as amended.
 - B. Determine that the proposal will not substantially injure or detract from the use of neighboring property or the character of the neighborhood and that the use of the adjacent property is adequately safeguarded.
 - C. Determine that the proposal will serve the Township's best interests, the convenience of the community (where applicable), and benefit the public welfare.
 - D. Consider the effect of the proposal on public services and facilities such as public water, sewers, police and fire protection, and public schools.
 - E. Consider the probable effects upon highway traffic and pedestrian movements and assure adequate access and circulation arrangements in order to protect major roads from undue congestion and hazard.
 - F. Be guided in its study, review, and recommendation by sound subdivision and land development practice standards, where applicable.
 - G. Impose such conditions and safeguards in addition to those required as are necessary to assure that the intent of this chapter and the 2003 Willow Grove Redevelopment Area Plan and the 2003 Willow Grove Revitalization Plan, as amended, are complied with, which conditions may include (but are not limited to) harmonious design of buildings; planting and its maintenance as a sight and sound screen; the minimizing of noxious, offensive or hazardous elements; and adequate standards of parking, loading and sanitation.

Pursuant to § 350-71, the proposed conditional uses are required to meet the following design standards:

- A. Buildings, driveways, parking areas/loading areas, outdoor activity areas, light sources, and refuse areas shall be located and designed to minimize adverse impacts on abutting residential properties. Alternative site layouts, including increased setbacks from residential property lines; different locations of buildings, parking areas, and driveways; incorporating loading and trash collection areas as part of the principal building design; and increased screening for light sources and outdoor activity areas, may be required by the Board of Commissioners in order to limit the adverse impact of a proposed use as well as fulfill the legislative intent of the Town Center Zoning District.
 - B. Architectural embellishments that serve a function and add visual interest to roofs, such as dormers, masonry chimneys, cupolas, towers and other similar elements, shall be included in the design of buildings.
 - C. Windowless walls, if visible from a right-of-way or vehicular or pedestrian circulation area, are prohibited unless the construction of a blank wall is necessitated by local building codes, in which case the wall should be articulated by one or more of the following: details in masonry courses; the provision of blank window openings trimmed with frames, sills and lintels; or, if the building is occupied by a commercial use, recessed or projecting display window cases.
 - D. Buildings shall be articulated by changes in wall planes, changes in exterior finishes, variations in fenestration, and additions to architectural detailing consistent with Article XIII.
 - E. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections.
 - F. Wall-mounted, ground-mounted, rooftop heating, ventilation, air-filtering, and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, and open space lands available for public use, in a manner that is consistent with the overall architectural design and Article XIII.
 - G. Streetscaping and green areas to enhance the Town Center District shall be provided in a manner that is consistent with Article XIII.
 - H. Multifamily buildings that are located along the street frontage on York Road, Easton Road, Moreland Road, and Davisville Road shall have active uses along the ground floor. The depth of the space devoted to the active ground floor use shall be a minimum depth of 40 feet.
 - I. Multifamily buildings shall be served by shared structured parking. Shared parking may be located within the building and underground.
3. Applicant, as the legal owner of the Property, possesses standing to apply for the conditional use. *See* 53 P.S. § 10107.
 4. A conditional use applicant bears the burden of establishing that the proposed conditional use satisfies the criteria in the municipality's zoning ordinance. *Kretschman Farm, LLC v. Twp. of New Sewickly*, 131 A.3d 1044, 1053 (Pa. Commwlth. Ct. 2016).

5. “The fact that a use is permitted as a conditional use evidences a legislative decision that the particular type of use is consistent with the zoning plan and presumptively consistent with the health, safety and welfare of the community.” *In re Cutler Group, Inc.*, 880 A.2d 39, 42 (Pa. Commw. Ct. 2005).
6. A township’s governing body is the factfinder at conditional use proceedings, charged with the responsibility of determining credibility and the weight to assign the evidence. *Kretschmann Farm*, 131 A.3d at 1053.
7. If a conditional use applicant persuades a township’s board of commissioners that the application complies with the zoning ordinance, a presumption arises that the proposed use is consistent with the general welfare of the community; the burden then shifts to objectors to rebut the presumption by proving that there is a high degree of probability the proposed use will adversely affect the welfare of the community in a way not normally expected from the type of use, and that those impacts would pose a substantial threat to the health and safety of the community. *See Kretschmann Farm*, 131 A.3d at 1053; *In re Cutler Group, Inc.*, 880 A.2d at 43; *Allegheny Tower Assocs., LLC v. City of Scranton Zoning Hearing Bd.*, 152 A.3d 1118, 1125 (Pa. Commw. Ct. 2017).
8. “Pointedly, a conditional use application must be granted unless objectors present sufficient evidence that the proposed use has a detrimental effect on the public health, safety, and welfare.” *Kretschmann Farm*, 131 A.3d at 1053.
9. Based upon the information contained in the Application and evidence and testimony presented during the April 7, 2025, public hearing, the Board of Commissioners determined that Applicant met its burden to demonstrate that the requested amended conditional use complies with the Upper Moreland Township Zoning Ordinance and that the Applicant was entitled to the presumption that the proposed use is consistent with the general welfare of the community.
10. No objectors appeared at the hearing to present evidence that the proposed use would detrimentally affect the public health, safety, and welfare of the Township.
11. Therefore, absent evidence presented by objectors that the proposed use has a detrimental effect on the public health, safety, and welfare of the Township, the Board must grant the Applicant’s requested amendment to its prior grant of conditional use.

**BEFORE THE
BOARD OF COMMISSIONERS
OF UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: JERC Partners XXXIX, LLC and J.G. Petrucci Company, Inc.

APPLICATION NO.: Conditional Use # 25-0001

PREMISES: 91 North York Road, Willow Grove, PA 19090

APPLICATION: Conditional Use: multi-family apartment complex in the TC-1 Town Center Zoning District.

ORDER

AND NOW, this 5th day of May, 2025, upon consideration of JERC Partners XXXIX, LLC and J.G. Petrucci Co, Inc's conditional use application # 25-0001 and evidence and testimony presented by the Applicant at the April 7, 2025, Conditional Use Hearing, the Upper Moreland Township Board of Commissioners hereby grants Applicant amended conditional use approval to Tax Parcel No. 59-00-19807-00-6 located at 91 North York Road, Willow Grove, PA, 19090, to convert approximately 9000 sq ft of space on the second floor originally designated and marketed for a medical office lease use, to ten (10) additional apartments consisting of six (6) one bedroom and four (4) studio units, for an overall total of 285 apartment units on the property, with related improvements, subject to the following conditions:

1. The Use shall comply with the testimony and evidence presented by the Applicant at the April 7, 2025, Conditional Use Hearing.
2. All remaining consultant concerns shall be resolved to the satisfaction of the Township.

ATTEST:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Patrick Stasio, Secretary

Clifton McFatridge, President

REGULAR MEETING MONDAY EVENING FOR UPPER MORELAND TOWNSHIP

05/05/2025

04/01/25 - 04/30/25

BILLS PAID TO BE APPROVED

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*143995	AHOLD FINANCIAL SERVICES	STIC MEETING	35.96 01-452-240-	35.96	35.96
01*143996	APRIL STAINBACK	REFUND SPRING YOUTH FIELD HOCK	75.00 01-367-000-	75.00	75.00
01*143997	AQUA PA	0001284730128473 WGFC 02/19-03	123.37 01-411-360-	123.37	255.11
		0001285050128505 WGFS 02/19-03	131.74 01-411-360-	131.74	
01*143998	AQUA PA	0001283340128334: 02/19-03/20/	117.64 01-411-360-	117.64	117.64
01*143999	AQUA PA	0001284700128470: BUEHLER 02/1	27.28 01-454-360-	27.28	27.28
01*144000	AQUA PA	0001285030128503 PILEGGI 02/19	179.73 01-454-360-	179.73	179.73
01*144001	AQUA PA	0004827010404097 WGFS 02/19-03	117.64 01-411-360-	117.64	117.64
01*144002	AQUA PA	0014793381052247 ORANGEMENS 02	178.06 01-454-360-	178.06	178.06
01*144003	AQUA PA	0025017651465955 MMP 02/19-03/	41.52 01-454-360-	41.52	41.52
01*144004	AQUA PA	0001283930128393- UMT FIRE SVS	259.69 01-409-360-	259.69	259.69
01*144005	AQUA PA	0001284670128467- UMT 02/20-03	390.85 01-409-360-	390.85	390.85
01*144006	AQUA PA	0001285100128510: LIBRARY 02/2	268.24 01-409-360-	268.24	268.24
01*144007	ARAMARK REFRESHMENT SERVICES, LLC	FRENCH VANILLA	71.93 01-401-200-	71.93	71.93
01*144008	ARTISTIC SCREEN DESIGNS	75 TShirts For Parks Staff	681.00 01-452-200-	681.00	681.00
01*144009	ATLANTIC REFRIGERATION CO INC.	BUEHLER PARK ICE MACHINE	965.86 01-454-374-	965.86	965.86
01*144010	BOWMAN CONSULTING GROUP, LTD	PENNYPACK TRUST	138.75 01-430-313-	138.75	49,502.50
		MARYLAND ROAD BRIDGE	337.50 01-430-313-	337.50	
		MARYLAND AND COMMERCE CTP	4,452.50 01-430-313-	4,452.50	
		WILLOW GROVE TURNPIKE	42,193.75 01-430-313-	42,193.75	
		WILLOW GROVE SHOPPING CENTER	2,195.00 01-430-313-	2,195.00	
		1130 EASTON ROAD - STARBUCKS	185.00 01-430-313-	185.00	
01*144011	BOWMAN CONSULTING GROUP, LTD	GENERAL TRAFFIC	195.00 01-430-313-	195.00	6,565.00
		ROUTE 611	3,210.00 01-430-313-	3,210.00	
		MONTGOMERY COUNTY WG ANNEX	92.50 01-430-313-	92.50	
		BONNET LANE PARK	2,137.50 01-430-313-	2,137.50	
		3320 DAVISVILLE RD	837.50 01-430-330-	837.50	
		91 NORTH YORK ROAD	92.50 01-430-313-	92.50	
01*144012	CM3 BUILDING SOLUTIONS, INC.	Four QAA2230.FWNN Siemens Room	632.00 01-409-373-	632.00	632.00
01*144013	COMCAST CABLE	8499101410218777- VOL FIRE 03/	116.46 01-411-360-	116.46	116.46
01*144014	COMCAST CABLE	8499101410242512: PILEGGI PK 0	273.76 01-401-320-	273.76	273.76
01*144015	CONTRACT CLEANERS SUPPLY INC.	BATH TISSUE	94.04 01-454-200-	94.04	94.04
01*144016	DAVE'S HOME REPAIR SERVICES, INC	PRIOR YEAR BUSINESS TAXES	14.69 01-310-810-	14.69	14.69
01*144017	DELL MARKETING L.P.	(2) OPTIPLEX TOWER	2,037.60 01-401-320-	2,037.60	2,037.60
01*144018	EAS WATER	(26) 5 GAL : MARCH 2025	318.66 01-409-450-	318.66	318.66
01*144019	ED CAMPBELL	Q1 2025 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*144020	EDWARD McKENNA	03/13/25 ZONING HEARING	410.00 01-413-316-	410.00	410.00
01*144021	EOGHAN QUIGG	REIMBURSE TRAINING CLASS	150.00 01-411-460-	150.00	150.00
01*144022	FUREY & BALDASSARI, P.C.	MARCH 2025	500.00 01-413-314-	500.00	500.00
01*144023	GANNETT PENNSYLVANIA LOCALIQ	ZONING - DECEMBER 2024	1,002.09 01-413-340-	1,002.09	1,002.09
01*144024	GEORGE ALLEN PORTABLE	01/24-02/20/25: N WILLOW GROVE	94.00 01-454-450-	94.00	94.00
01*144025	INDEPENDENCE BLUE CROSS	APRIL 2025	299,132.97 01-486-156-	299,132.97	299,132.97

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144026	JENNIFER HARTIGAN	Q1 2025 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144027	JOHN BATES	Q1 2025 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144028	KATHERINE MORRIS	REFUND- DUPLICATE PAYMENT FOR	775.00	01-367-100-	775.00	775.00
01*144029	KIMBERLY NUSS	REFUND - PAYMENT MADE IN ERROR	300.00	01-367-100-	300.00	300.00
01*144030	ROBERT E. LITTLE, INC.	CHAIN LOOP	118.38	01-411-250-	118.38	118.38
01*144031	ROGER CARNEY PLUMBING, INC.	FAUCET INSTALL	2,114.00	01-409-373-	2,114.00	2,114.00
01*144032	ROOF WIZARDS	Replace Damaged and Missing Sh	3,800.00	01-409-373-	3,800.00	3,800.00
01*144033	SPENCER CARTIER	Q1 2025 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144034	STRATEGICLINK CONSULTING, INC	NETWORK PENETRATION & INTERNAL	5,250.00	01-401-320-	5,250.00	5,250.00
01*144035	TECHLINE TECHNOLOGIES, INC.	USCG Mini IFAK	11,478.49	01-410-239-	5,898.80	11,478.49
		Combat Application Tourniquet		01-410-239-	1,155.60	
		Trauma and First Aid Kits (TFA		01-410-239-	4,358.73	
		Shipping		01-410-239-	65.36	
01*144036	THE STANDARD INSURANCE	APRIL 2025	5,198.00	01-486-156-	5,198.00	5,198.00
01*144037	VERIZON WIRELESS	02/17-03/16/25 acct# 523565805	3,292.69	01-401-320-	3,292.69	3,292.69
01*144038	W.B. MASON CO, INC	MATERIALS & SUPPLIES	138.78	01-454-200-	138.78	224.45
		MATERIALS & SUPPLIES	139.56	01-413-200-	139.56	
		MATERIAL & SUPPLIES	18.89	01-410-200-	18.89	
		MATERIAL & SUPPLIES	-72.78	01-410-200-	-72.78	
01*144039	WILLOW TREE & LANDSCAPE SER. INC	100 BLOCK N. YORK ROAD - TREE	3,975.00	01-454-740-	3,975.00	3,975.00
01*144041	COMMONWEALTH OF PA.CLEAN WATER FUND	NPDES SUBMISSION - WOODLAWN	1,000.00	01-130-100-	1,000.00	1,000.00
01*144042	MCCD-CLEAN WATER FUND	NPDES SUBMISSION - WOODLAWN	500.00	01-130-100-	500.00	500.00
01*144043	MONTGOMERY COUNTY CONSERVATION DIST	NPDES SUBMISSION - WOODLAWN	6,000.00	01-130-100-	6,000.00	6,000.00
01*144044	SPENCER CARTIER	MARCH, 2025 MILEAGE	163.80	01-452-240-	163.80	163.80
01*144045	ALEX LEVY, PETTY CASHIER	GENERAL EXPENSE	50.98	01-410-240-	50.98	59.98
		GENERAL EXPENSES	9.00	01-413-240-	9.00	
01*144046	ALLIED LANDSCAPE SUPPLY	BLAIR MILL PARK	26.00	01-454-200-	26.00	78.00
		TOWNSHIP BLDG	52.00	01-430-200-	52.00	
01*144047	ANSWERNET, INC.	PRIOR YEAR BUSINESS TAXES	3,985.00	01-310-810-	3,985.00	3,985.00
01*144048	AQUA PA	0001284750128475- DPW 02/19-03	296.49	01-409-360-	296.49	296.49
01*144049	AQUA PA	0004308630389901: 02/28-03/31/	323.80	01-411-363-	323.80	323.80
01*144050	ARDMORE TIRE, INC.	VEHICLE OPERATING EXPENSE	385.00	01-430-330-	385.00	1,846.00
		VEHICLE OPERATING EXPENSE	435.00	01-430-330-	435.00	
		VEHICLE OPERATING EXPENSE	375.00	01-430-330-	375.00	
		VEHICLE OPERATING EXPENSE	430.00	01-430-330-	430.00	
		VEHICLE OPERATING EXPENSE	221.00	01-430-330-	221.00	
01*144051	BERGEY'S INC.	MARCH, 2025 STATEMENT	4,165.38	01-430-330-	4,165.38	5,246.61
		MODULE, CORE	778.44	01-430-330-	778.44	
		MODULATOR, CORE	302.79	01-430-330-	302.79	
01*144052	BOB ROSSER	2025 Q1 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144053	BOWMAN CONSULTING GROUP, LTD	GENERAL TRAFFIC MARCH 2025	390.00	01-430-313-	390.00	14,610.55
		ROUTE 611 GLG/TST MARCH 2025	5,531.80	01-430-313-	5,531.80	
		MONTCO WILLOW GROVE ANNEX MARC	1,185.00	01-430-313-	1,185.00	
		BONNET LANE MARCH 2025	562.50	01-430-313-	562.50	
		3320 DAVISVILLE MARCH 2025	162.50	01-430-313-	162.50	
		91 N. YORK RD MARCH 2025	605.00	01-430-313-	605.00	
		PENNYPACK TRUST MARCH 2025	680.00	01-430-313-	680.00	
		MARYLAND ROAD MARCH 2025	2,497.50	01-430-313-	2,497.50	
		EXECUTIVE MEWS MARCH 2025	1,763.75	01-430-313-	1,763.75	
		2425 MARYLAND ROAD MARCH 2025	92.50	01-430-313-	92.50	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		STARBUCKS MARCH 2025	1,140.00 01-430-313-	1,140.00	
01*144054	CINTAS CORPORATION	MARCH 2025	290.84 01-409-450-	290.84	290.84
01*144055	CLEAN NET OF PHILADELPHIA	APRIL 2025	2,075.00 01-409-450-	2,075.00	2,075.00
01*144056	COLIBRARO LANDSCAPING & NURSERY	(2) TREES	370.00 01-454-740-	370.00	925.00
		(2) TREES - LIBRARY	370.00 01-454-740-	370.00	
		(1) TREE	185.00 01-454-740-	185.00	
01*144057	COMCAST CABLE	8499101410185414 - WGSS	273.92 01-411-327-	273.92	273.92
01*144058	COTTMAN TRUCK & VAN OUTFITTERS	(3) WEATHERTECH FLOOR LINERS	420.00 01-430-330-	420.00	420.00
01*144059	DISTRICT COURT 38-2-08	CERTIFIED MAILING COSTS: CV-65	16.96 01-401-240-	16.96	16.96
01*144060	EAGLE POWER & EQUIPMENT CORP.	SWITCH	118.50 01-430-330-	118.50	118.50
01*144061	EASTERN AUTOPARTS WAREHOUSE	MARCH 2025 STATEMENT	459.82 01-430-330-	459.82	459.82
01*144062	EJ NICHOLS	LOGO PACKAGE FOR HRC LOGO	127.19 01-401-240-	127.19	127.19
01*144063	EUREKA STONE QUARRY, INC.	ORANGEMANS - STONE	767.76 01-430-200-	767.76	767.76
01*144064	FRANCIS J. GALLAGHER	2025 SPRING CLOTHING ALLOWANCE	550.00 01-410-238-	550.00	550.00
01*144065	FRED BEANS PARTS	MIRROR ASY	51.81 01-430-330-	51.81	420.51
		(24) NUTS	177.60 01-430-330-	177.60	
		GRILLE, (10) PINS	191.10 01-430-330-	191.10	
01*144066	GEORGE ALLEN PORTABLE	MASONS MILL 03/31 - 04/27/25	90.00 01-454-450-	90.00	810.00
		WOODLAWN 03/31 - 04/27/25	90.00 01-454-450-	90.00	
		FARMSTEAD 03/31 - 04/27/25	90.00 01-454-450-	90.00	
		FAIR OAKS 03/31 - 04/27/25	90.00 01-454-450-	90.00	
		TERWOOD 03/31 - 04/27/25	90.00 01-454-450-	90.00	
		UMMS 03/31 - 04/27/25	180.00 01-454-450-	180.00	
		UMHS 03/31 - 04/27/25	180.00 01-454-450-	180.00	
01*144067	GEORGE ELY ASSOCIATES	8-32 Gallon litter receptacle,	4,715.00 01-454-200-	4,715.00	4,715.00
01*144068	GEORGE KYRIAKODIS, MS MBA CFE	REIMBURSE- PA DEPT OF STATE RE	7.60 01-401-240-	7.60	7.60
01*144069	GLICK FIRE EQUIPMENT CO.,INC.	FD-1011	151.13 01-430-330-	151.13	151.13
01*144070	GRAINGER	D-RING	200.21 01-430-330-	200.21	200.21
01*144071	GUARDIAN ALLIANCE TECHNOLOGIES, INC	APPLICANT PRE-SCREENING	625.00 01-410-317-	625.00	625.00
01*144072	H.A. BERKHEIMER, INC.	MARCH 2025	2,320.64 01-402-312-	2,320.64	2,320.64
01*144073	HARRINGTON INDUSTRIAL	BALL VALVE	161.36 01-430-330-	161.36	161.36
01*144074	HARRY KNORR	BULK REFUND- PERMIT # 157357	15.00 01-364-300-	15.00	15.00
01*144075	HAVIS-SHIELDS EQUIP.CORP.	(2) APX4500 RADIOS	10,404.00 01-410-740-	10,404.00	11,553.00
		1 SE-BK20191TU20 Push bumper w	1,149.00 01-430-330-	1,149.00	
01*144076	HOME DEPOT CREDIT SERVICES	MAINTENANCE & REPAIRS	161.62 01-409-373-	161.62	2,610.08
		EQUIP./MAINT. & REPAIRS	382.55 01-454-374-	382.55	
		MATERIALS & SUPPLIES	1,312.77 01-454-200-	1,312.77	
		EQUIPMENT MAINTENANCE	49.97 01-411-250-	49.97	
		GENERAL FIRE PREVENTION	174.22 01-411-340-	174.22	
		ENGINEERING MAINTENANCE	143.86 01-411-372-	143.86	
		BUILDING OPERATIONS	53.96 01-411-360-	53.96	
		MATERIALS & SUPPLIES	331.13 01-430-200-	331.13	
01*144077	JAMES AND SUSAN MULLEN	BULK REFUND - PERMIT # 157308	20.00 01-364-300-	20.00	20.00
01*144078	JENNIFER HARTIGAN	2025 Q1 MILEAGE REIMBURSEMENT	35.00 01-452-240-	35.00	35.00
01*144079	JOE DOUGHERTY	2025 Q1 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*144080	JOHN FUGELO	2025 Q1 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*144081	JOHN SCOTT BENDIG	REIMBURSE- NORTHWESTERN PS GRA	100.00 01-410-240-	100.00	100.00
01*144082	KATIE KOLLAR	2025 Q1 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*144083	KIMBALL MIDWEST	VEHICLE OPERATING EXPENSE	192.30 01-430-330-	192.30	465.90
		VEHICLE OPERATING EXPENSE	273.60 01-430-330-	273.60	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144084	KIRKLAND PRINTING, INC.	CASE RECORD ENVELOPES	507.00 01-410-340-	507.00	720.00
		ENVELOPES	213.00 01-410-340-	213.00	
01*144085	LEXISNEXIS	MARCH 2025	160.00 01-401-240-	160.00	160.00
01*144086	LINDLEY TOWING	INOPERABLE VEHICLE #321	145.00 01-430-330-	145.00	145.00
01*144087	MARK BOULDIN	2025 SPRING CLOTHING ALLOWANCE	550.00 01-410-238-	550.00	550.00
01*144088	MCDONALD UNIFORMS	CLASS A SHIRTS	118.48 01-411-238-	118.48	118.48
01*144089	MEGAN DeLAURENTIS	2025 Q1 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*144090	MICHAEL DAVIDO	2025 SPRING CLOTHING ALLOWANCE	550.00 01-410-238-	550.00	550.00
01*144091	MONTGOMERY COUNTY TREASURER	MCPC CONTRACT NO.667; PLANNING	7,959.00 01-401-450-	7,959.00	7,959.00
01*144092	MOTOROLA SOLUTIONS, INC.	(5) APX6000 700/800, AND ACCES	26,227.95 01-410-740-	26,227.95	26,227.95
01*144093	NEW ANSWERNET INC.	PRIOR YEAR BUSINESS TAXES	3,547.18 01-310-810-	3,547.18	3,547.18
01*144094	NTK TRANSPORTATION INC	BUSINESS PRIVILEGE TAX	375.28 01-310-800-	375.28	375.28
01*144095	PECO ENERGY - PAYMENT PROCESSING	7324762111- DIVISON 02/27-04/0	17.27 01-454-360-	17.27	17.27
01*144096	PENDERGAST SAFETY	SAFETY EQUIPMENT	59.66 01-427-192-	59.66	59.66
01*144097	PETROCON CORPORATION	196 DIESEL EXHAUST FLUID	705.60 01-430-330-	705.60	705.60
01*144098	PILOT THOMAS LOGISTICS	TICKET # 1201985	14,098.76 01-430-330-	14,098.76	14,098.76
01*144099	POLICE CHIEFS' ASSOCIATION	CHIEF BENDIG: APRIL 2025-MARCH	200.00 01-410-240-	200.00	200.00
01*144100	REORLD WASTE, LLC	03/18/25 - 03/28/25	17,917.97 01-427-365-	17,917.97	17,917.97
01*144101	ROBERT BARRAS	BULK REFUND - PERMIT 157298	40.00 01-364-300-	40.00	40.00
01*144102	SERVICE PORT REFRIGERATION CO	PMICE Cleaned	513.00 01-430-240-	345.00	513.00
		BGH3200S Filter	01-430-240-	156.00	
		Fuel Surcharge	01-430-240-	12.00	
01*144103	SEVEN WRAPS	POLICE TINT - CAR 3518	120.00 01-430-330-	120.00	360.00
		POLICE TINT - CAR 3519	120.00 01-430-330-	120.00	
		POLICE TINT - CAR 3516	120.00 01-430-330-	120.00	
01*144104	SIMONE COLLINS	MARCH 2025 SERVICES - WOODLAWN	4,520.80 01-454-740-	4,520.80	4,520.80
01*144105	SWIF	INSTALLMENT 9 OF 10: POLICY #	6,495.00 01-411-354-	6,495.00	6,495.00
01*144106	TODD SMITH	2025 SPRING CLOTHING ALLOWANCE	550.00 01-410-238-	550.00	550.00
01*144107	TOO BOARD SISTERS	PAYMENT FOR INSTRUCTION FOR CH	1,190.00 01-452-450-	1,190.00	1,190.00
01*144108	TOPCON SOLUTIONS INC	(12) SURVEY PAINT	62.40 01-430-200-	62.40	62.40
01*144109	TRUCK PRO	VEHICLE OPERATING EXPENSE	375.43 01-430-330-	375.43	505.48
		VEHICLE OPERATING EXPENSE	130.05 01-430-330-	130.05	
01*144110	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	427.53 01-427-191-	213.77	427.53
		UNIFORM MAINTENANCE	01-430-191-	213.76	
01*144111	UPPER MORELAND FREE LIBRARY	2025 Q2 CONTRIBUTION	233,107.75 01-456-520-	233,107.75	233,107.75
01*144112	VAULT HEALTH	MARCH 2025	1,752.04 01-486-156-	1,752.04	1,752.04
01*144113	VINCENT SMALL	2025 SPRING CLOTHING ALLOWANCE	550.00 01-410-238-	550.00	550.00
01*144114	W.B. MASON CO, INC	COMMUNICATION EXPENSES	95.70 01-401-320-	95.70	95.70
01*144115	WEINSTEIN DIV HAJOCA CORP	MAINTENANCE & REPAIRS	91.09 01-409-373-	91.09	91.09
01*144116	WILLIAM MITSES	BULK REFUND - PERMIT 157302	15.00 01-364-300-	15.00	15.00
01*144117	WILSON OF WALLINGFORD, INC	20.2 B20 BIOHEAT	54.52 01-430-330-	54.52	54.52
01*144118	WITMER PUBLIC SAFETY GROUP	BATTERY SERVICE ON SCBA	683.20 01-411-250-	683.20	683.20
01*144120	911 SAFETY EQUIPMENT LLC	PPE REPAIR AND CLEAN	562.36 01-411-250-	562.36	562.36
01*144121	A+ TEST PREP AND TUTORING	MARCH 2025 TUTORING	5,570.00 01-401-450-	5,570.00	5,570.00
01*144122	AIRGAS	(2) LARGE ARGON	90.46 01-430-330-	90.46	90.46
01*144123	ALIAXSANDR MOKHAN, INC	BUSINESS PRIVILEGE TAX	91.16 01-310-800-	91.16	91.16
01*144124	AVAYA INC.	SOFTWARE SUBSCRIPTIONS 02/16-03	31.10 01-401-320-	31.10	31.10
01*144125	AVT	04/07/25 MEETING	500.00 01-401-320-	500.00	500.00
01*144126	BARBARA A. JACQUELIN	RE TAX REFUNDS 2024 - 709 EAST	339.27 01-401-460-	339.27	590.61
		RE TAX REFUNDS 2024 - 705 EAST	251.34 01-401-460-	251.34	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144127	BARRY ISETT & ASSOCIATES	MARCH 2025 SERVICES	120.00	01-413-450-	120.00	120.00
01*144128	BUCKS COUNTY COMMUNITY COLLEGE	FIRST AID TRAINING	180.00	01-411-460-	180.00	180.00
01*144129	CAMPBELL DURRANT BEATTY	MARCH 2025	3,538.00	01-402-314-	3,538.00	3,538.00
01*144130	CODY COMPUTER SERVICES	ANNUAL SUPPORT & MAINTENANCE 0	13,717.72	01-410-317-	13,717.72	13,717.72
01*144131	COMCAST CABLE	8499101410258401 BOILEAU PK	557.52	01-401-320-	557.52	557.52
01*144132	COMCAST CABLE	8499101380374931: UMT OFC MDM	338.39	01-401-320-	338.39	338.39
01*144133	COMCAST CABLE	8499101380374949 UMT OFC04/09-	75.96	01-401-320-	75.96	75.96
01*144134	COMCAST CABLE	8499101410169038: 04/07-05/06/	12.66	01-411-327-	12.66	12.66
01*144135	COMCAST CABLE	8499101380131182: UMT 04/11-05	213.35	01-401-320-	213.35	213.35
01*144136	COMPUTER SOFTWARE, INC.	ANNUAL CONTRACT 01/26/25 - 01/	23,569.23	01-413-450-	23,569.23	23,569.23
01*144137	COOPER GUY M., INC.	Furnish and Install 2 Zoeller	16,950.00	01-409-373-	16,950.00	16,950.00
01*144138	DAVID CHUBB	Q1 2025 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
**** VOIDED CHECK ****						
01*144140	DISTRICT COURT 38-2-08	CIVIL FILING: UMT V COULTON	236.94	01-413-240-	236.94	236.94
01*144141	DISTRICT COURT 38-2-08	CIVIL FILING: UMT v SEMCHANKO	236.94	01-413-240-	236.94	236.94
01*144142	ELLIOTT LEWIS CORPORATION	LIBRARY AC REPAIR	229.50	01-409-373-	229.50	229.50
01*144143	FERGUSON WATERWORKS #920	(20) PIPE	232.00	01-430-200-	232.00	232.00
01*144144	GANNETT PENNSYLVANIA LOCALIQ	MARCH 2025: TOWNSHIP	1,264.20	01-401-340-	1,264.20	2,697.59
		MARCH 2025	1,433.39	01-413-340-	1,433.39	
01*144145	GLICK FIRE EQUIPMENT CO., INC.	REPAIRS TO PUMP AND BODY: SD35	5,008.23	01-411-372-	5,008.23	5,008.23
01*144146	GOOSE SQUAD	FEBRUARY 2025	1,000.00	01-454-450-	1,000.00	1,000.00
01*144147	GUMMLAI THAI	BULK REFUND - PERMIT 157449	65.00	01-364-300-	65.00	65.00
01*144148	HAVIS-SHIELDS EQUIP.CORP.	FIT OUT NEW PATROL CAR	11,775.78	01-130-300-	11,775.78	11,775.78
01*144149	IRON MOUNTAIN	FEBRUARY 2025 DLT1 VAULTING &	669.00	01-401-320-	669.00	1,338.00
		MARCH 2025 DLT1 VAULTING & HAN	669.00	01-401-320-	669.00	
01*144150	JOE RIELLY	2025 Q1 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144151	JOSHUA RICE	2025 Q1 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144152	KENNETH ALEXANDER	2025 Q1 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144153	LAND MOBILE CORPORATION	(3) MICROPHONE	202.20	01-430-330-	202.20	4,507.45
		Motorola XPR2500e mobile radio	4,305.25	01-410-740-	4,305.25	
01*144154	MIKE COX	UCC CERTIFICATION	125.24	01-411-460-	125.24	125.24
01*144155	MIKE FLOOD LLC	STATION 35-B HALLWAY	18,784.00	01-411-373-	18,784.00	18,784.00
01*144156	NAPA AUTO PARTS	MARCH 2025 STATEMENT	1,570.20	01-430-330-	1,570.20	1,570.20
01*144157	OCCUPATIONAL HEALTH CENTERS OF THE	S.SCHWARTZ 04/04/2025	549.00	01-410-240-	549.00	549.00
01*144158	OLD DOMINION BRUSH COMPANY	COMBO CENTER BROOMS	933.04	01-430-330-	933.04	933.04
01*144159	OOMA INC	APRIL, 2025	58.43	01-401-320-	58.43	58.43
01*144160	PECO ENERGY - PAYMENT PROCESSING	1996358000: MMP 03/11-04/10/25	10.70	01-454-360-	10.70	10.70
01*144161	PECO ENERGY - PAYMENT PROCESSING	0846428111: PILEGGI 03/11-04/1	497.94	01-454-360-	497.94	497.94
01*144162	PENDERGAST SAFETY	SAFETY EQUIPMENT	121.97	01-427-192-	121.97	121.97
01*144163	PETER ADAMOW	2025 Q1 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144164	ROGER CARNEY PLUMBING, INC.	REPLACE HOT WATER HEATER AT PU	2,200.00	01-409-373-	2,200.00	2,200.00
01*144165	RUSS WHELAN DOORS &	DPW - DOOR CLUTCH	450.00	01-409-373-	450.00	450.00
01*144166	SMM CONSULTING	FEB/MARCH 2025 SERVICES	1,080.00	01-401-240-	1,080.00	1,080.00
01*144167	STEPHEN STONEHOUSE	RE TAX REFUNDS 2025	235.51	01-401-460-	235.51	389.06
		RE TAX REFUNDS 2024	153.55	01-401-460-	153.55	
01*144168	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	421.13	01-427-191-	210.56	1,294.36
		UNIFORM MAINTENANCE		01-430-191-	210.57	
		UNIFORM MAINTENANCE	406.13	01-427-191-	203.06	
		UNIFORM MAINTENANCE		01-430-191-	203.07	
		UNIFORM MAINTENANCE	467.10	01-427-191-	233.55	
		UNIFORM MAINTENANCE		01-430-191-	233.55	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144169	VERIZON	250581599000177- 04/01-04/30/2	1,906.38 01-401-320-	1,906.38	1,906.38
01*144170	VERIZON	450724913000147: 04/03-05/02/2	40.27 01-401-320-	40.27	40.27
01*144171	W.B. MASON CO, INC	MATERIALS & SUPPLIES	21.38 01-413-200-	21.38	1,766.37
		MAT'LS. & SUPPLIES-OFFICE	21.88 01-452-200-	21.88	
		MATERIAL & SUPPLIES	107.67 01-410-200-	107.67	
		MATERIAL & SUPPLIES	49.96 01-401-200-	49.96	
		MATERIAL & SUPPLIES	38.99 01-401-200-	38.99	
		TONER	1,526.49 01-401-320-	1,526.49	
01*144172	WHITMOYER AUTO GROUP	POLICE VEHICLE #3518	44,000.00 01-130-300-	44,000.00	132,000.00
		POLICE VEHICLE #3519	44,000.00 01-130-300-	44,000.00	
		POLICE VEHICLE #3516	44,000.00 01-130-300-	44,000.00	
01*144173	WITMER PUBLIC SAFETY GROUP	LARGE JUMP BAG	190.00 01-411-260-	190.00	2,336.60
		INTAKE VALVE	1,930.00 01-411-260-	1,930.00	
		REPAIR SENSIT EQUIPMENT	216.60 01-411-260-	216.60	
**** VOIDED CHECK ****					
01*144175	ALERT-ALL COMPANY	Fire prevention handouts.	3,781.00 01-411-340-	3,781.00	3,781.00
01*144176	ALTA COMPANY, INC	BUSINESS PRIVILEGE TAX	31.32 01-310-800-	31.32	31.32
01*144177	AQUA PA	0003099050309905: 02/28-03/31/	2,978.96 01-411-363-	2,978.96	2,978.96
01*144178	AQUA PA	0003485790348579: 12/31/24-03/	18,469.34 01-411-363-	18,469.34	18,469.34
01*144179	AQUA PA	0003485790706163; 12/31/24-03/	1,991.79 01-411-363-	1,991.79	1,991.79
01*144180	ARTISTIC SCREEN DESIGNS	SWEATS AND TEES	480.50 01-411-329-	480.50	480.50
01*144181	BUCKS COUNTY COMMUNITY COLLEGE	(2) EXAMS	2,200.00 01-411-460-	2,200.00	2,200.00
01*144182	BULLBLACK, LLC	MERCANTILE TAX	653.89 01-310-300-	653.89	653.89
01*144183	CAROL BRANDT	REFUSE COLLECTION FEE REFUND:	210.70 01-364-600-	210.70	210.70
01*144184	CAROLE SUTTON	BULK REFUND: PERMIT #157394	15.00 01-364-300-	15.00	15.00
01*144185	CARPITELLA & CASILE INC.	BUSINESS PRIVILEGE TAX	62.01 01-310-800-	62.01	62.01
01*144186	CITY ELECTRIC SUPPLY	BUILDING OPERATIONS	24.00 01-411-360-	24.00	24.00
01*144187	CLARK HILL	LEGAL SERVICES AND COST THROUG	342.00 01-402-314-	342.00	342.00
01*144188	COMCAST CABLE	8499101410018938: DPW 04/11-05	309.84 01-401-320-	309.84	309.84
01*144189	COMCAST CABLE	8499101410240870 BUEHLER 04/17	337.79 01-401-320-	337.79	337.79
01*144190	COMCAST CABLE	8499101410244682 VETERANS PK 0	163.35 01-401-320-	163.35	163.35
01*144191	D & M 1992, INC	BUSINESS PRIVILEGE TAX	44.96 01-310-800-	44.96	44.96
01*144192	DOLTON BASKETBALL, LLC	PAYMENT FOR INSTRUCTION SCHOOL	1,800.00 01-452-450-	1,800.00	1,800.00
01*144193	EAS WATER	FD - (8) 5 GALLON WATER	79.87 01-411-360-	79.87	109.71
		P/R: (4) 5 GALLON WATER	29.84 01-454-200-	29.84	
01*144194	EDWARD GLASSMAN	REIMBURSE FOOD FOR FIREFIGHTER	37.18 01-411-460-	37.18	37.18
01*144195	EUREKA STONE QUARRY, INC.	COLD PATCH	207.24 01-430-200-	207.24	207.24
01*144196	FRANK KIBLER	REIMBURSEMENT- TOOL FUEL	121.26 01-411-372-	121.26	121.26
01*144197	GANNON CHIMNEY REPAIR & MASONRY	50% deposit for chimney repair	5,745.00 01-409-373-	5,745.00	5,745.00
01*144198	GEORGE ALLEN PORTABLE	N.WILLOW GROVE PARK 04/18-05/1	90.00 01-454-450-	90.00	90.00
01*144199	GERHARD'S INC.	REFRIGERATOR	306.00 01-411-373-	306.00	306.00
01*144200	JAMES DAVIES	BULK REFUND: PERMIT 157437	20.00 01-364-300-	20.00	20.00
01*144201	JOHN SCOTT BENDIG	REIMBURSE HOLSTER BELT SLIDE	47.57 01-410-239-	47.57	47.57
01*144202	KAROLYN GAINES	REFUND FOR SUPERVISED PLAYGROU	300.00 01-367-000-	300.00	300.00
01*144203	KENCO HYDRAULICS, INC.	MOTOR REPAIR	900.00 01-430-330-	900.00	900.00
01*144204	KIMBALL MIDWEST	STOCK INVENTORY	4,724.22 01-430-330-	4,724.22	4,724.22
01*144205	LINDA FOLLMER	BULK REFUND: PERMIT 157388	15.00 01-364-300-	15.00	15.00
01*144206	LINDSEY VAN OSTEN	BULK REFUND: PERMIT 157295	50.00 01-364-300-	50.00	50.00
01*144207	MAKS SERVICES, INC	BUSINESS PRIVILEGE TAX	171.95 01-310-800-	171.95	171.95
01*144208	MICHAEL TORRES HARDWOOD FLOORING, I	BUSINESS PRIVILEGE TAX	1,069.94 01-310-800-	1,069.94	1,069.94
01*144209	PECO ENERGY - PAYMENT PROCESSING	1922155000: 03/04-04/03/25	113.70 01-409-360-	113.70	113.70

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144210	PECO ENERGY - PAYMENT PROCESSING	1727462222 STORAGE BLDG 03/06-	45.06	01-409-360-	45.06	45.06
01*144211	PECO ENERGY - PAYMENT PROCESSING	4990543000: WGFC GAS 03/11-04/	218.14	01-411-360-	218.14	218.14
01*144212	PECO ENERGY - PAYMENT PROCESSING	6997499000: WGFC ELECTRIC 03/1	529.28	01-411-360-	529.28	529.28
01*144213	PECO ENERGY - PAYMENT PROCESSING	2407347000: MM PARK ENT 03/12-	1,504.66	01-454-360-	1,504.66	1,504.66
01*144214	PECO ENERGY - PAYMENT PROCESSING	5331261222: WAR MEMORIAL 03/13	18.04	01-454-360-	18.04	18.04
01*144215	PECO ENERGY - PAYMENT PROCESSING	7061714000: MINERAL AVE 03/13-	67.38	01-454-360-	67.38	67.38
01*144216	PECO ENERGY - PAYMENT PROCESSING	4532628000: LEAF PK 03/13-04/1	13.01	01-454-360-	13.01	13.01
01*144217	PECO ENERGY - PAYMENT PROCESSING	2535420100: DPW G&E 03/14-04/1	3,650.13	01-409-360-	3,650.13	3,650.13
01*144218	PECO ENERGY - PAYMENT PROCESSING	7551372222 UMT GAS 03/14-04/15	989.67	01-409-360-	989.67	989.67
01*144219	PECO ENERGY - PAYMENT PROCESSING	2372354111: LIBRARY G&E 03/14-	1,719.00	01-409-373-	1,719.00	1,719.00
01*144220	PECO ENERGY - PAYMENT PROCESSING	1574466000: FITZWATERTOWN 03/1	420.05	01-454-360-	420.05	420.05
01*144221	PECO ENERGY - PAYMENT PROCESSING	8113932222: UMT ELECTRIC 02/18	3,035.70	01-409-373-	3,035.70	3,035.70
01*144222	PENDERGAST SAFETY	SAFETY EQUIPMENT	307.53	01-427-192-	307.53	307.53
01*144223	PIONEER AUTO BODY & REPAIR LLC	UM-25-05345, CLAIM #A253101460	4,289.15	01-430-330-	4,289.15	4,289.15
01*144224	REORLD WASTE, LLC	04/01/25 - 04/15/2025	19,895.45	01-427-365-	19,895.45	19,895.45
01*144225	ROBERT HENRY CROMPTON IV	REFUND, 2% DISCOUNT FOR TRASH	4.30	01-364-600-	4.30	4.30
01*144226	SCOTT SPRAGUE	BULK REFUND: PERMIT 157451	30.00	01-364-300-	30.00	30.00
01*144227	SEAN PURVIS	BULK REFUND: PERMIT 156915	15.00	01-364-300-	15.00	15.00
01*144228	TEMPLE UNIVERSITY - CJTP	ACT 120: MICHAEL DALY	6,000.00	01-410-240-	6,000.00	6,000.00
01*144229	THE LABOV PLUMBING & HEATING SUPPLY	SUPPLIES FOR NEW LOCKER ROOM S	1,441.87	01-411-373-	1,441.87	1,660.77
		SUPPLIES FOR NEW LOCKER ROOM S	218.90	01-411-373-	218.90	
01*144230	TIM KUREK	04/07/25 HEARING	320.00	01-401-450-	320.00	320.00
01*144231	TRI-STATE ELEVATOR CO., INC.	APRIL 2025	181.91	01-409-373-	181.91	181.91
01*144232	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	432.28	01-427-191-	216.14	432.28
		UNIFORM MAINTENANCE		01-430-191-	216.14	
01*144233	VICTOR SECURITY, INC.	FARMSTEAD 05/01 - 05/31/25	102.50	01-454-450-	102.50	102.50
01*144234	W.B. MASON CO, INC	TONER	224.98	01-401-320-	224.98	224.98
01*144235	WILLOW TREE & LANDSCAPE SER. INC	44 WOODHILL ROAD: TREE REMOVAL	1,650.00	01-454-450-	1,650.00	1,650.00
01*144236	WITMER PUBLIC SAFETY GROUP	SHOT GUN, BATTERIES, SLING BLA	632.46	01-410-239-	632.46	632.46
01*144237	JOSEPH & KAREN PARKER	BUSINESS PRIVILEGE TAX	8.75	01-310-800-	8.75	8.75
01*144238	ADELINE SPAGNOLIA	BULK REFUND: PERMIT 157476	15.00	01-364-300-	15.00	15.00
01*144239	AQUA PA	0001283340128334: WGFH 03/20-0	117.79	01-411-360-	117.79	117.79
01*144240	AQUA PA	0001285050128505: WGFS 03/20-0	128.77	01-411-360-	128.77	128.77
01*144241	AQUA PA	0001283930128393: FIRE SVS 03/	259.45	01-409-360-	259.45	259.45
01*144242	AQUA PA	0001284670128467: UMT 03/21-04	450.59	01-409-360-	450.59	450.59
01*144243	AQUA PA	0001285100128510: UMT 03/21-04	260.16	01-409-360-	260.16	260.16
01*144244	ARDMORE TIRE, INC.	315/80R -22.5 Goodyear 289 fro	1,010.00	01-430-330-	1,010.00	4,266.80
		Eagle Enforcer winter tires	622.24	01-430-330-	622.24	
		255/60 TL-18 Goodyear Eagle En	2,634.56	01-430-330-	2,634.56	
01*144245	ARLENE WRIGHT	REFUND 50% PAVILION: CHANGED F	150.00	01-367-000-	150.00	150.00
01*144246	AVT	04/14/2025 COMMUNITY MEETING	500.00	01-401-320-	500.00	500.00
01*144247	BERGEY'S INC.	FAN RING, BRACKET, BELTS	436.74	01-430-330-	436.74	1,679.41
		FAN BLADE	490.49	01-430-330-	490.49	
		SENSOR	364.83	01-430-330-	364.83	
		INJECTOR	182.92	01-430-330-	182.92	
		MANIFOLD	72.44	01-430-330-	72.44	
		MANIFOLD	131.99	01-430-330-	131.99	
01*144248	BRIAN M. & ERIN C. LEWIS	RE TAX REFUNDS; PARCEL # 5900-	1,136.67	01-401-460-	1,136.67	1,136.67
01*144249	CHAPMAN FORD OF HORSHAM	TUBE ASY	205.27	01-430-330-	205.27	205.27
01*144250	CITY ELECTRIC SUPPLY	(8) RED	72.00	01-411-373-	72.00	72.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144251	COLLIFLOWER INC.	STRAIGHT THREAD, HOSE	483.26 01-430-330-	483.26	506.37
		SWIVEL STR	23.11 01-430-330-	23.11	
01*144252	COMCAST CABLE	8499101410219510: 227 DAVISVIL	540.17 01-401-320-	540.17	540.17
01*144253	COMCAST CABLE	8499101410242314: MMP 04/21-05	163.35 01-401-320-	163.35	163.35
01*144254	COMCAST CABLE	8499101410427527: UMT FIRE 04/	50.76 01-411-360-	50.76	50.76
01*144255	CONVERGE ONE INC.	TRANSFER TRUNK TO TRUNK	737.50 01-401-320-	737.50	737.50
01*144256	DEJANA EQUIPMENT CO.	PINTLE MOUNT, 10 TON COMBO BAL	404.92 01-430-330-	404.92	404.92
01*144257	EARTHBORNE INC.	VEHICLE OPERATING EXPENSE	460.39 01-430-330-	460.39	933.00
		CAR # 413	472.61 01-430-330-	472.61	
01*144258	EAS WATER	UMT: APRIL 2025	359.67 01-409-450-	359.67	359.67
01*144259	EILEEN TERRELL	ZONING HEARING BOARD REFUND	400.00 01-361-300-	400.00	400.00
01*144260	FASTENAL COMPANY	(2) IBUPROFEN	62.26 01-430-330-	62.26	62.26
01*144261	FRED BEANS PARTS	HOSE, PIPE	190.33 01-430-330-	190.33	725.30
		COIL, SPARK PLUG, MODULE	384.46 01-430-330-	384.46	
		HOSE	150.51 01-430-330-	150.51	
01*144262	GEORGE ALLEN PORTABLE	MMP 04/28 - 05/28/25	90.00 01-454-450-	90.00	810.00
		WOODLAWN 04/28 - 05/28/25	90.00 01-454-450-	90.00	
		FARMSTEAD 04/28 - 05/28/25	90.00 01-454-450-	90.00	
		FAIR OAKS 04/28 - 05/28/25	90.00 01-454-450-	90.00	
		TERWOOD 04/28 - 05/28/25	90.00 01-454-450-	90.00	
		UMMS 04/28 - 05/28/25	180.00 01-454-450-	180.00	
		UMHS 04/28 - 05/28/25	180.00 01-454-450-	180.00	
01*144263	GILMORE & ASSOCIATES, INC	FAIRHILL COMMONS: FEBRUARY, 20	445.00 01-430-313-	445.00	26,608.25
		WOODLAWN: FEBRUARY, 2025	12,191.25 01-430-313-	12,191.25	
		CLOUD 10 CARWASH: FEBRUARY, 20	7,709.18 01-430-313-	7,709.18	
		2300 WYANDOTTE RD: FEBRUARY, 2	487.30 01-430-313-	487.30	
		WILLOW GROVE ANNEX: FEBRUARY,	227.50 01-430-313-	227.50	
		UMT GENERAL: FEBRUARY, 2025	4,568.02 01-430-313-	4,568.02	
		UMT LANDSCAPE: FEBRUARY, 2025	980.00 01-430-313-	980.00	
01*144264	GRANTURK EQUIPMENT CO., INC.	CONVEYOR COVER	416.64 01-430-330-	416.64	1,051.39
		FLANGE, YOKE	165.60 01-430-330-	165.60	
		DRIVE SHAFT	469.15 01-430-330-	469.15	
01*144265	HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	1,136.37 01-430-200-	1,136.37	6,118.08
		VEHICLE OPERATING EXPENSE	441.43 01-430-330-	441.43	
		MAINTENANCE & REPAIRS	125.48 01-409-373-	125.48	
		MATERIALS & SUPPLIES	2,159.79 01-454-200-	2,159.79	
		MINOR EQUIPMENT PURCHASES	557.97 01-454-260-	557.97	
		MAT'LS. & SUPPLIES - REC.	77.94 01-452-247-	77.94	
		MAT'LS. & SUPPLIES-OFFICE	376.00 01-452-200-	376.00	
		EQUIP./MAINT. & REPAIRS	104.10 01-454-374-	104.10	
		4325 SHOEMAKER 03/09/25	85.00 01-402-314-	85.00	
		3720 MASONS MILL 03/10/25	68.00 01-402-314-	68.00	
		106 CASTELLO 03/24-03/25/25	204.00 01-402-314-	204.00	
		2250 EASTON RD 03/09/25 - 03/1	782.00 01-402-314-	782.00	
01*144266	KILKENNY LAW	GENERAL: 02/28/25 - 03/31/25	9,681.50 01-402-314-	9,681.50	16,050.25
		PETRUCCI: MARCH, 2025	357.00 01-402-314-	357.00	
		TAX ASSESSMENT APPEALS 02/28-0	765.00 01-402-314-	765.00	
		BPT: 03/03/25 - 03/31/2025	3,614.75 01-402-314-	3,614.75	
		WG SHOPPING CENTER 03/24/25	51.00 01-402-314-	51.00	
		1740 COUNTY LINE 02/28/25-03/1	408.00 01-402-314-	408.00	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		2300 COMPUTER AVE 02/28-03/31/	1,020.00	01-402-314-	1,020.00	
		2405-2425 MARYLAND RD 03/14/25	153.00	01-402-314-	153.00	
01*144267	KIRKLAND PRINTING, INC.	SMOKE/CO DETECTOR STAMP	46.00	01-413-200-	46.00	46.00
01*144268	KRISTIN MOORE	BULK REFUND: PERMIT 157519	15.00	01-364-300-	15.00	15.00
01*144269	MATTHEW J HOCKER	REIMBURSE: MICROSOFT EOP AND S	1,252.99	01-401-320-	1,252.99	1,252.99
01*144270	MCDONALD UNIFORMS	COSSMAN	206.46	01-411-238-	206.46	206.46
01*144271	MOTOROLA	(5) REMOTE SPEAKERS, (1) CHARG	1,638.54	01-410-740-	1,638.54	1,638.54
01*144272	MOYER INDOOR / OUTDOOR	Upper Morelant Township Turf C	5,419.00	01-454-450-	5,419.00	5,419.00
01*144273	OCCUPATIONAL HEALTH CENTERS OF THE	POLICE 04/15, 04/16, 04/18/202	2,196.00	01-410-240-	2,196.00	2,196.00
01*144274	OK PLUMBING, LLC	BUSINESS PRIVILEGE TAX	4,741.40	01-310-800-	4,741.40	4,741.40
01*144275	PAUL PURTELL	REIMBURSE: PENNBOC ORDER 15272	125.00	01-413-240-	125.00	125.00
01*144276	PECO ENERGY - PAYMENT PROCESSING	075943222: WGFH G&E 03/13-04/1	1,871.36	01-411-360-	1,871.36	1,871.36
01*144277	PILOT THOMAS LOGISTICS	TICKET # 1214928	8,640.67	01-430-330-	8,640.67	12,560.92
		TICKET 1229467	3,920.25	01-430-330-	3,920.25	
01*144278	PTC E-Z PASS CUSTOMER SERVICE	MARCH, 2025	1,513.51	01-427-365-	1,513.51	1,513.51
01*144279	RICHTER TOTAL OFFICE	EXECUTIVE CONSOLE	45.50	01-411-360-	45.50	45.50
01*144280	ROBERT E. LITTLE, INC.	CABLE	116.88	01-430-330-	116.88	116.88
01*144281	SCANTEK	DOCUMENT MGT: ZONING BOARD, SU	49,376.38	01-413-740-	49,376.38	49,376.38
01*144282	SENSIT TECHNOLOGIES	METER GAS FOR CALIBRATION	528.18	01-411-250-	528.18	528.18
01*144283	SEVEN WRAPS	TINT CAR #3526	120.00	01-430-330-	120.00	670.00
		CAR #3517: CLAIM A2531014609,	550.00	01-430-330-	550.00	
01*144284	SYNATEK	40 of 50lb Triple Play Rye Ble	4,140.00	01-454-200-	4,140.00	4,140.00
01*144285	T.W. REISS, INC.	SPEED FEED HEADS	65.98	01-430-330-	65.98	65.98
01*144286	THE COMMUNICATIONS	RECRUITING AND RETENTION; ADVE	6,200.00	01-411-329-	6,200.00	6,200.00
01*144287	TRUCK PRO	SPRING BRAKE	188.08	01-430-330-	188.08	188.08
01*144288	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	427.53	01-427-191-	213.76	427.53
		UNIFORM MAINTENANCE		01-430-191-	213.77	
01*144289	VERIZON	157523962000156: 04/14-05/16/2	139.59	01-411-360-	139.59	139.59
01*144290	VERIZON BUSINESS	03/15 - 04/14/25	119.57	01-401-320-	119.57	119.57
01*144291	VERIZON WIRELESS	03/17-04/16/2025	3,391.42	01-401-320-	3,391.42	3,391.42
01*144292	VICTOR SECURITY, INC.	FARMSTEAD 04/01/25 - 04/30/25	102.50	01-454-450-	102.50	141.50
		(3) CELLULAR RADIO FEE + APP	39.00	01-454-450-	39.00	
01*144293	VICTORY GARDEN'S INC.	(15) DYED MULCH	330.00	01-454-200-	330.00	418.00
		(4) DYED MULCH	88.00	01-454-200-	88.00	
01*144294	W.B. MASON CO, INC	MATERIAL & SUPPLIES	85.77	01-410-200-	85.77	202.33
		MATERIAL & SUPPLIES	32.78	01-410-200-	32.78	
		MATERIAL & SUPPLIES	83.78	01-410-200-	83.78	
01*144295	WHITE ROSE SAFETY, LLC	(4) COMPLETE SETS OF PPE	14,970.36	01-130-300-	14,970.36	14,970.36
01*144296	WILLOW GROVE VOLUNTEER	VFRA STATE AID ALLOCATION	115,779.23	01-411-461-	115,779.23	115,779.23
01*144297	WILSON OF WALLINGFORD, INC	371.0 BIOHEAT	1,053.27	01-430-330-	1,053.27	2,044.99
		351.8 BIOHEAT	991.72	01-430-330-	991.72	
01*144298	Y-PERS, INC.	GRABBER ORANGE	190.18	01-430-330-	190.18	190.18
04*9887	ALICE FISHER	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9888	BARBARA ROSENBERG	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9889	BARBARA WILEY	REIMBURSE- SPRING THAW	27.01	04-384-100-	27.01	27.01
04*9890	CAROL HARTMAN	REIMBURSE- SPRING THAW	42.38	04-384-100-	42.38	167.25
		Q1 2025 PHONE ALLOWANCE	105.00	04-384-100-	105.00	
		REIMBURSE- BUS SNACKS	19.87	04-384-100-	19.87	
04*9891	CAROL KORN	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9892	CURRAN TRAVEL, INC.	BALANCE PINE'S THEATER TRIP	5,100.00	04-384-100-	5,100.00	5,100.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
04*9893	ELIZABETH GRACEY	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9894	JOAN KING	REFUND: CANCELLED HARRISBURG T	100.00	04-384-100-	100.00	100.00
04*9895	JOANNE ZYGMONT	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9896	KATHY RECKLITIS	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9897	LORI MOMORELLA	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9898	LYN ALEXANDER GRAPHIC DESIGN	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9899	MADELINE WALSH	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9900	MARION PUGH	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9901	PRISCILLA AURIELLO	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	90.00
		REIMBURSE- SPRING THAW	40.00	04-384-100-	40.00	
04*9902	ROBERT BIRETT	REFUND: CANCELLED HARRISBURG T	100.00	04-384-100-	100.00	100.00
04*9903	ROGER KRAFT	REFUND: CANCELLED HARRISBURG T	50.00	04-384-100-	50.00	50.00
04*9904	VEREINIGUNG ERZGEBIRGE	(119) GAC COFFEE/DANISH	599.60	04-384-100-	599.60	599.60
04*9905	DANA LaROSA	REFUND ESCROW: 3740 JASPER LAN	2,500.00	04-388-100-	2,500.00	2,500.00
04*9906	CALVIN PRESSLEY	PAYMENT GAC SPRING THAW ENTERT	350.00	04-384-100-	350.00	350.00
04*9907	EASTERN STATES INC.	REFUND PSA - 206 NEWINTON DRIV	2,500.00	04-388-100-	2,500.00	2,500.00
04*9908	MAGGIO'S BALLROOM @ HAMPTON SQ	PAYMENT FOR SPRING THAW	1,565.63	04-384-100-	1,565.63	1,565.63
04*9909	RICHARD & ARLENE GHEEN	REIMBURSEMENT SPRING THAW GIFT	40.00	04-384-100-	40.00	40.00
04*9910	DONNA GRAF	REIMBURSEMENT SPRING THAW GIFT	37.08	04-384-100-	37.08	37.08
04*9911	EILEEN LOMBARDO	REIMBURSE SPRING THAW GIFTS	20.00	04-384-100-	20.00	20.00
04*9912	BILL TRUBISKY	REIMBURSEMENT SPRING THAW	40.00	04-384-100-	40.00	40.00
04*9913	PATRICIA KEGEL	REIMBURSEMENT SPRING THAW	52.97	04-384-100-	52.97	52.97
23*144040	RICOH USA, INC.	04/15 - 05/14/25 LEASE	45.55	23-471-600-	45.55	45.55
23*144119	RICOH USA, INC.	APRIL 2025	3,275.04	23-471-600-	3,275.04	3,275.04
35*3185	PECO ENERGY - PAYMENT PROCESSING	8654361222 TRAFFIC 03/04-04/03	917.59	35-434-361-	917.59	917.59
35*3186	PECO ENERGY - PAYMENT PROCESSING	6017423111 SMART LIGHT 03/17-0	11,592.12	35-434-361-	11,592.12	11,592.12
35*3187	SHERWIN WILLIAMS CO.	WHITE, YELLOW	319.50	35-433-245-	319.50	319.50
35*3188	HOME DEPOT CREDIT SERVICES	STREET SIGN MATERIALS	69.34	35-433-245-	69.34	69.34
35*3189	SILVI CEMENT/SLAG/SALT	SNOW AND ICE MATERIALS	28,442.96	35-432-245-	28,442.96	28,442.96

GRAND TOTAL OF CHECKS = 1,501,263.23

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

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PATRICK T. STASIO

Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Finance and Administration Committee Meeting – April 21, 2025 Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Agreement Amendment with CHA Consulting, Inc. (formerly D'Huy Engineering, Inc.)
Prepared by:	Patrick Stasio, Township Manager
Attachments:	Agreement Amendment
Background/Analysis:	<p>D'Huy Engineering, Inc. was hired to be the Construction Management (CM) consultant to assist with the new Upper Moreland Police Building and renovations to the existing Upper Moreland Township Building. After the bids were opened in the spring of 2024, the project was declined. The Township decided to change the scope of the project and rebid in the winter of 2025/26.</p> <p>Since, D'Huy Engineering has changed ownership and is now CHA Consulting, Inc. CHA Consulting, Inc. has provided the Township with a revised agreement, since the project scope has changed.</p>
Fiscal Impact/Sources:	The total cost for CHA Consulting, Inc. assistance is \$461,275, with reimbursables not to exceed \$20,000.
Alternatives:	Do not hire a construction management consultant.
Recommend Action:	The Board of Commissioners approve the Agreement at the May 5, 2025 Regular Meeting.

Equal Opportunity Employer

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AMENDMENT

This Amendment, effective as of the _____ day of March, 2025, by and between Upper Moreland Township ("Owner") and CHA Consulting, Inc. ("Construction Manager" or "CM"), is made to that certain Agreement for Agency Style Construction Management Services dated March 21, 2025, between the Owner and D'Huy Engineering, Inc. ("D'Huy"), as assigned from D'Huy to CM by that certain Consent to Assignment of Contracts dated September 9, 2024 (collectively, the "Agreement").

WHEREAS the parties desire to amend the Agreement as more fully set forth below.

NOW THEREFORE, in consideration of the terms and conditions herein contained, the Agreement is modified as follows:

1. Section 1 (Basic Services):

1.1 General

1.1.1 Scope of Work:

1.1.1.1 Owner rejected bids to construct a new Police Station and perform renovations to the Upper Moreland Township building at the existing Township site. Owner has retained a new Architect to design a renovation of the existing Township building which contains the Police Department. A new design will be generated for public bidding.

1.1.2 The Project timelines as defined for this Agreement are:

1.1.2.1 Construction Document Phase: **April 2025 through February 2026 (11 months)**

1.1.2.2 **Bidding Phase: March 2026 through May 2026 (3 months)**

1.1.2.3 Construction Phase: **June 2026 through May 2027 (12 months)**

1.1.2.4 The OWNER understands that the above schedule is subject to change based upon the final timeline established by the OWNER based upon the lead time of major equipment for the building (switchgear, HVAC and specialty security equipment) and approvals from all approval agencies. Should the timelines above be lengthened, the corresponding time and fee for on site management would require an equitable adjustment.

1.2 Design, Approvals, and Construction Document Phase Services

1.2.1 Attend and participate in **bi-weekly** design coordination meetings with the Architect and the Owner's design committee.

1.2.2 (No change.)

- 1.2.3 Review bid documents near the end of **Schematic Design, Design Development, and Construction Documents Phase** for conformance with Project criteria, budget, and municipal requirements, and in particular, for constructability, coordination between Prime Contracts, phasing, and Project milestones. Perform one (1) Constructability Review at 90% Construction Documents with full team of professionals, architectural, structural, mechanical, electrical, etc.
- 1.2.4 (No change.)
- 1.2.5 **Prepare overall system by system budget estimates for the Project at the end of Schematic Design, Design Development, and Construction Document phases for review of conformance of design with established budget.**
- 1.2.6 **Prepare all Division 00 and 01 bid documents based on input and requirements of Client. This includes preparation of draft Contractor agreements for Client's review and approval, temporary facilities requirements including staging and phasing requirements and drawings, Project Bid forms, unit prices, alternates, and obtaining prevailing wage rates.**
- 1.2.7 **Advise Architect in developing alternates in bid documents to ensure competitive bidding and allow for flexibility in selecting alternates prior to award, i.e., terrazzo floors versus vinyl tile, roof systems, wall finishes, mechanical systems, etc.**
- 1.2.8 **Prepare RFPs and obtain proposals for Construction Testing, Commissioning, Waste Management, Testing, Adjusting, and Balancing, and any other specialty services required for the Project.**
- 1.2.9 **Provide Owner with draft contract templates for their consideration to use for all professional services.**

2. Section 4 (Payments to Construction Manager):

4.1.4 Maximum Payment for Basic Services and Reimbursable Expenses

- 4.1.4.1 Amounts paid by OWNER to CM (to include all Basic Services and Reimbursable Expenses) shall not exceed the fees shown below.

	Cost for Services	Number of Months
Design, Approvals, and Construction Document Phase AND Bidding and Contracting Phase	\$71,745	14 months
Construction Phase for Renovations	\$389,530	12 months

- 4.1.4.2 Reimbursable Expenses will not exceed \$20,000 (unchanged).

3. Section 5 (General Considerations):

- 5.3.7 Construction Manager name is updated from **D'Huy Engineering, Inc. to CHA.**

4. Except as otherwise specifically provided herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the authorized representatives of the Parties have executed this Amendment effective on the date first written above.

For and on behalf of
UPPER MORELAND TOWNSHIP

For and on behalf of
CHA Consulting, Inc.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

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Township Solicitor

Agenda Summary

Finance and Administration Committee Meeting – April 21, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Resolution R-2025-9 – Capital Improvement Funding Source
Prepared by:	Patrick Stasio, Township Manager
Attachments:	Resolution R-2025-9
Background/Analysis:	The approved 2025 Upper Moreland Township Budget contains certain capital improvements and associate funding allocations. The Township is better served through a partial reallocation of funds for the 2025 Capital Improvement projects.
Fiscal Impact/Sources:	No impact to the 2025 budget and / or approved projects.
Alternatives:	N/A
Recommend Action:	The Board of Commissioners approve Resolution R-2025-9 at the May 5, 2025 Regular Meeting.

Equal Opportunity Employer

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**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. R-2025-9

A RESOLUTION OF THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, TRANSFERRING UNENCUMBERED MONIES FROM ONE TOWNSHIP ACCOUNT TO ANOTHER.

WHEREAS, after a duly advertised public meeting before the Board of Commissioners of Upper Moreland Township was held on January 6, 2025, the Board adopted the Upper Moreland Township Budget for the fiscal year ending December 31, 2025; and

WHEREAS, after analysis of the allocations of unencumbered monies of the Township budget for certain Township capital improvements projects and the planned renovation of the Township municipal complex (the "Projects") the Board of Commissioners desires to re-allocate certain unencumbered monies amongst the Projects in order to meet funding goals and avoid adopting tax increases to fund the same; and

WHEREAS, the Pennsylvania First Class Township Code, specifically, 53 P.S. § 56501.5, authorizes the Board of Commissioners to "make and adopt any ordinances, bylaws, rules and regulations not inconsistent with or restrained by the Constitution and laws of this Commonwealth as may be expedient or necessary for the proper management, care and control of the township and its finances, and the maintenance of peace, good government and welfare of the township and its trade, commerce and manufactures."; and

WHEREAS, the Pennsylvania First Class Township Code, specifically, 53 P.S. § 5701(d), authorizes the Board of Commissioners to: "by resolution, transfer unencumbered money from one township account to another, provided that: (1) no money may be transferred from the fund allocated for the payment of debts or from any fund raised by a special tax levy or assessment for a particular purpose; (2) that transfers may not be made during the first three months of the fiscal year, and: (3) no funds shall be paid out of the township treasury except upon appropriation made according to law".

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Moreland Township that the Township Director of Finance is hereby authorized to transfer unencumbered monies of the Township for budgeted Township capital improvements projects and the planned renovation of the Township municipal complex.

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby certifies that no monies are to be transferred from funds allocated for the payment or debts or from any fund raised by a special tax levy or assessment for a particular purpose.

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby certifies that no unencumbered monies have been transferred during the first three months of the year.

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby certifies that the unencumbered monies to be transferred are not monies to be paid out of the township treasury except upon appropriation made according to law.

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 5th day of May, 2025.

Attest:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Patrick Stasio, Secretary

Clifton McFatridge, President

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

COMMISSIONERS

KIP McFATRIDGE

President

CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



OFFICIALS

PATRICK T. STASIO

Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Finance and Administration Committee Meeting – April 21, 2025

Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Resolution R-2025-10 – Notice to Bidders – Sale of Surplus Vehicles and Equipment
Prepared by:	David Elsier, Director of Public Works
Attachments:	Resolution R-2025-10
Background/Analysis:	Equipment that has been replaced through Capital purchases will be auctioned off on Municibid
Fiscal Impact/Source:	N/A
Alternatives:	No alternatives
Recommended Action:	The Board of Commissioners approve Resolution R-2025-10 at the May 5, 2025 Regular Meeting.

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**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. R-2025-10

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING NOTICE TO BIDDERS FOR THE SALE OF CERTAIN VEHICLES AND EQUIPMENT.

WHEREAS, Upper Moreland Township (the "Township") is in the possession of certain vehicles and equipment, a true and correct list of said vehicles and equipment is attached hereto and incorporated herein, marked as Exhibit A; and

WHEREAS, the Township has determined that the listed vehicles and equipment are no longer needed for public use and are not otherwise dedicated or restricted pursuant to law; and

WHEREAS, the Township is desirous to sell the vehicles and equipment, which is authorized under the Pennsylvania First-Class Township Code Article XV § 1501: Suits; Property; and

WHEREAS, the Commonwealth of Pennsylvania authorizes the municipal sale of the personal property, requiring advertisement of sale and bidding under 53 P.S. § 1501; and

WHEREAS, the vehicles and equipment have a value in excess of \$2,000.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Moreland Township, that the Township Manager or his designee is hereby authorized and directed by the Board of Commissioners to advertise for bids to sell said vehicles and equipment and take any and all further action as required to accomplish said sale including the appropriate advertising as required by law and such other advertising as determined to be in the best interest of the Township by the Township Manager or his designee;

BE IT FURTHER RESOLVED, that any notice or advertisement of sale shall contain a date certain as determined by the Township, not less than ten (10) days following the date of the advertisement, in which bids for the purchase of the vehicles and equipment shall be opened; and

BE IT FURTHER RESOLVED that any notice or advertisement of sale shall contain a provision or notice that the Township has the right to reject all bids if the bids are believed to be less than the fair market value of the property as determined by the Township Manager. If no bids are received after advertisement, the applicable procedures of the act of October 27, 1979 (P.L. 241, No. 78) entitled "An act authorizing political subdivisions, municipality authorities and transportation authorities to enter into contracts for the purchase of goods and the sale of real and personal property where no bids are received" may be followed.

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 5th day of May, 2025.

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Attest:

Patrick T. Stasio, Secretary

Clifton McFatridge, President

EXHIBIT A

Vehicles and Equipment

Vehicle #	Equipment	Manufacturer	Year	Seial #/Vin#
623	Zero Turn Mower	Exmark	2005	467311
626	Zero Turn Mower	Exmark	2004	513257
627	Zero Turn Mower	Exmark	2004	455614
629	Zero Turn Mower	Toro	2006	260000122
632	Gator	John Deer	2002	W004x2x080651
633	Gator	JohnDeer	1997	W004x2x022557
1005	Explorer	Ford	2009	1FME073E79UA37199
1041	Explorer	Ford	2007	1FMEU73806UB54273
437	Medium Dump	International	2008	1HTMNAAL08H559095
438	Medium Dump	International	2008	1HTMNAAL58H658558

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Township Solicitor

Agenda Summary

Finance and Administration Committee Meeting – April 21, 2025 Board of Commissioners Regular Meeting – May 5, 2025

Agenda Item:	Clifton Larson Allen LLP Audit Services
Prepared by:	John Bates, Asst. Township Manager / Director of Finance
Attachments:	CLA Statement of Work – Audit Services Agreement
Background/Analysis:	<p>Clifton Larson Allen LLP (“CLA”) has adjusted the audit fee to reflect the ongoing competitive labor market in the industry, as well as the increases seen in operating costs as a result of inflation.</p> <p>As all professional service costs continue to rise, the proposed increase in fees for fiscal year 2024 is \$1,500.00 (an approximate 2.5% increase).</p>
Fiscal Impact/Source:	No material impact as the Township continues to budget for professional services costs.
Alternatives:	N/A
Recommended Action:	The Board of Commissioners approve the Statement of Work for the 2024 fiscal year audit at the May 5, 2025 Regular Meeting.

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April 2, 2025

Statement of Work - Audit Services

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") dated March 22, 2023, or superseding MSA, made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Township of Upper Moreland ("you," "your," or "the entity"). We are pleased to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services CLA will provide for the entity as of and for the year ended December 31, 2024.

Luke Winter is responsible for the performance of the audit engagement.

Scope of audit services

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of Township of Upper Moreland, and the related notes to the financial statements as of and for the year ended December 31, 2024.

The Governmental Accounting Standards Board (GASB) provides for certain required supplementary information (RSI) to accompany the entity's basic financial statements.

The RSI will be subjected to certain limited procedures, but will not be audited.

We will also evaluate and report on the presentation of the supplementary information other than RSI accompanying the financial statements in relation to the financial statements as a whole.

Nonaudit services

We will also provide the following nonaudit services:

- Preparation of data collection form
- Preparation of your financial statements and the related notes.
- Preparation of schedule of expenditures of federal awards.
- Preparation of adjusting journal entries, if necessary

Audit objectives

The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the

financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Our audit will be conducted in accordance with U.S. GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards require us to be independent of the entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. Our audit will include tests of your accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express opinions and render the required reports.

We will apply certain limited procedures to the RSI in accordance with U.S. GAAS. However, we will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) other than RSI accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

The objectives of our audit also include:

- Reporting on internal control over financial reporting and on compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Reporting on internal control over compliance related to major programs and expressing an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Uniform Guidance.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results

of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We will issue written reports upon completion of our audit of your financial statements and compliance with requirements applicable to major programs.

Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from the engagement. If our opinions on the financial statements or compliance are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements or material noncompliance caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements or an opinion on compliance, we retain the right to take any course of action permitted by professional standards, including declining to express opinions or issue reports, or withdrawing from the engagement.

Auditor responsibilities, procedures, and limitations

We will conduct our audit in accordance with U.S. GAAS, the standards for financial audits contained in *Government Auditing Standards*, and the Uniform Guidance.

Those standards require that we exercise professional judgment and maintain professional skepticism throughout the planning and performance of the audit. As part of our audit, we will:

- Identify and assess the risks of material misstatement of the financial statements and material noncompliance, whether due to fraud or error, design and perform audit procedures responsive to those risks, and evaluate whether audit evidence obtained is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement or a material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the amounts and disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on our evaluation of audit evidence obtained, whether there are conditions or events,

considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Although our audit planning has not been concluded and modifications may be made, we have identified the following significant risk(s) of material misstatement as part of our audit planning:

- revenue recognition
- management of override of controls

We plan to use an auditors' specialist to fair value of investments.

There is an unavoidable risk, because of the inherent limitations of an audit, together with the inherent limitations of internal control, that some material misstatements or noncompliance may not be detected, even though the audit is properly planned and performed in accordance with U.S. GAAS, *Government Auditing Standards*, and the Uniform Guidance. Because we will not perform a detailed examination of all transactions, material misstatements, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity, may not be detected. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not require auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management and those charged with governance of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management and those charged with governance of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a single audit.

Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting fraud or errors that are material to the financial statements and to preventing and detecting misstatements resulting from noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify deficiencies, significant

deficiencies, or material weaknesses in internal control. However, we will communicate to you in writing significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we identify during the audit that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the entity's compliance with the provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

We will include in our report on internal control over financial reporting and on compliance relevant information about any identified or suspected instances of fraud and any identified or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements that may have occurred that are required to be communicated under *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards that may have a direct and material effect on each of the entity's major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the "OMB Compliance Supplement" for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of these procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

We will evaluate the presentation of the schedule of expenditures of federal awards accompanying the financial statements in relation to the financial statements as a whole. We will make certain inquiries of management and evaluate the form, content, and methods of preparing the schedule to determine whether the information complies with U.S. GAAP and the Uniform Guidance, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We will compare and reconcile the schedule to the underlying accounting records and other records used to prepare the financial statements or to the financial statements themselves.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Management responsibilities

Our audit will be conducted on the basis that you (management and, when appropriate, those charged with governance) acknowledge and understand that you have certain responsibilities that are fundamental to the conduct of an audit.

You are responsible for the preparation and fair presentation of the financial statements, RSI, and the schedule of expenditures of federal awards in accordance with U.S. GAAP. Management is also responsible for identifying all federal awards received, understanding and complying with the compliance

requirements, and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the requirements of the Uniform Guidance.

Management's responsibilities include the selection and application of accounting principles; recording and reflecting all transactions in the financial statements; determining the reasonableness of significant accounting estimates included in the financial statements; adjusting the financial statements to correct material misstatements; and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for 12 months beyond the financial statement date.

Management is responsible for compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs. Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are responsible for the design, implementation, and maintenance of effective internal control, including internal control over compliance, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including evaluating and monitoring ongoing activities and safeguarding assets to help ensure that appropriate goals and objectives are met; and that there is reasonable assurance that government programs are administered in compliance with compliance requirements.

You are responsible for the design, implementation, and maintenance of internal controls to prevent and detect fraud; assessing the risk that the financial statements may be materially misstated as a result of fraud; and for informing us about all known or suspected fraud affecting the entity involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for implementing systems designed to achieve compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs; identifying and ensuring that the entity complies with applicable laws, regulations, contracts, and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs; and informing us of all instances of identified or suspected noncompliance whose effects on the financial statements should be considered.

You are responsible for taking timely and appropriate steps to remedy any fraud; noncompliance with provisions of laws, regulations, contracts, or grant agreements; or abuse that we may report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take

prompt action when instances of noncompliance are identified, including noncompliance identified in audit findings; and to follow up and take prompt corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings should be available for our review.

You are responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including amounts and disclosures, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters, and for the accuracy and completeness of that information (including information from within and outside of the general and subsidiary ledgers), and for ensuring management information and financial information is reliable and properly reported; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

You agree to inform us of events occurring or facts discovered subsequent to the date of the financial statements that may affect the financial statements.

You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

Management is responsible for the preparation and fair presentation of other supplementary information in accordance with U.S. GAAP. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. You agree to provide us written representations related to the presentation of the supplementary information.

Management is responsible for providing us with a written confirmation concerning representations made by you and your staff to us in connection with the audit and the presentation of the basic financial statements and RSI. During our engagement, we will request information and explanations from you

regarding, among other matters, the entity's activities, internal control, future plans, specific transactions, and accounting systems and procedures. The procedures we will perform during our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the representations that we receive in the representation letter and otherwise from you. Accordingly, inaccurate, incomplete, or false representations could cause us to expend unnecessary effort or could cause a material fraud or error to go undetected by our procedures. In view of the foregoing, you agree that we shall not be responsible for any misstatements in the entity's financial statements that we may fail to detect as a result of misrepresentations made to us by you.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies to us of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the "Audit objectives" section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other engagements or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Responsibilities and limitations related to nonaudit services

For all nonaudit services we may provide to you, management agrees to assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services. Management is also responsible for ensuring that your data and records are complete and that you have received sufficient information to oversee the services.

Use of financial statements

Should you decide to include or incorporate by reference these financial statements and our auditors' report(s) thereon in a future private placement or other offering of equity or debt securities, you agree that we are under no obligation to re-issue our report or provide consent for the use of our report in such a registration or offering document. We will determine, at our sole discretion, whether we will re-issue our report or provide consent for the use of our report only after we have performed the procedures we consider necessary in the circumstances. If we decide to re-issue our report or consent to the use of our report, we will be required to perform certain procedures including, but not limited to, (a) reading other information incorporated by reference in the registration statement or other offering document and (b) subsequent event procedures. These procedures will be considered an engagement separate and distinct from our audit engagement, and we will bill you separately. If we decide to re-issue our report or consent to the use of our report, you agree that we will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to re-issue our report or decide to withhold our consent to the use of our report, you may be required to engage another firm to audit periods covered by our audit reports, and that firm will likely bill you for its services. While the successor auditor may request access to our workpapers for those periods, we are under no obligation to permit such access.

If the parties (i.e., you and CLA) agree that CLA will not be involved with your official statements related to municipal securities filings or other offering documents, we will require that any official statements or other offering documents issued by you with which we are not involved clearly indicate that CLA is not involved with the contents of such documents. Such disclosure should read as follows:

CliftonLarsonAllen LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. CliftonLarsonAllen LLP also has not performed any procedures relating to this offering document.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website or submitted on a regulator website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Engagement administration and other matters

We understand that your employees will prepare all confirmations, account analyses, and audit schedules we request and will locate any documents or invoices selected by us for testing. A list of information we expect to need for our audit and the dates required will be provided in a separate communication.

At the conclusion of the engagement, we will complete the auditor sections of the electronic Data Collection Form SF-SAC and perform the steps to certify the Form SF-SAC and single audit reporting package. It is management's responsibility to complete the auditee sections of the Data Collection Form. We will create the single audit reporting package PDF file for submission; however, it is management's responsibility to review for completeness and accuracy and electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse and, if appropriate, to pass-through entities. The Data Collection Form and the reporting package must be electronically submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the entity; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing confidential or sensitive information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the sole and exclusive property of CLA and constitutes confidential and proprietary information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to County of Montgomery or Commonwealth of Pennsylvania, or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of

the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of CLA personnel. Furthermore, upon request, we may provide copies or electronic versions of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by the County of Montgomery or Commonwealth of Pennsylvania. If we are aware that a federal or state awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Professional standards require us to be independent with respect to you in the performance of these services. Any discussion that you have with our personnel regarding potential employment with you could impair our independence with respect to this engagement. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence and objectivity. Further, any employment offers to any staff members working on this engagement without our prior knowledge may require substantial additional procedures to ensure our independence. You will be responsible for any additional costs incurred to perform these procedures.

Our audit engagement ends on delivery of our signed report. Any additional services that might be requested will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific SOW for that service.

Government Auditing Standards require that we make our most recent external peer review report publicly available. The report is posted on our website at www.CLAconnect.com/Aboutus/.

Fees

Our professional fee is \$60,000.00, which does not include the single audit report. If a single audit is required, there will be additional fees of \$7,500-\$12,500 per major program based on program complexity. We will also bill a technology and client support fee of five percent (5%) of all professional fees billed. This estimate is based on anticipated cooperation from your personnel and their assistance with locating requested documents and preparing requested schedules. If the requested items are not available on the dates required or are not accurate, the fees and expenses will likely be higher. Our invoices, including applicable state and local taxes, will be rendered as work progresses and are payable on presentation.

Unexpected circumstances

We will advise you if unexpected circumstances require significant additional procedures resulting in a substantial increase in the fee estimate.

Changes in accounting and audit standards

Standard setters and regulators continue to evaluate and modify standards. Such changes may result in new or revised financial reporting and disclosure requirements or expand the nature, timing, and scope of the activities we are required to perform. To the extent that the amount of time required to provide the services described in the SOW increases due to such changes, our fee may need to be adjusted. We will discuss such

circumstances with you prior to performing the additional work.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below to indicate your acknowledgement and understanding of, and agreement with, this SOW.

Sincerely,

CliftonLarsonAllen LLP

Response:

This letter correctly sets forth the understanding of Township of Upper Moreland.

CLA

CliftonLarsonAllen LLP

SIGN: _____

Winter, Luke, Principal

DATE: _____

Client

Township of Upper Moreland

SIGN: _____

Clifton McFatridge

DATE: _____

Township of Upper Moreland

SIGN: _____

Pat Stasio, Township Manager

DATE: _____