

# UPPER MORELAND TOWNSHIP

## Regular Meeting

November 10, 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\*\**

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#### I. Call Meeting to Order

#### II. Moment of Silent Meditation/Pledge of Allegiance

#### III. Roll Call

#### IV. Presentations/Announcements:

- District Justice Thomas P. Murt to conduct Oath of Office and Swearing-in of Police Officer Michael Daly
- **Motion to grant** Lieutenant James Kelly an honorable discharge from the Upper Moreland Township Police Department effective September 26, 2025

### PUBLIC HEARING

**PUBLIC HEARING #1975** - To receive public comments regarding the Conditional Use Application for 601 Davisville Road submitted by Fred Beans of Doylestown, to reuse the existing building for an automotive repair and service facility with ancillary office and storage areas.

### REGULAR MEETING

#### V. Public Comments – Non-Agenda Items Only

#### VI. Treasurer's Activity Report – October 2025

#### VII. Approval of Meeting Minutes – October 6, 2025 (attachment)

#### VIII. Committee Recommendations

A. **Community Development Committee – October 20, 2025** – The Committee recommends the Board of Commissioners take action on the following:

1. Code Enforcement

2. Land Development/Subdivision Applications

- a. **Motion to approve Resolution R-2025-21** – Granting approval for waiver requests of a Subdivision Application for a 3-lot subdivision at 2400 Pioneer Road (attachments)

3. Other Items

- a. **Motion to approve** authorization to advertise bids for the Mill Creek Dam Repairs (attachment)

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### B. Public Health & Safety Committee – October 20, 2025

1. **Motion to approve** County Request for Bicycle Lanes along Terwood Road (York Road – Davisville Road) (attachments)

### C. Finance & Administrative Committee – October 20, 2025 – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments
  - a. The reappointment of **Charles Jones** on the **Parks and Recreation Advisory Council** to serve a new two-year term to expire on October 2, 2027.
2. List of Bills Payable (attachment) – The Committee recommends the approval of:

General Funds Checks:

Beginning Check No.: 145666

Ending Check No.: 146014

General: \$ 4,140,056.46

Debt: \$ 1,730.56 (Check No. 145812, 145971)

Capital: \$ -----

Total: \$ 4,141,787.02

Voids: 145459, 145857

Escrow Fund Checks:

Beginning Check No.: 9952

Ending Check No.: 9963

Total: \$ 29,461.88

Voids: 0

Liquid Fuel Fund Checks:

Beginning Check No.: 3218

Ending Check No.: 3223

Total: \$ 7,397.90

Voids: -----

3. Other Items

4. New Business

- a. **Motion to approve** \$2,500 donation to the local food bank

### D. Parks & Recreation Committee – October 20, 2025:

1. **Motion to approve** and authorize the Director of Parks and Recreation to submit a Tree City USA application (attachment)
2. **Motion to approve** 2026 Arbor Day Proclamation (attachment)



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### IX. Commissioner Comments:

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

Date	Subject	Location	Time
11/18/2025	Shade Tree Commission Parks and Recreation Advisory Council	Council Room	6 pm
11/19/2025	Democratic Committee	Council Room	7 pm
11/20/2025	Advisory Planning Agency	Council Room	5 pm
11/24/2025	Community Development Committee Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
11/27/2025	<b>Township Building Closed – Holiday – Thanksgiving Observance</b>		
11/28/2025	<b>Township Building Closed – Holiday – Thanksgiving Observance</b>		
12/1/2025	Regular Meeting of the Board of Commissioners – <b>Including the Adoption of the 2026 Budget</b>	Council Room	7 pm
12/2/2025	Historical Commission	Council Room	7 pm
12/3/2025	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*

JARED JACOBS

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*

## RETIREMENT PROCLAMATION LIEUTENANT JAMES J. KELLY

**WHEREAS**, James J. Kelly enlisted as a police officer with the Upper Moreland Township Police Department on September 23, 1996;

**WHEREAS**, Officer Kelly began his career in the Patrol Division, providing uniformed patrol services to the residents of Upper Moreland Township. In 2000, he was appointed to the Detective Division, where he led complex investigations into major crimes and narcotics violations. Promoted to the rank of Sergeant in 2007, he returned to the Patrol Division as a uniformed supervisor. In 2010, he was reassigned to the Detective Division as Detective Sergeant, overseeing investigative operations and case management. In 2022, he was promoted to Lieutenant and assumed command of both the Patrol and Investigations Divisions, directing departmental operations with distinction;

**WHEREAS**, Lieutenant Kelly served in numerous specialized roles, including as one of the department's first bicycle officers, a member of the Honor Guard, a Field Training Officer, and a Squad Officer-in-Charge. He also served with distinction as both a Negotiator and Operator on the Montgomery County SWAT-East Region Team;

**WHEREAS**, Lieutenant Kelly has been widely recognized for his exemplary service and contributions to law enforcement, receiving more than 25 commendations from federal, state, county, and local agencies;

**NOW THEREFORE, BE IT PROCLAIMED** that Lieutenant James J. Kelly faithfully served the residents and citizens of Upper Moreland Township for 30 years and honorably retired on September 26, 2025.

This Proclamation is presented by the Upper Moreland Township Board of Commissioners on the 10<sup>th</sup> day of November 2025.



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## TREASURER'S ACTIVITY REPORT October, 2025

GENERAL FUND:	EXPENDITURES	RECEIPTS	BALANCE
General Fund	\$ 5,893,141.35	\$ 2,264,118.12	\$1,120,902.22
Treasurer's Fund			\$100.00
Highway Fund			\$75.00
Secretary Fund			\$150.00
Finance Department			\$500.00
			<hr/>
			\$1,121,727.22
 OTHER FUNDS:			
Escrow Fund	\$ 29,461.88	\$ 12,928.00	\$510,080.73
Debt Fund	\$ 1,730.56	\$ 3,958.54	\$1,841,507.02
 P.L.G.I.T. ACCOUNTS:			
U.M. Twp. General Fund	\$ 1,511,422.04	\$ 1,247,776.39	\$6,227,245.01
Capital Reserve For Equip.	\$ -	\$ 850.54	\$253,164.25
Fire Truck Fund	\$ -	\$ 1.38	\$411.02
Liquid Fuels Fund	\$ 7,397.90	\$ 71,307.68	\$432,699.36
American Rescue Plan Act	\$ -	\$ 5,387.38	\$1,603,562.10
2021 Bond	\$ 20,419.30	\$ 73.09	\$1,307.28
2022 Bond	\$ -	\$ 1,924.28	\$537,598.45
2025 Bond	\$ 1,057,151.73	\$ 17,754.43	\$4,639,067.39

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

October 2025 -- Treasurer's Report

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**Board of Commissioners Members:** Commissioner and President, Clifton "Kip" McFatridge; Commissioner and Vice President Cheryl Lockard; Commissioners Jared Jacobs, 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 President Clifton "Kip" McFatridge.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President McFatridge, Commissioner and Board Vice President Lockard, Commissioners Scull, Mullen, Olszewski, and Jacobs. Absent: Commissioner Whiting. Also present were: Patrick T. Stasio, Township Manager, Sean Kilkenny, Township Solicitor, and Mark Plachta, Township Solicitor.
- IV. **Announcements:**
  - a. The Board of Commissioners met in an Executive Session prior to the start of tonight's meeting to discuss legal and real estate matters.
- IV. **Presentations:**
  - a. Township Building Renovation Project Presentation by GKO Architects:
    - Kevin Godshall, AIA, Principal at GKO, summarized project goals which include ample workspace for Township administration and police, community meeting rooms, and a secure and convenient environment. Discussed the building plan layout, site plan, exterior, sustainability highlights, interior public areas, and budget.
    - Bob Hayes, CHA Consulting, discussed the concept design and budget.
    - Mr. Stasio thanked the Department Heads for their time and input over the past six months.
    - Commissioner McFatridge explained that tonight's presentation will not have Board comments. The Board will review the proposal for discussion at a future public hearing.
  - b. Preliminary Budget meeting on Saturday, November 1, 2025 at 8:30 a.m.:
    - The Board of Commissioners announced that the Budget Workshop will be held on Saturday, November 1, 2025 at 8:30 a.m. in the Township's Council Room.

### **REGULAR MEETING**

- VI. **Public Comments – Non-Agenda Items Only:**
  - Cindy Rosenberg, resident of Huntingdon Valley, former 10-year Cheltenham Committee Member, and Co-Chair of Indivisible Greater Jenkintown, commented about ICE activity in the area and fear spreading throughout the community and shared a personal story of her family's immigration. On behalf of Indivisible Greater Jenkintown, Ms. Rosenberg requested adoption of a township-wide welcoming procedure for Upper Moreland, which is similar to procedures passed in Norristown, East Norriton, Abington, Springfield and Ambler.
  - Police Chief Scott Bendig explained Township policy that immigration enforcement is not a responsibility of the Police Department, the Department is not an immigration authority, and the Department cannot enforce administrative warrants related to immigration status. Police Officers do not stop, question or detain individuals based on their immigration status, and act only when there is a clear violation of any law or criminal activity. The Police Department does not participate in the ICE 287 program.
  - Commissioner McFatridge recommends further concerns be directed to Mr. Stasio's office.



- Caitlyn Santos, resident, commented on ICE activities, shared a personal experience of her ancestors and requested to implement the welcoming policy.
- Diana, a resident, requested that the police protect the community.
- Jeremy Rosenberg, requested publishing a policy and shared a personal family experience.
- Debbie Teasdale, resident, shared support and encouraged implementation of the policy.
- The Board of Commissioners thanked everyone for their research, expressed general sentiment, stated commitment to the safety of residents, and directed further concerns and questions to Mr. Stasio's office.
- The Board of Commissioners asked the residents to leave their contact information with Mr. Stasio and a response will be forthcoming.

**VII. Treasurer's Activity Report – September 2025:**

Commissioner Lockard motioned, seconded by Commissioner Mullen and the Board of Commissioners approved by a vote of 6-0.

**VIII. Approval of Minutes – September 8, 2025 Regular Meeting:**

Commissioner Lockard motioned, seconded by Commissioner Mullen and the Board of Commissioners approved by a vote of 6-0.

**IX. Committee Recommendations:**

**A. Community Development Committee – September 15, 2025** - Commissioner Mullen reviewed the following:

1. Code Enforcement – Nothing to report.
2. Land Development/Subdivision Applications – Nothing to report.
3. Other Items:
  - a. **Motion to Approve Resolution R-2025-19** – Authorizing the execution of Pennsylvania Department of Transportation's 5-year Municipal Winter Services Agreement:
    - Commissioner Mullen motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 6-0.
  - b. **Motion to Approve and Award** the bid for Traffic Signal Equipment Improvements:
    - Commissioner Mullen explained that a Green Light Go Grant was received and upgrades will be made to traffic signals on York Road and Eastern Road. The Bid award is made to Armour & Sons.
    - Commissioner Mullen motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
  - c. **Motion to Approve Resolution R-2025-20** – Granting approval to Walmart, located at 2101 Blair Mill Road, for the placement of twenty-six (26) portable storage units for the storage of their holiday inventory from October 1, 2025 through December 31, 2025 of 6-0:
    - Commissioner Mullen motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.

**B. Public Health & Safety Committee – September 22, 2025:**

1. **Motion to Approve** installation of parking signs at the Fire Station:
  - Commissioner McFatridge explained that the public is using the parking lot, which are spaces intended for Fire Department.
  - Commissioner McFatridge motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 6-0.

2. **Motion to Approve** authorization to submit an application for a State Fire Commissioner grant:
  - Commissioner McFatridge motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 6-0.

**C. Finance & Administrative Committee – September 22, 2025** – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments:
  - a. The reappointment of **Annmarie Mangin** on the **Parks and Recreation Advisory Council** as a Ward 6 representative to serve a new two-year term to expire on August 5, 2027.
    - Commissioner Olszewski motioned, seconded by Commissioner Mullen and the Board of Commissioners approved by a vote of 6-0.
  - b. The reappointment of **Stephen Miller** on the **Uniform Construction Code Local Appeals (UCC) Board** to serve a new five-year term to expire on August 5, 2030:
    - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
2. List of Bills Payable:
  - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
3. Other Items – Nothing to report.
4. New Business – Nothing to report.

**D. Parks and Recreation Committee – September 22, 2025** - The Committee recommends the Board of Commissioners take action on the following:

1. **Motion to Approve and Award** the bid for Farmstead Park Springhouse Restoration Project:
  - Commissioner McFatridge explained that the item is not budgeted.
  - Commissioner Scull motioned, seconded by Commissioner Lockard and the Board of Commissioners denied by a vote of 6-0.
2. **Motion to Approve** the 4<sup>th</sup> Annual Historical Haunts event at the Farmstead Park:
  - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.

**X. Commissioner Comments:**

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

Date	Subject	Location	Time
10/20/2025	Community Development Committee Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
10/22/2025	Democratic Committee	Council Room	7 pm
11/4/2025	<b>Election Day</b>		
11/5/2025	Environmental Advisory Council	Caucus Room	7 pm
11/10/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm



**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
October 6, 2025 Meeting Minutes**

11/11/2025	<b>Township Building Closed – Holiday – Veterans Day</b>		
11/13/2025	Zoning Hearing Board	Council Room	7 pm

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

XII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 7:45 p.m.

Respectfully submitted by Kathleen Kristire.

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*Montgomery County, Pennsylvania*

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

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

JARED JACOBS

DEMOND MULLEN

BENJAMIN W. 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*

## Agenda Summary

**Community Development Committee – October 20, 2025**

**Board of Commissioners Regular Meeting – November 10, 2025**

<b>Agenda Item:</b>	<b>2400 Pioneer Road 3-lot Subdivision</b>
<b>Prepared By:</b>	Paul Purtell, Director of Code Enforcement
<b>Attachments:</b>	<b>Resolution R-2025-21</b>
<b>Background/Analysis:</b>	Applicants proposed to subdivide the existing lot which contains a single-family dwelling and create 2 additional building lots.
<b>Fiscal Impact/Source:</b>	Permit fees, earned income tax.
<b>Alternatives:</b>	N/A
<b>Recommended Action:</b>	The Committee recommends the Board of Commissioners approve Resolution R-2025-21 at the November 10, 2025 Regular Meeting.

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**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. R-2025-21**

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL SUBDIVISION APPROVAL FOR A MINOR LOT SUBDIVISION FOR THE PROPERTY LOCATED AT 2400 PIONEER ROAD, UPPER MORELAND TOWNSHIP, PENNSYLVANIA.**

**WHEREAS**, Kristopher M. Griffith and Kathleen T. Griffith (“Applicant”), submitted a plan entitled “Minor Subdivision Plan” consisting of one (1) sheet, prepared by Holmes Cunningham, LLC, dated July 18, 2025 (the “Plan”), attached hereto as **Exhibit A** and incorporated by reference; and

**WHEREAS**, the subject property is located at 2400 Pioneer Road, Hatboro, Upper Moreland Township, further identified as Montgomery County Tax Parcel No. 59-00-14372-00-5 (the “Property”); and

**WHEREAS**, the subject property consists of one parcel (TMP #59-00-14372-00-5) located within the R-2 Residential Zoning District. The Property contains 3.87 acres with a recently constructed single family dwelling, driveway, pool, and associated stormwater management improvements. The Applicant proposes to subdivide the property into 3 lots. Lot 1 would contain the existing dwelling, and all improvements and Lots 2 & 3 would become building lots for the future construction of a single family dwelling on each lot. The lots will be accessed from Pioneer Road. All proposed lots will be served by both public water and sewer; and

**WHEREAS**, Gilmore & Associates, Inc., the Township’s Engineer, reviewed the Plan, and issued a Letter of Review dated October 9, 2025, attached hereto as **Exhibit B** and incorporated by reference, recommending various waivers from the Township’s Subdivision and Land Development Ordinance; and

**WHEREAS**, Bowman, the Township’s Traffic Engineer reviewed the Plan, and issued a Letter of Review dated October 14, 2025, attached hereto as **Exhibit C**, finding that the proposed subdivision is subject to the Township’s Traffic Impact Fee; and

**WHEREAS**, the Montgomery County Planning Commission reviewed the Plan, and issued a Letter of Review dated September 30, 2025, attached hereto as **Exhibit D**, generally supporting Applicant’s proposal; and

**WHEREAS**, the Township Advisory Planning Agency reviewed the Plan as evidenced by its meeting minutes dated October 16, 2025, attached hereto as **Exhibit E**; and

**WHEREAS**, the Upper Moreland Township Community Development Committee had occasion to review the proposed subdivision Plans at its public meeting held on October 20, 2025 and recommended approval of the same.

**NOW, THEREFORE, BE IT RESOLVED** by the Upper Moreland Township Board of Commissioners that the Plan is hereby granted Conditional Preliminary/Final Subdivision Approval, subject to Applicant's satisfaction of the following conditions:

1. Compliance with all comments as outlined in the Township Engineer's Letter of Review dated October 9, 2025, set forth in **Exhibit B**.

2. Compliance with all comments as outlined in the Township Traffic Engineer's Letter of Review dated October 14, 2025, which includes the payment of a Traffic Impact Fee in the amount of \$4,476, for the additional two peak trips as set forth in **Exhibit C**.

3. Except as modified herein, Applicant shall comply with all other applicable Township Ordinances, County, Commonwealth and Federal statutes, rules, and regulations, and obtain all applicable permits and approvals including but not limited to, obtaining the approval of the fire marshal, UMHJSA permit, Aqua of Pennsylvania permit, Montgomery County Conservation District permits, and PA DEP permits.

4. All stormwater management facilities must be designed in accordance with the Township's Stormwater Ordinance and to the satisfaction of the Township Engineer. The Applicant shall enter into a Stormwater Management Facilities Agreement with the Township for perpetual ownership and maintenance of proposed stormwater Best Management Practices, to be prepared by the Township Solicitor, and executed prior to the start of construction.

5. Applicant shall grant and record with the Office of the Recorder of Deeds for Montgomery County, Pennsylvania an easement for utility installation and maintenance across "Lot 2" and "Lot 3" to serve the lots. Upon recording, Applicant shall provide the Township with a copy of the easement agreement.

6. Further, the Board of Commissioners takes the following actions regarding the below waivers from the requirements of Chapter 300 "Subdivision and Land Development" and Chapter 350 "Zoning" of the Upper Moreland Township Code as noted in the Township Engineer's Letter of Review dated October 9, 2025:

A. Section 350-15.B(1)(b)[2]: A waiver is requested to allow a secondary street (Pioneer Road) to have right-of-way width to be less than sixty (60) feet and forty (40) feet respectively. The existing right-of-way width and paved cartway width of Pioneer Road is adequate since the portion of Pioneer Road the new proposed building lots will front on is one-way.

☐ Granted                      ☐ Denied

B. Section 350-18: A waiver is requested to exclude the installation of additional sidewalk along Pioneer Road. A four (4) foot sidewalk is located along the opposite (east) side of Pioneer Road and the existing sidewalk is connected to the network of sidewalk on the adjacent streets. Installation of sidewalk along the property frontage would not be practical



since there isn't sidewalk along the west side of Pioneer Road and there are relatively steep embankments along Pioneer Road near the northern and southern ends of the property.

☐ Granted ☐ Denied

- C. Section 300-19: A waiver is requested to exclude the installation of additional concrete curb along Pioneer Road. Concrete curb is not provided along the west side of Pioneer Road beyond the intersection with Bryers Road. It appears there is shallow roadside swale along the west side of Pioneer Road that manages runoff from the paved cartway and the installation of concrete curb would block runoff from draining into the shallow roadside swale.

☐ Granted ☐ Denied

- D. Section 300-29: A waiver is requested to exclude the installation of additional streetlights along Pioneer Road. There are existing street lights located at the intersection with Bryers Road and another street light on a utility pole across from the common property line between proposed Lots 2 and 3.

☐ Granted ☐ Denied

7. This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

8. This Conditional Preliminary/Final Land Development Approval does not and shall not authorize the construction of improvements exceeding those shown on the Plans. Furthermore, this Conditional Preliminary/Final Land Development Approval shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's or the Applicant's agent's signature below.

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

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 10th day of November, 2025.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Patrick Stasio, Secretary

\_\_\_\_\_  
Clifton McFatridge, President

**THE UNDERSIGNED APPLICANT HEREBY AGREES TO THE ABOVE  
CONDITIONAL PRELIMINARY/FINAL SUBDIVISION PLAN APPROVAL  
RESOLUTION. IN THE EVENT APPLICANT DOES NOT DELIVER EXECUTION OF  
THIS RESOLUTION TO THE TOWNSHIP WITHIN TEN (10) DAYS OF RECEIPT, IT  
SHALL BE DEEMED THAT APPLICANT DOES NOT ACCEPT THESE CONDITIONS,  
THE APPROVALS CONDITIONED UPON THEIR ACCEPTANCE ARE REVOKED,  
AND THE APPLICATION IS DENIED.**

**APPLICANT**

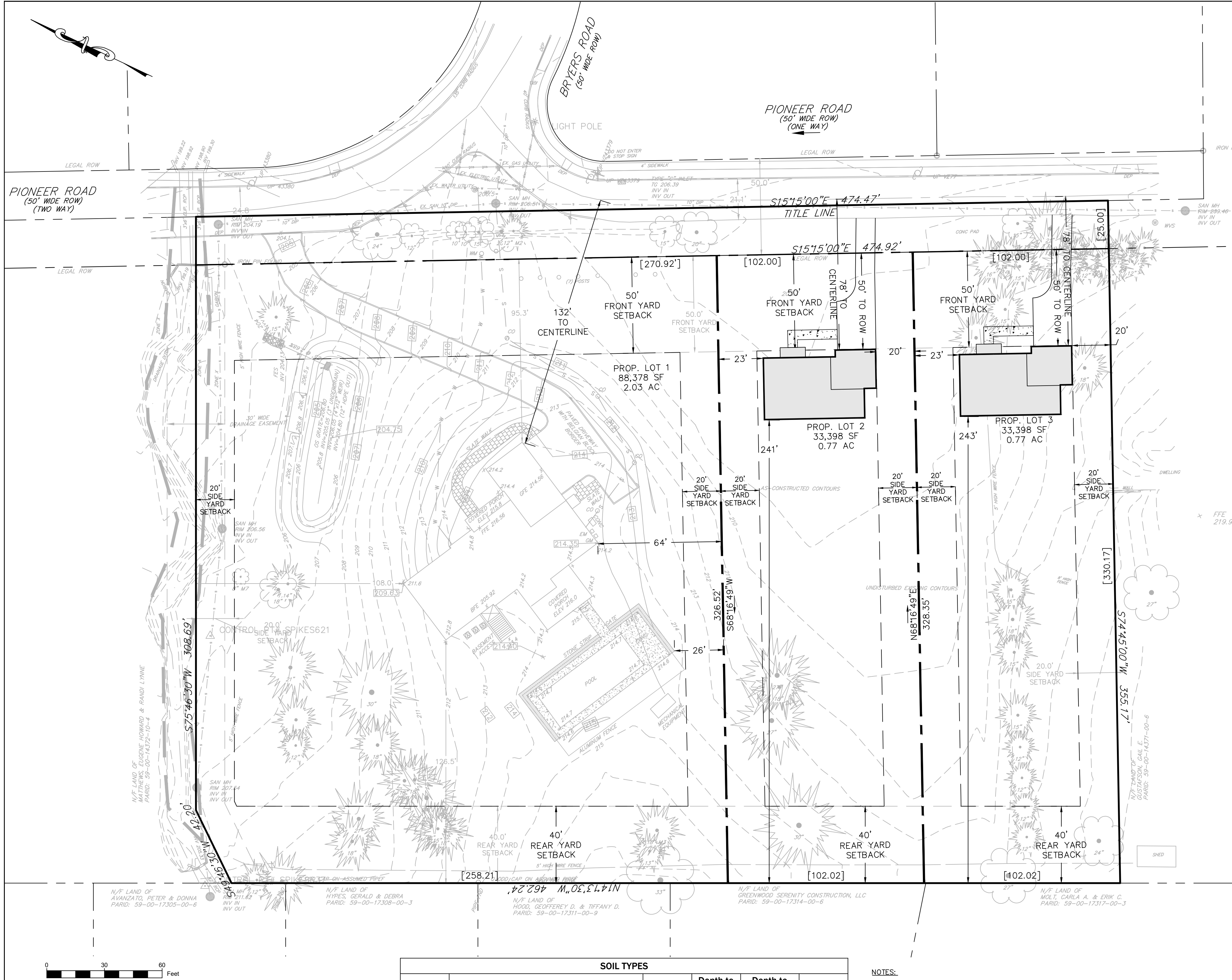
\_\_\_\_\_ Dated: \_\_\_\_\_



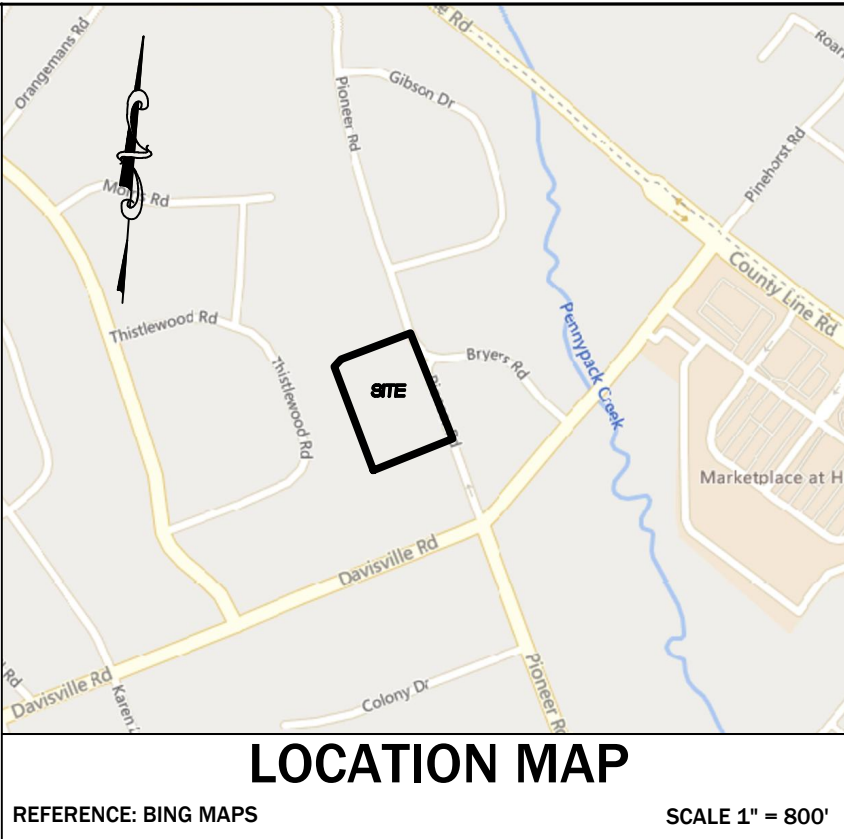
# **EXHIBITS**

## **EXHIBIT A**





LEGEND	
	EX. PROPERTY LINE
	PROP. PROPERTY BNDRY
	EX. RIGHT OF WAY
	EXISTING CONTOUR
	PROPOSED BUILDING



ZONING TABLE					
Zone: R-2 RESIDENCE DISTRICT					
ITEM	PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	ORDINANCE SECTION
Permitted Principal Uses	Single Family Detached Dwelling	Single Family Detached Dwelling	Single Family Detached Dwelling	Single Family Detached Dwelling	350-24
Single Family Detached Principal Use Regulations					
Min. Lot Area	20,000 SF	88,378 SF	33,398 SF	33,398 SF	350-25
Min. Lot Width	100 FT	270 FT	102 FT	102 FT	350-25
Min. Front Yard Setback	50 FT	95 FT	50 FT	50 FT	350-27
Min. Side Yard Setback (each)	20 FT	64 FT	20 FT	20 FT	350-28
Min. Rear Yard Setback	40 FT	127 FT	24 FT	243 FT	350-29
Max. Impervious Surface Coverage	30%	14.7%	12.2%	12.2%	350-26
Max. Building Coverage	20%	5.8%	5.9%	5.9%	350-26
Max. Building Height	40 FT	<40 FT	< 40 FT	< 40 FT	350-168
Min. Pool Setback	20 FT	26 FT	N/A	N/A	350-182

LOT AREA CALCULATIONS							
	LOT 1		LOT 2		LOT 3		Existing Lot
	S.F.	Acres	S.F.	Acres	S.F.	Acres	S.F.
Gross Lot Area	88,378	2.029	33,398	0.767	33,398	0.767	155,174
Land Within R.O.W.	0	0.000	0	0.000	0	0.000	0
Developable Acreage	88,378	2.029	33,398	0.767	33,398	0.767	155,174

IMPERVIOUS COVERAGE CALCULATIONS		
Impervious Area (LOT 1)		
Ex. Dwelling	5,117	0.117
Ex. Driveway	4,078	0.094
Ex. Sidewalk & Pool Pad	2,998	0.069
Future Impervious	770	0.018
Total Impervious	12,963	0.298
Impervious Coverage	14.7%	
Building Coverage	5.8%	
Impervious Area (LOT 2)		
Prop. Dwelling	1,960	0.045
Prop. Driveway	772	0.018
Prop. Walkway	149	0.003
Future Impervious	1,200	0.028
Total Impervious	4,081	0.094
Impervious Coverage	12.2%	
Building Coverage	5.9%	
Impervious Area (LOT 3)		
Prop. Dwelling	1,960	0.045
Prop. Driveway	772	0.018
Prop. Walkway	149	0.003
Future Impervious	1,200	0.028
Total Impervious	4,081	0.094
Impervious Coverage	12.2%	
Building Coverage	5.9%	

COMMONWEALTH OF PENNSYLVANIA  
SS  
COUNTY OF MONTGOMERY:  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE  
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF  
PENNSYLVANIA, RESIDING IN \_\_\_\_\_ COUNTY, PERSONALLY  
APPEARED \_\_\_\_\_  
ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE  
NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY  
ARE) THE REGISTERED OWNERS OF THE DESIGNATED LAND; THAT  
ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND  
IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE  
FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR  
AFORESAID.  
OWNER \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF  
MONTGOMERY COUNTY, NORRISTOWN, PENNSYLVANIA IN PLAN BOOK  
\_\_\_\_\_, PAGE \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND  
TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
Bo	Bowmansville-Knaurs Silt Loams	Y	72-99	0-18	D
LaB	Lansdale Loam, 3 to 8 Percent Slopes	N	42-60	> 80	B
ReB	Readington Silt Loam, 3 to 8 Percent Slopes	N	40-60	18-36	C
UusB	Urban Land - Udorthents, Shale and Sandstone Complex, 0 to 8 Percent Slopes	N	20-99	> 80	D

SOIL LIMITATIONS AND RESOLUTION:  
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPRAPABLE. IF ROCK IS NOT RIPRAPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

- NOTES:
- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY TITLED "PLAN OF BOUNDARY AND TOPOGRAPHY" PERFORMED BY CARROLL ENGINEERING CORPORATION DATED MARCH 26, 2021 AND IS SUPPLEMENTED BY A FIELD SURVEY TITLED "AS-CONSTRUCTED PLAN" PERFORMED BY CARROLL ENGINEERING CORPORATION DATED MAY 31, 2022. HORIZONTAL DATUM IS NAD 83 (PA STATE PLANE SOUTH). PROPERTY LINE LABELS ARE PER DEED OF RECORD. VERTICAL DATUM IS NAVD 88.
  - SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MONTGOMERY COUNTY, PANEL NO. 312 OF 451, COMMUNITY MAP NO. 42091C03126, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
  - DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY SURVEYOR.
  - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
  - NO LOTS, PIECES THEREOF OR PARCELS OF GROUND OR SECTIONS OF THIS SUBDIVISION SHALL BE SOLD, TRANSFERRED, CONVEYED, LEASED OR OCCUPIED, AND NO PERMIT TO ERECT, ALTER OR REPAIR ANY BUILDING SHALL BE ISSUED UNLESS OR UNTIL THE PUBLIC IMPROVEMENTS REQUIRED BY THE TOWNSHIP OF UPPER MORELAND HAVE BEEN INSTALLED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER, OR SATISFACTORY FINANCIAL SECURITY THEREFOR HAS BEEN FURNISHED TO AND ACCEPTED BY THE TOWNSHIP.
  - PROPOSED BUILDING FOOTPRINTS ARE DEPICTED FOR SCHEMATIC PURPOSES ONLY. ACTUAL FOOTPRINT TO BE CONFIRMED DURING BUILDING PERMIT APPROVAL.
  - NO NEW ROADS ARE PROPOSED AS A PART OF THIS PROJECT.

PROPERTY OWNER:  
GRIFFITH, KRISTOPHER M. & KATHLEEN T.  
2400 PIONEER ROAD  
HATBORO, PA 19040

RESOURCE PROTECTION STANDARDS					
Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land	Actual Resource Protection Land	Actual Protection Ratio
	%	(Ac.)	(Ac.)	(Ac.)	%
Floodplain	100%	0.00	0.00	0.00	N/A
Wetlands/Watercourses	100%	0.00	0.00	0.00	N/A
Lakes and Ponds	100%	0.00	0.00	0.00	N/A
Pond Shorelines	100%	0.00	0.00	0.00	N/A
Steep Slopes 25%+	85%	0.00	0.00	0.00	N/A
Steep Slopes 15-25%	70%	0.00	0.00	0.00	N/A
Steep Slopes 8-15%	60%	0.00	0.00	0.00	N/A
Forest	70%	0.00	0.00	0.00	N/A

Holmes Cunningham LLC  
409 E. Butler Ave,  
Unit 5  
Doylestown, PA 18901  
(215) 586-3330  
www.hcengineering.net

**HC**  
holmes cunningham  
ENGINEERING

REVISIONS		Description	Date

CALL BEFORE YOU DIG: 800-4-A-DAVE  
10 WORKING DAYS NOTICE FOR  
STOP & CALL BEFORE YOU DIG  
Permittee Due  
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS  
PLAN ARE BASED ON RECORD DRAWINGS AND  
RESPONSIBILITY OF THE CONTRACTOR TO  
VERIFY LOCATIONS PRIOR TO ANY EXCAVATION.  
(SECTION 108.11149)

**2400 PIONEER ROAD**  
TMP # 59-00-14372-00-5  
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA  
**MINOR SUBDIVISION PLAN**

Robert T. Cunningham, P.E.  
PA Lic. No. PA076424

PROFESSIONAL  
ENGINEER  
ROBERT THOMAS CUNNINGHAM  
JANUARY 2019

File No. 1625_C1.0_Site Plan.dwg					
Date	7/18/2025	Scale	1"=30'	HCE Job	1625
				Designed	RC
				Sheet	1 of 1
Drawing No. <b>C1.0</b>					



## **EXHIBIT B**





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

October 9, 2025

File No. 25-01063

Paul Purtell, Code Enforcement Director  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

Reference: 2400 Pioneer Road  
Preliminary/Final Subdivision and Land Development Review

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final subdivision and land development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Minor Subdivision Plan for 2400 Pioneer Road prepared by Holmes Cunningham, LLC consisting of one sheet dated July 18, 2025.

II. General Information

The subject property consists of one parcel (TMP #59-00-14372-00-5) located within the R-2 Residential Zoning District. The subject property contains 3.87 acres with a recently constructed single-family dwelling, driveway, pool, and associated stormwater management improvements.

The Applicant proposes to subdivide the property into 3 lots. Lot 1 would contain the existing dwelling, and all improvements and Lots 2 & 3 would become building lots for the future construction of a single-family dwelling on each lot. The lots will be accessed from Pioneer Road. All proposed lots will be served by both public water and sewer.

I. Review Comments

A. Zoning Ordinance

We have identified no issues with the proposed plan with respect to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

B. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. \$300-14.G – The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any additional waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances. The Record Plan should list any additional waivers, applicable section numbers, and the date granted as applicable, including any conditions.

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

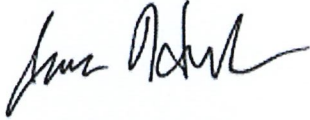
2. §300-15.B(1)[2]– Pioneer Road is classified as a Secondary Street requiring a 40' cartway (20'-half width), curbing, and sidewalk. Currently, the plans depict a 10.5' half width cartway with no curb or sidewalks. Waivers from the pertinent public road improvement sections of the Ordinance would be required to construct as currently proposed. We note required improvements are 20' half width, curbing, and sidewalk.
3. The plan contains a note stating that proposed building footprints are depicted as conceptual and actual footprints will be proposed at the time of building permit approval. We have no objection to this approach; however, we recommend the note be expanded upon to note that a plot plan submission will be required to accompany the building permit application. Said plot plan will need to address site grading, stormwater management, E&S, and landscaping.
4. §300-16.A(6) -- The plans shall be reviewed and approved by the Township Fire Marshal prior to being acted on by the Board of Commissioners.
5. §300-18.B --The sidewalks to be added shall not be less than four feet in width in residential areas and they shall be constructed in accordance with the standards.
6. §300-26 – The plans should be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Authority for review and signature if additional sewage flows are proposed as part of the project.
7. §300-27 – The plans should be submitted to Aqua PA for review and a copy of the agreement with Aqua PA provided upon receipt.
8. §300-29 – Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer. The developer shall submit a plan showing the type and location of each streetlight to be installed, which plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the Township, and no streetlights shall be installed prior to such review and approval. We note that streetlights exist in the adjacent Byers Road subdivision but not along Pioneer Road in the immediate vicinity of the proposed subdivision. A waiver would be required from this section to not install streetlights along the frontage of this proposed project.
9. We defer to the Township's Traffic Engineer (Bowman) to determine if a traffic impact fee is applicable for this development.
10. §300-52(C)(1) – The location of all existing and proposed utilities, sanitary sewers, and water lines within 400 feet of property lines should be added to the plans or a waiver requested.
11. §300-59 – The Applicant is required to post financial security to guarantee the construction of the proposed improvements. An Engineer's Opinion of Probable Cost should be submitted to our office for review and approval.
12. UMT Grading Ordinance Section 175-10.A states that any existing tree with a trunk 8" or more caliper, which is destroyed because of grading, building placement, or otherwise, shall be replaced with one new tree (3" caliper minimum) of a type specified by the Township. We note that several existing trees will likely need to be removed to construct the driveway and associated improvements on Lot 3. As such, we recommend that the size of existing trees to be removed are called out on the plan along with the corresponding location for required replacement trees.
13. The Applicant is responsible for all other required approvals, permits, etc. (i.e. MCPC, MCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals should be forwarded to the Township.



To expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

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

Sincerely,



James J. Hersh, P.E.  
Vice President  
Gilmore & Associates, Inc.

JJH/

cc: Patrick Stasio, Township Manager  
Sean Kilkenny, Esq., Township Solicitor  
Robert Cunningham, P.E., Holmes Cunningham, LLC  
Chad Dixon, AICP, Bowman  
2400 Pioneer, Applicant

## **EXHIBIT C**





October 14, 2025

Mr. Paul Purtell  
Director of Code Enforcement  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

RE: **Traffic Review – Minor Subdivision Plan**  
2400 Pioneer Road  
Upper Moreland Township, Montgomery County, PA  
Project No. 310016-25-006

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review of the proposed subdivision to be located at 2400 Pioneer Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted materials, it is our understanding that the proposed subdivision involves subdividing Parcel 59-00-14372-00-5 into three (3) lots with the existing single-family home proposed to remain on Lot 1 and a single-family home proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the existing driveway connection to Pioneer Road while access to Lots 2 and 3 is proposed via individual driveway connections to Pioneer Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Minor Subdivision Plan – 2400 Pioneer Road, prepared by Holmes Cunningham, LLC, dated July 18, 2025.

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

1. The ultimate right-of-way lines along the Pioneer Road site frontage for Lots 1 to 3 should be clearly labeled on the plan and be in accordance with **Section 300-15.B** of the **Subdivision and Land Development Ordinance**.
2. According to **Section 300-15.B** of the **Subdivision and Land Development Ordinance**, Pioneer Road is classified as secondary street and should have a minimum cartway width of 40 feet. The plan currently shows an approximate 21 to 25-foot cartway width along the Lot 1 site frontage of Pioneer Road and an approximate 21-foot cartway width along the Lots 2 and 3 site frontages of Pioneer Road.
3. Sight distance measurements should be depicted on the plan in future submissions for the existing driveway to Lot 1 along Pioneer Road, as well as for the proposed driveways to Lots 2 and 3 along Pioneer Road, as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
4. The widths for the proposed driveways to Lots 2 and 3 must be added to the plan and be in accordance with **Section 295-15.B** of the **Subdivision and Land Development Ordinance**.
5. A note should be added to the plan stating the area between the existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road as required in **Section 300-15.C(3)** of the **Subdivision and Land Development Ordinance**.

6. According to **Section 300-18** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along all streets. The plan currently does not show any sidewalk along Pioneer Road site frontages for Lots 1 to 3.
7. According to **Section 300-19** of the **Subdivision and Land Development Ordinance**, curbing should be provided along each side of every residential, secondary, or primary street. The plan currently shows curbing along only a portion of the Lot 1 site frontage and does not show any curbing along the Lot 2 and Lot 3 site frontages of Pioneer Road.
8. The Township Fire Marshal should review the plan for the accessibility and circulation needs of emergency apparatus.
9. The Township and the applicant should consider relocating the existing Stop and Do Not Enter signs on the northbound (one-way) approach of Pioneer Road closer to the intersection with Bryers Road, modifying the existing chevron signing at the intersection, and providing one-way signing as needed on Pioneer Road along the site frontage.
10. The proposed subdivision will be subject to the Township's Transportation Impact Fee of \$2,238 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. Based on information provided in Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers Publication, *Trip Generation, 12<sup>th</sup> Edition*, the proposed two single-family homes will generate approximately 2 total "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$4,476.
11. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when the application advances through the land development process. Additional comments could be raised at that time.
12. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

Sincerely,



Chad Dixon, AICP, PP  
Senior Project Manager

CED/BMJ

cc: Patrick Stasio, Upper Moreland Township Manager  
Jim Hersh, P.E., Gilmore & Associates  
Alex Baumler, Esquire, Township Solicitor  
Kristopher M. and Kathleen T. Griffith (Applicants)  
Robert Cunningham, P.E., Holmes Cunningham, LLC (Applicant's Engineer)

V:\310016 - Upper Moreland\310016-25-006 (TRN) - 2400 Pioneer Road\Engineering\Submissions\2025-09-30 Subdivision\Review\2025-10-14 Review Letter - 2400 Pioneer Road.docx



## **EXHIBIT D**

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

September 30, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #25-0198-001  
Plan Name: 2400 Pioneer Road  
(1 lot comprising approximately 3.56 acres)  
Situate: 2400 Pioneer Road (cross street: Davisville Road (east))  
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision and land development or in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 18, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicants, Kristopher M. and Kathleen T. Griffith, are proposing to subdivide one existing lot that contains an existing single-family detached dwelling into three lots and to construct two single-family dwellings on the proposed new lots. The existing dwelling and driveway would remain.

The property is located within the R-2 Residence District, where the required minimum lot size is 20,000 square feet. The existing lot is approximately 3.56 acres (155,174 square feet). The proposed lots resulting from the subdivision would all meet the required 20,000-square foot minimum and would meet all other yard dimensional requirements. The two proposed dwellings would each have driveway access from Pioneer Road. The property is currently served by public sewer and water.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Suburban Residential Area" future land use category. Suburban Residential Areas are residential areas that often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent. Residential development should match the character and type of housing found in the immediate neighborhood. The property is in the Suburban Residential future land use area identified in the Upper Moreland 2040 Comprehensive Plan. The comprehensive plan states that these areas are predominantly comprised of single-family homes and is generally well-served by sidewalks.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to subdivide the property with the intent to develop it in the future. However, in the course of our review we have identified the following issues that the applicant and the township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### PRELIMINARY PLAN REQUIREMENTS

The preliminary plan submission includes one plan sheet for the proposed subdivision and development and appears to be missing some of the required information for a preliminary plan. We recommend that the applicant provides the township with additional information, as required per Section 300-52 of the Subdivision and Land Development Ordinance (SALDO).

### LANDSCAPING

- A. Landscape Plan. A landscape plan is required for all subdivisions and land developments, and is required as part of a preliminary plan submission. Based on our interpretation of the SALDO requirements, the proposed residential subdivision and development would be required to submit a landscape plan because the subdivision would result in three lots (§ 300-41).
- B. Street Trees. We recommend that the applicant plant street trees along Pioneer Road. Street trees are required and must meet the requirements of Section 300-43.A. Per Section 300-41.A(1), street trees are required along existing streets and sidewalks "when they abut or lie within the subdivision or land development." There are currently no street trees along the Pioneer Road property frontage.

### GARAGE DESIGN STANDARDS

We recommend that the applicant consider alternate designs for the front façade of the house to adhere to the garage requirements. The two proposed single-family detached dwellings would have front-entrance two-car garages that face Pioneer Road. The R-2 Residence District requires that garages and driveways be designed in a manner that contributes to the character of the neighborhood. Locating the garage behind the façade of the house emphasizes the front door and creates a more welcoming presence.

The R-2 District requires garages that are front-entry, meaning that the garage door and the front façade of the primary building face the same street, to be set back a minimum of 10 feet behind the front façade of the primary building (§ 350-37.B.(1)(a)) or be set back behind the rear façade of the primary building in a detached structure (§ 350-37.B.(1)(b)). Other orientation and design options are provided for side-entry and rear-entry garages in Section 350-37.

### PEDESTRIAN CONNECTIVITY

- A. Sidewalks. We recommend the applicant install sidewalks along the Pioneer Road property frontage. The SALDO requires sidewalks to be provided along all streets (§ 300-18.A(1)). We believe that land developments are opportunities to contribute to the pedestrian network throughout the township and



suggest that the applicant and township consider the importance of sidewalks in the residential districts. There are sidewalks on the other side of the street, and it is best practice in neighborhoods to have sidewalks along both sides of the street to improve walkability and safety.

We support the continued planning for improved pedestrian connectivity in the Upper Moreland, and encourage the applicant install sidewalks along the property frontage, which would contribute to the sidewalk network as it develops over time. Any sidewalks constructed at the time of land development should be planned to accommodate new street trees.

- B. Driveways across the Sidewalk. If the applicant provides a sidewalk across the frontage of the property, which we recommend, consideration should be given to how the driveway crosses the sidewalk. The sidewalk material should continue across the driveway, and the surface should maintain a level grade across the driveway for better accessibility. The SALDO requires that sidewalks "be continuous across driveways except in certain cases where heavy traffic volume dictates special treatment" (§ 300-18.C).

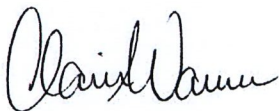
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for residential development in the R-2 District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (25-0198-001) on any plans submitted for final recording.

Sincerely,

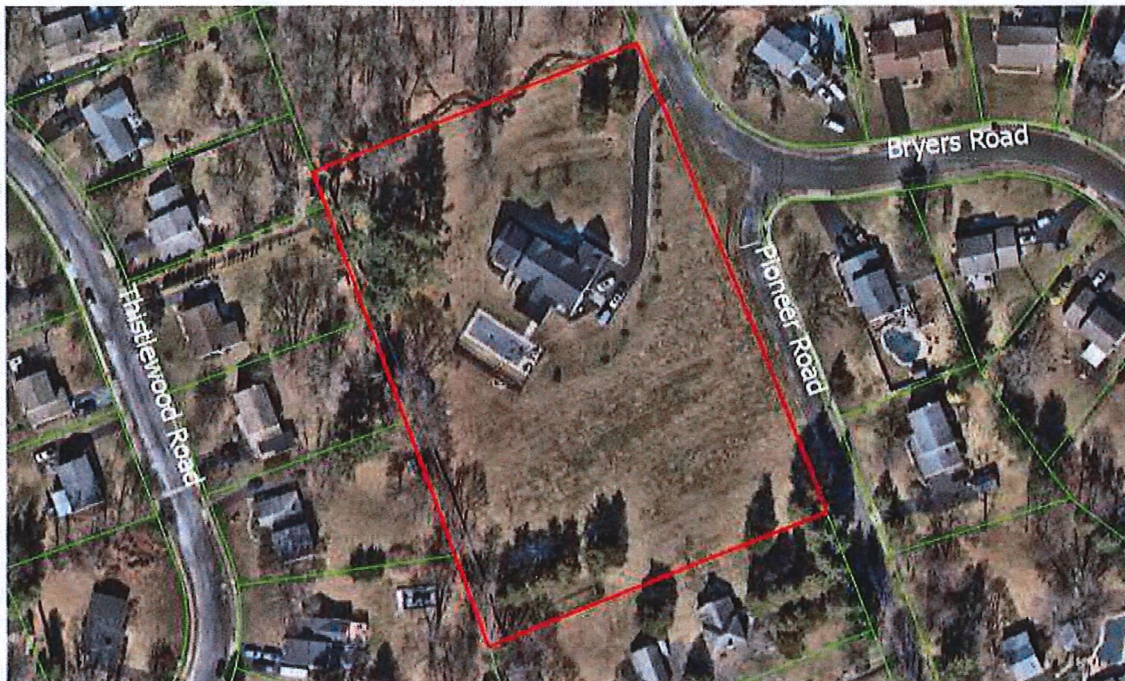


Claire Warner, Principal Community Planner I  
[Claire.Warner@montgomerycountypa.gov](mailto:Claire.Warner@montgomerycountypa.gov) – 610-278-3755

- c: Kristopher M. and Kathleen T. Griffith, Applicant  
Robert Cunningham, Applicant's Representative  
Patrick Stasio, Township Manager, Upper Moreland Township  
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township  
Alex Baumler, Township Solicitor

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan



2400 Pioneer Road  
MCPC#250198001

Montgomery  
County  
Planning  
Commission

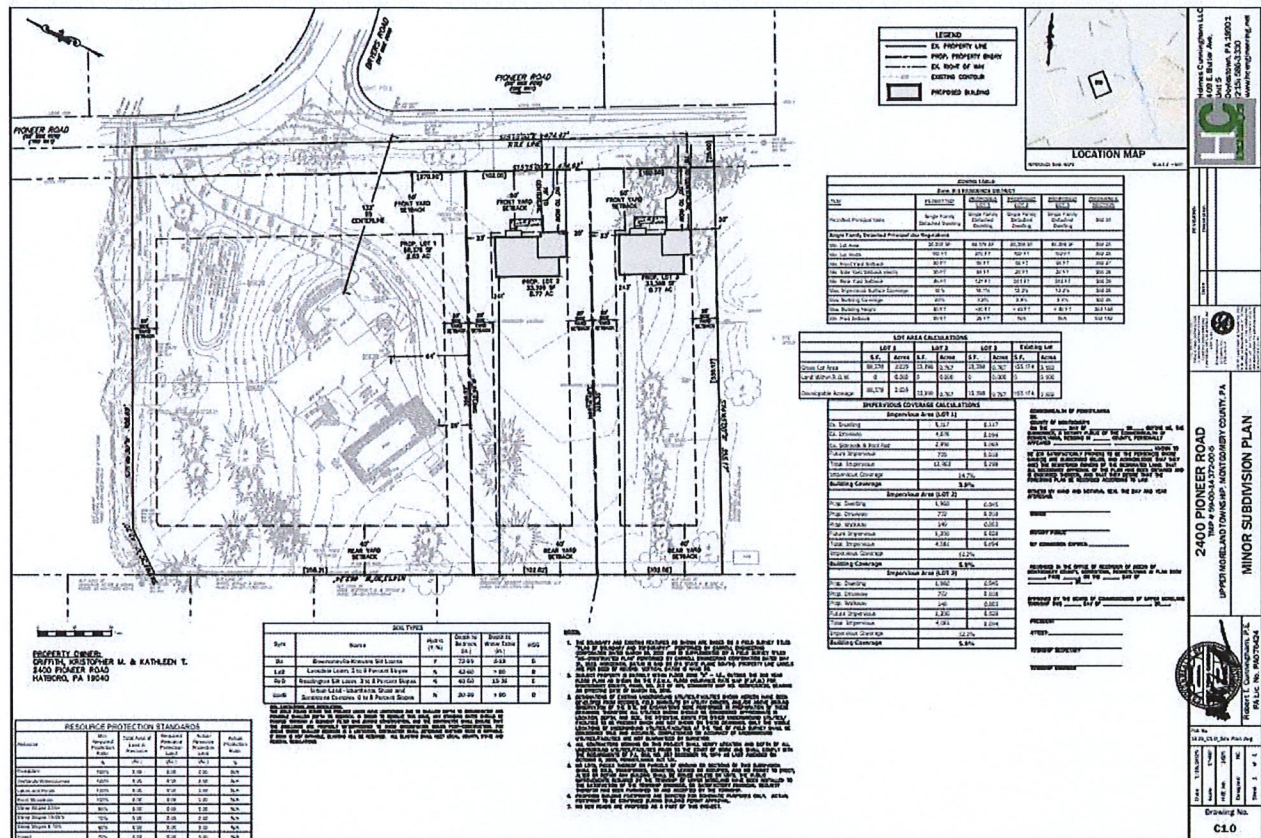
Montgomery County Courthouse - Planning Commission  
110 East 31st Street, Suite 400  
Bryn Mawr, PA 19010-2100  
www.montgomerycountypa.gov  
Aerial photography provided by Google Maps

0 50 100 200 Feet





September 30, 2025



## **EXHIBIT E**



Advisory Planning Agency  
October 16, 2025

Minutes

A meeting of the APA was held on October 16, 2025 at 5:00 PM in the UMT Building. Members present included Chair Jennifer Mullen, Vice Chair George Hartman, Jay Silverman, Landon Synnestvedt & Claire Warner from the MCPC. Absent: Arlene Rubin, Christian Henderson & Fred Standaert.

**Subdivision**

2400 Pioneer Road. Chris Griffith, property owner and applicant, along with project engineer, Jason Korczak, PE, were present to discuss the proposed 3-lot subdivision application. The property currently has an existing dwelling on the property and applicant seeks to create 2 additional building lots. Waivers being sought include installation of sidewalks, curbs, streetlight and right-of-way width. Applicant explained that the installation of sidewalks would be difficult due to existing topography and they would not connect to existing. There are existing sidewalks across the street. Curb installation will also channel water rather than sheet flow through the existing swales. Discussion was held on the MCPC 247 review by Claire Warner, dated 9/30/25. The APA would support the waiver of sidewalks due to existing conditions along with curbing and required right-of-way width. They would defer the streetlight installation to Twp consultants.

A motion was made by George Hartman to recommend approval of the subdivision application with above conditions; seconded by Landon Synnestvedt. All in favor.

**Zoning**

Conditional Use application by Fred Beans Management Group for property located at 601 Davisville Road. Rob Lewis, Esq., attorney for applicant, gave an overview of application. Also, in attendance were Anthony Geonnotti from Fred Beans and project architect, James Necker. Attorney Lewis explained that Fred Beans are proposing to operate a automotive collision repair and parts facility with administration offices. The current K9 training facility will remain as tenants. The zoning permits such use by Conditional Use. There is an agreement of sale on the property with expected closing at end of year. Applicants propose to expand the existing parking lot in the rear by 10,000 square feet complete with retaining wall and landscaping. Their building and parking lot setbacks from a residential district currently exceed what is allowed under the CC-commercial core zoning. All parts deliveries will take place on the Davisville Road side of the building where the current loading docks are located. Claire Warner from the MCPC discussed her 247 review, dated 10/7/25. The MCPC is recommending buffer plantings along top of the wall consisting of evergreens to screen the abutting residences. Such evergreens shall also contain shrubs and other plantings to enhance the buffer. A recommendation was also made to possibly install a pedestrian crossing from the property to

October 16, 2025

APA minutes

Page 2 of 2

other side of Davisville Road. This could be beneficial with more development on properties in this corridor. Attorney Lewis commented that they would be installing security lighting at rear of building. Fixtures will be modern design which include anti-glare features to prevent spill-over onto adjacent properties. Applicants expect to go through land development or request a waiver of.

A motion was made by George Hartman to recommend approval of the Conditional Use application; seconded by Jay Silverman. All in favor

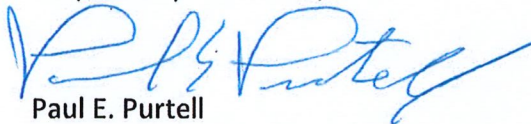
### **Old Business**

Walkability Audit: Claire Warner of MCPC reviewed the draft walkability audit with a PowerPoint presentation. Discussion was held on areas located in the Town Center district which were challenging to navigate through due to utility obstructions, topography issues and existing roadway conditions. Claire commented that the audit is still in draft form as there is still information needed on the audit. A final audit should be completed in a few months. Paul Purtell suggested that they present the draft audit at a future Community Development Committee meeting to keep the Board informed of the audit along with feedback that could be included in a final audit report. Paul will discuss further with Claire about a presentation to the CDC.

No further business.

Meeting adjourned at 6:30 PM.

Respectfully submitted,



Paul E. Purtell

Director, Code Enforcement



# 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*

JARED JACOBS

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 – October 20, 2025**

**Board of Commissioners Regular Meeting – November 10, 2025**

<b>Agenda Item:</b>	<b>Mill Creek Dam Repairs</b>
<b>Prepared by:</b>	Jim Hersh, Township Engineer
<b>Attachments:</b>	None
<b>Background/Analysis:</b>	During the required yearly inspection of the Mill Creek Dam, deficiencies were identified that need to be addressed. The required repairs include: reinforcement at the toe of the low flow channel, remove/replacement of several gabion baskets, and removal of accumulated debris. The cost of repairs will exceed the bidding threshold and the project will need to be publicly bid.
<b>Fiscal Impact/Source:</b>	Budget cost for repairs, including soft costs for design and bid administration is \$125,000.
<b>Alternatives:</b>	I do not see a viable alternative to performing the necessary maintenance.
<b>Recommended Action:</b>	The Committee recommends the Board of Commissioners approve the authorization to advertise bids for the repairs at the Regular Meeting on November 10, 2025.

Equal Opportunity Employer

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*Township Solicitor*

## Agenda Summary

**Public Health and Safety Committee Meeting – October 20, 2025**

**Board of Commissioners Regular Meeting – November 10, 2025**

**Agenda Item:** PennDOT 2026 Repaving on Terwood Road - Potential Bicycle Lanes and/or Sharrows

**Prepared By:** Patrick Stasio, Township Manager

**Attachments:** Informational Sheets

**Background/Analysis:** PennDOT is scheduled to repave Terwood Road between Welsh Road and York Road (date of repaving TDB). Based on the county and township's review, there is an opportunity for PennDOT to install on-road bicycle lanes and/or sharrows as part of the repaving. The roadway width meets the minimum requirement to add a five-foot bike lanes in both directions, with 10-foot road lanes, and a 10-foot center turn lane.

The county's bicycle plan, Bike Montco, includes Terwood Road between York Road and Davisville Road as a bike route. Additionally, the Upper Moreland 2040 Comprehensive Plan calls for a bike route along Terwood Road. Because of this, and based on early feedback from PennDOT about the type of bicycle infrastructure they are willing to consider for this repaving cycle, it is believed bicycle lanes could be installed between York Road and Davisville Road.

If desired, a letter from the Township would be sent to PennDOT and Montgomery County supporting the proposal.

**Fiscal Impact/Source:** PennDOT will pay for all initial improvements to the roadway, lane striping, and bike indicator painting. The township would be responsible for on-going bike lane maintenance and painting, projected to be minimal costs annually.

**Alternatives:** Continue the roadway as is after new paving.

**Recommend Action:** Recommend the Board of Commissioners approve at the November 10, 2025 Regular Meeting.

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## Stasio, Patrick

---

**From:** Peter Erndwein <perndwein@dvtrusts.com>  
**Sent:** Monday, October 20, 2025 12:28 PM  
**To:** Stasio, Patrick  
**Cc:** Linda Wolf  
**Subject:** RE: Bike Lanes

Good afternoon Pat,  
Sorry to have missed you during our visit to the township last week. Linda Wolf (copied) will be the township's Lead Risk Control Consultant going forward. I will still be around until May 1, 2026 supporting these transitions.

Since I have you (and hopefully Linda won't mind if I respond for old time's sake), the quick answer is compared to the township not maintaining the bike lanes, voluntarily accepting responsibility for maintenance on a state-owned road would increase the township's exposure to related liability losses. Since DVPLT currently does not charge contribution (aka premium) for miles of road owned/maintained, taking on this burden would not result in an increase in your DVPLT contribution. However, poor loss experience over time could result in increased contribution.

Herein resides the art of risk management. Decision makers need to carefully weigh the benefit of bike lanes installed for no cost by Pa. DOT with the bike lane maintenance, liability and WC exposures associated with maintaining these bike lanes in perpetuity on a roadway owned by another party. I typically recommend DVT members avoid taking on optional risks unless there is a compelling benefit. As a general rule, I would recommend avoiding in-road bike paths because they are periodically associated with vehicle conflicts leading to serious injury for bicyclists. (Optimally, bike lanes should be separated from motor vehicles for safety sake.)

Hope this helps. Don't hesitate to contact Linda or me if we may be of any further service.  
Best,  
Peter

**Peter Erndwein, MS, ARM, CIH, CPEA-HS, CPSI**  
*Director of Risk Control*



719 Dresher Road | Horsham, PA | 19044-2205  
Phone: (267) 803-5713 | Cell: (267) 278-9550 | Fax: (215) 706-0895  
[www.dvtrusts.com](http://www.dvtrusts.com) | [perndwein@dvtrusts.com](mailto:perndwein@dvtrusts.com)

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**From:** Stasio, Patrick <PStasio@uppermoreland.org>  
**Sent:** Monday, October 20, 2025 8:27 AM  
**To:** Peter Erndwein <perndwein@dvtrusts.com>  
**Subject:** Bike Lanes





# BIKE-FRIENDLY RESURFACING PROGRAM: MAINTENANCE COST FAQs

## What is the municipality responsible for maintaining?

- Before any facilities are installed by PennDOT, the municipality must agree to maintain bicycle pavement markings (paint) between resurfacings, *if such maintenance proves to be necessary*.
- Depending on the amount of traffic and the type of bicycle pavement markings, **it may not be necessary to repaint the pavement markings between PennDOT resurfacings**.
- The municipality must also maintain any bicycle-related signs. When designing projects, PennDOT attempts to minimize the number of signs while complying with MUTCD standards. However, if signs are damaged or knocked over, repairs would be the municipality's responsibility.

## What does PennDOT maintain?

PennDOT is responsible for maintaining any edge lines. This would include the "buffer" of a "buffered bike lane" or the outside edge line of any conventional bike lane. PennDOT will remove snow from in-street bike lanes and/or shared roadways (unless the municipality enters into a winter maintenance agreement with PennDOT), and perform other routine roadway maintenance such as vegetation trimming, in accordance with normal maintenance operations.

## How much will it cost our municipality to maintain bicycle markings between PennDOT resurfacing projects?

This is an important question, but the answer is complex, as maintenance costs depend on a variety of key factors. This document walks through the considerations for each factor to help you determine potential costs.

Over time, as more Bike-Friendly Resurfacing Projects require maintenance, DVRPC will collect information about frequency and cost of maintenance and will update this document to include examples.

While the PennDOT Connects Bike-Friendly Resurfacing program is only for PennDOT owned roadways, the information provided could also be applicable to maintaining facilities on other roads.

## Bicycle Facility Type, Length, and spacing between markings:

- The primary treatments for this program include Bicycle Lanes, Buffered Bicycle Lanes, and Sharrows.
  - ▶ If the pavement markings include sharrows in the travel lane, it is more likely that they will need to be repainted between resurfacings since vehicles drive over them more frequently.

### DVRPC Contacts:

Sarah Moran: [smoran@dvrpc.org](mailto:smoran@dvrpc.org)  
Jesse Buerk: [jbuerk@dvrpc.org](mailto:jbuerk@dvrpc.org)

The Delaware Valley Regional Planning Commission (DVRPC) fully complies with Title VI of the Civil Rights Act of 1964 and related nondiscrimination statutes in all activities. For more information, visit [www.dvrpc.org/GetInvolved/TitleVI](http://www.dvrpc.org/GetInvolved/TitleVI).



## Relative comparison of marking materials based on cost, lifespan, and retroreflectivity.

Material	Relative Cost \$=Low \$\$\$\$=High	Lifespan (months)	Retroreflectivity ●=Low ●●●=High
Paint	\$	3– 24	●
Epoxy Paint	\$ \$	24 –48	● ●
Thermoplastic (sprayed)	\$ \$ \$	48 –72*	● ●
Preformed Tape	\$ \$ \$ \$	36 –96*	● ● ●

Note: Estimates based on 2014 comparative costs.

\*Thermoplastics and tape have shortened lifespans in snowy areas where they are often damaged by snowplows.

Source: FHWA, March 2016

■ PennDOT follows the Manual on Uniform Traffic Control Devices (MUTCD) guidance, which specifies that, for bicycle lanes, one bicycle marking be placed immediately after each intersection, then at periodic intervals based on engineering judgement.

■ For sharrows, the MUTCD specifies that markings be placed after each intersection, then approximately every 250 feet between intersections.

■ To develop your estimated maintenance cost, consider the specific bicycle facility treatment, then estimate the number of bicycle markings by:

- ▶ Determining the number of intersections along the proposed facility;
- ▶ Dividing the length between intersections (in feet) by 250, if applicable. Add to the number of intersections.
- ▶ If the bicycle markings are on both sides, multiply by two.

### Materials:

- PennDOT uses thermoplastic for the initial bicycle markings, but it is not required to be used for maintenance.
- As shown in the table above waterborne and epoxy paint markings cost less than thermoplastic, but tend to show wear more easily and will typically require more frequent maintenance.
- It may be necessary to sandblast pavement to remove existing materials before reapplying epoxy or thermoplastic markings.
- Choices about the marking material can be impacted by the number of pavements markings you need to maintain.

### Pavement Type:

- Markings generally last longer on asphalt than concrete, especially when the surface has been recently repaved.

### Traffic Volumes:

- In general, the higher the traffic volume, the more likely it is that the bicycle pavement markings will need to be repainted at least once before the next full repaving project.

### Weather:

- If a location is prone to flooding, it is more likely to need maintenance between PennDOT resurfacings.
- Winters with heavy snowfall, requiring frequent plowing or the use of abrasives such as sand and salt, tend to cause more wear on pavement markings, increasing the likelihood that maintenance will be required.
- Extreme heat during summer months can also impact the longevity of pavement markings.

### Equipment:

- MUTCD compliant bicycle marking stencils are available for purchase online for under \$500. For municipalities with numerous in-road bicycle facilities, it may be cost effective to purchase a set.
- DVRPC has a set of stencils for use in our Experimental Pop-ups program and can make them available to borrow for maintenance purposes. **Please contact DVRPC if you are interested in borrowing stencils.**

### Staff:

- Considerations for determining staff time include: length of facility, preparations needed, availability of equipment, experience level, and whether or not maintenance will require traffic controllers.





# BIKE-FRIENDLY RESURFACING PROGRAM: MUNICIPAL FAQs

## What is the Bike Friendly Resurfacing Program?

The Bike Friendly Resurfacing Program is a new effort to identify **roads for potential investment in bike friendly improvements as part of regularly scheduled PennDOT resurfacing projects.**

This effort is being coordinated between the Delaware Valley Regional Planning Commission (DVRPC), PennDOT District 6, the four suburban counties in the Philadelphia region (Bucks, Chester, Delaware, and Montgomery counties), and the Bicycle Coalition of Greater Philadelphia **with the goal of identifying roads that are good candidates for bicycle facilities.**

## Where can I learn more about bicycle facilities?

More information can be found at [www.pedbikeinfo.org](http://www.pedbikeinfo.org)

## How was my road identified?

Roads listed in PennDOT District 6's 5-year Resurfacing plan are screened as follows:

- If a municipality is aware of an upcoming resurfacing project and is interested in new bicycle facilities, they can reach out to county planning or DVRPC staff at any time.
- County planning staff identify opportunities in **local and county bicycle plans;**
- DVRPC evaluates **local and regional connectivity opportunities** identified in the regional Bicycle Level of Traffic Stress (LTS) and Connectivity analysis;
  - ◆ For more on Bicycle LTS, see: [www.dvrpc.org/webmaps/bikestress](http://www.dvrpc.org/webmaps/bikestress)
- The Bicycle Coalition of Greater Philadelphia provides **input from members of the public** regarding specific locations for improvement;
- PennDOT and DVRPC collaborate to **evaluate which opportunities would be feasible** to implement in the context of a resurfacing project;
- DVRPC and County staff reach out to municipalities with feasible opportunities to discuss implementation.





## What is the municipality's responsibility?

- If the municipality is interested in bicycle facility improvements, they must agree to maintain any bicycle pavement markings between resurfacings (if such maintenance proves to be necessary). The municipality must also agree to maintain any bicycle-related signing, installed by PennDOT, associated with the improvements.
- The region has set aside funding to design these improvements, so the new roadway design will not cost the municipality anything.
- PennDOT will cover installation of these facilities when the street is resurfaced as part of its maintenance project.
- PennDOT will remove snow from in-street bike lanes and/or shared roadways (unless the municipality enters into a winter maintenance agreement with PennDOT), and perform other routine roadway maintenance such as vegetation trimming, in accordance with normal maintenance operations.
- Once installed, the municipality is responsible for the removal of litter and debris from the bike lane or shared roadway.

## How much will it cost to maintain bicycle pavement markings?

Maintenance costs depend on a variety of factors, such as the bicycle facility type, its length, spacing between bicycle pavement markings (typically 250-500 feet),



pavement type, traffic volumes, weather, and the materials used for the bicycle pavement markings.

PennDOT uses thermoplastic for the initial bicycle markings. Waterborne paint markings cost less than thermoplastic, but tend to show wear more easily and will typically require more frequent maintenance. The cost of re-applying a bike symbol is dependent on the material used and availability of equipment and staff. A single pavement marking typically ranges between \$250 and \$500.

## What do I need to do next?

If the municipality is interested in the proposed improvements, and agrees to any associated maintenance, PennDOT requires that you submit a formal bicycle facility request letter. **This letter can be obtained from the County planning department or by emailing the DVRPC contacts listed at the bottom of this sheet.** The signee is at your discretion. Repaving projects move quickly, so please contact DVRPC for more information. If the municipality has developed local bicycle plans, it is also recommended to share those with County planning staff and DVRPC to help inform future opportunities.

## What is PennDOT Connects?

PennDOT Connects is a **new approach to project planning and development** focused on engaging with local partners earlier in the process.

PennDOT Connects aims to transform capital and maintenance project development by **ensuring that community collaboration happens early, and that each project is considered in a holistic way for opportunities to improve safety, mobility, access, and environmental outcomes for all modes and local contexts.** Earlier collaboration will ensure that projects meet current and projected needs as much as possible, and can reduce costly changes further in the project development process.

### Learn More:

[www.penndot.gov/ProjectAndPrograms/Planning/Pages/PennDOT-Connects.aspx](http://www.penndot.gov/ProjectAndPrograms/Planning/Pages/PennDOT-Connects.aspx)

## DVRPC Contacts:

Sarah Moran  
[smoran@dvrpc.org](mailto:smoran@dvrpc.org)

Jesse Buerk  
[jbuerk@dvrpc.org](mailto:jbuerk@dvrpc.org)

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## REGULAR MEETING MONDAY EVENING FOR UPPER MORELAND TOWNSHIP

11/03/2025

OCTOBER, 2025

## BILLS PAID TO BE APPROVED

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145666	AHOLD FINANCIAL SERVICES	FALL FROLIC	122.04 01-452-247-	122.04	122.04
01*145667	ALLIED LANDSCAPE SUPPLY	SOIL, STRAW	195.90 01-430-200-	195.90	195.90
01*145668	AQUA PA	0001283340128334- WGFH 08/19 -	118.17 01-411-360-	118.17	118.17
01*145669	AQUA PA	0001284700128470 FITZWATERTWON	32.54 01-454-360-	32.54	32.54
01*145670	AQUA PA	0001284730128473- WGFC 08/19 -	117.69 01-411-360-	117.69	117.69
01*145671	AQUA PA	0001285030128503- PILEGGI 08/1	190.93 01-454-360-	190.93	190.93
01*145672	AQUA PA	0001285050128505- WGFS4355 08/	118.69 01-411-360-	118.69	118.69
01*145673	AQUA PA	0004827010404097- WGFS229 08/1	118.17 01-411-360-	118.17	118.17
01*145674	AQUA PA	0014793381052247 ORANGEMANS 08	1,030.60 01-454-360-	1,030.60	1,030.60
01*145675	AQUA PA	0025017651465955 MMP 08/19-09/	519.21 01-454-360-	519.21	519.21
01*145676	AQUA PA	0001283930128393 FIRE SVS 08/2	260.28 01-409-360-	260.28	260.28
01*145677	AQUA PA	0001284670128467: UMT 08/20 -	496.58 01-409-360-	496.58	496.58
01*145678	AQUA PA	0001285100128510- LIBRARY 08/2	261.00 01-409-360-	261.00	261.00
01*145679	ARDMORE TIRE, INC.	SANITATION	435.00 01-430-330-	435.00	650.00
		VEHICLE OPERATING EXPENSE	215.00 01-430-330-	215.00	
01*145680	ARMOUR & SONS ELECTRIC, INC.	PAYMENT #1 - RT 611 SIGNAL IMP	212,265.00 01-430-372-	212,265.00	212,265.00
01*145681	AVT	SEPT 22, 2025 MEETING	500.00 01-401-320-	500.00	500.00
01*145682	BI-STATE CONSTRUCTION COMPANY	PAYMENT APP #2 - MARYLAND RD B	190,404.00 01-430-372-	190,404.00	190,404.00
01*145683	BSN/PASSON'S/GSC/CONLIN SPORTS	2 - 240' windscreens; 2 - 150'	2,240.34 01-452-247-	2,240.34	2,240.34
01*145684	CATHERINE YETMAN	REFUND CANCELLED HOT SPOT BASK	30.00 01-367-000-	30.00	30.00
01*145685	CHARLES A. HIGGINS & SONS INC.	COUNTY LINE & DAVISVILLE - HAN	450.00 01-430-373-	450.00	450.00
01*145686	COMCAST CABLE	8499101410169038- WG SUBSTA 09	12.66 01-411-360-	12.66	12.66
01*145687	COMCAST CABLE	8499101410219510- VOL FIRE OFC	541.04 01-411-360-	541.04	541.04
01*145688	COMCAST CABLE	8499101410242314- MMP 09/21 -	163.35 01-401-320-	163.35	163.35
01*145689	COMCAST CABLE	8499101410427527- FIREDEPT 09/	50.76 01-411-329-	50.76	50.76
01*145690	COMCAST CABLE	8499101410242512- PILEGGI 09/2	320.67 01-401-320-	320.67	320.67
01*145691	CONTRACT CLEANERS SUPPLY INC.	MATERIALS & SUPPLIES	49.77 01-454-200-	49.77	973.94
		MATERIALS & SUPPLIES	266.98 01-409-200-	266.98	
		MATERIALS & SUPPLIES	167.91 01-454-200-	167.91	
		MATERIALS & SUPPLIES	253.13 01-409-200-	253.13	
		MATERIALS & SUPPLIES	73.74 01-409-200-	73.74	
		MATERIALS & SUPPLIES	162.41 01-409-200-	162.41	
01*145692	CRAIG NICHOLSON	BULK REFUND - PERMIT 158633	15.00 01-364-300-	15.00	15.00
01*145693	DANI TRAGER	REFUND FOR CANCELLED PAVILION	75.00 01-367-000-	75.00	75.00
01*145694	DOLTON BASKETBALL, LLC	PMT SCHOOL'S DAY OUT 09/23/25	650.00 01-452-450-	650.00	3,290.00
		PMT BASKETBALL CAMP 08/11-08/1	2,640.00 01-452-450-	2,640.00	
01*145695	EARTHBORNE INC.	#413 BENT LOADER ARMS	22,286.13 01-430-330-	22,286.13	22,286.13
01*145696	EASTERN AUTOPARTS WAREHOUSE	SEPTEMBER 2025 STATEMENT	863.55 01-430-330-	863.55	863.55
01*145697	ED CAMPBELL	Q3 2025 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*145698	EDWARD McKENNA	ZONING HEARING STENO. 09/11/25	1,324.00 01-413-316-	1,324.00	1,324.00
01*145699	FOLEY INCORPORATED	FIRE ENGINE ENGINE & GENERATOR	871.50 01-430-330-	871.50	871.50
01*145700	GANNETT PENNSYLVANIA LOCALIQ	07/10/25 - 07/17/25 LNG INTEL	953.80 01-413-340-	953.80	953.80



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145701	GLICK FIRE EQUIPMENT CO., INC.	CAT 7 PUMP SERVICE ENGINE 35	330.00	01-411-372-	330.00	330.00
01*145702	GRAINGER	SHOP	134.72	01-430-330-	134.72	134.72
01*145703	HOME DEPOT CREDIT SERVICES	ADVERTISING & PRINTING	322.08	01-452-340-	322.08	2,666.11
		EQUIP./MAINT. & REPAIRS	84.55	01-454-374-	84.55	
		GENERAL FIRE POLICE	316.69	01-411-240-	316.69	
		EQUIPMENT REPLACEMENT	62.82	01-411-242-	62.82	
		MAINTENANCE & REPAIRS	95.16	01-409-373-	95.16	
		MATERIALS & SUPPLIES	252.76	01-430-200-	252.76	
		VEHICLE OPERATING EXPENSE	93.85	01-430-330-	93.85	
		MATERIALS & SUPPLIES	1,438.20	01-454-200-	1,438.20	
01*145704	INDEPENDENCE BLUE CROSS	OCTOBER 2025	274,435.14	01-486-156-	274,435.14	274,435.14
01*145705	JOHN TOWNSEND	TUITION REIMBURSEMENT- COMM RI	750.00	01-411-240-	750.00	750.00
01*145706	KATHERINE MORRIS	REFUND- CANCELL FALL FROLIC RE	15.00	01-367-000-	15.00	15.00
01*145707	KEYSTONE FIRE PROTECTION CO	227 DAVISVILLE - TROUBLESHOOT	492.00	01-411-450-	492.00	1,496.06
		LIBRARY - ANNUAL FIRE ALARM IN	1,004.06	01-409-450-	1,004.06	
01*145708	KIM BUCHOLSKY	PMT ADULT CRAFT NIGHT - WITCHE	250.00	01-452-450-	250.00	250.00
01*145709	KIMBALL MIDWEST	NUTS	75.50	01-430-330-	75.50	75.50
01*145710	LEVAN MACHINE & TRUCK	VIN #1FDUF5HYGFEA71122 (PO 393	22,280.00	01-454-374-	22,280.00	22,280.00
01*145711	MAC MEDICAL GASES, INC.	60 LB PROPANE	58.00	01-430-200-	58.00	332.00
		PROPANE FITTING - FLOW VALVE	16.00	01-430-200-	16.00	
		50 LB PROPANE	49.00	01-430-200-	49.00	
		60 LB PROPANE	58.00	01-430-200-	58.00	
		PROPANE	58.00	01-430-200-	58.00	
		100 LB PROPANE	93.00	01-430-200-	93.00	
01*145712	MCDONALD UNIFORMS	M.GOLDGERG	72.49	01-411-238-	72.49	1,712.22
		STRANGE	304.45	01-411-238-	304.45	
		SHORTS	1,335.28	01-411-238-	1,335.28	
01*145713	NICOLE DOMINICK-RIZEN	REFUND- FALL FROLIC REGISTRATI	15.00	01-367-000-	15.00	15.00
01*145714	OCCUPATIONAL HEALTH CENTERS OF THE	M.COX 08/27/25	638.00	01-415-240-	638.00	638.00
01*145715	PAI DEFENSE	GUNS - CAPITAL REPLACEMENT	12,749.80	01-130-300-	12,749.80	12,749.80
01*145716	PALZ TAP HOUSE	FOOD FOR RECRUITMENT/RETIREEES	357.98	01-411-329-	357.98	357.98
01*145717	PAUL MACQUEEN	BULK REFUND - PERMIT 158629	15.00	01-364-300-	15.00	15.00
01*145718	PAUL PURTELL	Q3 2025 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145719	PECO ENERGY - PAYMENT PROCESSING	1996358000 MMP LOT 08/11-09/10	11.28	01-454-360-	11.28	11.28
01*145720	PECO ENERGY - PAYMENT PROCESSING	4990543000 - WGFC GAS 08/11-09	51.56	01-411-360-	51.56	51.56
01*145721	PECO ENERGY - PAYMENT PROCESSING	6997499000 WGFH ELEC 08/11-09/	237.10	01-411-360-	237.10	237.10
01*145722	PECO ENERGY - PAYMENT PROCESSING	075943222 WGFCFH G&E 08/13-09/	1,403.76	01-411-360-	1,403.76	1,403.76
01*145723	ROBERT E. LITTLE, INC.	LAWN TRACTOR REPAIR	34.80	01-411-372-	34.80	34.80
01*145724	SJ FUEL SOUTH CO, INC	1116 GALLONS	2,737.43	01-430-330-	2,737.43	13,953.84
		1485 GALLONS	3,947.83	01-430-330-	3,947.83	
		1918 GALLONS	5,275.59	01-430-330-	5,275.59	
		810 GALLONS	1,992.99	01-430-330-	1,992.99	
01*145725	SPENCER CARTIER	JULY, AUG, SEPT 2025 MILEAGE	167.30	01-452-240-	167.30	167.30
01*145726	STEPHENSON EQUIPMENT, INC.	LEAF VAC STOCK	145.90	01-430-330-	145.90	291.80
		LEAF VAC STOCK	145.90	01-430-330-	145.90	
01*145727	STREAMLIGHT	PORTABLE SCENE LIGHT REPAIR	133.28	01-411-260-	133.28	133.28
01*145728	T.W. REISS, INC.	PARKS AND REC CHAIN SAW	338.98	01-430-330-	338.98	840.53
		CYLINDER, OIL SEAL	418.95	01-430-330-	418.95	
		PRUNER	-212.98	01-430-330-	-212.98	
		PARKS AND REC POLE SAW	295.58	01-430-330-	295.58	



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145729	TARA SMITH	FIRST HALF PYMNT FALL PICKLEBA	1,480.00 01-452-450-	1,480.00	1,480.00
01*145730	THE STANDARD INSURANCE	1251130001 OCTOBER 2025	5,768.24 01-486-156-	5,768.24	5,768.24
01*145731	TODD SMITH	REIMBURSEMENT - NOSE PLUGS	104.93 01-410-200-	104.93	104.93
01*145732	U-COMP	Q3 2025	16,817.81 01-486-162-	16,817.81	16,817.81
01*145733	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	451.52 01-427-191-	225.76	875.68
		UNIFORM MAINTENANCE	01-430-191-	225.76	
		UNIFORM MAINTENANCE	424.16 01-427-191-	212.08	
		UNIFORM MAINTENANCE	01-430-191-	212.08	
01*145734	VERIZON	157523962000156: 09/17-10/16/2	139.59 01-411-360-	139.59	139.59
01*145735	VERIZON BUSINESS	BILL PAYER ID: 2DD89367	132.55 01-401-320-	132.55	132.55
01*145736	VERIZON WIRELESS	08/17 - 09/16/2025	3,095.16 01-401-320-	3,095.16	3,095.16
01*145737	VICTOR SECURITY, INC.	FARMSTEAD PK - OCTOBER 2025	102.50 01-454-450-	102.50	102.50
01*145738	W.B. MASON CO, INC	MATERIAL & SUPPLIES	179.38 01-401-200-	179.38	2,650.82
		MATERIAL & SUPPLIES	121.36 01-401-200-	121.36	
		MATERIAL & SUPPLIES	799.90 01-401-200-	799.90	
		COMMUNICATION EXPENSES	269.18 01-401-320-	269.18	
		MAT'LS. & SUPPLIES-OFFICE	8.38 01-452-200-	8.38	
		TONER	1,272.62 01-401-320-	1,272.62	
01*145739	WHEN TO WORK, INC.	ONLINE SCHEDULING THROUGH 05/2	73.00 01-411-260-	73.00	73.00
01*145740	ARTISTIC SCREEN DESIGNS	50 MAGNETS	237.50 01-411-329-	237.50	237.50
01*145741	ASPHALT CARE EQUIPMENT & SUPPLIES	MEMORIAL PARK - BASKETBALL	95.90 01-454-374-	95.90	95.90
01*145742	AVT	ANNUAL WEB HOSTING	1,245.00 01-401-320-	1,245.00	1,245.00
01*145743	BERGEY'S INC.	SAFETY VALVE	69.33 01-430-330-	69.33	1,753.26
		SAFETY VALVE	138.66 01-430-330-	138.66	
		BELT, PULLEY, SCREWS	463.12 01-430-330-	463.12	
		COOLANT PUMP KIT	432.69 01-430-330-	432.69	
		GOVERNOR VALVE	85.47 01-430-330-	85.47	
		PIPE (2)	76.40 01-430-330-	76.40	
		EXPANSION TANK	487.59 01-430-330-	487.59	
01*145744	BILLOWS ELECTRIC SUPPLY INC.	DUCT TAPE	13.72 01-430-373-	13.72	13.72
01*145745	BRYNER CHEVROLET INC.	RADIATOR HOSE	255.82 01-430-330-	255.82	255.82
01*145746	CAMPBELL DURRANT BEATTY	SEPTEMBER 2025	1,595.00 01-402-314-	1,595.00	1,595.00
01*145747	CLEAN NET OF PHILADELPHIA	OCTOBER 2025	2,075.00 01-409-450-	2,075.00	2,075.00
01*145748	COLE HC WILLOW GROVE PA LLC	TAX REFUND - PARCEL 5900-03079	3,425.30 01-401-450-	3,425.30	3,425.30
01*145749	COMCAST CABLE	8499101410218777- VOL FIRE OFC	116.46 01-411-327-	116.46	116.46
01*145750	COMCAST CABLE	8499101410258401 BOILEAU PK 10	656.34 01-401-320-	656.34	656.34
01*145751	CONTRACT CLEANERS SUPPLY INC.	MATERIALS & SUPPLIES	94.04 01-454-200-	94.04	94.04
01*145752	COOPER MECHANICAL SERVICES	PILEGGI - BACKFLOW TEST	300.00 01-454-450-	300.00	750.00
		MMP - BACKFLOW TEST	225.00 01-454-450-	225.00	
		ORANGEMANS - BACKFLOW TEST	225.00 01-454-450-	225.00	
01*145753	DISTRICT COURT 38-2-08	CIVIL FILING - UMT v WALDO (41	251.93 01-413-240-	251.93	251.93
01*145754	EUREKA STONE QUARRY, INC.	PENNYPACK ROAD	104.61 01-430-200-	104.61	104.61
01*145755	F&I EXPRESS, INC	BUSINESS PRIVILEGE TAX	31.22 01-310-800-	31.22	31.22
01*145756	FRANK GALLAGHER	CLOTHING ALLOWANCE	550.00 01-410-238-	550.00	550.00
01*145757	FRED BEANS PARTS	RETAINER	4.48 01-430-330-	4.48	683.79
		COIL, SPARK PLUG	183.75 01-430-330-	183.75	
		HOSE, SEAL	91.46 01-430-330-	91.46	
		SENDER, GASKET	404.10 01-430-330-	404.10	
01*145758	GEORGE ALLEN PORTABLE	BOILEAU 09/15-10/12/25	90.00 01-454-450-	90.00	180.00
		TERWOOD - 10/06 - 11/02/25	90.00 01-454-450-	90.00	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145759	GLICK FIRE EQUIPMENT CO., INC.	CAT 2 AERIAL PM - QUINT 35	1,975.00	01-411-372-	1,975.00	1,975.00
01*145760	GLICK FIRE EQUIPMENT CO., INC.	PIERCE SABER PUMPER	941,379.00	01-130-100-	941,379.00	941,379.00
01*145761	GRAINGER	VENTED CHEST SEAL	23.15	01-410-200-	23.15	23.15
01*145762	H.A. BERKHEIMER, INC.	SEPTEMBER 2025	2,129.35	01-402-312-	2,129.35	2,129.35
01*145763	HARRIELLE EMBROIDERY LTD	POLOS	162.00	01-401-200-	162.00	162.00
01*145764	IRON MOUNTAIN	SEPTEMBER 2025	690.44	01-401-320-	690.44	690.44
01*145765	JAMES J. GALLO	MERCANTILE TAX	82.46	01-310-300-	82.46	82.46
01*145766	JAMES NUSKEY	2025 BOOT ALLOWANCE	298.48	01-410-238-	298.48	298.48
01*145767	JENNIFER HARTIGAN	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145768	JOE DOUGHERTY	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145769	JOE RIELLY	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145770	JOHN BATES	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145771	JOHN FUGELO	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145772	KATIE KOLLAR	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145773	KELLY FLANAGAN	REPLACE LOST CHECK 145459- REF	80.00	01-367-000-	80.00	80.00
01*145774	KENNETH ALEXANDER	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145775	KEYSTONE FIRE PROTECTION CO	4355 DAVISVILLE MONITORING 10/ 227 DAVISVILLE - FIRE T&I	595.00 474.76	01-411-450- 01-411-450-	595.00 474.76	1,069.76
01*145776	KIMBALL MIDWEST	SHOP STOCK	185.00	01-430-330-	185.00	185.00
01*145777	KING OF PRUSSIA RECYCLING	09/30/2025	5,853.22	01-427-384-	5,853.22	5,853.22
01*145778	LEXISNEXIS	SEPTEMBER 2025	160.00	01-401-240-	160.00	160.00
01*145779	LINDLEY TOWING	#601 TOW	125.00	01-430-330-	125.00	125.00
01*145780	MAKSIM POLETAEV	BUSINESS PRIVILEGE TAX	85.00	01-310-800-	85.00	85.00
01*145781	MARK BOULDIN	CLOTHING ALLOWANCE	550.00	01-410-238-	550.00	598.28
		REIMBURSE - MEALS @ ADVANCED C	48.28	01-410-240-	48.28	
01*145782	MARK GOLDBERG	10/02/2025 OVERNIGHT STIPEND	150.00	01-411-329-	150.00	150.00
01*145783	MCDONALD UNIFORMS	VESTS	8,801.94	01-410-238-	8,801.94	13,598.80
		2025 FALL UNIFORMS	3,861.91	01-410-238-	3,861.91	
		Tactical lights for new guns	934.95	01-410-200-	934.95	
01*145784	MERCH SALES, LLC	BUSINESS LICENSES	40.00	01-321-000-	10.00	40.00
		PRIOR YEAR BUSINESS TAXES		01-310-810-	30.00	
01*145785	MERTCH INC	BUSINESS LICENSES	30.00	01-321-000-	10.00	30.00
		PRIOR YEAR BUSINESS TAXES		01-310-810-	20.00	
01*145786	MICHAEL DAVIDO	CLOTHING ALLOWANCE	550.00	01-410-238-	550.00	594.37
		REIMBURSE - MEALS ADVANCED CS	44.37	01-410-240-	44.37	
01*145787	MINUTEMAN SECURITY TECHNOLOGIES, IN	BLUE DIAMOND AGREEMENT OCT-DEC	4,140.00	01-409-450-	4,140.00	4,140.00
01*145788	MyRecDept.com	SOFTWARE SUBSCRIPTION	8,685.00	01-452-240-	8,685.00	8,685.00
01*145789	PA MUNICIPAL RETIREMENT SYSTEM	46-159-4F FIREFIGHTERS MMO	109,377.00	01-483-160-	109,377.00	109,377.00
01*145790	PA MUNICIPAL RETIREMENT SYSTEM	46-159-4N ADMINSTRATIVE MMO	1,229,835.00	01-483-160-	1,229,835.00	1,229,835.00
01*145791	PECO ENERGY - PAYMENT PROCESSING	7324762111- DIVISION 08/29-09/	19.46	01-454-360-	19.46	19.46
01*145792	PENDERGAST SAFETY	SAFETY EQUIPMENT	135.84	01-427-192-	135.84	235.64
		SAFETY EQUIPMENT	99.80	01-427-192-	99.80	
01*145793	PENN VET WORKING DOG CENTER	OCT 1-3, 2025 SEMINAR ; TEAM S	475.00	01-410-240-	475.00	475.00
01*145794	PETER ADAMOW	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145795	REWorld WASTE, LLC	09/16/25 - 09/30/25	19,850.32	01-427-365-	19,850.32	19,850.32
01*145796	RUSS WHELAN DOORS &	Replace Motor on Sally Port Do	3,510.00	01-409-373-	3,510.00	3,510.00
01*145797	SHAPIRO FIRE PROTECTION CO.	UMT ANNUAL INSPECT & MAINT FIR	228.69	01-409-373-	228.69	1,089.82
		ANNUAL MAINT & INSPECTION FIRE	549.44	01-411-450-	549.44	
		PR -ANNUAL INSPECT & MAINT FIR	237.98	01-454-374-	237.98	
		PD -ANNUAL INSPECT & MAINT FIR	73.71	01-409-373-	73.71	



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145798	SILVESTRI ENTERPRISES LLC	MERCANTILE TAX	350.41	01-310-300-	350.41	350.41
01*145799	SIMONE COLLINS	SEPTEMBER 2025 WOODLAWN	8,742.28	01-454-740-	8,742.28	8,742.28
01*145800	SJ FUEL SOUTH CO, INC	09/23/2025 DIESEL	2,573.89	01-430-330-	2,573.89	6,744.79
		09/23/2025 GAS	4,170.90	01-430-330-	4,170.90	
01*145801	SPENCER CARTIER	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145802	THE HARRISON GROUP, INC	HRA ADMIN SERVICES	180.00	01-486-156-	180.00	180.00
01*145803	TODD SMITH	CLOTHING ALLOWANCE	550.00	01-410-238-	550.00	550.00
01*145804	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	430.75	01-427-191-	215.38	430.75
		UNIFORM MAINTENANCE		01-430-191-	215.37	
01*145805	UPPER MORELAND FREE LIBRARY	2025 Q4 CONTRIBUTION	232,107.75	01-456-520-	232,107.75	232,107.75
01*145806	VARIETY REMODELING, INC	PRIOR YEAR BUSINESS TAXES	48.40	01-310-810-	48.40	48.40
01*145807	VAULT HEALTH	HEALTH & LIFE INSURANCE	128.55	01-486-156-	128.55	128.55
01*145808	VETDASH VETERINARY CARE, LLC	BUSINESS PRIVILEGE TAX	61.29	01-310-800-	61.29	61.29
01*145809	VINCENT SMALL	CLOTHING ALLOWANCE	550.00	01-410-238-	550.00	550.00
01*145810	WEINRICH'S BAKERY	MERCANTILE TAX	204.00	01-310-300-	204.00	204.00
01*145811	WILLOW TREE SERVICE	September Masons Mill Tree Wor	2,925.00	01-454-450-	2,925.00	2,925.00
01*145813	COMMONWEALTH OF PA.CLEAN WATER FUND	PA DEP DISTURBED ACRE FEE	200.00	01-130-100-	200.00	200.00
01*145814	MCCD-CLEAN WATER FUND	NPDES PERMIT ADMINISTRATIVE FI	500.00	01-130-100-	500.00	500.00
01*145815	MONTGOMERY COUNTY CONSERVATION DIST	PLAN REVIEW/SERVICE FEE	2,000.00	01-130-100-	2,000.00	2,000.00
01*145816	ACCESS LOCK TECHNOLOGIES, INC.	(5) KEYS	33.00	01-454-200-	33.00	33.00
01*145817	AIRGAS	ARGON (2)	92.84	01-430-330-	92.84	92.84
01*145818	ALEX LEVY, PETTY CASHIER	PUMPIKINS ON PARADE - CHANGE F	200.00	01-452-450-	200.00	200.00
01*145819	ALLIED LANDSCAPE SUPPLY	SOIL	90.60	01-452-247-	90.60	90.60
01*145820	ANDREW CLAUHS	REIMBURSE - UPS POSTAGE	40.68	01-410-240-	40.68	40.68
01*145821	AQUA PA	0003485790348579- 204 HYDRANTS	19,816.56	01-411-363-	19,816.56	19,816.56
01*145822	AQUA PA	0003485790706163- 22 HYDRANTS	2,137.08	01-411-363-	2,137.08	2,137.08
01*145823	ARDMORE TIRE, INC.	315/80R-22.5 Goodyear WHA 289	505.00	01-430-330-	505.00	505.00
01*145824	ASPIRANT CONSTULTING GROUP LLC	POLICY & PLEAC MAINTENANCE FOR	12,500.00	01-410-317-	12,500.00	12,500.00
01*145825	AVAYA INC.	SOFTWARE SUBSCRIPTION	31.10	01-401-320-	31.10	31.10
01*145826	BERGEY'S INC.	SWITCH, SWITCH PRESS	125.50	01-430-330-	125.50	125.50
01*145827	BOWMAN CONSULTING GROUP, LTD	GENERAL TRAFFIC - JULY 2025	192.50	01-430-313-	192.50	26,568.75
		ROUNTE 611 - AUGUST 2025	2,565.00	01-430-313-	2,565.00	
		BONNET LANE - AUGUST 2025	787.50	01-430-313-	787.50	
		PERT - AUGUST 2025	265.00	01-430-313-	265.00	
		MARYLAND ROAD BRIDGE - AUGUST	20,995.00	01-430-313-	20,995.00	
		MARYLAND & COMMERCE CTP - AUGU	1,360.00	01-430-313-	1,360.00	
		WG SHOPPING CENTER - AUGUST 20	138.75	01-430-313-	138.75	
		2425 MARYLAND - AUGUST 2025	265.00	01-430-330-	265.00	
01*145828	BURGER KING #1579	PRISONER MEALS - APRIL-JULY 2	376.76	01-410-240-	376.76	376.76
01*145829	CECILIA McVAUGH	PAYMENT FOR POP FACEPAINTING	200.00	01-452-247-	200.00	200.00
01*145830	CLARK HILL	SERVICES AND COSTS THROUGH 09/	1,140.00	01-402-314-	1,140.00	1,140.00
01*145831	COLLEEN DeCOLA-HELLER	PAYMENT FOR POP FACEPAINTING	200.00	01-452-247-	200.00	200.00
01*145832	COMCAST CABLE	8499101410185414- WG SUB STA 1	320.67	01-411-327-	320.67	320.67
01*145833	COMCAST CABLE	8499101380374931- UMT OFC MDM	338.39	01-401-320-	338.39	338.39
01*145834	CONSTRUCTION DEMOLITION	TICKET 01577478	61.50	01-454-200-	61.50	61.50
01*145835	DAVIS FEED MILL & COUNTRY STORE	PAYMENT POP SANDBAGS AND STRAW	393.60	01-452-247-	393.60	393.60
01*145836	DELL ACCOUNT	Dell Pro Slim Plus QBS1250 Con	15,480.55	01-401-320-	5,038.45	15,480.55
		Dell Pro Slim Plus QBS1250 Con		01-401-320-	8,994.70	
		Dell Pro 22 Monitor P2225H per		01-401-320-	1,115.60	
		Dell Slim Sound Bar per quote		01-401-320-	331.80	



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145837	DISTRICT COURT 38-2-08	FILING FEE: 556 SCHOOL HOUSE C	251.93	01-413-240-	251.93	251.93
01*145838	DOUGHERTY LANDSCAPING INC.	110 BONNETT LA - CUT HIGH GRAS	360.00	01-413-450-	360.00	1,425.00
		413 EVANS AVE- BRUSH/DEBRIS CL	1,065.00	01-413-450-	1,065.00	
01*145839	EAGLE POWER & EQUIPMENT CORP.	LOADER REPAIR/TRANSMISSION	50,998.48	01-430-330-	50,998.48	50,998.48
01*145840	EAS WATER	CONTRACTED SERVICES	70.88	01-454-450-	70.88	70.88
01*145841	FRED BEANS PARTS	SPINDL, KNUCKLE, HUB ASY	363.30	01-430-330-	363.30	387.02
		S MODULE	23.72	01-430-330-	23.72	
01*145842	GANNETT PENNSYLVANIA LOCALIQ	JULY 2025	818.60	01-401-340-	818.60	818.60
01*145843	GEORGE ALLEN PORTABLE	WG PARK 10/03 - 10/30/25	90.00	01-454-450-	90.00	90.00
01*145844	GILMORE & ASSOCIATES	NPEDS MSF - AUGUST 2025	3,085.00	01-430-313-	3,085.00	24,470.56
		WG SHOPPING CENTER - AUGUST 20	160.00	01-430-313-	160.00	
		WOODLAWN - AUGUST 2025	6,461.01	01-130-100-	6,461.01	
		FARMSTEAD ROOF - AUGUST 2025	2,413.93	01-430-313-	2,413.93	
		2300 COMPUTER AVE - AUGUST 202	160.00	01-430-313-	160.00	
		2955 EDGE HILL RD - AUGUST 202	143.12	01-430-313-	143.12	
		UMT COMPLEX RENOVATIONS - AUGU	12,047.50	01-130-100-	12,047.50	
01*145845	GILMORE & ASSOCIATES, INC	CLOUD 10 - AUGUST 2025	1,329.04	01-430-313-	1,329.04	6,699.35
		DAVISVILLE & YORK - AUGUST 202	320.00	01-430-313-	320.00	
		2425 MARYLAND RD - AUGUST 2025	160.00	01-430-313-	160.00	
		2300 WYANDOTTE RD - AUGUST 202	135.56	01-430-313-	135.56	
		4037 BLAIR MILL RD - AUGUST 20	300.00	01-430-313-	300.00	
		UMT GENERAL SVS - AUGUST 2025	4,237.25	01-430-313-	4,237.25	
		UMT LANDSCAPE - AUGUST 2025	217.50	01-430-313-	217.50	
01*145846	GLICK FIRE EQUIPMENT CO.,INC.	ENGINE 35 - PUMP FLOW TEST	390.00	01-411-372-	390.00	1,643.73
		QUINT 35 - PUMP FLOW TEST	390.00	01-411-372-	390.00	
		ENGINE 35 SPARE - PUMP FLOW TE	390.00	01-411-372-	390.00	
		QUINT 35- SENSOR PRESSURE	473.73	01-411-372-	473.73	
01*145847	GRAINGER	FLANGE	52.86	01-430-330-	52.86	52.86
01*145848	HARRINGTON INDUSTRIAL	FLANGES, CAP, GASKET, COUPLING	214.86	01-430-330-	214.86	214.86
01*145849	JANICE STEINMETZ	REIMBURSE - USB DRIVES	41.97	01-410-200-	41.97	41.97
01*145850	JENNIFER HARTIGAN	2025 Q3 MILEAGE REIMBURSEMENT	175.00	01-452-240-	175.00	175.00
01*145851	JILLIAN SCHULTZ	REFUND - CANCELL PAVILION & S.	125.00	01-367-000-	125.00	125.00
01*145852	KATHLEEN MOUAT	BULK REFUND - PERMIT 158638	20.00	01-364-300-	20.00	20.00
01*145853	KIM BUCHOLSKY	PAYMENT POP CRAFT COORDINATOR	100.00	01-452-240-	100.00	100.00
01*145854	KIWANIS CLUB OF OLD YORK ROAD	DECORATING AND STAFFING SAFETY	250.00	01-452-247-	250.00	250.00
01*145855	LAND MOBILE CORPORATION	ROOF ANTENNA (6)	387.96	01-430-330-	387.96	387.96
01*145856	LAURA DAY	PAYMENT POP FACEPAINTING	200.00	01-452-247-	200.00	200.00
	**** VOIDED CHECK ****					
01*145858	LINDLEY TOWING	#601 INOPERABLE VEHICLE	125.00	01-430-330-	125.00	125.00
01*145859	MARIA BRILEY	REFUND- CANCEL PAVILION & S.T.	340.00	01-367-000-	340.00	340.00
01*145860	MCDONALD UNIFORMS	O'NEILL	51.99	01-411-238-	51.99	207.47
		BODO	155.48	01-411-238-	155.48	
01*145861	NAPA AUTO PARTS	SEPTEMBER 2025 STATEMENT	2,913.12	01-430-330-	2,913.12	2,913.12
01*145862	PA DEPT OF LABOR & INDUSTRY	PURTELL- UCC CERTIFICATION REN	125.24	01-413-240-	125.24	125.24
01*145863	PECO ENERGY - PAYMENT PROCESSING	1922155000 STREET 09/03/25 - 1	112.75	01-409-360-	112.75	112.75
01*145864	PECO ENERGY - PAYMENT PROCESSING	UMT STORAGE 1727462222: 09/05-	44.92	01-409-360-	44.92	44.92
01*145865	PENNSYLVANIA ONE CALL	ACTIVITY FEE	243.32	01-430-240-	243.32	243.32
01*145866	RACHEL SMITH	PAYMENT POP FACEPAINTING	200.00	01-452-247-	200.00	200.00
01*145867	REMS AUTOMOTIVE, INC.	#3524 FOUR WHEEL ALIGNMENT	111.81	01-430-330-	111.81	111.81
01*145868	RICK MICHAEL	PAYMENT POP DJ SERVICES	225.00	01-452-247-	225.00	225.00
01*145869	SHAPIRO FIRE PROTECTION CO.	DPW ANNUAL MAINT & INSP FIRE E	646.69	01-430-240-	646.69	646.69



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145870	SHORQUIP SUPPLY, INC	TRENCH BOX, PIP SPREADERS, PIN	355.00	01-430-384-	355.00	1,155.00
		RENTAL - EQUIPMENT 09/18-09/22	800.00	01-430-384-	800.00	
01*145871	SIGNAL SERVICE INC.	UM-25-00847 York / Davisville	4,688.00	01-430-373-	4,688.00	4,688.00
01*145872	STEVE LIEBERS	PW BOOT ALLOWANCE	400.00	01-430-195-	200.00	400.00
		TOOL ALLOWANCE		01-430-330-	200.00	
01*145873	T.W. REISS, INC.	FLYWHEEL, BALL BEARING, NEEDLE	282.43	01-430-330-	282.43	1,128.06
		TRUFUEL	377.79	01-430-330-	377.79	
		FUEL PUMP, AIR FILTER	467.84	01-430-330-	467.84	
01*145874	THERESA O'BRIEN	PAYMENT POP FACEPAINTING	200.00	01-452-247-	200.00	200.00
01*145875	TODD SMITH	REIMBURSE - IA ADMIN INVEST &	350.00	01-410-240-	350.00	350.00
01*145876	TRI-STATE ELEVATOR CO., INC.	Repair the Elevator's Emergenc	2,450.00	01-409-373-	2,450.00	2,450.00
01*145877	TRUCK PRO	BRK DRUM	417.97	01-430-330-	417.97	31.69
		CREDIT FOR INVOICE 194-0117493	-413.98	01-430-330-	-413.98	
		AIR TANK DRAIN	27.70	01-430-330-	27.70	
01*145878	UMHJSA	ELECTRICAL PERMITS- PERMIT RET	5,729.50	01-362-420-	5,729.50	9,114.00
		BUILDING PERMITS - FEE RETURN	3,384.50	01-362-410-	3,384.50	
01*145879	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	439.58	01-427-191-	219.79	863.74
		UNIFORM MAINTENANCE		01-430-191-	219.79	
		UNIFORM MAINTENANCE	424.16	01-427-191-	212.08	
		UNIFORM MAINTENANCE		01-430-191-	212.08	
01*145880	VERIZON	250581599000177: 10/01/2025 -	2,089.45	01-401-320-	2,089.45	2,089.45
01*145881	VERIZON	450724913000147: 10/03/25-11/0	40.51	01-401-320-	40.51	40.51
01*145882	W.B. MASON CO, INC	MATERIAL & SUPPLIES	118.01	01-410-200-	118.01	169.17
		CONTRACTED SERVICES	51.16	01-411-450-	51.16	
01*145883	WARRINGTON ALARM COMPANY	DPW 10/01/2025 - 12/31/2025	172.50	01-409-450-	172.50	172.50
01*145884	SWIF	POLICY # 10000840: PREMIUM INS	3,999.00	01-411-354-	3,999.00	3,999.00
01*145885	SOLLY BROTHERS FARM	PAYMENT POP PUMPKINS & CORN ST	870.00	01-452-247-	870.00	870.00
01*145886	ADVANCED ELECTRICAL	PILEGGI PARK - POLE LIGHTS	1,594.97	01-454-450-	1,594.97	1,594.97
01*145887	AHOLD FINANCIAL SERVICES	POP	62.21	01-452-247-	62.21	315.54
		POP	139.36	01-452-247-	139.36	
		SODA	12.98	01-452-247-	12.98	
		POP	100.99	01-452-247-	100.99	
01*145888	ALEX LEVY, PETTY CASHIER	GENERAL EXPENSE	43.96	01-410-240-	43.96	59.86
		MAINTENANCE & REPAIRS	15.90	01-409-373-	15.90	
01*145889	ALLIED LANDSCAPE SUPPLY	SOIL, STRAW	57.30	01-452-247-	57.30	57.30
01*145890	ANDREW GERTH	2024 IBX REIMBURSEMENT	163.00	01-486-156-	163.00	163.00
01*145891	ARDMORE TIRE, INC.	245/60TL-18 Michelin Lattude t	530.00	01-430-330-	530.00	1,106.00
		VEHICLE OPERATING EXPENSE	430.00	01-430-330-	430.00	
		VEHICLE OPERATING EXPENSE	146.00	01-430-330-	146.00	
01*145892	ARTISTIC SCREEN DESIGNS	SWEATSHIRTS	846.60	01-411-250-	846.60	846.60
01*145893	AVT	10/02/2025 MEETING	525.00	01-401-320-	525.00	525.00
01*145894	BERGEY'S TRUCK CENTERS	CREDIT MEMO	-188.77	01-430-330-	-188.77	368.87
		Harness Assembly	557.64	01-430-330-	42.36	
		DEF Module		01-430-330-	515.28	
01*145895	BILLOWS ELECTRIC SUPPLY INC.	STRAPS	22.87	01-430-373-	22.87	136.86
		FISH TAPE	113.99	01-430-373-	113.99	
01*145896	BRIGHTEL SOLUTIONS, INC	BUSINESS PRIVILEGE TAX	5,943.00	01-310-800-	5,943.00	5,943.00
01*145897	BTC AWARDS	RETIREMENT SHADOWBOX - KELLY	133.25	01-410-240-	133.25	133.25
01*145898	CARMELI DIGITAL SERVICES, LLC	BUSINESS PRIVILEGE TAX	510.00	01-310-800-	510.00	510.00
01*145899	CERTIFIED LABORATORIES	RED GREASE	1,434.91	01-430-330-	1,434.91	1,434.91

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145900	CHA CONSULTING, INC	AUG 23 - SEPT 26, 2025 UMT COM	14,405.70	01-130-100-	14,405.70	14,405.70
01*145901	CINTAS CORPORATION	CONTRACT SERVICES	305.15	01-409-450-	305.15	305.15
01*145902	CITY ELECTRIC SUPPLY	PVC	37.71	01-430-373-	37.71	37.71
01*145903	COMCAST CABLE	8499101380374949 UMT OFC 10/09	75.96	01-401-320-	75.96	75.96
01*145904	COMCAST CABLE	8499101380131182: UMT 10/11-11	213.35	01-401-320-	213.35	213.35
01*145905	COMCAST CABLE	8499101410240870: BUEHLER 10/1	368.75	01-401-320-	368.75	368.75
01*145906	COMCAST CABLE	8499101410244682 VET MEM PK 10	163.35	01-401-320-	163.35	163.35
01*145907	CONTRACT CLEANERS SUPPLY INC.	MATERIALS & SUPPLIES	94.04	01-454-200-	94.04	94.04
01*145908	DELL ACCOUNT	Office Standard 2024 Perpetual	4,746.20	01-401-320-	4,746.20	4,746.20
01*145909	DOLTON BASKETBALL, LLC	PAYMENT SCHOOL'S DAY OUT 10/20	1,050.00	01-452-450-	1,050.00	1,050.00
01*145910	EAGLE POWER & EQUIPMENT CORP.	ELEMENT, FREIGHT	106.56	01-430-330-	106.56	106.56
01*145911	EAS WATER	OCTOBER 2025	327.65	01-409-450-	327.65	327.65
01*145912	ELLIOTT LEWIS CORPORATION	DPW WATER LEAK	459.00	01-409-373-	459.00	459.00
01*145913	EUREKA STONE QUARRY, INC.	ROAR MEMORIAL - BASKETBALL REP	3,051.22	01-452-247-	3,051.22	6,510.76
		ROAR MEMORIAL - BASKETBALL REP	3,459.54	01-452-247-	3,459.54	
01*145914	FARM AND GARDEN STATION	MUMS	233.33	01-452-247-	233.33	233.33
01*145915	FASTENAL COMPANY	VEHICLE OPERATING EXPENSE	54.40	01-430-330-	54.40	354.72
		STEEL LEAF RAKES	270.08	01-430-330-	270.08	
		VEHICLE OPERATING EXPENSE	30.24	01-430-330-	30.24	
01*145916	FOLEY INCORPORATED	2-326-1643 F/F	883.98	01-430-330-	115.54	883.98
		4-1R-0749 F/F		01-430-330-	113.48	
		2 1R-1808 O/F		01-430-330-	90.44	
		2-333-1189 A/F		01-430-330-	163.16	
		2-577-1437 A/F		01-430-330-	401.36	
01*145917	FRED BEANS PARTS	MODULE	23.72	01-430-330-	23.72	63.50
		SWITCH	80.86	01-430-330-	80.86	
		HOSE	-41.08	01-430-330-	-41.08	
01*145918	FUREY & BALDASSARI, P.C.	08/29/25 - 10/13/2025	1,875.00	01-413-314-	1,875.00	1,875.00
01*145919	GANNETT PENNSYLVANIA LOCALIQ	SEPTEMBER 2025 ZONING	641.41	01-413-340-	641.41	691.34
		SEPTEMBER 2025	49.93	01-401-340-	49.93	
01*145920	GEORGE ALLEN PORTABLE	MMP	90.00	01-454-450-	90.00	810.00
		WOODLAWN	90.00	01-454-450-	90.00	
		FARMSTEAD	90.00	01-454-450-	90.00	
		FAIR OAKS	90.00	01-454-450-	90.00	
		TERWOOD	90.00	01-454-450-	90.00	
		UMMS	180.00	01-454-450-	180.00	
		UMHS	180.00	01-454-450-	180.00	
01*145921	GRAINGER	FILTER ELEMENT	60.82	01-430-330-	60.82	143.27
		MANIFOLD CLAMP	82.45	01-430-330-	82.45	
01*145922	GRANTURK EQUIPMENT CO., INC.	VEHICLE OPERATING EXPENSE	820.67	01-430-330-	820.67	820.67
01*145923	JAMES KELLY	2024 IBX REIMBURSEMENT	54.00	01-486-156-	54.00	54.00
01*145924	JOHN TOWNSEND	2025 BOOT ALLOWANCE	195.00	01-411-238-	195.00	195.00
01*145925	JOSEPH STAUFENBERG	2024 IBX REIMBURSEMENT	54.00	01-486-156-	54.00	54.00
01*145926	KRASNOVSKI, INC	PRIOR YEAR BUSINESS TAXES	1,594.65	01-310-810-	1,594.65	1,594.65
01*145927	KRISTIN MOUNTNEY	REFUND - POP DOUBLE CHARGE	30.00	01-367-000-	30.00	30.00
01*145928	MARK B. THOMPSON ASSOCIATES PC	FARMSTEAD SEPTEMBER 2025	845.00	01-454-740-	845.00	845.00
01*145929	MARK DRAKELEY	2024 IBX REIMBURSEMENT	159.00	01-486-156-	159.00	159.00
01*145930	MCDONALD UNIFORMS	DALY, MIKE	2,814.45	01-410-238-	2,814.45	3,420.23
		RETIRED BADGES	605.78	01-410-240-	605.78	
01*145931	MONTGOMERY COUNTY TREASURER	MCPC CONTRACT NO 667- PLANNING	7,959.00	01-401-450-	7,959.00	7,959.00



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145932	MOSER ROOFING SOLUTIONS	DEPOSIT FOR UMT PUBLIC WORKS R	16,975.55	01-130-100-	16,975.55	16,975.55
01*145933	PATRICK STASIO	2025 Q3 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145934	PAUL McCARTHY	REFUND POP TICKETS	124.04	01-367-000-	124.04	124.04
01*145935	PECO ENERGY - PAYMENT PROCESSING	1996358000- MMP LOT 09/10-10/1	11.51	01-454-360-	11.51	11.51
01*145936	PECO ENERGY - PAYMENT PROCESSING	4990543000 WG FIRE CO- GAS 09/	52.33	01-411-360-	52.33	52.33
01*145937	PECO ENERGY - PAYMENT PROCESSING	6997499000 WG FIRE CO ELEC 09/	233.62	01-411-360-	233.62	233.62
01*145938	PECO ENERGY - PAYMENT PROCESSING	5331261222 WAR MEMORIAL 09/12-	40.36	01-454-360-	40.36	40.36
01*145939	PECO ENERGY - PAYMENT PROCESSING	0759432222 WG FH G/E 09/12-10/	1,375.40	01-411-250-	1,375.40	1,375.40
01*145940	PECO ENERGY - PAYMENT PROCESSING	7061714000 MEMORIAL PK 09/12-1	99.16	01-454-360-	99.16	99.16
01*145941	PECO ENERGY - PAYMENT PROCESSING	4532628000 LEAF PK 09/12-10/14	57.39	01-454-360-	57.39	57.39
01*145942	PECO ENERGY - PAYMENT PROCESSING	8113932222 UMT ELEC 09/15-10/1	4,566.75	01-409-360-	4,566.75	4,566.75
01*145943	PECO ENERGY - PAYMENT PROCESSING	2372354111: LIBRARY 09/15-10/1	2,226.40	01-409-360-	2,226.40	2,226.40
01*145944	PECO ENERGY - PAYMENT PROCESSING	1574466000- FITZWATERTOWN 09/1	148.71	01-454-360-	148.71	148.71
01*145945	PECO ENERGY - PAYMENT PROCESSING	2407347000- MMP ENT 09/11-10/1	1,392.64	01-454-360-	1,392.64	1,392.64
01*145946	PECO ENERGY - PAYMENT PROCESSING	7551372222 UMT GAS 09/15-10/15	128.70	01-409-360-	128.70	128.70
01*145947	PLUMB & DRAIN, LLC	PD MEN'S BATHROOM	1,131.76	01-409-373-	1,131.76	1,131.76
01*145948	PSATC	2026 DUES - UPPER MORELAND TOW	4,314.86	01-401-240-	4,314.86	4,314.86
01*145949	PTC E-Z PASS CUSTOMER SERVICE	DISPOSAL FEES	1,500.51	01-427-365-	1,500.51	3,130.41
		DISPOSAL FEES	1,629.90	01-427-365-	1,629.90	
01*145950	REORLD WASTE, LLC	10/01/25 - 10/15/25	19,746.73	01-427-365-	19,746.73	19,746.73
01*145951	RICHARD SHANAHAN	2024 IBX REIMBURSEMENT	159.00	01-486-156-	159.00	159.00
01*145952	RICOH USA, INC.	PRINT CARTRIDGES	399.75	01-401-320-	399.75	399.75
01*145953	ROBERT E. LITTLE, INC.	14M7401 JDC-Locknut M12	665.27	01-430-330-	1.13	665.27
		M83541 JDC Bushing		01-430-330-	9.44	
		M142426 JDC-Bushing King pin		01-430-330-	54.28	
		M142525 JDC Screw		01-430-330-	10.62	
		AM141132 JDC Arm		01-430-330-	589.80	
01*145954	RUSS WHELAN DOORS &	WGFH DOOR MAINTENANCE	380.00	01-411-450-	380.00	380.00
01*145955	SCOTT METHENY	2024 IBX REBATE	159.00	01-486-156-	159.00	159.00
01*145956	SIMONE COLLINS	APRIL 2025 DCED 2025 RESUBMIT	1,000.00	01-454-740-	1,000.00	3,100.00
		MAY 2025 DCED 2025 RESUBMIT	2,100.00	01-454-740-	2,100.00	
01*145957	SJ FUEL SOUTH CO, INC	1400 GALLONS	3,595.02	01-430-330-	3,595.02	12,324.62
		765 GALLONS	1,893.30	01-430-330-	1,893.30	
		1800.1 GALLONS	4,610.91	01-430-330-	4,610.91	
		875 GALLONS	2,225.39	01-430-330-	2,225.39	
01*145958	STACEY LIESNER	BUSINESS PRIVILEGE TAX	7.00	01-310-800-	7.00	7.00
01*145959	T.W. REISS, INC.	VEHICLE OPERATING EXPENSE	479.92	01-430-330-	479.92	1,615.38
		VEHICLE OPERATING EXPENSE	482.97	01-430-330-	482.97	
		VEHICLE OPERATING EXPENSE	480.00	01-430-330-	480.00	
		VEHICLE OPERATING EXPENSE	172.49	01-430-330-	172.49	
01*145960	THE MNM GROUP, INC.	BUSINESS PRIVILEGE TAX	2,539.44	01-310-800-	2,539.44	2,539.44
01*145961	THE STANDARD INSURANCE	POLICY # 1251130001	5,834.86	01-486-156-	5,834.86	5,834.86
01*145962	THOMAS LEAHY	2024 IBX REIMBURSEMENT	54.00	01-486-156-	54.00	54.00
01*145963	TINA MCGUCKIN	REIMBURSE - USB FLASH DRIVE	105.96	01-410-200-	105.96	105.96
01*145964	TODD SMITH	REIMBURSE - SHIP 25-16259 PERS	30.04	01-410-200-	30.04	30.04
01*145965	TRI-STATE ELEVATOR CO., INC.	OCTOBER MAINTENANCE	181.91	01-409-373-	181.91	181.91
01*145966	TRUCK PRO	AIR TANK DRAIN	41.55	01-430-330-	41.55	41.55
01*145967	VICTOR SECURITY, INC.	SYSTEM UPDATE - PILEGGI	645.00	01-454-450-	645.00	955.50
		MONITOR/HEAT DETECTOR - PILEGG	310.50	01-454-450-	310.50	
01*145968	W.B. MASON CO, INC	MATERIAL & SUPPLIES	11.99	01-401-200-	11.99	11.99

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145969	WILLOW PARTNERSHIP, LLC	BUSINESS PRIVILEGE TAX	403.22 01-310-800-	403.22	403.22
01*145970	ZACHARY J. MERGEN	BUSINESS PRIVILEGE TAX	289.50 01-310-800-	289.50	715.60
		BUSINESS PRIVILEGE TAX	426.10 01-310-800-	426.10	
01*145972	ALPINE SOFTWARE INC.	SOFTWARE SUBSCRIPTIONS 10/01/2	9,280.00 01-411-450-	9,280.00	11,617.50
		Fire Investigation Module	949.50 01-411-329-	949.50	
		SOFTWARE SUBSCRIPTIONS 10/01/2	1,388.00 01-411-460-	1,388.00	
01*145973	AQUA PA	0004827010404097- WGFS 09/18-1	118.17 01-411-327-	118.17	118.17
01*145974	AQUA PA	0001283340128334- WGFH 09/18-1	118.17 01-411-327-	118.17	118.17
01*145975	AQUA PA	0001284700128470- fitzwatertow	34.23 01-454-360-	34.23	34.23
01*145976	AQUA PA	0001285030128503 PILEGGI 09/18	192.62 01-454-360-	192.62	192.62
01*145977	AQUA PA	0001285050128505 WGFS 09/18-10	129.18 01-411-242-	129.18	129.18
01*145978	AQUA PA	0014793381052247 ORANGEMANS 09	493.61 01-454-360-	493.61	493.61
01*145979	AQUA PA	0025017651465955 MMP 09/18-10/	357.36 01-454-360-	357.36	357.36
01*145980	COMCAST CABLE	8499101410169038 WG SUB STN 10	25.32 01-411-360-	25.32	25.32
01*145981	COMCAST CABLE	84991014100018938 DPW 10/11-11	309.84 01-401-320-	309.84	309.84
01*145982	COMCAST CABLE	8499101410219510 VOL FIRE 10/1	542.37 01-411-329-	542.37	542.37
01*145983	COMCAST CABLE	8499101410242314- MMP 10/21-11	163.35 01-401-200-	163.35	163.35
01*145984	DAVIDHEISER'S INC.	STOP WATCH TEST/BATTERIES	221.00 01-410-374-	221.00	221.00
01*145985	DISTRICT COURT 38-2-08	CV-289-2025 CERTIFIED MAIL 633	9.19 01-401-240-	9.19	9.19
01*145986	DOLTON BASKETBALL, LLC	PAYMENT WEE SPORTS 09/18-10/17	2,145.00 01-452-450-	2,145.00	2,145.00
01*145987	FAST SIGNS	LAWN SIGNS	170.68 01-452-340-	170.68	170.68
01*145988	GEORGE KYRIAKODIS, MS MBA CFE	TRAVEL REIMBURSEMENT 10/13-10/	519.35 01-401-240-	519.35	519.35
01*145989	GILMORE & ASSOCIATES	MS4 PRP FINAL - SEPTEMBER 2025	2,440.00 01-430-313-	2,440.00	35,482.22
		FAIRHILL COMMONS FINAL CLOSEOU	280.00 01-430-313-	280.00	
		WG PHASE 3 FINAL PLAN - SEPTEMBER	1,040.00 01-430-313-	1,040.00	
		WOODLAWN PARK - SEPTEMBER 2025	1,546.25 01-130-100-	1,546.25	
		FARMSTEAD ROOF - SEPTEMBER 202	835.00 01-430-313-	835.00	
		1740 COUNTY LINE RD- LD - SEPT	635.00 01-430-313-	635.00	
		UMT MUNICIPAL COMPLEX - SEPTEMBER	22,306.25 01-130-100-	22,306.25	
		CLOUD 10 - SEPTEMBER 2025	2,025.48 01-430-313-	2,025.48	
		2300 WYANDOTTE - SEPTEMBER 202	1,439.90 01-430-313-	1,439.90	
		UMT GENERAL - SEPTEMBER 2025	2,854.34 01-430-313-	2,854.34	
		UMT LANDSCAPE - SEPTEMBER 2025	80.00 01-430-313-	80.00	
01*145990	HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	532.98 01-454-200-	532.98	2,783.88
		EQUIP./MAINT. & REPAIRS	258.32 01-454-374-	258.32	
		MAINTENANCE & REPAIRS	137.96 01-409-373-	137.96	
		MATERIALS & SUPPLIES	108.00 01-413-200-	108.00	
		MATERIALS & SUPPLIES	679.90 01-430-200-	679.90	
		OFFICE SUPPLIES	65.85 01-430-210-	65.85	
		VEHICLE OPERATING EXPENSE	54.70 01-430-330-	54.70	
		MAT'L'S. & SUPPLIES - REC.	946.17 01-452-247-	946.17	
01*145991	IMAGINE THAT ARTS, LLC dba YOUNG RE	PAYMENT FALL 2 YOUNG REMBRANDT	2,200.00 01-452-450-	2,200.00	2,200.00
01*145992	INDEPENDENCE BLUE CROSS	NOVEMBER 2025	277,392.86 01-486-156-	277,392.86	277,392.86
01*145993	JACQUELINE CHEREPINSKY	REIMBURSEMENT - 2025 HISTORICA	254.13 01-401-520-	254.13	254.13
01*145994	KILKENNY LAW	UMT GENERAL - SEPTEMBER, 2025	6,868.00 01-402-314-	6,868.00	16,347.24
		UMT LIENS - SEPTEMBER, 2025	300.00 01-402-314-	300.00	
		TAX ASSESSMENT APPEALS - SEPTE	255.00 01-402-314-	255.00	
		BPT - SEPTEMBER, 2025	3,942.00 01-402-314-	3,942.00	
		BLAIR MILL RD WIDENING - SEPTE	680.00 01-402-314-	680.00	
		SUMMARY MATTERS - SEPTEMBER, 2	153.00 01-402-314-	153.00	



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		WG SHOPPING CTR - SEPTEMBER, 2	527.00 01-402-314-	527.00	
		1740 COUNTY LINE INJUNCTION -	1,139.00 01-402-314-	1,139.00	
		FAIR OAKS - SEPTEMBER, 2025	426.24 01-402-314-	426.24	
		1740 COUNTY LINE RD DEVELOPMEN	289.00 01-402-314-	289.00	
		2300 COMPUTER AVE - SEPTEMBER,	1,768.00 01-402-314-	1,768.00	
01*145995	KIRKLAND PRINTING, INC.	BUSINESS CARDS	264.00 01-410-200-	264.00	264.00
01*145996	MEGAN DeLAURENTIS	2025 Q3 PHONE ALLOWANCE	105.00 01-401-320-	105.00	105.00
01*145997	OCCUPATIONAL HEALTH CENTERS OF THE	W.GERSHANICK	551.00 01-410-240-	551.00	551.00
01*145998	OCCUPATIONAL HEALTH DYNAMICS	Clibration of fit test Eqt.	910.00 01-411-460-	910.00	910.00
01*145999	PAUL PURTELL	REIMBURSEMENT - TRAINING REIMB	125.00 01-413-240-	125.00	315.00
		WORK BOOT ALLOWANCE	190.00 01-413-240-	190.00	
01*146000	PECO ENERGY - PAYMENT PROCESSING	8671424000 BYBERRY APT 10/10-1	65.08 01-454-360-	65.08	65.08
01*146001	PECO ENERGY - PAYMENT PROCESSING	084648111- PILEGGI 08/11-09/10	962.68 01-454-360-	962.68	962.68
01*146002	PEREGRINE ASSOCIATES	GENERAL FUND CHECKS	1,132.39 01-401-200-	1,132.39	1,132.39
01*146003	ROBERT RITTLER	PAYMENT FALL ARCHERY INSTRUCTI	150.00 01-452-450-	150.00	150.00
01*146004	SHAPIRO FIRE PROTECTION CO.	CHEMICAL RECHARGE AND/OR MAINT	78.74 01-411-242-	78.74	78.74
01*146005	SIGNAL CONTROL PRODUCTS,LLC	FITZWATERTOWN & EASTON	350.00 01-430-373-	350.00	350.00
01*146006	STACEY ROESSLER	PAYMENT FALL YOUTH FIELD HOCKE	600.00 01-452-450-	600.00	600.00
01*146007	SUSAN E. WORTH-LAMANNA	REIMBURSEMENT UMHC DOMAIN & DO	225.48 01-401-520-	225.48	225.48
01*146008	T.W. REISS, INC.	50 Gallon Drum of Mix Gas	938.99 01-454-374-	938.99	938.99
01*146009	VERIZON	157523962000156 - 10/17-11/16	139.59 01-411-327-	139.59	139.59
01*146010	VERIZON BUSINESS	VS93170373	126.81 01-401-320-	126.81	126.81
01*146011	VERIZON WIRELESS	523565805-00001 09/17-10/16/20	3,357.03 01-401-320-	3,357.03	3,357.03
01*146012	VICTOR SECURITY, INC.	PILEGGI PK 11/01-01/31/2026 MO	115.50 01-454-450-	115.50	115.50
01*146013	W.B. MASON CO, INC	SOAP	82.48 01-454-200-	82.48	565.98
		MATERIAL & SUPPLIES	106.98 01-410-200-	106.98	
		MATERIAL & SUPPLIES	44.64 01-401-200-	44.64	
		MATERIAL & SUPPLIES	163.14 01-401-200-	163.14	
		MATERIAL & SUPPLIES	68.17 01-410-200-	68.17	
		MATERIAL & SUPPLIES	11.79 01-410-200-	11.79	
		MATERIAL & SUPPLIES	138.74 01-401-200-	138.74	
		MATERIAL & SUPPLIES	-49.96 01-410-200-	-49.96	
01*146014	WITMER PUBLIC SAFETY GROUP	SCBA bottle Rack for 36 bottl	1,672.00 01-411-242-	1,672.00	1,672.00
04*9952	ALEX LEVY, PETTY CASHIER	DRIVER TIP - JIM THORPE 10/08/	99.00 04-384-100-	99.00	99.00
04*9953	CAROL HARTMAN	2025 Q3 PHONE ALLOWANCE	105.00 04-384-100-	105.00	105.00
04*9954	VEREINIGUNG ERZGEBIRGE	SEPT 2025 MEETING	482.00 04-384-100-	482.00	482.00
04*9955	CURRAN TRAVEL, INC.	DEPOSIT AMERICAN MUSIC THEATER	150.00 04-384-100-	150.00	150.00
04*9956	MAKSIM SIMANAU	RETURN OF FIRE ESCROW - MAKSIM	23,515.55 04-390-148-	23,515.55	23,515.55
04*9957	ALEX LEVY, PETTY CASHIER	DRIVER TIP 11/11/2025	108.00 04-384-100-	108.00	108.00
04*9958	AMERICAN TREASURE TOUR	DEPOSIT 05/04/26 TRIP	100.00 04-384-100-	100.00	100.00
04*9959	BARBARA WILEY	REIMBURSEMENT 3 LUNCHEON GIFTS	35.74 04-384-100-	35.74	35.74
04*9960	CAROL HARTMAN	REIMBURSEMENT GAC SNACKS	53.59 04-384-100-	53.59	53.59
04*9961	CURRAN TRAVEL, INC.	SECOND BATCH DEPOSITS 2027 CRU	1,000.00 04-384-100-	1,000.00	1,000.00
04*9962	HUNTERDON HILLS PLAYHOUSE	11/11/25 GAC TRIP	2,420.00 04-384-100-	2,420.00	2,420.00
04*9963	PERKIOMEN TOURS	GAC BUS 11/11/2025	1,293.00 04-384-100-	1,293.00	1,393.00
		DEPOSIT 05/04/2026 TRIP	100.00 04-384-100-	100.00	
23*145812	RICOH USA, INC.	10/15/25 - 11/14/25	45.55 23-471-600-	45.55	45.55
23*145971	RICOH USA, INC.	OCTOBER 2025	1,685.01 23-471-600-	1,685.01	1,685.01
35*3218	HOME DEPOT CREDIT SERVICES	STREET SIGN MATERIALS	186.22 35-433-245-	186.22	186.22
35*3219	PECO ENERGY - PAYMENT PROCESSING	2535420100 DPW 08/14-09/15/202	1,891.62 35-434-361-	1,891.62	1,891.62

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
35*3220	ASPHALT CARE EQUIPMENT & SUPPLIES	Coatings/Tack Bulk Water Base	2,313.60	35-439-210-	2,313.60	2,313.60
35*3221	PECO ENERGY-PAYMENT PROCESSING	8654361222- TRAFFIC 09/03-10/0	1,069.50	35-434-361-	1,069.50	1,069.50
35*3222	SHERWIN WILLIAMS CO.	WB WHITE	319.50	35-433-245-	319.50	319.50
35*3223	PECO ENERGY - PAYMENT PROCESSING	2535420100 DPW 09/15-10/15	1,617.46	35-434-361-	1,617.46	1,617.46

GRAND TOTAL OF CHECKS = 4,178,726.80



# 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*

JARED JACOBS

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

### Board of Commissioners Regular Meeting – November 10, 2025

<b>Agenda Item:</b>	<b>Arbor Day Proclamation</b>
<b>Prepared by:</b>	Katie Kollar, Director of Parks and Recreation
<b>Attachments:</b>	2026 Arbor Day Proclamation
<b>Background/Analysis:</b>	To complete the 2026 Tree City USA application for year 2 recognition, the application requires a signed arbor day proclamation from the Board of Commissioners President. The arbor day proclamation was previously accepted by the board, we are asking for the proclamation to be signed.
<b>Fiscal Impact/Source:</b>	None.
<b>Alternatives:</b>	Do not apply for Tree City USA recognition
<b>Recommended Action:</b>	The Committee recommends the Board of Commissioners approve the Arbor Day Proclamation at the Regular Meeting on November 10, 2025.

Equal Opportunity Employer

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# ARBOR DAY PROCLAMATION

**PROCLAIMING APRIL 24, 2026 AS "ARBOR DAY"  
IN UPPER MORELAND TOWNSHIP, WILLOW GROVE, PA 19090**

**WHEREAS**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

**WHEREAS**, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

**WHEREAS**, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

**WHEREAS**, trees in our Township increase property values, enhance the economic vitality of business areas, and beautify our community, and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal, and

**WHEREAS**, the Township of Upper Moreland is applying for a Tree City USA designation by the National Arbor Day Foundation and desires to continue its tree-planting practices.

**NOW THEREFORE**, I, Clifton McFatridge, President of the Board of Commissioners of the Township of Upper Moreland do hereby proclaim April 24, 2026, as Arbor Day in Upper Moreland Township and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

**FURTHER**, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the official seal of Upper Moreland Township this 10<sup>th</sup> day of November, 2025.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

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Patrick Stasio, Secretary

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Clifton McFatridge, President