



# PLYMOUTH TOWNSHIP COUNCIL

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## BUSINESS MEETING

Monday, January 12, 2026  
Plymouth Township Building  
6:00PM

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*The monthly Business Meeting is the primary public meeting where Council conducts official township business. During this meeting, Council considers and takes formal action on items such as ordinances, resolutions, contracts, and other matters brought before the township. The agenda may also include reports from department directors, updates on township activities, and other information of public interest.*

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## AGENDA

### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### 2. ANNOUNCEMENTS

- A. Council met in an Executive Session on January 5, 2026, to discuss collective bargaining and potential litigation.
- B. Council will meet in an Executive Session at the conclusion of this meeting to discuss collective bargaining and potential litigation.

### 3. PRESENTATION ITEMS

- A. None

### 4. ACTION ITEMS

- A. Motion to Approve the meeting minutes for December 1, 2025, Council Workshop and December 8, 2025, Regular Meeting
- B. Motion to Approve the departmental reports and schedule of bills for December 2025
- C. Motion to Approve time extension for LD 24-3 2907 Jolly Road, St. George Coptic Church
- D. Motion to Approve contract with Montgomery County Planning Commission for Community Planning Services for 2026-2028
- E. Motion to Adopt new Township Logo
- F. Motion to Appoint Patti Smith to Plymouth Township Civil Service Commission

### 5. INFORMATION ITEMS

- A. Police Department Update
- B. Citizens Board Vacancy Announcements
- C. Zoning Hearings
- D. Parks and Recreation Upcoming Events
- E. Snow Announcement



# PLYMOUTH TOWNSHIP COUNCIL

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## 6. PUBLIC COMMENT

*Members of the public are welcome to address Council during this time. Speakers are asked to keep their remarks respectful and concise to allow time for all who wish to speak.*

*Comments should be directed to Council as a whole, not to individual members or staff. Council may choose to respond or take matters under advisement for future consideration.*

## 7. ADJOURNMENT



## **4. ACTION ITEMS**

**MOTION 4.A**



**PLYMOUTH TOWNSHIP, PA**

**COUNCIL MOTION**

**I MOVE THAT:** Township Council Approve the meeting minutes of the December 1, 2025, Workshop Meeting and the December 8, 2025, Business Meeting.

**Motioned by:** Kristin Frederick Leonard

**Seconded by:**

**PLYMOUTH TOWNSHIP**

**WORKSHOP MEETING**

**December 1, 2025**

Plymouth Township Council held its Workshop Meeting in preparation for the Regular Meeting scheduled for December 8, 2025, at the Plymouth Township Building. The following officials were in attendance:

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<b>Council:</b>	Karen Bramblett -----	Chair
	Lynne Viscio -----	Vice-Chair
	Kristin Frederick Leonard	
	Nick Whitney	
	Aaron Nelson	
<b>Staff:</b>	Matt West -----	Township Manager
	Alex Glassman -----	Solicitor's Office
	Tim Woodrow -----	Woodrow & Associates
	Kellen Jarrett -----	Finance Director
	John Myrsiades -----	Chief of Police
	Christopher Loschiavo ---	Public Works Director
	Jim Wallace -----	Code Enforcement Director
	Mike Matusheski -----	Fire Marshal
	Rebekah Berry -----	Human Resource Director
	Phil Brady -----	Parks & Rec. Director
	Rick Carbo -----	Bldg. & Grounds Director

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**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE** - The Workshop Meeting was called to order at 6:00 p.m. and Chairwoman Bramblett led the Pledge of Allegiance.

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**2. ANNOUNCEMENTS -**

**A.** Council met in an Executive Session on Friday, November 21 to discuss collective bargaining and potential litigation.

**B.** Council will meet in an Executive Session at the conclusion of the meeting to discuss collective bargaining and potential litigation.

**C.** Council will hold a Special Meeting at 6PM on Monday, December 15, 2025, to consider adoption of the 2026 Budget and two Ordinances setting millage rates/fees for 2026.

**D.** The Reorganization Meeting of Council will be held on Monday, January 5, 2026, at 7:30PM.

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**3. PRESENTATION ITEMS**

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**4. DISCUSSION ITEMS -**

**A. 2025 Christmas Eve Holiday** - Mr. West is requesting that the Council designate the day after Christmas as an extra holiday for civilian employees who are not included in a collective bargaining agreement. Mr. West ensured that this will not affect any Township operations, such as trash. Council was in favor of this.

**B. 2026 Meeting Dates** - Council was in favor of the 2026 meeting dates.

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**5. DEPARTMENTAL UPDATES-** Council reviewed updates from the following departments: 1) Engineering, 2) Township Manager, 3) Finance Department, 4) Building & Grounds Director, 5) Human Resources Department, 6) Police Department, 7) Public Works Department, 8) Parks & Recreation Department, 9) Fire Marshal Department, and 10) Code Enforcement/Zoning Department.

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## **6. REVIEW OF AGENDA FOR UPCOMING REGULAR MEETING**

### **Potential Action Items for Regular Meeting: December 8, 2025**

**A. Motion to Award Commendation of Merit #1** - Mr. Whitney will present this item.

**B. Motion to Award Commendation of Merit #2** - Ms. Leonard will present this item.

**C. Motion to Award Commendation of Merit #3** - Ms. Viscio will present this item.

**D. Motion to Award Commendation of Merit #4** - Mr. Nelson will present this item.

**E. Motion to Award Commendation of Merit #5** - Ms. Bramblett will present this item.

**F. Motion to Approve Swearing in Fire Police: Justin Lawrence** - Ms. Bramblett will present this item.

**G. Motion to Approve Swearing in Fire Police: Eric Wagner** - Ms. Bramblett will present this item.

**H. Motion to Adopt Resolution 2025-45: Recognizing Council Member Karen Bramblett** - Ms. Viscio will present this item.

**I. Motion to Adopt Resolution 2025-46: Recognizing Council Member Nicholas Whitney** - Ms. Leonard will present this item.

**J. Motion to Approve the meeting minutes for November 5, 2025, Council Workshop and November 10, 2025, Business Meeting** - Ms. Bramblett will present this item.

**K. Motion to Approve the departmental reports and schedule of bills for November 2025** - Ms. Bramblett will present this item.

**L. Motion to Approve time extension for LD 06-8 Metroplex Corp., Phase 3** - Mr. Nelson will present this item.

**M. Motion to Approve time extension for LD 13-5 2928 Walton Road/660 West Germantown Pike** - Ms. Viscio will present this item.

**N. Motion to Approve time extension for LD 18-4 201 Plymouth Road** - Ms. Viscio will present this item.

**O. Motion to Approve time extension for LD 21-1 Kelman and Magliari Realty, LLC** - Mr. Nelson will present this item.

**P. Motion to Approve time extension for LD 23-2 Outback Steakhouse** - Mr. Nelson will present this item.

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**7. Information Items for Regular Meeting: December 8, 2025 -**

**A. Police Department Update** - Chief Myrsiades will present this item.

**B. Citizens Board Vacancy Announcements** - Ms. Leonard will present this item.

**C. Zoning Hearings** - Mr. Nelson will present this item.

**D. Parks and Recreations Upcoming Events** - Ms. Viscio will present this item.

**E. Snow Announcement** - Mr. Whitney will present this item.

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**8. PUBLIC COMMENT**

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**9. ADJOURNMENT** - There being no further business, the Workshop Meeting was adjourned at 6:27 p.m.

Respectfully submitted,

Annalisa Primus  
Recording Secretary

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**December 8, 2025**

Plymouth Township Council held its Regular Meeting at the Plymouth Township Building. The following officials were in attendance:

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**Council:** Karen Bramblett ----- Chair  
Lynne Viscio ----- Vice-Chair  
Nicholas Whitney  
Kristen Frederick Leonard  
Aaron Nelson

**Staff:** Matt West ----- Township Manager  
Alex Glassman ----- Township Solicitor  
John Myrsiades ----- Chief of Police  
Bob Jordan ----- Woodrow & Associates

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**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE** - The Regular Meeting was called to order at 6:00 p.m. and Chairwoman Bramblett led the Pledge of Allegiance.

**2. ANNOUNCEMENTS -**

**A.** Council met in Executive Session on December 1, 2025, to discuss personnel, collective bargaining, and potential litigation.

**B.** Council will meet in an Executive Session at the conclusion of this meeting to discuss collective bargaining and potential litigation.

**C.** Council will hold a Special Meeting at 6PM on Monday, December 15, 2025, to consider adoption of the 2026 Budget and two Ordinances setting millage rates/fees for 2026.

**D.** The Reorganization Meeting of Council will be held on Monday, January 5, 2026, at 7:30PM.

**3. PRESENTATION ITEMS**

**4. ACTION ITEMS -**

**A. Motion to Award Commendation of Valor** - Mr. Whitney made a motion to award the Commendation of Valor to Officer Jacob Hennessey and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.



**B. Motion to Award Commendation of Heroism** - Ms. Leonard made a motion to award the Commendation of Heroism to Officer Michael Spornak and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**C. Motion to Award Commendation of Wounded in Combat** - Ms. Viscio made a motion to award the Commendation of Wounded in Combat to Officer Jacob Hennessey, Lieutenant Brian Wagner, and Sergeant Kyle Wilhelm and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**D. Motion to Award Commendation of Exceptional Service** - Mr. Nelson made a motion to award the Commendation of Exception Service to Officer Michael Watts and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**E. Motion to Award Commendation of Unit Citation** - Ms. Bramblett made a motion to award the Commendation of Unit Citation to Officer Jacob Hennessey, Officer Michael Spornak, Lieutenant Brian Wagner, Sergeant Kyle Wilhelm, Officer Michael Watts, Lieutenant Douglas Copestick, Detective Sergeant Christopher Schwartz, Sergeant Jonathan Monaghan, Sergeant Anthony Costello, Detective Joseph Lapenta, Detective Christopher Kearns, Detective Andrew Moretti, Officer Joseph Epright, Officer Owen Keogh, Officer Shelby Adams, Officer William Alua, Officer Zachary Amato, Officer Eric Gainor, Officer Jennifer Wittenberger, Officer Andrew Monaghan, Dispatcher Lacey Smith, Sabrina Evangelist, and Fiona Purcell and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**F. Motion to Approve Swearing in Fire Police: Justin Lawrence** - Ms. Bramblett made a motion to approve the swearing-in of Justin Lawrence as Fire Police. The motion was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**G. Motion to Approve Swearing in Fire Police: Eric Wagner** - Ms. Bramblett made a motion to approve the swearing-in of Eric Wagner as Fire Police. The motion was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**H. Motion to Adopt Resolution 2025-45: Recognizing Council Member Karen Bramblett** - Ms. Viscio made a motion to adopt Resolution 2025-45: Recognizing Council Member Karen Bramblett. The motion was seconded by Mr. Whitney. Members of Council and the audience expressed positive remarks regarding outgoing council member Karen Bramblett. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**I. Motion to Adopt Resolution 2025-46: Recognizing Council Member Nicholas Whitney** - Ms. Leonard made a motion to adopt Resolution 2025-46: Recognizing Council Member Nicholas Whitney. The motion was seconded by Ms. Viscio. Members of Council and the audience expressed positive remarks regarding outgoing council member Nicholas Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**J. Motion to Approve the meeting minutes for November 5, 2025, Council Workshop and November 10, 2025, Regular Meeting** - Ms. Bramblett made a motion to approve the meeting minutes for November 5, 2025, Council Workshop and November 10, 2025, Regular Meeting. The motion was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**K. Motion to Approve the departmental reports and schedule of bills for November 2025** - Ms. Bramblett made a motion to approve the departmental reports and schedule of bills for November 2025. The motion was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**L. Motion to Approve time extension for LD 06-8 Metroplex Corp., Phase 3** - Mr. Nelson made a motion to approve the time extension to expire on December 31, 2026, for LD 06-8 Metroplex Corp., Phase 3. The motion was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**M. Motion to Approve time extension for LD 13-5 2928 Walton Road/660 West Germantown Pike** - Ms. Viscio made a motion to approve the time extension to expire on December 31, 2026, for LD 13-5 for 2928 Walton Road/660 West Germantown Pike. The motion was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**N. Motion to Approve time extension for LD 18-4 201 Plymouth Road** - Ms. Viscio made a motion to approve the time extension to expire on December 31, 2026, for LD 18-4 201 Plymouth Road. The motion was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**O. Motion to Approve time extension for LD 21-1 Kelman and Magliari Realty, LLC** - Mr. Nelson made a motion to approve the time extension to expire on December 31, 2026, for LD 21 Kelman and Magliari Realty, LLC. The motion was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

**P. Motion to Approve time extension for LD 23-2 Outback Steakhouse** - Mr. Nelson made a motion to approve the time extension to expire on December 31, 2026, for LD 23-2 Outback Steakhouse. The motion was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Mr. Whitney, Ms. Leonard, Mr. Nelson, and Ms. Bramblett in favor.

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## **5. INFORMATION ITEMS -**

**A. Police Department Updates** - Chief Myrsiades provided an update to both the Council and residents regarding the activities of the Police Department and the events that took place last month.

**B. Citizen Board Vacancy Announcement-** Ms. Leonard stated the following citizen board positions are open: three positions on the Property Maintenance Code Appeals Board, one on the Human Relations Commission, two on the Historical Architectural Review Board, one position on the Civil Service Commission, and two on the Environmental Advisory Board. Anyone interested in serving on one of these boards can submit a resume or letter of interest to Matt West, the Township Manager, at 700 Belvoir Road Plymouth Meeting, PA 19462 or via email to, [mwest@plymouthtownship.org](mailto:mwest@plymouthtownship.org).

**C. Upcoming Zoning Hearings-** Mr. Nelson announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, December 15, 2025, commencing at 7:00 p.m., on the following applications: 1) Dave Forte/Forte Fence - 410 Lucetta Street - Variance and 2) Mullin General Services, LLC - 1819 Gallagher Road - Special Exception. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

#### **D. Parks and Recreation-**

**i. Upcoming Events-** Ms. Viscio stated the following are upcoming events: Breakfast with Santa Saturday, December 13<sup>th</sup>; Senior Holiday Potluck & Trivia Monday, December 15<sup>th</sup>; Extreme Eves Holiday Boot Camp Wednesday December 24<sup>th</sup> and 31<sup>st</sup>, and Pre School Age Candy Lane Celebration Thursday December 18<sup>th</sup>. Winter Brochures are out now.

Ms. Viscio stated adult Basketball and Volleyball Leagues registration is open. Submission for Veteran Banners' deadline is April 1<sup>st</sup>. PTPR Gift Cards for the holidays and memorial trees/brick sales are both ongoing. Ms. Viscio stated winter program sponsorships will be available in January.

Ms. Viscio indicated that for updates regarding pool renovations, one should refer to the GPCC's social media platforms or the email subscription that is sent out during the first week of each month. For further information, please visit the Greater Plymouth Community Center's website or by calling (610) 277-4312.

**E. Snow Announcement** - Mr. Whitney reminded residents that the Township Snow Policy is in effect and then read the official policy.

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#### **6. PUBLIC COMMENT -**

Mr. Joe Mazur addressed his concerns regarding the traffic and dangerous speeding on Gravers Lane. He proposed several measures to slow drivers: installing speed blankets, enlarging and improving curve-warning signage, reconstructing the dangerous curve by squaring off the intersection with stop signs, or creating a traffic circle that would include Falcon Way. He urged the township to act before a severe accident occurs. Council encouraged him to formally submit his concerns through the township's traffic-calming request process.

Mr. David Cronheim from Chester discussed the previously withdrawn application for the data center, expressing strong concerns about the developer's credibility, pollution risks, reliance on fossil fuels, and the potential for methane leaks and hazardous pollutants.

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**7. ADJOURNMENT** - There being no further business, the Regular Meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Annalisa Primus  
Recording Secretary



**PLYMOUTH TOWNSHIP, PA**

**COUNCIL MOTION**

**I MOVE THAT:** Township Council Approve the departmental reports and schedule of bills for December 2025.

**Motioned by:** William Winchester

**Seconded by:**

Range of Checking Accts: POOLED to POOLED Range of Check Dates: 12/02/25 to 01/07/26  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
POOLED GENERAL ACCOUNT					
126407	12/08/25	AFTER005 AFTERMARKET PARTS & SER. INC	27.40	12/15/25	421
126408	12/08/25	AKCME005 AKC MECHANICAL, LLC	59,350.50	12/11/25	421
126409	12/08/25	AQUAP010 AQUA PENNSYLVANIA	6,561.00	12/26/25	421
126410	12/08/25	ARCHE005 ARCHER & GREINER PC TRUSTEE	20,651.37		421
126411	12/08/25	AUTOS005 AUTO SPA & CARWASH	20.00		421
126412	12/08/25	BERGE005 BERGEY'S INC	3,232.29	12/15/25	421
126413	12/08/25	BERGE025 BERGEY'S WHOLESALE PARTS	175.41	12/17/25	421
126414	12/08/25	BERGE030 BERGEY'S CHEVROLET	196.34	12/11/25 VOID	421
126415	12/08/25	BOBSA005 BOB'S AUTO PARTS, INC.	418.98	12/15/25	421
126416	12/08/25	BUILD005 BUILDING SYSTEMS SERVICES INC	2,379.50	12/16/25	421
126417	12/08/25	CHARL005 CHARLES A HIGGINS & SONS INC	2,954.46	12/15/25	421
126418	12/08/25	CLUST005 21ST CENTURY MEDIA - PHILLY CL	911.81	12/18/25	421
126419	12/08/25	CM3BU005 CM3 BUILDING SOLUTIONS INC	1,536.00	12/16/25	421
126420	12/08/25	CMRSF005 CMRS-FP	481.21	12/19/25	421
126421	12/08/25	COLLI005 COLLIFLOWER INC	435.24	12/15/25	421
126422	12/08/25	CONTR005 CONTRACT CLEANERS SUPPLY INC.	606.78	12/17/25	421
126423	12/08/25	COVAN005 REWORLD WASTE, LLC	10,580.43	12/16/25	421
126424	12/08/25	DAVID020 DAVID BLACKMORE & ASSOCIATES	881.14		421
126425	12/08/25	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	333.17	12/15/25	421
126426	12/08/25	EAGLE010 EAGLE POWER & EQUIPMENT	34.08	12/17/25	421
126427	12/08/25	ELECT010 ELECTRONIC SECURITY SOLUTIONS	690.00	12/15/25	421
126428	12/08/25	ETTIN005 ET&T, INC.	75.00	12/16/25	421
126429	12/08/25	FACTO005 FACTORY MOTOR PARTS	373.95	12/16/25	421
126430	12/08/25	FERGU005 FERGUSON & MCCANN INC	1,629.00	12/18/25	421
126431	12/08/25	FRANK005 FRANKLIN CLEANING EQUIP & SUPP	142.46	12/17/25	421
126432	12/08/25	FSSOL005 Vault Health Workforce Screen	487.63	12/19/25	421
126433	12/08/25	GALBA005 GALBALLY LANDSCAPING, INC	2,200.00	12/15/25	421
126434	12/08/25	GFOAP005 GFOA-PA	150.00	12/23/25	421
126435	12/08/25	GRAIN005 GRAINGER INC	55.52	12/17/25	421
126436	12/08/25	HARMO005 HARMONVILLE FIRE CO. #1	42,265.00	12/18/25	421
126437	12/08/25	HIGHW005 HEIDELBERG MATERIALS	61.24	12/17/25	421
126438	12/08/25	HOMED005 HOME DEPOT CREDIT SERVICES	350.33	12/15/25	421
126439	12/08/25	ITLAN005 IT LANDES	588.75	12/16/25	421
126440	12/08/25	JDMMA005 JDM MATERIALS INC	118.50	12/15/25	421
126441	12/08/25	JOHNK005 JOHN KENNEDY FORD	395.09	12/16/25	421
126442	12/08/25	JUMPS005 JUMPSTART SPORTS	2,880.40	12/16/25	421
126443	12/08/25	KENDA005 KENDALL ELECTRIC INC	432.56	12/17/25	421
126444	12/08/25	KILKE005 KILKENNY LAW, LLC	2,682.50	12/15/25	421
126445	12/08/25	KIMSU005 KIM SUPKO PHOTOGRAPHY	600.00	12/11/25 VOID	421
126446	12/08/25	LAWSO005 LAWSON PRODUCTS INC	466.88	12/17/25	421
126447	12/08/25	LEADS005 LEADS ONLINE LLC	6,678.00	12/19/25	421
126448	12/08/25	LEXIP005 LEXIPOL LLC	25,052.52	12/16/25	421
126449	12/08/25	LINDE005 LINDE GAS & EQUIPMENT INC	54.03	12/18/25	421
126450	12/08/25	MACTO005 MAC TOOLS DIST	179.99	12/22/25	421
126451	12/08/25	MAIN0005 CORE & MAIN	220.00	12/15/25	421
126452	12/08/25	MAXIM005 MAXIMUM AUTO INC	1,810.00	12/19/25	421
126453	12/08/25	MCCOR015 JOHN MCCORMICK	443.29	12/16/25	421
126454	12/08/25	MSTSR005 MSTs RECEIVABLES LLC	221.97	12/15/25	421
126455	12/08/25	NAPAA005 NAPA AUTO PARTS INC	507.08	12/15/25	421

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
POOLED		GENERAL ACCOUNT	Continued		
126456	12/08/25	NATIO035 NATIONAL TIME SYSTEMS INC	461.25	01/05/26	421
126457	12/08/25	NORTH065 NORTHERN TOOL & EQUIPMENT	1,309.00	12/19/25	421
126458	12/08/25	ONSOL005 ONSOLVE, LLC	8,822.60	12/15/25	421
126459	12/08/25	PAAMW005 PA AM WATER	728.32	12/19/25	421
126460	12/08/25	PACHI010 PA CHIEFS OF POLICE ASSOC	150.00	12/19/25	421
126461	12/08/25	PAONE005 PA ONE CALL SYSTEM, INC	100.33	12/17/25	421
126462	12/08/25	PENN010 TRUSTEES OF THE UNIV OF PENNSY	4,474.56		421
126463	12/08/25	PLYMO005 PLYMOUTH MATERIALS, INC.	195.00	12/19/25	421
126464	12/08/25	PLYMO045 PLYMOUTH FIRE CO.	32,005.00	12/18/25	421
126465	12/08/25	PLYMO100 PLYMOUTH TOWNSHIP P-CARD FD	6,766.10	12/11/25 VOID	421
126466	12/08/25	PROCE005 PECO - PAYMENT PROCESSING	6,618.57	12/18/25	421
126467	12/08/25	QUILL005 QUILL CORPORATION	84.46	12/17/25	421
126468	12/08/25	SAXON005 SAXON OFFICE TECHNOLOGY INC	1,282.57	12/19/25	421
126469	12/08/25	SNYDE005 SNYDER HOFFMAN ASSOCIATES	525.00	12/15/25	421
126470	12/08/25	SUNSA005 SUNSATIONALL	782.00	12/17/25	421
126471	12/08/25	THANK005 THANKS FOR BEING GREEN LLC	180.00	12/22/25	421
126472	12/08/25	THELA005 TNS LANDSCAPING & HARDSCAPING	1,175.00	12/22/25	421
126473	12/08/25	THELI005 THE LINCOLN CENTER FOR FAMILY	5,000.00	12/16/25	421
126474	12/08/25	TIFCO005 TIFCO INDUSTRIES	497.60	12/16/25	421
126475	12/08/25	TPTRA010 TP TRAILERS, INC.	101.85	12/19/25	421
126476	12/08/25	ULINE005 ULINE INC	2,489.38	12/11/25 VOID	421
126477	12/08/25	USICL005 USIC RECEIVABLES, LLC	3,369.48	12/18/25	421
126478	12/08/25	VERIZ025 VERIZON	418.41	12/15/25	421
126479	12/08/25	VERIZ030 VERIZON	41.10	12/15/25	421
126480	12/08/25	VERIZ035 VERIZON	50.10	12/15/25	421
126481	12/08/25	VERMO005 VERMONT SYSTEMS INC	30,824.36	12/15/25	421
126482	12/08/25	VIGRT005 VIGR TRAINING LLC	2,200.00	12/11/25 VOID	421
126483	12/08/25	WAREH005 WAREHOUSE BATTERY OUTLET	807.00	12/11/25 VOID	421
126484	12/08/25	WATER010 FAS II LLC	443.07	12/17/25	421
126485	12/08/25	WEEDS005 WEEDS INC	380.00	12/16/25	422
126486	12/08/25	WESTO010 WESTON & SAMPSON	2,318.75	12/18/25	422
126487	12/08/25	WOODR005 WOODROW & ASSOCIATES, INC	11,229.81	12/15/25	422
126488	12/08/25	XTREM005 XTREME SIGNS & DESIGNS	596.00	12/19/25	422
126489	12/15/25	911SA005 911 SAFETY EQUIPMENT LLC	10,773.50	01/02/26	424
126490	12/15/25	AKCME005 AKC MECHANICAL, LLC	19,314.00	12/23/25	424
126491	12/15/25	ALBAR005 ALBARELL ELECTRIC INC	30,042.35	12/23/25	424
126492	12/15/25	ASLRE005 ASL REFRIGERATION	143,100.00	01/02/26	424
126493	12/15/25	BERGE030 BERGEY'S CHEVROLET	106.97	12/30/25	424
126494	12/15/25	BERKH005 BERKHEIMER ASSOCIATES	15,023.55	12/18/25	424
126495	12/15/25	CARRA005 CARR AND DUFF, LLC	36,630.00	12/22/25	424
126496	12/15/25	CARSN005 JOHN CARISNER	394.51	12/22/25	424
126497	12/15/25	CBIZI005 CBIZ, INC.	187.50	12/18/25	424
126498	12/15/25	CDILA005 CDI LAWN EQUIPMENT	583.99	12/23/25	424
126499	12/15/25	CDWGI010 CDW-G INC.	15,390.00	12/26/25	424
126500	12/15/25	DEFEN010 DEFENSIVE EDGE TRAINING & CONS	1,100.00	12/19/25	424
126501	12/15/25	EMPIR005 EMPIRE FITNESS SERVICES, INC.	1,729.00	12/22/25	424
126502	12/15/25	FIRST045 FIRST VEHICLE SERVICES	5,425.30	12/22/25	424
126503	12/15/25	GALBA005 GALBALLY LANDSCAPING, INC	672.00	12/19/25	424
126504	12/15/25	GRAY005 RUDY GRAY	60.00	12/22/25	424
126505	12/15/25	HEINE005 LYNN HEINEL	100.00	12/22/25	424
126506	12/15/25	INTEG005 INTEGRITY MECHANICAL, INC.	17,166.60	12/29/25	424
126507	12/15/25	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	19,577.17	12/22/25	424



Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
POOLED		GENERAL ACCOUNT	Continued		
126508	12/15/25	LENNI005 LENNI ELECTRIC CORPORATION	12,320.10	12/23/25	424
126509	12/15/25	MAINL010 MAIN LINE SPRING WATER	93.50		424
126510	12/15/25	MBENV005 M&B ENVIRONMENTAL INC	3,790.20	12/23/25	424
126511	12/15/25	MCDON005 MCDONALD UNIFORM CO., INC.	204.60	12/22/25	424
126512	12/15/25	NORTH050 NORTHWESTERN UNIVERSITY	4,700.00		424
126513	12/15/25	OFFIC010 OFFICE BASICS	597.43	12/19/25	424
126514	12/15/25	OMEGA005 OMEGA SYSTEMS CONSULTANTS, INC	5,756.41	12/24/25	424
126515	12/15/25	ONSIT005 ON-SITE SERVICE	286.33	12/22/25	424
126516	12/15/25	PADEP035 PA DEPT. OF LABOR & IND- SWIFT	27,286.00	12/19/25	424
126517	12/15/25	PAREC005 PA RECREATION & PARK SOCIETY	96.00		424
126518	12/15/25	PECOE005 PECO ENERGY CO	10,681.82	12/19/25	424
126519	12/15/25	PETSM005 PETSMART	181.98		424
126520	12/15/25	PLYMOI00 PLYMOUTH TOWNSHIP P-CARD FD	32,958.16	12/22/25	424
126521	12/15/25	PROCE005 PECO - PAYMENT PROCESSING	1,025.76	12/24/25	424
126522	12/15/25	SBCON005 S.B. CONRAD, INC.	275,783.48	12/17/25	424
126523	12/15/25	SCHAN005 SCHANK PRINTING, INC.	270.00		424
126524	12/15/25	SEALM005 SEALMASTER	408.00	12/18/25	424
126525	12/15/25	TRIST020 TRI-STATE FINANCIAL GROUP LLC	11,316.96		424
126526	12/15/25	UNWIN005 UNWINE & PAINT	176.00	12/23/25	424
126527	12/15/25	VERIZ025 VERIZON	416.67	12/19/25	424
126528	12/15/25	VERIZ030 VERIZON	139.43	12/19/25	424
126529	12/15/25	VERIZ035 VERIZON	3,009.65	12/19/25	424
126530	12/15/25	VIGRT005 VIGR TRAINING LLC	1,100.00		424
126531	12/15/25	WBMAS005 W.B. MASON COMPANY INC	61.37	12/19/25	424
126532	12/19/25	ACTIV005 ACTIVITY GROUP	8,610.00	12/30/25	425
126533	12/19/25	ADVAN045 ADVANCE AUTO PARTS	31.68	12/29/25	425
126534	12/19/25	AFTER005 AFTERMARKET PARTS & SER. INC	8,434.30	12/26/25	425
126535	12/19/25	APPT005 APPTEGA INC.	12,300.00		425
126536	12/19/25	AXONE005 AXON ENTERPRISE, INC.	1,035.00	12/29/25	425
126537	12/19/25	BERGE025 BERGEY'S WHOLESALE PARTS	180.93	12/29/25	425
126538	12/19/25	BOBSA005 BOB'S AUTO PARTS, INC.	16.00	12/30/25	425
126539	12/19/25	BRIDG015 BRIDGET MAIER	43.27	12/29/25	425
126540	12/19/25	CHARL005 CHARLES A HIGGINS & SONS INC	357.50	12/29/25	425
126541	12/19/25	CHOI0010 WON CHOI	50.40		425
126542	12/19/25	CHOIC015 CHOICE MARKETING INC.	514.95	12/29/25	425
126543	12/19/25	CLARK030 CLARKE GALLAGHER BARBIERO	1,500.00		425
126544	12/19/25	CLUST005 21ST CENTURY MEDIA - PHILLY CL	627.45	12/31/25	425
126545	12/19/25	COLLI005 COLLIFLOWER INC	545.46	12/30/25	425
126546	12/19/25	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	122,840.49	12/29/25	425
126547	12/19/25	DJBSP005 DJB SPECIALTIES	998.50	12/30/25	425
126548	12/19/25	EAGLE010 EAGLE POWER & EQUIPMENT	2,393.93	12/30/25	425
126549	12/19/25	ESOSO005 ESO SOLUTIONS, INC.	2,660.79	12/29/25	425
126550	12/19/25	ISACA005 ISACA	85.00	12/31/25 VOID	425
126551	12/19/25	JOHNK005 JOHN KENNEDY FORD	91.64	12/30/25	425
126552	12/19/25	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	4,161.94	12/31/25	425
126553	12/19/25	KIRBY005 KIRBY K9	310.00	01/05/26	425
126554	12/19/25	LAWLI005 LAW LIBRARY OF MONTGOMERY COUN	50.00		425
126555	12/19/25	LINDE005 LINDE GAS & EQUIPMENT INC	262.79	01/02/26	425
126556	12/19/25	LISAE005 LISA EVANS	412.00		425
126557	12/19/25	MAXIM005 MAXIMUM AUTO INC	595.44	12/26/25	425
126558	12/19/25	MSCIN010 MSC INDUSTRIAL SUPPLY CO.	1,497.67	12/29/25	425
126559	12/19/25	MSTSR005 MSTs RECEIVABLES LLC	207.85	12/30/25	425

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
POOLED		GENERAL ACCOUNT	Continued		
126560	12/19/25	NAPAA005 NAPA AUTO PARTS INC	1,298.01	12/30/25	425
126561	12/19/25	NAPWD005 NAPWDA	60.00		425
126562	12/19/25	PENNB005 PENNBOC	90.00	12/30/25	425
126563	12/19/25	PENNS055 PENNSYLVANIA INSURANCE DEPARTM	330.00		425
126564	12/19/25	PROCE005 PECO - PAYMENT PROCESSING	4,071.12	01/02/26	425
126565	12/19/25	PSATS005 PSATS	125.00	12/30/25	425
126566	12/19/25	RICHT005 RICHTER TOTAL OFFICE	408.24	12/30/25	425
126567	12/19/25	T2SYS005 T2 SYSTEMS INC	165.62	12/29/25	425
126568	12/19/25	TINYT005 TINY TUMBLES, LLC	3,543.75		425
126569	12/19/25	TRAI005 TRAI SR, LLC	1,700.00		425
126570	12/19/25	TRANS015 TRANSDEV	4,275.92	01/02/26	425
126571	12/19/25	ULINE005 ULINE INC	2,488.18	01/02/26	425
126572	12/19/25	UNIFI005 UNIFIRST	89.39	12/31/25	425
126573	12/19/25	UNITE065 UNITED RENTALS NORTH AMERICA	34.76	12/29/25	425
126574	12/19/25	VALLE010 VALLEY FORGE SECURITY CENTER	9,995.50		425
126575	12/19/25	VIGRT005 VIGR TRAINING LLC	2,200.00		425
126576	12/19/25	WESTG005 WEST GENERATOR	5,449.86	12/31/25	425
126577	12/19/25	XTREM005 XTREME SIGNS & DESIGNS	75.00		425
126578	12/29/25	ARCHI010 KCBA ARCHITECTS	5,523.87		427
126579	12/29/25	BERGE025 BERGEY'S WHOLESALE PARTS	1,197.06		427
126580	12/29/25	BERGE030 BERGEY'S CHEVROLET	79.25	01/05/26	427
126581	12/29/25	CDILA005 CDI LAWN EQUIPMENT	438.02		427
126582	12/29/25	CLARK030 CLARKE GALLAGHER BARBIERO	32,260.36		427
126583	12/29/25	CLUST005 21ST CENTURY MEDIA - PHILLY CL	433.84		427
126584	12/29/25	COMCA005 COMCAST CABLE	480.96		427
126585	12/29/25	CONTR005 CONTRACT CLEANERS SUPPLY INC.	422.31		427
126586	12/29/25	COOKS005 COOK'S SERVICE COMPANY, INC.	1,051.75		427
126587	12/29/25	DENOL005 CHRIS DENOLFI	7,235.00	01/05/26	427
126588	12/29/25	DRONE005 DRONE NERDS INC	5,695.00	01/05/26	427
126589	12/29/25	EARTH015 EARTH ENGINEERING INC	2,186.25		427
126590	12/29/25	FACTO005 FACTORY MOTOR PARTS	106.21	01/05/26	427
126591	12/29/25	FRANK005 FRANKLIN CLEANING EQUIP & SUPP	37.05		427
126592	12/29/25	GUYMC005 GUY M. COOPER, INC.	42,840.00	01/05/26	427
126593	12/29/25	HOMED005 HOME DEPOT CREDIT SERVICES	1,449.36	01/05/26	427
126594	12/29/25	JAMIL005 JAMILA WINDER	75.00		427
126595	12/29/25	JAYDO005 JAYDOR COMPANY, INC.	570.00	01/02/26	427
126596	12/29/25	JOHNK005 JOHN KENNEDY FORD	225.34	01/05/26	427
126597	12/29/25	MARTI010 MARTIN CRUZ	2,400.00	01/05/26	427
126598	12/29/25	MESZA005 PAULA MESZAROS	200.00		427
126599	12/29/25	NAPAA005 NAPA AUTO PARTS INC	7.28	01/05/26	427
126600	12/29/25	OAKSY005 KEY BUSINESS SOLUTIONS	551.98		427
126601	12/29/25	PAULS005 PAUL'S AUTO REPAIR, INC.	35.00		427
126602	12/29/25	PERSO005 PERSONAL PROTECTION CONSULTANT	598.00		427
126603	12/29/25	PITNE030 PITNEY BOWES INC	141.58		427
126604	12/29/25	PROCE005 PECO - PAYMENT PROCESSING	12,589.04		427
126605	12/29/25	PUBLI010 PUBLICOM, INC.	109.00		427
126606	12/29/25	TINYT005 TINY TUMBLES, LLC	6,168.75		427
126607	12/29/25	UNIFI005 UNIFIRST	75.22		427
126608	12/29/25	UNWIN005 UNWINE & PAINT	209.00		427
126609	12/29/25	VERIZ030 VERIZON	229.89	01/02/26	427
126610	12/29/25	WBMAS005 W.B. MASON COMPANY INC	19.03	01/05/26	427
126611	12/29/25	WEINS010 WEINSTEIN SUPPLY	349.75		427

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
POOLED		GENERAL ACCOUNT	Continued	
126612	12/29/25	XTREM005 XTREME SIGNS & DESIGNS	235.00	427
126613	12/31/25	911SA005 911 SAFETY EQUIPMENT LLC	66.00	428
126614	12/31/25	AFTER005 AFTERMARKET PARTS & SER. INC	627.75	428
126615	12/31/25	AHEAD005 AHEAD INC	8,060.00	428
126616	12/31/25	ALTER005 TRANSUNION RISK & ALTERNATIVE	350.00	428
126617	12/31/25	BERGE025 BERGEY'S WHOLESALE PARTS	270.97	428
126618	12/31/25	BERGE030 BERGEY'S CHEVROLET	65.56	428
126619	12/31/25	BERRY005 REBEKAH BERRY	60.20	428
126620	12/31/25	BOBSA005 BOB'S AUTO PARTS, INC.	284.99	428
126621	12/31/25	CDILA005 CDI LAWN EQUIPMENT	82.01	428
126622	12/31/25	CHAPM005 CHAPMAN FORD OF HORSHAM	1,691.41	428
126623	12/31/25	CHARL005 CHARLES A HIGGINS & SONS INC	67,561.25	428
126624	12/31/25	CHOI0010 WON CHOI	85.00	428
126625	12/31/25	CLUST005 21ST CENTURY MEDIA - PHILLY CL	448.54	428
126626	12/31/25	COMCA005 COMCAST CABLE	529.74	428
126627	12/31/25	CONTR005 CONTRACT CLEANERS SUPPLY INC.	985.50	428
126628	12/31/25	COPSP005 COPSPLUS	44.84	428
126629	12/31/25	COVAN005 REWORLD WASTE, LLC	17,221.44	428
126630	12/31/25	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	396.66	428
126631	12/31/25	DEP00010 PA DEP	100.00	428
126632	12/31/25	EMPIR005 EMPIRE FITNESS SERVICES, INC.	100.00	428
126633	12/31/25	FEDER010 FEDERAL EXPRESS	259.25	428
126634	12/31/25	FERGU005 FERGUSON & MCCANN INC	950.00	428
126635	12/31/25	GNBAU005 GNB AUTOBODY	21,913.07	428
126636	12/31/25	ICCCO005 ICC CDS, LLC	2,245.00	428
126637	12/31/25	JOHNC010 JOHN COUCHARA HEAT & FUEL, INC	2,999.00	428
126638	12/31/25	JONES005 FRANK JONES	158.99	428
126639	12/31/25	KENDR005 KENDRA ZUCKERMAN	100.00	428
126640	12/31/25	KILKE005 KILKENNY LAW, LLC	1,313.50	428
126641	12/31/25	KINGO005 KING OF PRUSSIA RECYCLING	3,070.38	428
126642	12/31/25	LAWOF005 LAW OFFICES OF SCOTT M. BADAMI	2,565.00	428
126643	12/31/25	LINDE005 LINDE GAS & EQUIPMENT INC	463.93	428
126644	12/31/25	MCDON005 MCDONALD UNIFORM CO., INC.	945.36	428
126645	12/31/25	MORTO005 MORTON SALT INC	14,259.45	428
126646	12/31/25	MOTOR010 MOTOROLA SOLUTIONS, INC.	2,080.82	428
126647	12/31/25	MSTSR005 MSTs RECEIVABLES LLC	35.97	428
126648	12/31/25	MURPH025 MURPHYS WASTE OIL SERVICE, INC	261.07	428
126649	12/31/25	NAPAA005 NAPA AUTO PARTS INC	169.17	428
126650	12/31/25	OFFIC010 OFFICE BASICS	26.77	428
126651	12/31/25	PACHI010 PA CHIEFS OF POLICE ASSOC	9,404.00	428
126652	12/31/25	PATRI005 PATRICK CROSSAN	75.71	428
126653	12/31/25	PAULK005 PAUL KNITTEL	100.00	428
126654	12/31/25	PAULS005 PAUL'S AUTO REPAIR, INC.	35.00	428
126655	12/31/25	PECOE025 PECO ENERGY COMPANY	10.00	428
126656	12/31/25	PIPED005 PIPE DATA VIEW SERVICES II LLC	4,450.00	428
126657	12/31/25	PLYMO100 PLYMOUTH TOWNSHIP P-CARD FD	1,434.19	428
126658	12/31/25	PROCE005 PECO - PAYMENT PROCESSING	8,333.03	428
126659	12/31/25	SBCON005 S.B. CONRAD, INC.	207,412.17	428
126660	12/31/25	SHARE005 SHARE CORPORATION	267.30	428
126661	12/31/25	SITEO005 SITEONE LANDSCAPE SUPPLY, LLC	345.78	428
126662	12/31/25	SOSME005 SOSMETAL PRODUCTS INC	422.98	428
126663	12/31/25	T2SYS005 T2 SYSTEMS INC	11,760.00	428

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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POOLED		GENERAL ACCOUNT	Continued		
126664	12/31/25	UNITE050 UNITED STATES POLICE CANINE AS	100.00		428
126665	12/31/25	VERIZ025 VERIZON	409.59		428
126666	12/31/25	VERIZ030 VERIZON	40.67		428
126667	12/31/25	VERIZ035 VERIZON	3,104.66		428
126668	12/31/25	VIPRA005 VIPR.ai	19,426.00		428
126669	12/31/25	WEINS010 WEINSTEIN SUPPLY	101.67		428
126670	12/31/25	WITME005 WITMER PUBLIC SAFETY GROUP, IN	737.28		428
126671	01/06/26	AETNA005 AETNA	42,550.65		429
126672	01/06/26	AXONE005 AXON ENTERPRISE, INC.	25,606.53		429
126673	01/06/26	DELA005 DELAWARE VALLEY WORKER'S COMP	101,993.50		429
126674	01/06/26	DELA020 DELAWARE VALLEY HEALTH TRUST	415,418.03		429
126675	01/06/26	DELA025 DELAWARE VALLEY PROPERTY & LIA	158,352.00		429
126676	01/06/26	MABRY010 KAREN MABRY	1,150.02		429
126677	01/06/26	MCCOR015 JOHN MCCORMICK	470.19		429
126678	01/06/26	NATIO035 NATIONAL TIME SYSTEMS INC	468.75		429
126679	01/06/26	STAND005 THE STANDARD	5,033.18		429
126680	01/06/26	T2SYS005 T2 SYSTEMS INC	202.50		429
126681	01/06/26	TRACK005 TRACKER PRODUCTS LLC	9,845.61		429
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Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	268	7	2,542,248.00	13,143.82
	Direct Deposit:	0	0	0.00	0.00
	Total:	268	7	2,542,248.00	13,143.82
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Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	268	7	2,542,248.00	13,143.82
	Direct Deposit:	0	0	0.00	0.00
	Total:	268	7	2,542,248.00	13,143.82
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**FINANCE DIRECTOR'S REPORT  
STATEMENT OF REVENUE & EXPENDITURES  
AS OF DECEMBER 31, 2025**

**GENERAL FUND**

FUND BALANCE - As of January 1, 2025	\$ 17,708,226
<b>REVENUE:</b>	
REAL ESTATE TAXES	\$ 4,839,782
PERSONAL & BUSINESS TAXES	17,399,513
LICENSES & PERMITS	1,089,105
FINES	58,597
INTEREST EARNINGS	616,102
RENTAL INCOME	38,350
GRANT REVENUE	1,339,643
INSPECTION SERVICES	125,822
OTHER REVENUE	125,072
REIMBURSABLE SERVICES	285,258
RECREATION FEES	208,825
TRANSFERS FROM OTHER FUNDS	595,516
<b>TOTAL REVENUE</b>	<b><u>\$ 26,721,585</u></b>
<b>EXPENDITURES:</b>	
MANAGER'S OFFICE	\$ 773,528
FINANCE OFFICE	
ADMINISTRATION	3,689,166
TAX OFFICE	332,515
REIMBURSABLE ITEMS	100,501
TRANSFERS TO OTHER FUNDS	15,532,708
POLICE	10,069,715
FIRE & EMERGENCY MANAGEMENT	1,861,403
ZONING	142,183
BUILDING	920,150
CODE ENFORCEMENT	209,193
PUBLIC WORKS	
SANITATION	1,240,450
PUBLIC WORKS ADMINISTRATION	372,468
STREET MAINTENANCE	106,484
HIGHWAY SERVICES	368,831
EQUIPMENT MAINTENANCE & PURCHASE	524,099
BUILDINGS & GROUNDS	
TOWNSHIP BUILDING	383,301
BUILDINGS AND GROUNDS	819,252
RECREATION PROGRAMS	237,482
WETHERILL PARK	71,759
<b>TOTAL EXPENDITURES</b>	<b><u>\$37,755,188</u></b>
<b>NET GAIN/(LOSS)</b>	<b>\$ (11,033,604)</b>
<b>FUND BALANCE - As of December 31, 2025</b>	<b><u>\$ 6,674,622</u></b>

\*The Township continues to receive revenues/expenses for  
December after the date of report

\*\*Beginning Balances Adjusted to Match 2024 Audited Financials

**FINANCE DIRECTOR'S REPORT  
STATEMENT OF REVENUE & EXPENDITURES  
AS OF DECEMBER 31, 2025**

**SEWER FUNDS**

**SEWER OPERATING FUND**

FUND BALANCE - As of January 1, 2025	\$ 3,276,305
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 93,447
INTERGOVERNMENTAL REVENUE	-
INSPECTION SERVICES	16,925
OTHER REVENUE	7,765
COLLECTIONS	2,970,238
TOTAL REVENUE	<u>\$ 3,088,375</u>
<b>EXPENDITURES:</b>	
ENGINEERING & ADMINISTRATON	\$ 87,501
MAINTENANCE OF SYSTEM	243,332
SEWAGE TREATMENT - ENPWJSA	1,234,084
SEWAGE TREATMENT - CONSHOHOCKEN AUTH.	233,161
SEWAGE TREATMENT - OTHER ORGS	415,166
CAPITAL CONTRIBUTION TO JOINT SEWER AUTH.	447,383
CAPITAL CONTRIBUTION TO CONSHOHOCKEN AUTH.	16,502
TRANSFERS TO OTHER FUNDS	616,720
TOTAL EXPENDITURES	<u>\$ 3,293,848</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 3,070,832</u>

**SEWER CAPITAL - ENPW JOINT SEWER AUTHORITY**

FUND BALANCE - As of January 1, 2025	\$ 278,294
<b>REVENUE:</b>	
INTEREST EARNINGS & GRANTS	\$ -
SEWER CONNECTION/TAPPING FEES	45,204
ASSESSMENTS & MISC.	-
TRANSFER FROM SEWER OPERATING	200,000
TOTAL REVENUE	<u>\$ 245,204</u>
<b>EXPENDITURES:</b>	
CAPITAL CONTRIBUTION TO JOINT SEWER AUTHORITY \$	-
SEWER CONSTRUCTION PROJECTS	
RIDGE PIKE SEWER	23,192
SEWER SLIP LINING PROJECT	393,932
PLYMOUTH INTERCEPTOR PHASE III	9,127
RIDGE PIKE SEWER REPLACEMENT	2,070
TOTAL EXPENDITURES	<u>\$ 428,320</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 95,177</u>

**SEWER CAPITAL - CONSHOHOCKEN AUTHORITY**

FUND BALANCE - As of January 1, 2025	\$ 70,861
<b>REVENUE:</b>	
INTEREST EARNINGS & GRANTS	\$ -
ASSESSMENTS & MISC.	-
TOTAL REVENUE	<u>\$ -</u>
<b>EXPENDITURES:</b>	
CAPITAL CONTRIBUTION TO CONSHOHOCKEN AUTH.	\$ -
SEWER CONSTRUCTION PROJECTS	-
TOTAL EXPENDITURES	<u>\$ -</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 70,861</u>

**SEWER CAPITAL - SANITARY SEWER OUTFALLS**

FUND BALANCE - As of January 1, 2025	\$ 479,685
<b>REVENUE:</b>	
INTEREST EARNINGS & GRANTS	\$ -
FEES	-
TOTAL REVENUE	<u>\$ -</u>
<b>EXPENDITURES:</b>	
CAPITAL CONTRIBUTION TO JOINT SEWER AUTHORITY \$	-
SEWER CONSTRUCTION PROJECTS	-
TRANSFERS TO OTHER FUNDS	-
TOTAL EXPENDITURES	<u>\$ -</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 479,685</u>

**FINANCE DIRECTOR'S REPORT  
STATEMENT OF REVENUE & EXPENDITURES  
AS OF DECEMBER 31, 2025**

**COMMUNITY CENTER FUNDS**

**COMMUNITY CENTER OPERATING FUND**

FUND BALANCE - As of January 1, 2025	\$ 228,034
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 8,186
GRANTS	-
PROGRAM REVENUE	743,746
MEMBERSHIP REVENUE	595,324
OTHER SOURCES OF REVENUE	242,086
TRANSFERS FROM GENERAL FUND	450,000
SPONSORSHIPS AND DONATIONS	-
TOTAL REVENUE	<u>\$ 2,039,342</u>
<b>EXPENDITURES:</b>	
COMMUNITY CENTER ADMINISTRATION	\$ 664,811
FITNESS CENTER	249,817
AQUATICS	367,154
RECREATION PROGRAMS	399,323
BUILDING MAINTENANCE	390,567
TOTAL EXPENDITURES	<u>\$ 2,071,672</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 195,704</u>

**COMMUNITY CENTER CAPITAL FUND**

FUND BALANCE - As of January 1, 2025	\$ 2,516
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ -
GRANTS	-
TRANSFER FROM GENERAL FUND	3,350,000
TOTAL REVENUE	<u>\$ 3,350,000</u>
<b>EXPENDITURES:</b>	
BUILDING IMPROVEMENTS AND SYSTEM UPGRADES	\$ 2,341,547
POOL EQUIPMENT & FEATURES	14,627
FITNESS CENTER EQUIPMENT	7,063
LIGHTS, TRUSS, DECK REPAIR	22,107
LOCKER ROOM UPGRADES	-
HVAC UNITS REPLACEMENT	12,557
ADMIN FLOOR DOORS LIGHTS	40,415
GYMNASIUM 7 ACTIVE ZONE IMPROVEMENTS	-
TOTAL EXPENDITURES	<u>\$ 2,438,315</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 914,200</u>

**COMMUNITY CENTER NON-PROFIT**

FUND BALANCE - As of January 1, 2025	\$ 25,558
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 570
SALE SERV/M PROMO ITEMS	-
DONATIONS AND OTHER REVENUE	3,750
TOTAL REVENUE	<u>\$ 4,320</u>
<b>EXPENDITURES:</b>	
MISCELLANEOUS SUPPLIES	\$ 1,936
PURCHASAE SERVICE MONUMENT BRICKS	16,428
TOTAL EXPENDITURES	<u>\$ 18,363</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 11,515</u>

**FINANCE DIRECTOR'S REPORT  
STATEMENT OF REVENUE & EXPENDITURES  
AS OF DECEMBER 31, 2025**

**HEALTH & WELFARE FUND**

FUND BALANCE - As of January 1, 2025	\$ 695,140
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 2,070
RETIREE/EMPLOYEE CONTRIBUTIONS	241,806
TRANSFER FROM OTHER FUNDS	4,675,375
TOTAL REVENUE	<u>\$ 4,919,252</u>
<b>EXPENDITURES:</b>	
HEALTH BENEFITS	\$ 5,375,347
ADMINISTRATIVE CHARGES	44,824
TRANSFER TO CAPITAL RESERVE	-
TOTAL EXPENDITURES	<u>\$ 5,420,171</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 194,221</u>

**HIGHWAY AID FUND**

FUND BALANCE - As of January 1, 2025	\$ 675,917
<b>REVENUE:</b>	
INTEREST	\$ 23,979
STATE GRANT	482,414
TOTAL REVENUE	<u>\$ 506,394</u>
<b>EXPENDITURES:</b>	
ROAD AND BRIDGE MAINTENANCE	\$ 99,709
STREET SIGNS AND MARKINGS	53,801
STREET CLEANING	29,089
SNOW AND ICE REMOVAL	226,107
EQUIPMENT MAINTENANCE & PURCHASE	24,488
TOTAL EXPENDITURES	<u>\$ 433,195</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 749,116</u>

**CAPITAL RESERVE FUND**

FUND BALANCE - As of January 1, 2025	\$ 2,029,493
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 101,469
GRANTS & ASSESSMENTS	-
TRANSFER FROM GENERAL FUND	4,100,000
TRANSFER FROM BOND PROCEEDS	-
TOTAL REVENUE	<u>\$ 4,201,469</u>
<b>EXPENDITURES:</b>	
ADMINISTRATION	\$ 33,664
POLICE	-
FIRE	901,866
PUBLIC WORKS	890,731
PARKS, BUILDINGS & GROUNDS CAPITAL IMPROV.	320,325
TRANSFER TO COMMUNITY CENTER CAPITAL	-
TOTAL EXPENDITURES	<u>\$ 2,146,586</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 4,084,376</u>

**CAPITAL PROJECTS FUND**

FUND BALANCE - As of January 1, 2025	\$ -
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 25,781
TRANSFER FROM BOND PROCEEDS	-
TOTAL REVENUE	<u>\$ 25,781</u>
<b>EXPENDITURES:</b>	
TRANSFER TO GENERAL FUND	\$ 178,796
TOWNSHIP BUILDING REHABILITATION PROJECT	(194,722)
TOTAL EXPENDITURES	<u>\$ (15,925)</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 41,707</u>



**FINANCE DIRECTOR'S REPORT  
STATEMENT OF REVENUE & EXPENDITURES  
AS OF DECEMBER 31, 2025**

**RESTRICTED CAPITAL FUNDS**

**ACT 209 - AREA 1**

FUND BALANCE - As of January 1, 2025	\$ 1,942,292
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 63,742
ASSESSMENTS & MISC	-
TOTAL REVENUE	<u>\$ 63,742</u>
<b>EXPENDITURES:</b>	
RIDGE AND CHEMICAL INTERSECTION IMPV	\$ -
RIDGE AND ALAN WOOD INTERSECTION IMPV	-
BUTLER PIKE REALIGNMENT	-
TOTAL EXPENDITURES	<u>\$ -</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 2,006,034</u>

**ACT 209 - AREA 2**

FUND BALANCE - As of January 1, 2025	\$ 576,520
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ 18,920
ASSESSMENTS & MISC	-
TOTAL REVENUE	<u>\$ 18,920</u>
<b>EXPENDITURES:</b>	
SANDY HILL AND BELVOIR INTERSECTION IMPROV	\$ -
COUNTY SIGNAL PROJECTS	-
TOTAL EXPENDITURES	<u>\$ -</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 595,440</u>

**STORM WATER OUTFALLS**

FUND BALANCE - As of January 1, 2025	\$ 37,542
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ -
ASSESSMENTS & MISC	-
TOTAL REVENUE	<u>\$ -</u>
<b>EXPENDITURES:</b>	
STORM SEWER CONSTRUCTION MATERIALS	\$ 7,103
PW BRIDGE/STORAGE STRUCTURES	2,234
MS4 RELATED COSTS	21,811
NARCISSA ROAD CULVERT	3,269
INLET RECONSTRUCTION	-
TOTAL EXPENDITURES	<u>\$ 34,417</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 3,125</u>

**RECREATION IMPACT FEES**

FUND BALANCE - As of January 1, 2025	\$ 167,250
<b>REVENUE:</b>	
INTEREST EARNINGS	\$ -
DONATIONS	-
GRANTS	56,211
ASSESSMENTS & MISC	149,746
TRANSFER FROM GENERAL FUND	-
TOTAL REVENUE	<u>\$ 205,957</u>
<b>EXPENDITURES:</b>	
JFK - COURT & PLAYGROUND RNV	\$ 3,750
EPV - DUGOUT REPLACEMENT FIELDS 1,2 & 4	-
COLWELL - RENOVATE SAND VOLLEYBALL CRT	22,195
CC - RENOVATE UPPER & LOWER FIELDS	47,681
TOTAL EXPENDITURES	<u>\$ 73,626</u>
FUND BALANCE - As of December 31, 2025	<u>\$ 299,582</u>

**FINANCE DIRECTOR'S REPORT  
PLYMOUTH TOWNSHIP REAL ESTATE TAXES  
CALENDAR YEAR 2025**

<b><u>R.E. TAX ASSESSMENT</u></b>		
	1/1/2025	\$ 1,684,629,813.00
January		(12,185,925.00)
February		27,220.00
March		777,210.00
April		110,610.00
May		7,730.00
June		447,180.00
July		855,850.00
August		797,970.00
September		143,010.00
October		333,280.00
November		1,168,920.00
December		No Report
TOTAL		<u><u>\$ 1,677,112,868.00</u></u>

<b>REAL ESTATE TAXES BILLED AND COLLECTED</b>			
<b><u>MONTH BILLED</u></b>	<b><u>TOWNSHIP</u></b>	<b><u>COUNTY</u></b>	
January	\$ 9,013.96	\$ -	
February	(35,600.81)	2,874.00	
March	4,961,417.46	9,436,011.00	
April	1,820.51	3,500.00	
May	1,211.56	1,002.00	
June	335.37	643.00	
July	1,111.63	2,129.00	
August	1,527.82	2,928.00	
September	934.23	1,790.00	
October	419.49	805.00	
November	354.92	680.00	
December	1,019.19	-	*
TOTAL BILLED - FACE AMOUNT	<u>\$4,943,565.33</u>	<u>\$9,452,362.00</u>	
TOTAL FACE COLLECTIONS	<u>\$ 4,814,790.02</u>	<u>\$ 9,174,316.00</u>	
TOTAL FACE AMOUNT DUE	<u><u>\$128,775.31</u></u>	<u><u>\$278,046.00</u></u>	

\*December Reports Not Received

*RESPECTFULLY SUBMITTED,  
Kellen Jarrett, Finance Director*

# PLYMOUTH TOWNSHIP POLICE DEPARTMENT

## DECEMBER 2025

### Major Incidents:

- Aggravated Assault (12/2) – Investigation Concluded – Arrest Made
- Burglary @ 22 Arch Rd. (12/8) – Investigation Ongoing
- Burglary @ Plymouth Rock Apts. (12/8) – Investigation Concluded
- Simple Assault (12/13) – Investigation Concluded – Arrest Made
- Domestic Assault (12/15) – Investigation Concluded – Arrest Made
- Simple Assault (12/17) – Investigation Concluded
- Simple Assault/Stabbing/Home Invasion (12/20) – Investigation Concluded – Arrest Made
- 37 Domestic Related Incidents; 1 Domestic Assault Arrest/2 PFA Violations
- 4 Stolen Vehicle Complaints; 3 Recovered Stolen Vehicles
- 34 Social Services Contacts

Retail Thefts	89	Hotel Responses	40
Thefts	13	Unhoused/Public Assistance	25
Stolen Vehicles	4	Firearm Involved Incidents	14
Drug Investigations	7	Mental Health Incidents	13
Burglaries	2	Overdose Incidents	7
Vandalism	5	Directed Patrols	170
Assaults	5	Traffic Details	34
Robberies	0	Urban SDK Details	4
Domestic Disturbances	37	Traffic Stops	268
Forgery/Fraud	16	Traffic Citations	68
DUIs	5	Part I/Part II Offenses	204
Accidents	92	Total Arrests	119

### Examples of Offenses:

- **Part I Offenses**  
Homicide, Rape, Robbery, Aggravated Assault, Burglary, Larceny, MV Theft, Arson
- **Part II Offenses**  
Forgery, Fraud, Embezzlement, Stolen Property, Vandalism, Weapons Offenses, Prostitution, Drug Violations, Gambling, DUI, Liquor Laws, Public Drunkenness, Disorderly Conduct

**PLYMOUTH TOWNSHIP  
COMMUNITY POLICING**

**December 2025**

- **GPCC Tree Lighting Ceremony**
  - ✓ The Plymouth Township Police Department escorted Santa and Mrs. Claus to the GPCC annual Tree Lighting Ceremony.
- **Project Blue Light**
  - ✓ The Plymouth Township Police Department attended the Blue Light Ceremony in Horsham Township.
- **Shop With A Cop**

The Plymouth Township Police Department collaborated with Conshohocken PD, and Giannone Towing to host Shop With A Cop at Target.
- **Autism Event- Plymouth Elementary**
  - ✓ Officer Wittenberger and Officer Capperella brought police vehicles for the children to explore. Plymouth Fire Department also attended. Afterwards, Officer Wittenberger read a book to the children in class.
- **Plymouth Ambulance Toy Run**
  - ✓ Officer Wittenberger and Detective Moretti assisted with the annual toy run with 308. We delivered toys to Bryn Mawr Hospital and St Christopher's.
- **Plymouth Coat Drive**
  - ✓ Plymouth Township helped collect coats for the coat drive.
- **Lt Patty Simon's Food and Toy Run**
  - ✓ Officer Wittenberger and SOCSVS Purcell helped deliver toys and food to the Salvation Army in Norristown Borough.
- **CAARSEA Meeting**
  - ✓ Officer Wittenberger and SOCSVS Purcell attended a meeting with CAARSEA for collaboration in 2026.

**RESPECTFULLY SUBMITTED,**

**JOHN C. MYRSIADES  
CHIEF OF POLICE**

**MONTHLY REPORT FOR DECEMBER 2025**  
**DIRECTOR OF PUBLIC WORKS**

**Following are highlights of Public Works activity for the Month:**

Snow and Ice Control  
Finish Leaf Collection  
Storm Inlet Inspections and Repairs  
Pump Station Coordination  
Storm and Sanitary Sewer issues  
Grease Trap Inspections  
Certificates of Adequacy  
Resident Issues  
Highway Permits  
Curb and Sidewalk Inspections

**Respectfully submitted,**  
**Christopher J. Loschiavo, Director of Public Works**

## Code Enforcement Department Monthly Report

December 2025

### Building Department

The following permit types were issued this month.

Commercial: 39 total

Residential: 48 total

New Construction	0	New Construction	1
Commercial Demo	0	Res Demo	0
Electrical	13	Electrical	10
Fire Alarm	2	Decks	2
Sprinkler	1	Fences	5
Suppression systems	0	Fire Alarms	0
Fit outs	1	Fire Sprinkler	0
Interior Demo	1	Mechanical	5
Mechanical	9	Plumbing	7
Plumbing	0	Re-Roof	2
Re-Roof	1	Renovation/addition	8
Renovation	8	Sewer Lateral	5
Sign Installation	2	Domestic Water	1
Sewer Lateral	0	Fire Mains	0
Others	1	Others	2

Total Permits: 87

Use and Occupancy Permits: Residential 0 Commercial 7

Building Inspections completed 178

### Code Enforcement

Complaints	7	Complaints Follow Up	3
Rental Inspections	13	Re-Inspections	0
Special Events	0	Special Event Insp.	0
Sign Removal	87	Investigations	1
No Permits	3	Citations Issued.	0
Notices	4	Violation Letters	0
Other letters	0 Note 359 E-mails of Rental applications sent instead of postal mail.		

Note:

This month, we were able to recover over \$692.00 in fees from people doing work without permits. YTD \$23,129.71

Respectfully:

*James R. Wallace*

Code Enforcement Director

# MEMO

PLYMOUTH TOWNSHIP



**TO:** Council & Matt West  
**FROM:** Michael Matusheski  
**DATE:** January 5, 2026  
**SUBJECT:** Fire Marshal Office Monthly Report – December 2025

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## Fire Company Activities:

- Plymouth Fire Company (Station 43)
  - Responded to 43 calls, with 35 of these in Plymouth Township. There were 335 personnel responding, and total time in service was 15 hours: 50 minutes.
  - Calls included a house fire on Kings Rd. and responding to accidents on the Blue Route.
- Harmonville Fire Company (Station 44)
  - Responded to 70 calls, with 60 of these in Plymouth Township. There were 688 personnel responding, and total time in service was 27 hours: 25 minutes.
  - Calls included a house fire on Kings Rd, and responding to accidents on the Turnpike.
- *NOTE: The numbers reflect the prior month's incident responses.*

## Fire Marshal's Office:

- Performed 36 new fire inspections, 38 re-inspections and follow-ups, and closed 42 inspections. 24 Operational Permits were issued.
- Responded to 21 calls. This includes 6 fire investigations, 5 building / code enforcement investigations, 8 fire alarms, and 2 unfounded incidents.
  - Calls of note: Fire investigations of a house fire on Kings Road; a fire at Colwell Park that destroyed a porta-potty; and a vehicle fire on Chemical Road.
  - Assisted Codes Dept with a vehicle that drove into a building on Industry Way.
- Assisted Codes Dept with fire alarm testing at a facility during final inspections.
- Followed up on 4 fire code violations (not part of a scheduled inspections) that were observed or reported to the department.
- Followed up on 3 fire alarm issues and 2 fire incidents.
- Monitored fire lane parking violations.
- Updated keys for Knox Box key-boxes at 4 businesses. Updated emergency contacts for multiple businesses.
- Responded to two reports of residents having open burning in their yards. Warnings were issued and fires extinguished. We are expecting them to apply for burn permits.
- Members of the department attended several online and in-person training classes in fire investigations, code updates, and emergency management.
- Performed a land development plan review.



# PLYMOUTH TOWNSHIP

*A Home Rule Municipality*

## **MONTGOMERY COUNTY, PENNSYLVANIA**

700 Belvoir Road - Plymouth Meeting, PA 19462

610.277.4100 - plymouth@plymouthtownship.org

January 7, 2026

### **December 2025 Monthly Report**

#### **CODE ENFORCEMENT:**

#### **PLANNING/ZONING**

Met with attorneys, businesses and residents of the Township pertaining to zoning, subdivision and land development questions and concerns.

- Discussed with representative from 432 West Germantown Pike regarding future land development.
- Discussed with resident at 105 Alexander Dr regarding paver patio.
- Discussed with resident at 410 Lucetta St regarding fence variance.
- Discussed with representative from 1920 Little Ave regarding 2 lot subdivision.
- Discussed with representative from 640 Fountain Dr regarding Special Exception.
- Discussed with resident from 225 Hillside Ave regarding fence permit.
- Discussed with resident from 103 Keys St regarding garage variance.
- Discussed with representative 3070 Plymouth Rock Rd regarding setbacks and impervious.
- Discussed with representative from 1175 Conshohocken Rd regarding new training building.
- Discussed with representative from 2918 Jolly Rd regarding public water/sewer.
- Discussed with resident from 464 Fairfield Rd regarding fence variance.
- Discussed with representative from 1441 Ridge Pike regarding Land Development.
- Discussed with resident from 117 Andries Circle regarding fence requirements.
- Discussed with representative from 349 Brighton Rd regarding proposed use.
- Discussed with representative from 3043 Walton regarding Special Exception.
- Discussed with resident from 702 Erlen Rd regarding garage requirements.

#### **Zoning Use & Occupancy Permits**

- 122 Sebastian Ln – Paver Patio

#### **Land Developments Under Review**

- **L.D. 18-4 SMG Hotels/201 Plymouth Road**
  - Expiration date December 31, 2025
- **b. S.D. 20-2 Marchese/751 Belvoir Road**
  - Time Limit Waived
- **c. L.D. 21-1 Kelman and Magliari Realty, LLC/2070 Butler Pike**
  - Expiration date December 31, 2025
- **d. L.D. 22-1 1508 Sandy Hill Road/Riverview Land Development**
  - Extension granted to July 15, 2025
- **e. L.D. 24-1 1402 Ridge Pike Associates, LLC/KIA Service Drive- Thru Garage**
  - Time Limit Waiver

Respectfully submitted,  
Joel Rowe, Zoning Officer



**DECEMBER 15, 2025**

The Plymouth Township Zoning Hearing Board held a public meeting at the Plymouth Township Building on Monday, November 17, 2025. The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Brian Daly	Chairman
Dominic Aprile	Vice Chairman
Marty Higgins	Member
Vincent Frangiosa	Member
Dave Sanders	Solicitor
Joel Rowe	Zoning Officer
Paula Meszaros	Court Reporter

Abigail Leeds was absent

**The Board heard the following:**

**DAVE FORTE/FORTE FENCE:** On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: Install 6' high privacy fence, where 2' is allowed.

The property is located at 410 Lucetta Street in "C" Residential Zoning District.

**Dave Forte/Forte Fence: The Board voted 4-0 to approve this Appeal.**

**MULLIN GENERAL SERVICES LLC:** On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVIII, Section 1800.b and Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVIII, Section 1800.b and Article XIV, Section 1400.

The Special Exception requested is as follows: Change of a lawful nonconforming use to another nonconforming use of the same classification. The property will be used for the operation of the business known as "Dumpster Right Now" which is a business where a dumpster is left at a location for a week for trash only with no food/garbage being permitted to be discarded in the dumpster. The dumpsters are used for clean-outs, moving, decluttering, when redoing a kitchen or bathroom, etc. When the contractor/homeowner is finished using the dumpster, the dumpster is picked up and dumped at a recycling facility. The Applicant will also use the property for parking contractor vehicles that are not permitted to be parked in residential neighborhoods, and for vehicles such as backhoes, dump trucks, etc. Mobile storage units for contractors will also be located on the property so that contractor can safely and securely store their vehicles. There will be no additional impervious coverage added to the property as the existing paved area will be used.

The Variance requested is as follows: Permitted Uses, in the Limited Industrial District, to allow the requested use. The property is located at 1819 Gallagher Road in "Limited Industrial" Zoning District.

**Mullin General Services LLC: The Board voted 4-0 to approve this Appeal.**

The meeting adjourned at 7:46 p.m.

**Respectfully submitted,  
Joel Rowe, Zoning Officer**

## Parks & Recreation Department Snap Shot -December 2025 (12/1-12/31)

GPCC	January	February	March	April	May	June	July	August	September	October	November	December	
Total Rectrac Swipes	9945	12376	10700	10544	9945	10111	10499	7391	5220	5941	5535	5675	103882
	January	February	March	April	May	June	July	August	September	October	November	December	
General Attendance	27172	35475	30928	26129	25901	36875	44864	31640	20793	19650	16206	21435	339068
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total Aquatic Attendance	5534	6320	5815	5620	4296	6490	7927	4998					47000
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total Fitness Attendance	5248	7464	6018	5757	5393	5315	5081	3974	5093	5864	5087	4752	65046
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Recreation Programs Attendance	482	1098	2326	1015	672	2677	6013	4433	804	1354	1126	1150	23150
Rentals, Parties, Gym Attendance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
	5626	7177	6069	4568	4184	8649	10464	8434	4817	6699	4458	9858	81003

### GPCC Closings:

12/25-Closed      Holiday  
 12/24, 12/31-Close 12:30 pm      Holiday  
 12/14-Open 2 hours late      Weather  
 12/26 Closed 3 hours early      Weather

### Notes:

1. Pool closed and renovations underway (issuing monthly updates)
2. Winter Registration has begun. New activites added
3. Hosted a Red Cross Blood Drive.

# MEMO

PLYMOUTH TOWNSHIP



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**TO:** Council & Matt West

**FROM:** Len Hess

**DATE:** December 31, 2025

**SUBJECT:** Information Technology Director Monthly Report

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- Performed regular maintenance of servers and PC's.
- Performed regular configuration of Barracuda Spam Firewall.
- Performed regular updates to the Township and GPCC websites.
- Performed troubleshooting and repaired various PC, network, printing, and other problems.
- Assisted and supported staff with technology-related issues as needed.
- Recommended and purchased equipment as needed.
- Performed daily backup checks.
- Worked with the electrical contractor to bring new service online.

Respectfully submitted,

Len Hess  
Director of Information Technology

# MEMO

PLYMOUTH TOWNSHIP



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**TO:** Council & Matt West  
**FROM:** Rick Carbo  
**DATE:** January 5, 2026  
**SUBJECT:** B & G December Monthly Report

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- Snow and ice removal
- Winterize mowing equipment
- Get snow removal equipment ready
- Repair roof leak at Municipal Building
- Install insulation on drain pipe in Municipal Building basement
- Install emergency lighting in natatorium
- Install back stroke flags in pool area
- Work on Trasir install
- Repair HRU#6 at Public Works Building
- Install new garage bay door at Public Works
- Work on Natatorium Renovation Project
- Work on Harmonnville Construction Project
- Remove dead trees at HWP, Narcissa Road entrance
- Work on punch list at Municipal Building
- Repair RTU#10 at Community Center
- Winterize East Plymouth Valley concession stand and restrooms

**MOTION 4.C**



**PLYMOUTH TOWNSHIP, PA**

**COUNCIL MOTION**

**I MOVE THAT:** Township Council Approve the time extension for LD 24-3 2907 Jolly Road, St. George Coptic Church, per the attachment.

**Motioned by:** Lynne Viscio

**Seconded by:**



# LUDGATE

ENGINEERING | PLANNING | LAND SURVEYING

Plymouth Township  
Plymouth Meeting, Pa.

Letter of Extension  
GRANT OF EXTENSION OF TIME IN WHICH TO CONSIDER  
AND ACT ON SUBDIVISION OR LAND DEVELOPMENT PLAN

DEVELOPER: St. George Coptic Orthodox Church

Title of Plan 2907 Jolly Rd. Preliminary Final

Plan Date : March 6, 2024

Latest Plan Revision Date: April 19, 2024

Current Plan Action Deadline Date: June 25, 2024

New Plan Action Deadline Date: April 19, 2026

I am signing this document in my capacity as Developer or as Developer's agent. If signing as agent, I expressly state that I have been authorized to agree to the extensions of the time-period, in which the above-described subdivision or land Development Plan may be considered and acted upon.

By signing this document, I hereby verify that I reviewed and understand the statements made herein and that all such statements are true and correct to the best of my knowledge , information and belief.

FOR THE DEVELOPER:

By: Thom Ludgate

Title: Engineer

Date: 6.25.24



**PLYMOUTH TOWNSHIP, PA**

**COUNCIL MOTION**

**I MOVE THAT:** Township Council Approve the contract with Montgomery County Planning Commission for Community Planning Services for 2026-2028, per the attachment.

**Motioned by:** Christopher Manero

**Seconded by:**

**PLANNING ASSISTANCE CONTRACT  
BETWEEN COMMISSIONERS OF MONTGOMERY COUNTY  
AND PLYMOUTH TOWNSHIP**

**THIS CONTRACT** made the first day of January 2026, between Commissioners of Montgomery County (herein called County) and Plymouth Township of Montgomery County, Pennsylvania (herein called Municipality).

**WITNESSETH THAT:**

**WHEREAS**, County has created the Montgomery County Planning Commission (herein called MCPC), and

**WHEREAS**, Resolution 70-3, dated March 11, 1970, established policies for local planning assistance, a cost sharing formula and a schedule of fees and charges by which the services of MCPC's staff was offered to assist the 62 municipalities in the county, and

**WHEREAS**, the Municipality has requested the MCPC to provide planning assistance under the terms specified herein, and

**WHEREAS**, the County of Montgomery, acting through the MCPC proposes to render assistance to the Municipality in the form of technical services, pursuant to Pennsylvania Municipalities Planning Code, Act 247, as amended.

**NOW THEREFORE**, in consideration of the mutual promises hereafter made, the parties hereto, intending to be legally bound under the Uniform Written Obligations Act of the Commonwealth of Pennsylvania, do hereby agree that:

A. MCPC Assistance

1. The MCPC will assign one or more professional planners, and supporting staff, to meet the categories outlined in Exhibit B.

B. Services of Municipality

1. Officials, employees, staff and members of the planning commission of the Municipality will cooperate with MCPC in the discharge of its responsibilities hereunder.
2. All pertinent Municipality records and data shall be made available for the use of the MCPC.

C. Schedule of Time and Compensation

1. The established and agreed total cost is **\$120,498**.



2. The compensation is subject to Resolution 25-9.1, Exhibit A.
3. This contract shall become effective on January 1, 2026 and shall terminate on December 31, 2028.
4. Municipality's payment to MCPC shall not exceed fifty percent (50%) of the total cost as set forth in C.1 above. This includes any federal or state optional funding arrangements equal to the municipal share set forth in Exhibit C.
5. The total cost of the printing and publication of Major Products (Reports and Maps) shall be negotiated on a case-by-case basis.
6. Municipality shall pay MCPC on the following basis:

<u>Date</u>	<u>Amount</u>
April 2026	\$9,702.00
October 2026	\$9,702.00
April 2027	\$10,038.00
October 2027	\$10,038.00
April 2028	\$10,384.50
October 2028	\$10,384.50

D. Miscellaneous

1. Either party may terminate this contract by giving the other at least sixty (60) days written notice thereof, and a pro rata adjustment shall be made based on the compilation of costs incurred and services performed by the MCPC. In the event of cessation of services by the MCPC prior to the termination date in the contract, the MCPC shall be paid for costs and services to the date of such cessation and the MCPC and the County of Montgomery shall, in no event, be liable to Municipality for breach of this contract due to cessation of its services.
2. The scope of work to be done under this contract shall be subject to modifications or supplements upon the written agreement of the duly authorized representatives of the contracting parties. It is the understanding of all parties to this contract that no modification of the program shall be made that would change the total cost unless such changes, including any increase or decrease in the amount of the MCPC's compensation, are mutually agreed upon by and between the parties hereto. Such changes will be accomplished as follows: a) any decrease in the amount of MCPC's compensation shall be incorporated in written amendments to this contract; b) any increase in the amount of MCPC's compensation in excess of \$1500 (i.e. \$3000 total change) shall be incorporated in written amendments to this contract; c) any increase in the amount of MCPC's compensation less than \$1500 (i.e. \$3000 total change) shall be by a letter of intent of a purchase of service (said letter of intent shall be signed by the authorized representative of the municipality and by the Director of the MCPC); and d) any substitution or modification of the work items in B. of Exhibit B, not involving a change in compensation, shall be by a letter of intent as set forth in c), herein.

3. The costs of any increases in the scope of work agreed to by the contracting parties in accordance with D.2 shall be calculated on the basis of the per diem rates prevailing at the time said increase is negotiated. Any increase involving the commitment of additional monthly planner-days shall be subject to the availability of said staff time.

MUNICIPAL GOVERNING BODY

COMMISSIONERS OF  
MONTGOMERY COUNTY

By: \_\_\_\_\_  
President, Township Council

By: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Township Manager

Attest: \_\_\_\_\_  
County

Authorized by motion or resolution of Municipality. Approved \_\_\_\_\_, 20\_\_\_\_.

Authorized by Resolution #\_\_\_\_\_ of County. Approved \_\_\_\_\_, 20\_\_\_\_.

**EXHIBIT A**  
**MONTGOMERY COUNTY PLANNING COMMISSION**  
**FEE SCHEDULE**  
**for**  
**COMMUNITY PLANNING ASSISTANCE CONTRACTS**  
**MCPC RESOLUTION #25-9.1**

The fee schedule breakdown below is based on the “planner-day” which includes planner time, staff coordination and management, all support services, and incidental expenses.

A. Planning Assistance Contract Program 2026-2028 Graduated Fee Schedule

For the first year of a three-year contract:	<b>Per Planner-Day = \$ 924.00</b>
For the second year of a three-year contract:	<b>Per Planner-Day = \$ 956.00</b>
For the third year of a three-year contract:	<b>Per Planner-Day = \$ 989.00</b>

B. Planning Assistance Contract Program 2026-2028 Flat Fee Schedule

Per year for a three-year contract:	<b>Per Planner-Day = \$ 956.00</b>
-------------------------------------	------------------------------------

C. Letter of Intent Contract Program/Short-Term  
Contracts and Subpoenaed Appearances:

**Per Planner-Day = \$1,024.00**

The share of municipal governmental financial commitment shall be 50 percent of the contract's total cost as shown in Exhibit C.

A minimum number of night meetings will be specified in each contract dependent upon the work program, and they shall be calculated at the rate of 2-night meetings being the equivalent of one planner-day.

## **EXHIBIT B**

### **CATEGORIES OF ASSISTANCE**

#### **A. General Services**

1. Meeting Attendance. A professional planner(s) will be assigned to the Municipality. The planner(s) will attend meetings of the Township Planning Commission as requested to review work being conducted under the planning assistance contract and to keep abreast of current planning issues and concerns to the Municipality. The planner(s) will attend other meetings, such as public hearings, Township Council meetings, Zoning Hearing Board meetings, meetings of other appointed agencies and boards of the Municipality, joint meetings of some or all such agencies and boards, and citizens' group meetings at which his or her attendance is appropriate (with the concurrence of the Township Council). Attendance of multiple night meetings per year has been included in the contract. However, any adjustments to the number of meetings actually attended, either up or down, will be traded off with planner-days of service provided, at the rate of one-half (1/2) planner-day for each meeting adjusted.
2. Act 247 Reviews. During the course of the contract, the assigned planner(s) will be responsible for all reviews (subdivision, land developments, and ordinance amendments) required by Act 247, "The Pennsylvania Municipalities Planning Code." Zoning Hearing Board reviews shall be prepared as necessary. MCPC will provide in-depth assistance in the review of all significant land developments, including special meeting attendance, development of alternative site designs, detailed recommendations for landscaping and the drafting of applicable amendments for zoning and land development regulations.

- B. Flexible Assistance. We will provide flexible assistance as directed by the Township for special projects, reviews, and meeting attendance, with the understanding that, depending on the scale of the project, flexible assistance substantially exceeding contracted time may require an addendum to the contract or may defer the projects listed above.

#### **C. Structured Assistance**

1. Land Use Study – MCPC will conduct a land use study related to areas of the township undergoing transition, including the office park, mall, and industrial areas. The study will evaluate issues and opportunities for each area and develop potential land use concepts.
2. Comprehensive Plan Update – The completed land use study can form the foundation of an update to the township's 2019 Comprehensive Plan, including revised demographics and other factual and inventory-based elements.
3. Provide specialized planning studies, and zoning and subdivision ordinance writing to assist with the township's response to any new or emerging planning and land development issues.

**EXHIBIT C**  
**CONTRACT COSTS AND MUNICIPAL SHARE**  
**January 1, 2026 – December 31, 2028**

		<u>Total Cost</u>	<u>Municipal Share (50%)</u>
<u>Year One</u>			
3	Planner Days/Month @ \$924/day	\$ 33,264.00	\$16,632.00
12	Night Meetings at a rate of one-half (1/2) planner-day per night meeting	<u>\$ 5,544.00</u>	<u>\$ 2,772.00</u>
	<b><i>Year One Total</i></b>	\$ 38,808.00	\$19,404.00
<u>Year Two</u>			
3	Planner Days/Month @ \$956/day	\$ 34,416.00	\$17,208.00
12	Night Meetings at a rate of one-half (1/2) planner-day per night meeting	<u>\$ 5,736.00</u>	<u>\$ 2,868.00</u>
	<b><i>Year Two Total</i></b>	\$ 40,152.00	\$20,076.00
<u>Year Three</u>			
3	Planner Days/Month @ \$989/day	\$ 35,604.00	\$17,802.00
12	Night Meetings at a rate of one-half (1/2) planner-day per night meeting	<u>\$ 5,934.00</u>	<u>\$ 2,967.00</u>
	<b><i>Year Three Total</i></b>	\$ 41,538.00	\$20,769.00
	<b><i>Total Contract Costs (Years 1-3)</i></b>	<b><u>\$120,498.00</u></b>	<b><u>\$60,249.00</u></b>

**SUMMARY OF INVOICES**

<u>Year One</u>	
April 2026 (Invoice 1)	\$9,702.00
October 2026 (Invoice 2)	\$9,702.00
<u>Year Two</u>	
April 2027 (Invoice 3)	\$10,038.00
October 2027 (Invoice 4)	\$10,038.00
<u>Year Three</u>	
April 2028 (Invoice 5)	\$10,384.50
October 2028 (Invoice 6)	\$10,384.50



**PLYMOUTH TOWNSHIP, PA**

**COUNCIL MOTION**

**I MOVE THAT:** Township Council Adopt the new Township Logo as presented and authorize staff to implement its use on necessary Township materials.

**Motioned by:** Lynne Viscio

**Seconded by:**

# MEMO

PLYMOUTH TOWNSHIP



**TO:** Plymouth Township Council

**FROM:** Al Ronderos on behalf of the CAC

**DATE:** January 9, 2026

**SUBJECT:** Recommendation of Official Township Logo Design

**RECOMMENDATION:** That the Plymouth Township Council review and formally adopt the final logo design recommended by the Community Advisory Committee (CAC) as the official visual identity of Plymouth Township.

**EXECUTIVE SUMMARY:** The purpose of this memorandum is to present the final logo design for Council approval. This design is the result of an eight-month collaborative process to establish a modern, professional, and representative visual identity for the Township. Supported by a review from Township Staff, the CAC believes this design successfully captures the Township's themes of community, unity, and history while projecting a forward-looking image.

**BACKGROUND & PROCESS:** To ensure a thoughtful result that accurately reflects the Township, the CAC followed a rigorous development process:

- **Timeline:** The committee met six times between April and December 2025.
- **Professional Partnership:** The Township partnered with **Revize** to provide professional design expertise and creative execution.
- **Iterative Refinement:** The committee evaluated four distinct design revisions, refining elements at each stage to better reflect the Township's specific character.
- **Staff Review:** Township staff informally reviewed many of the final designs, with most providing positive feedback on the final proposed logo.
- **Consensus:** After thorough deliberation, the committee voted to recommend this final version, confirming that it incorporates all requested revisions.

**DESIGN SYMBOLISM & MEANING:** The proposed logo is not just graphic; it is a narrative tool that tells the story of Plymouth Township. The CAC highlights the following key elements:

- **The Central Diamond (Shape & Structure):** Mirrors the specific geographic footprint of the Township. The shield-like presence subtly conveys protection, public service, and trust—core functions of municipal government.
- **The Interlocking Rings (Connectivity):** Suggests the "infinity" of intersecting roads and the harmony between key stakeholders: residents, government, business, and the environment.
- **Color Palette:**
  - **Blue:** Represents loyalty, stability, and the meeting of the Schuylkill River and the sky. It also honors our history and the Colonial Army.
  - **Green:** Represents open space, our park system, and environmental stewardship.

- **Gold/Yellow:** Represents energy, joy, and prosperity. It references the "yellow rope" found in the original Township seal, acting as a bridge between our past and future.
- **Typography:** The bold, sans-serif font conveys clarity and accessibility, while "Montgomery County, PA" grounds the logo geographically.

**IMPLEMENTATION & USAGE:** Upon approval, the new logo will serve as the primary "public face" of the Township, designed to increase brand recognition and community pride. It is intended for widespread use across the following assets:

- **Physical Assets:** Township vehicles (trucks and cars), park signage, and building identification.
- **Apparel:** Staff uniforms, shirts, and promotional clothing.
- **Digital Presence:** Social media platforms, the Township website, and email signatures.
- **Communications:** Marketing materials, newsletters, and promotional event signage.

**Clarification on the Township Seal:** Please note that this logo **does not replace** the Official Township Seal. The Seal will be retained and used where appropriate for ceremonial and official governance purposes, such as legal documents, proclamations, ordinances, and formal resolutions. The Logo is intended for branding, identity, and public engagement.

**CIVIC IDENTITY TAKEAWAY:** By adopting this logo, Plymouth Township presents itself as:

- **Unified:** Diverse elements working together.
- **Stable yet Progressive:** Rooted in Colonial history (Blue/Gold) but focused on future growth (Green/Modern Typography).
- **Community-Centered:** A well-governed hub of connection and open space.

**NEXT STEPS:** We respectfully request the Council's vote to adopt this design. If approved, the Township administration will begin the phased rollout of the new visual identity immediately.

**PROPOSED LOGOS:**







**PLYMOUTH TOWNSHIP, PA**

**COUNCIL MOTION**

**I MOVE THAT:** Township Council Appoint Patti Smith to the Plymouth Township Civil Service Commission for a 6-year term expiring on December 31, 2031.

**Motioned by:** Kristin Frederick-Leonard

**Seconded by:**



## **5. INFORMATION ITEMS**



# PLYMOUTH TOWNSHIP

*A Home Rule Municipality*

## **MONTGOMERY COUNTY, PENNSYLVANIA**

700 Belvoir Road - Plymouth Meeting, PA 19462

610.277.4100 - [plymouth@plymouthtownship.org](mailto:plymouth@plymouthtownship.org)

### **CITIZEN BOARD VACANCY ANNOUNCEMENT**

Residents wishing to serve on these Citizen Boards are asked to submit their resume or a letter expressing their interest to the Township Manager at 700 Belvoir Road, Plymouth Meeting, PA 19462 or via email at [mwest@plymouthtownship.org](mailto:mwest@plymouthtownship.org).

The following Citizen Board positions are currently open:

- 1) Property Maintenance Code Appeals Board – three positions open
- 2) Human Relations Commission – one position open
- 3) Historical Architectural Review Board – two positions open
- 4) Civil Service Commission – one position open
- 5) Zoning Hearing Board – one position open
- 6) Building Code Appeals Board – one position open
- 7) Environmental Advisory Board – two positions open
- 8) Human Relations Commission – two positions open

## **NOTICE OF PUBLIC HEARING**

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, January 19, 2026, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, PA 19462 on the following applications:

**KH PLY MTG LLC**: On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XXXII, Section 3200.F

The Special Exception requested is as follows: Applicant proposes to convert the Hotel Use to a multiple dwelling consisting of 173 apartments ("Proposed Use"). The Proposed Use will be comprised of 40 two-bedroom units and 173 one-bedroom or studio units,

The property is located at 640 Fountain Drive, Plymouth Meeting, PA 19462 in "Planned Office Park" Zoning District.

**KEVIN COLLINS**: On an application for Variance from Plymouth township Zoning Ordinance No, 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: Allow fence over 2 feet in what is deemed a "front yard setback".

The property is located at 464 Fairfield Road in "C" Residential Zoning District.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

**PLYMOUTH TOWNSHIP ZONING  
HEARING BOARD  
Joel Rowe, Zoning Officer**

**dc:db  
nph1-19-26.not.doc**

**Craig R. Lewis**

Direct Dial: (610) 941-2584

Direct Fax: (610) 684-2021

Email: rlewis@kaplaw.com

www.kaplaw.com

December 11, 2025

**VIA HAND DELIVERY**  
**& EMAIL (jrowe@plymouthtownship.org)**

Joel Rowe, Zoning and Planning Officer  
700 Belvoir Road  
Plymouth Meeting, Pennsylvania 19462

**RE: KH PLY MTG, LLC – 640 Fountain Drive**  
**Zoning Hearing Board Application**

Dear Joel:

My firm represents KH PLY MTG, LLC (“**Applicants**”), owners of the property at 640 Fountain Drive, Plymouth Meeting, PA 19462 (“**Property**”) further identified as TMP 49-00-04927-00-1. Enclosed is an application to the Plymouth Township Zoning Hearing Board seeking a special exception pursuant to Section 3200.F of the Zoning Code to permit use of the Property for an apartment house/multiple dwelling as a use of the same general character as a permitted use in the Planned Office Campus Zoning District (“**Application**”).

In support of the Application, I have enclosed the following:

1. 25 copies of an executed<sup>1</sup> and notarized Plymouth Township Form Application as well as narrative/addendum to the Application attaching the following exhibits:
  - A. Deed to the Property; and
  - B. Survey Plan<sup>2</sup>;
2. A check in the amount of \$1,000.00 representing the required application fee.

Also enclosed is an additional copy of the Application. Please have this additional copy time-stamped and returned to me with my messenger as proof of filing.

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<sup>1</sup> The executed original Application will be delivered under separate cover.

<sup>2</sup> Application includes 15 full sized copies of the plot plan.

Joel Rowe, Zoning Officer  
December 11, 2025  
Page 2

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If you have any questions or require any further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig R. Lewis", with a stylized flourish at the end.

Craig R. Lewis

w/enclosures

cc via email: KH PLY MTG, LLC

**APPLICATION/APPEAL TO THE ZONING HEARING BOARD**

**PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462**

**DATE:** December 12, 2025

- (1) **Applicant/Appellant's Name and Address:** KH PLY MTG LLC  
10645 N. Tatum Blvd., #200-53, Phoenix, AZ 85028 **PHONE NO.:** (775) 690-2882
- (2) **Owner's Name and Address:** Same as Applicant  
**PHONE NO.:** \_\_\_\_\_
- (3) **Lessee's Name and Address:** N/A  
(If Applicable)
- (4) **Location of Premises:** 640 Fountain Drive, Plymouth Meeting, PA
- (5) **Dimensions of Lot:** 7.93 acres - irregular
- (6) **Present Zoning Classification of Premises:** Planned Office Campus
- (7) **The improvements thereon are:** 6-story, 253-Unit Suites Hotel.  
See attached for further description  
**and the present use of the land and/or building is** Former Double Tree Suites Hotel
- (8) **If this is an application for a SPECIAL EXCEPTION check here ☒ and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:**  
Section 3200.F
- (9) **If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here ☐ and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (10) **The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:** See Attached Addendum.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (11) **Describe what is proposed of real estate in question:** See Attached Addendum.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (12) **There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.**

(OVER)

- (13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH TOWNSHIP".

STATE OF PENNSYLVANIA:  
SS  
COUNTY OF MONTGOMERY:

\_\_\_\_\_, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.

APPLICANT/APELLANT

KH PLYMTC LLC

SWORN :  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS DAY OF :

SEE ATTACHED FOR NOTARIZATION

  
(OWNER'S SIGNATURE - IF APPLICABLE)

SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

YOUR APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED MEETING OF THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUST BE IN WRITING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUANCE MUST BE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE ZONING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT DEADLINE UNLESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST FOR A CONTINUANCE ON ANY APPLICATION MUST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCES.

DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

The above application/appeal was advertised in \_\_\_\_\_  
On the following dates: \_\_\_\_\_ (Newspaper)  
\_\_\_\_\_

DATE POSTED ON PREMISES

ZONING OFFICER



**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Arizona }  
County of Maricopa } ss.

On this the 5<sup>th</sup> day of December, 2025, before me,  
Day Month Year

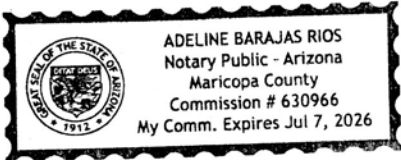
Adeline Barajas Rios, the undersigned Notary Public,  
Name of Notary Public

personally appeared Anthony M Re,  
Name(s) of Signer(s)

☐ personally known to me – OR –  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed  
to the within instrument, and acknowledged to me  
that he/she/they executed the same for the purposes  
therein stated.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states.  
Completing this information can deter alteration of the document or fraudulent reattachment  
of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Zoning Application

Document Date: 12/5/25 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

Craig R. Lewis, Esquire  
Kaplin Stewart Meloff Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive7  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 941-2584  
[rlewis@kaplaw.com](mailto:rlewis@kaplaw.com)

Attorney for Applicant

BEFORE THE ZONING HEARING BOARD OF  
PLYMOUTH TOWNSHIP  
**MONTGOMERY COUNTY, PENNSYLVANIA**

*In the Matter of:*

**KH PLY MTG, LLC**  
**Parcel ID No. 49-00-04927-00-1**

KH PLY MTG, LLC (“**KH PLY MTG**” or “**Applicant**”) by and through its attorney, Craig R. Lewis, Kaplin Stewart Meloff Reiter & Stein, hereby files this addendum to their Application (“**Application**”) to the Plymouth Township Zoning Hearing Board seeking a special exception in accordance with Section 3200.F of the Plymouth Township Zoning Ordinance (“**Zoning Ordinance**”) to permit use of the Property for multiple dwelling/apartment house as a use of the same general character as a permitted use (herein defined), and in support thereof states as follows:

1. **Name and Address of Applicant.** In accordance with a Deed, dated April 27, 2022, and recorded on May 11, 2022, in Montgomery County Deed Book 6281 Page 01137 (“**Deed**”), Applicant is the legal owner of the property located at 640 Fountain Drive, Walton Road, Plymouth Meeting, Pennsylvania 19462. A copy of the Deed is attached hereto as **Exhibit “A”**.

2. **Description of Property.** The Property that is the subject of this Application is located at 640 Fountain Drive, Plymouth Meeting, Pennsylvania 19462 (“**Property**”) and is more particularly identified as Montgomery County Tax Parcel No. 49-00-04927-00-1. As

detailed on the ALTA/NSPA Land Title Survey, prepared by Charles E. Shoemaker, Inc. dated December 22, 2021, last revised April 22, 2022 (“**Survey Plan**”), the Property is an approximately 7.93 acre (+/-) irregularly shaped parcel located along Fountain Drive near its intersection with Hickory Road. A copy of the Survey Plan is attached hereto as **Exhibit “B”**. As detailed on the Survey Plan, the Property is improved with a six-story, approximately 38,000 s.f. masonry building (“**Existing Building**”). The Existing Building was developed and has been continuously occupied as an all-suites style hotel (“**Hotel Use**”). The Hotel Use consists of 253 individual suites as well as common amenities spaces. The Hotel Use is served by 347 off-street parking spaces.

3. **Zoning.** Pursuant to the Plymouth Township Zoning Code (“**Code**”) and Plymouth Township Zoning Map, the Property is located in the Planned Office Campus Zoning District (“**POC District**”) of Plymouth Township (“**Township**”).

4. **Proposed Use.** The Applicant proposes to convert the Hotel Use to a multiple dwelling consisting of 173 apartments (“**Proposed Use**”). The Proposed Use will be comprised of 40 two-bedroom units and 173 one-bedroom or studio units.

4. **Analysis of Zoning Code & Request for Relief.** As noted above, in accordance with the Code and Plymouth Township Zoning Map, the Property is located in the POC District of the Township. Use of property in the POC District is governed by Article XXXII. The Proposed Use is not a specifically permitted use in the POC District. However, Section 3200.F provides that any property in the POC District may be used as follows:

Any use of the same general character as any of the above permitted uses when authorized as a special exception by the Zoning Hearing Board, provided that such use shall be permitted subject to such reasonable restrictions as the Zoning Hearing Board shall impose.

Section 3200.E provides that the Property may be used for a “Hotel”. The Code defines a “Hotel” as “a facility offering transient lodging accommodations to the general public and

providing additional services such as restaurants, meeting rooms and recreational facilities.” As an all-suites facility, the Hotel Use has been characterized by extended-stays where guests reside for a period of time in a manner more consistent with a residence. The Code defines an “apartment” as a dwelling unit in an apartment house arranged, designed, used occupied, or intended to be used and occupied as a housekeeping unit.” An Apartment House is defined as “a multiple dwelling with common outside access. The Code defines a Multiple Dwelling as “a building not a single-family, duplex, twin, townhouse, triplex or quadraplex dwelling designed for and occupied primarily for dwelling purposes by three or more families living independently of one another.”

Whether a use is “of the same general character” as permitted uses is a question of law. *Cook v. Zoning Hearing Bd. of Twp. of Ridley*, 408 A.2d 1157, 1158-59 (Pa. Cmwlth. 1979). The Commonwealth Court has held that, where an ordinance requires that a proposed use be of the “same general character,” the ordinance “does not require the [p]roposed [use] to have the ‘same character,’ but rather a similarity to other uses permitted....” *MarkWest Liberty Midstream & Res., LLC v. Cecil Twp. Zoning Hearing Bd.*, 102 A.3d 549, 558 (Pa. Cmwlth. 2014). Under Pennsylvania law the principles of statutory construction require that the broadest interpretation of the Zoning Ordinance must be applied so that the property owner may have the benefit of the least restrictive use of its land. *Hafner v. Zoning Hrg. Bd. of Allen Tp.*, 974 A.2d 1204 (Pa. Cmwlth. 2009); *Burgoon v. Zoning Hrg. Bd. of Charlestown Tp., Chester County*, 277 A.2d 837, 841 (Pa. Cmwlth. 1971).

As will be demonstrated by exhibits and testimony in this matter, the Proposed Use is of the same general character as the Hotel Use; a permitted use in the POC District.

A special exception is a use that is expressly permitted under the zoning ordinance absent showing of a detrimental effect on the community. Manor Healthcare Corp. v. Lower Moreland Twp. Zoning Hearing Bd., 590 A.2d 65 (Pa.Cmwlth. 1991). As a matter of law, an applicant has an absolute right to a special exception, unless it is injurious to the public health, safety and welfare. Id. An applicant for a special exception bears the initial burden of proving that the proposed use complies with the objective requirements of the Zoning Ordinance. Mann v. Lower Makefield Twp., 634 A.2d 768 (Pa.Cmwlth. 1993). Once an applicant for a special exception proves that the proposed use complies with the specific objective standards in the ordinance, the special exception may not be denied unless objectors have carried their burden proving that the applicant's proposed use would be more detrimental to the public health than would normally be expected from the same use. In re Martin, 529 A.2d 582 (Pa.Cmwlth. 1987).

The Code does not provide any specific objective standards for a use “of the same general character” as a permitted use in the POC District.

As will be demonstrated by testimony and evidence at the hearing in this matter, the Proposed Use is of the same general character as the Hotel Use and is therefore a legislatively permitted special exception use of the Property. Thus, unless an objector to the Proposed Use demonstrates that the Proposed Use will cause greater injury to the public health

safety and welfare than would the Hotel Use, the requested special exception in accordance with §3200.F must be granted.

Respectfully Submitted,



---

**CRAIG R. LEWIS, ESQUIRE**  
Attorney for Applicant

Date: December 12, 2025

# **EXHIBIT “A”**

Deed



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 6281 PG 01137 to 01141**  
INSTRUMENT # : 2022052823  
RECORDED DATE: 05/11/2022 08:52:47 AM



6104773-00210

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 04/27/2022  
**Reference Info:**

**Transaction #:** 6580570 - 4 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** JSorg

**RETURN TO:** (Simplifile)  
Commonwealth Land Title Philadelphia Commercial -  
1700 Market St Ste 2100 PA 19103  
1700 MARKET ST STE 2110  
PHILADELPHIA, PA 19103  
(215) 568-9690

**PAID BY:**  
COMMONWEALTH LAND TITLE PHILADELPHIA  
COMMERCIAL - 1700 MARKET ST STE 2100 PA 19103

**\* PROPERTY DATA:**

Parcel ID #: 49-00-04927-00-1  
Address: 640 FOUNTAIN RD

PA  
Municipality: Plymouth Township (100%)  
School District: Colonial

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$22,332,000.00  
**TAXABLE AMOUNT:** \$22,332,000.00

**FEES / TAXES:**

Recording Fee: Deed \$86.75  
State RTT \$223,320.00  
Plymouth Township RTT \$111,660.00  
Colonial School District RTT \$111,660.00  
**Total:** \$446,726.75

DEED BK 6281 PG 01137 to 01141  
Recorded Date: 05/11/2022 08:52:47 AM

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office in  
Montgomery County, Pennsylvania.



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



Prepared by and return to:

David M. Scolnic, Esquire  
Hangley Aronchick Segal Pudlin & Schiller  
One Logan Square, 27th Floor  
Philadelphia, PA 19103

UPI/Tax Parcel No. 49-00-04927-00-1

PHI 213 274 ①

*THIS INDENTURE made* the 27th day of April, 2022.

*Between*

**CRVI DTS PLYMOUTH SUB HOLDCO, LLC**, a Delaware limited liability company  
("Grantor" hereinafter), party of the first part,

AND

**KH PLY MTG LLC**, a Nevada limited liability company ("Grantee" hereinafter), party  
of the other part,

*Witnesseth That* the said Grantor for and in consideration of the sum of Twenty-two Million, Three Hundred Thirty-two Thousand Dollars (\$22,332,000.00), and other valuable consideration, lawful money of the United States of America, unto it, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

*All That Certain* parcel of land **Situate** in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, being known as 640 Fountain Road (formerly known as 640 Germantown Pike) as more particularly described in Exhibit "A" attached hereto and made a part hereof.

*Being* designated as Parcel No. 49-00-04927-00-1 on the Tax Map of Montgomery County, Pennsylvania.

*Under and subject* to certain easements, conditions and restrictions of record.

*Together* with all and singular the buildings, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the

estate, right, title, interest, property, claim and demand whatsoever of Grantor in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

*To have and to hold* the said hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

*Under and subject as aforesaid.*

*And* the Grantor, for itself and its successors, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND**.

*In Witness Whereof,* the Grantor has hereunto set its hand and seal. Dated the day and year first above written.

**CRVI DTS PLYMOUTH SUB HOLDCO, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Steve Towle**  
**Authorized Signatory**

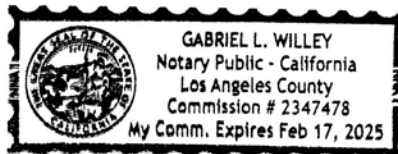
STATE OF CALIFORNIA :

COUNTY OF LOS ANGELES :

This record was acknowledged before me on April 27, 2022, by  
Steve Toule as Authorized Signatory, who represents that  
he/she is authorized to act on behalf of **CRVI DTS PLYMOUTH SUB HOLDCO, LLC**, a Delaware  
limited liability company.

Signature of notarial officer \_\_\_\_\_

Stamp



Title of office Notary Public

My commission expires: 2-17-2025

The undersigned certifies that the address  
of the within-named grantee is:

364 Mottsville Lane, Gardnerville, NV 89460  
[Signature]

On behalf of the Grantee

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situated in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereof made by R. Douglas Stewart and Associates and Chambers Associates, Inc., dated 07-07-1985, last revised 10-17-1985, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47 page 45 as follows, to wit:

BEGINNING at a point on the Northerly right of way line of Hickory Road (60 feet wide) said point being located North 76 degrees 28 minutes 50 seconds East, 888.87 feet from the point of intersection of the Northerly right of way of Hickory Road with the point of intersection of the radius at the intersection of Germantown Pike with Hickory Road; thence extending from said point of beginning the following four courses and distances along Lot #6 of the Plymouth Meeting Executive Campus; (1) North 04 degrees 57 minutes 10 seconds West, 439.81 feet (2) North 68 degrees 57 minutes 10 seconds West, 71.50 feet (3) North 32 degrees 27 minutes 10 seconds West, 145.56 feet (4) North 18 degrees 18 minutes 43 seconds East, 691.39 feet to a point on the Westerly right of way line of Pennsylvania Turnpike; thence extending the following three courses and distances along said Westerly right of way line of the Pennsylvania Turnpike; (1) South 32 degrees 31 minutes 55 seconds East, 93.15 feet to a point of curvature (2) thence extending along the arc of a circle curving to the left having a central angle of 02 degrees 46 minutes 09 seconds and with a radius of 4,698.75 feet an arc distance of 227.10 feet to a point (3) South 35 degrees 03 minutes 51 seconds East, 32.30 feet; thence extending along lands of The Linpro Company South 04 degrees 57 minutes 10 seconds East, 874.38 feet to a point on the Northerly right of way line of Hickory Road; thence extending along said Northerly right of way line of Hickory Road South 76 degrees 28 minutes 50 seconds West, 300.16 feet to the first mentioned point and place of beginning.

BEING known as 640 Fountain Road (formerly 640 Germantown Pike).

Tax ID / Parcel No. 49-00-04927-00-1

Being the same premises which Sean P. Kilkenny, Sheriff of the County of Montgomery, by Deed dated January 29, 2021 and recorded February 8, 2021 in Montgomery County in Deed Book 6212 Page 02427, as Instrument 2021013989 conveyed unto CRVI DTS PLYMOUTH SUB HOLDCO, LLC in fee.

# **EXHIBIT “B”**

Survey



## GENERAL NOTES:

- Boundary survey is based on deeds, plans of record, and field surveys conducted by Charles E. Shoemaker, Inc., during December 2021 and Title Report prepared by Commonwealth Land Title Insurance Company, Order No. 992559, PH213274, Revision A dated November 3, 2021.
- Limit of amended 100 year flood plain boundary as taken from Plan of Survey for Plymouth Meeting Executive Campus Lot 5: Guest Quarters Hotels, dated June 28, 1994 and revised Sept. 1, 1994, made by Coventry Associates.
- The property is located in Flood Zone "X", areas determined to be outside of the 100-year Floodplain, as shown on Flood Insurance Rate Map for Montgomery County, Pennsylvania, Panel 356 of 451, Map No. 42091C0356G, effective March 2, 2016.
- No observable evidence of cemeteries was noted during this survey.
- See Details 3 & 4 for the following encroachments along property line with bearing S45°10'E and a distance of 874.38'
  - tree wall - 6.3 feet over property line
  - tree wall - 6.2 feet over property line
  - tree wall - 6.5 feet over property line
  - tree wall - 7.5 feet over property line

## TITLE EXCEPTIONS:

TITLE EXCEPTIONS FROM SCHEDULE B, Part II  
Commonwealth Land Title Insurance Company  
Order Number 9992559, PH213274 Revision A (11-3-21)

- Standard Exceptions
- Rights granted to Philadelphia Electric Company as in Deed Book 1979 page 549 (CAN NOT PLOT); Deed Book 1979 page 557 (CAN NOT PLOT); Deed Book 1979 page 559; (NOT PLOTTABLE - VAGUE DESCRIPTION) Deed Book 4749 page 1055 (BLANKET EASEMENT ACROSS AND WITHIN PREMISES FOR COMMUNICATION, GAS AND ELECTRIC TRANSMISSION-WITH CONDITIONS) and Deed Book 4795 page 1457. (BLANKET EASEMENT FOR ELECTRIC TRANSMISSION-WITH CONDITIONS)
- Covenants, conditions and restrictions as in Deed Book 2802 page 219. (COVENANT PROHIBITING BILLBOARDS, SIGNS, ETC. WHICH WOULD BE VISIBLE TO THE TRAVELED ROADWAY OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE - CAN NOT PLOT) and Deed Book 3052 page 465 (SAME - CAN NOT PLOT).
- Rights granted to The Bell Telephone Company of Pennsylvania as in Deed Book 4806 page 1897. (SHOWN ON PLAN)
- Rights granted in Grant of Right-of-Way to the Philadelphia Suburban Water Company, which includes terms, conditions, easements, covenants and ingress, egress and regress as in Deed Book 4819 page 2231 and Deed Book 4820 page 2302. (SHOWN ON PLAN)
- Rights granted in Building Entrance Facility Grant to Verizon Pennsylvania, Inc. as in Deed Book 5396 page 131. (FACILITIES TO THE RATE DEMARCATION POINT (RDP) - SEE PLAN)
- Declaration of Plymouth Meeting Executive Campus - Covenants, Restrictions and Easements, which includes maintenance, assessments, conditions, provisions and rights as in Deed Book 4702 page 1575 and Amended in Deed Book 4788 page 423, and re-recorded in Deed Book 4924 page 1458; and further Amended in Deed Book 4924 page 1424; and amended and assigned in Assignment of Declarant Rights and Obligations as in Deed Book 5084 page 2264; and amended in Deed Book 5100 page 1115. Deed Book 5171 page 772 and Deed Book 5190 page 1903. (INCLUDES GENERAL OWNER ASSOCIATION AGREEMENTS, ACCESS, UTILITY EASEMENTS, ACCESSMENTS, MAINTENANCE, ETC. - NOT PLOTTABLE)
- Easements and restrictions as in Deed Book 4795 page 513 (GRANTOR RADNOR/PLYMOUTH CORPORATION RESEVED RIGHTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS OVER LOT 5 - NOT PLOTTABLE)
- Rights of access to The Pennsylvania Turnpike a limited access highway.
- Conditions as disclosed by survey recorded in Plan Book A-44 page 372 and Plan Book A-47 page 45-46. (AMENDED 100 YEAR FLOODPLAIN & DRAINAGE EASEMENT - SEE PLAN)
- DELETED

## PROPERTY DESCRIPTION:

ALL THAT CERTAIN tract of land, Situated in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereto made by R. Douglas Stewart and Associates and Chambers Associates, Inc., dated 7/7/1985, last revised 10/17/1985, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, page 45, as follows to wit:

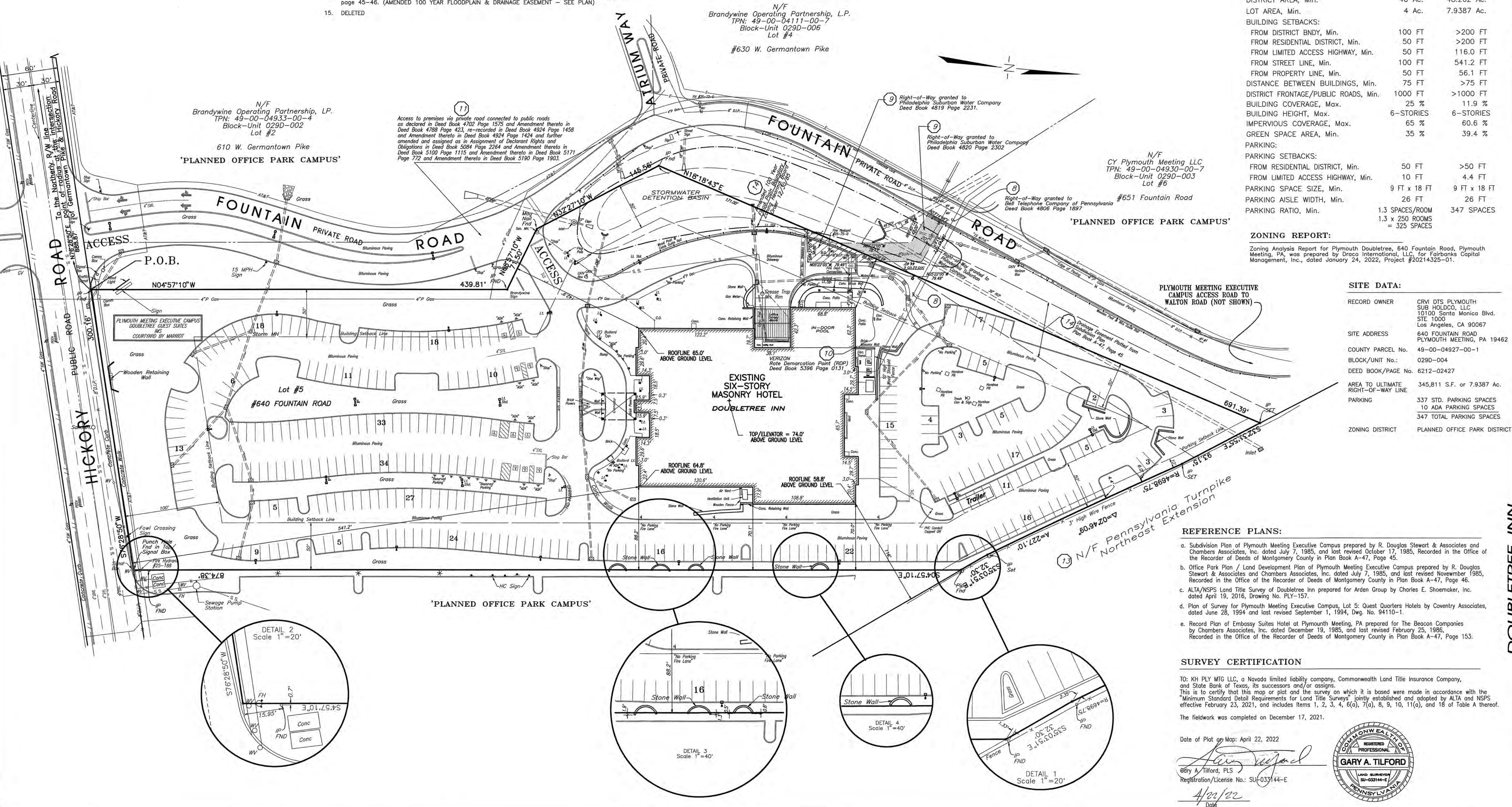
BEGINNING at a point on the Northerly right of way line of Hickory Road (60 feet wide) said point being located North 76 degrees 28 minutes 50 seconds East, 888.87 feet from the point of intersection of the Northerly right of way of Hickory Road with the point of intersection of the radius of the intersection of Germantown Pike with Hickory Road; THENCE extending from said point of beginning the following four courses and distances along Lot #6 of the Plymouth Meeting Executive Campus: (1) North 04 degrees 57 minutes 10 seconds West, 439.81 feet (2) North 68 degrees 57 minutes 10 seconds West, 71.50 feet (3) North 32 degrees 27 minutes 10 seconds West, 145.56 feet (4) North 18 degrees 18 minutes 43 seconds East, 691.39 feet to a point on the Westerly right of way line of Pennsylvania Turnpike; THENCE extending the following three courses and distances along said Westerly right of way line of the Pennsylvania Turnpike: (1) South 32 degrees 31 minutes 55 seconds East, 93.15 feet to a point of curvature (2) THENCE extending along the arc of a circle curving to the left having a central angle of 02 degrees 46 minutes 09 seconds and with a radius of 4,698.75 feet on arc distance of 227.10 feet to a point (3) South 35 degrees 03 minutes 51 seconds East, 32.30 feet; THENCE extending along lands of The Lingo Company South 04 degrees 57 minutes 10 seconds East, 874.38 feet to a point on the Northerly right of way line of Hickory Road; THENCE extending along said Northerly right of way line of Hickory Road South 76 degrees 28 minutes 50 seconds West, 300.16 feet to the first mentioned point and place of beginning.

BEING known as 640 Fountain Road (formerly 640 Germantown Pike)

BEING the same premises which JPMCC 2007-CIB19 Germantown Lodging Limited Partnership, a Delaware limited partnership by Deed dated 7-2-2013 and recorded 7-12-2013 in Montgomery County in Deed Book 5890 Page 1427 conveyed unto AREP 1 PM Hotel Owner LP, a Delaware limited partnership, in fee.

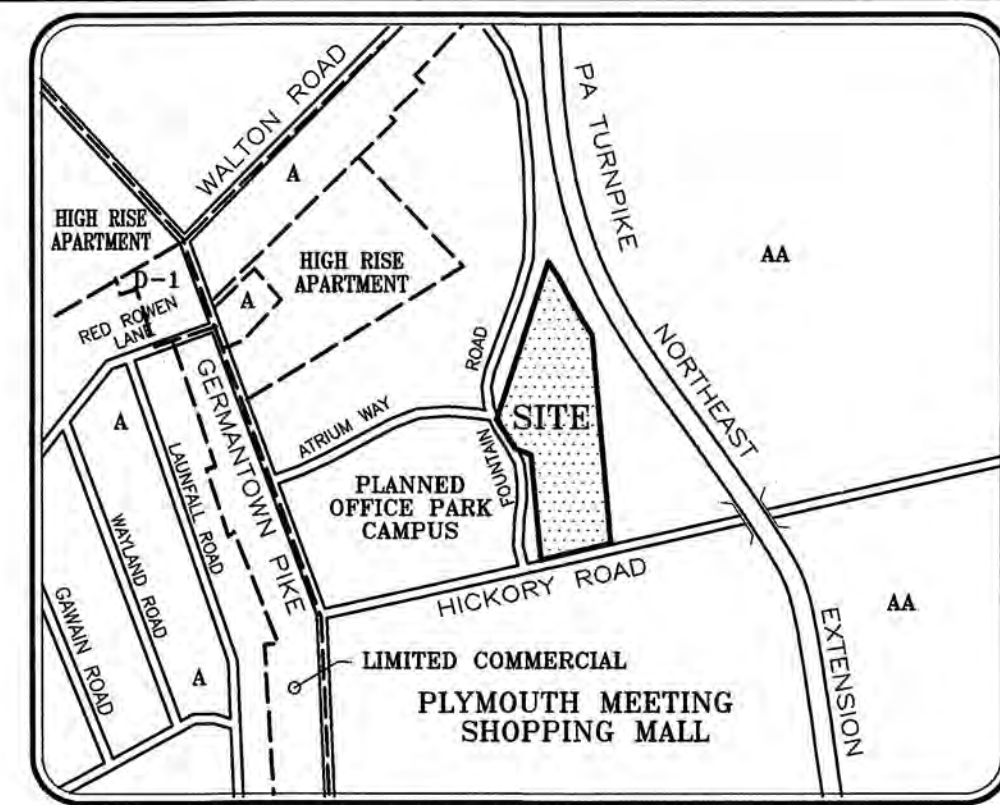
N/F  
Brandywine Operating Partnership, L.P.  
TPN: 49-00-04111-00-7  
Block-Unit 029D-006  
Lot #4

#630 W. Germantown Pike



## LEGEND

EXISTING	
LP Fnd	SURVEY MARKER
X	FENCE LINE
10	SIGN POST
10	NUMBER OF PARKING SPACES
E	UG ELECTRIC CONDUIT
T	TRAFFIC SIGN
□	FIRE HYDRANT
□	PARKING LIGHT STANDARD
W	WATER MAIN
W	OVERHEAD WIRE
COM	UG COMMUNICATIONS CABLE
ADA	ADA PARKING SPACE
U	UTILITY POLE
10	TRAFFIC LIGHT MASTARM
S S	TITLE EXCEPTION NUMBER
LAT	SANITARY SEWER
G	SANITARY LATERAL
G	GAS MAIN
==	STORM SEWER



LOCATION MAP  
SCALE: 1" = 800'

## ZONE: 'PLANNED OFFICE PARK DISTRICT'

	REQUIRED	EXISTING
DISTRICT AREA, Min.	40 Ac.	48.262 Ac.
LOT AREA, Min.	4 Ac.	7.9387 Ac.
BUILDING SETBACKS:		
FROM DISTRICT BNDY, Min.	100 FT	>200 FT
FROM RESIDENTIAL DISTRICT, Min.	50 FT	>200 FT
FROM LIMITED ACCESS HIGHWAY, Min.	50 FT	116.0 FT
FROM STREET LINE, Min.	100 FT	541.2 FT
FROM PROPERTY LINE, Min.	50 FT	56.1 FT
DISTANCE BETWEEN BUILDINGS, Min.	75 FT	>75 FT
DISTRICT FRONTAGE/PUBLIC ROADS, Min.	1000 FT	>1000 FT
BUILDING COVERAGE, Max.	25 %	11.9 %
BUILDING HEIGHT, Max.	6-STORIES	6-STORIES
IMPERVIOUS COVERAGE, Max.	65 %	60.6 %
GREEN SPACE AREA, Min.	35 %	39.4 %
PARKING:		
PARKING SETBACKS:		
FROM RESIDENTIAL DISTRICT, Min.	50 FT	>50 FT
FROM LIMITED ACCESS HIGHWAY, Min.	10 FT	4.4 FT
PARKING SPACE SIZE, Min.	9 FT x 18 FT	9 FT x 18 FT
PARKING AISLE WIDTH, Min.	26 FT	26 FT
PARKING RATIO, Min.	1.3 SPACES/ROOM	347 SPACES
	1.3 x 250 ROOMS	
	= 325 SPACES	

## ZONING REPORT:

Zoning Analysis Report for Plymouth Meeting, 640 Fountain Road, Plymouth Meeting, PA, was prepared by Draco International, LLC for Fairbanks Capital Management, Inc., dated January 24, 2022, Project #20214325-01.

## SITE DATA:

RECORD OWNER	CRVI DTS PLYMOUTH SUB HOLDCO, LLC 10100 Santa Monica Blvd. STE 1000 Los Angeles, CA 90067
SITE ADDRESS	640 FOUNTAIN ROAD PLYMOUTH MEETING, PA 19462
COUNTY PARCEL No.	49-00-04927-00-1
BLOCK/UNIT No.	029D-004
DEED BOOK/PAGE No.	6212-02427
AREA TO ULTIMATE RIGHT-OF-WAY LINE	345,811 S.F. or 7.9387 Ac.
PARKING	337 STD. PARKING SPACES 10 ADA PARKING SPACES 347 TOTAL PARKING SPACES
ZONING DISTRICT	PLANNED OFFICE PARK DISTRICT

## REFERENCE PLANS:

- Subdivision Plan of Plymouth Meeting Executive Campus prepared by R. Douglas Stewart & Associates and Chambers Associates, Inc. dated July 7, 1985, and last revised October 17, 1985, Recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, Page 45.
- Office Park Plan / Land Development Plan of Plymouth Meeting Executive Campus prepared by R. Douglas Stewart & Associates and Chambers Associates, Inc. dated July 7, 1985, and last revised November 1985, Recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, Page 46.
- ALTA/NSPS Land Title Survey of Doubletree Inn prepared for Arden Group by Charles E. Shoemaker, Inc. dated April 19, 2016, Drawing No. PLY-157.
- Plan of Survey for Plymouth Meeting Executive Campus, Lot 5: Guest Quarters Hotels by Coventry Associates, dated June 28, 1994 and last revised September 1, 1994, Dwg. No. 94110-1.
- Record Plan of Embassy Suites Hotel at Plymouth Meeting, PA prepared for The Beacon Companies by Chambers Associates, Inc. dated December 19, 1985, and last revised February 25, 1986, Recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, Page 153.

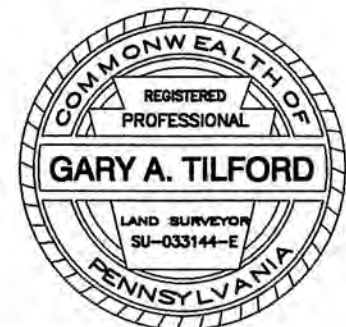
## SURVEY CERTIFICATION

TO: KH PLY MTG LLC, a Nevada limited liability company, Commonwealth Land Title Insurance Company, and State Bank of Texas, its successors and/or assigns.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and NSPS effective February 23, 2021, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), and 18 of Table A thereof.

The fieldwork was completed on December 17, 2021.

Date of Plot or Map: April 22, 2022

GARY A. TILFORD, PLS  
Registration/License No.: SU-033144-E



COUNTY PARCEL NO.  
49-00-04927-00-1  
BLOCK - UNIT  
029D/004  
SITE ADDRESS  
640 FOUNTAIN ROAD  
PLYMOUTH MEETING, PA  
19462-1000  
DEED BOOK/PAGE  
6212-02427

RECORD OWNER  
CRVI DTS PLYMOUTH  
SUB HOLDCO, LLC  
10100 Santa Monica Blvd.  
STE 1000  
Los Angeles, CA 90067

CHARLES E. SHOEMAKER, INC.  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: ctilford@eshoemaker.com

DATE	NO	REVISION	BY
4/22/2022	2	TITLE COMMENT PH213274	GAT
2/07/2022	1	1st Zoning Analysis Report 07/24/2021	GAT

DOUBLETREE INN  
ALTA / NSPS LAND TITLE SURVEY  
OF  
640 FOUNTAIN ROAD  
PREPARED FOR  
KH PLY MTG LLC  
PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE  
DECEMBER 22, 2021  
DWG NO.  
PLY-436  
JOB NO.  
24235G  
SHEET NO.  
1 OF 1



APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462

DATE: 12/9/25

- (1) Applicant/Appellant's Name and Address: Kevin Collins  
464 Fairfield Rd. Plymouth Meeting PHONE NO.: 215-768-0289
- (2) Owner's Name and Address: (Same as above)

PHONE NO.:

- (3) Lessee's Name and Address: \_\_\_\_\_  
(If Applicable)
- (4) Location of Premises: \_\_\_\_\_
- (5) Dimensions of Lot: 3,564 sq. ft.
- (6) Present Zoning Classification of Premises: Residence - Single Family
- (7) The improvements thereon are: Add exterior rear fence

and the present use of the land and/or building is Residence

- (8) If this is an application for a SPECIAL EXCEPTION check here [ ] and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:

- (9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here ☒ and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:

Section 1909.E

- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Allow fence over 2ft. in what is deemed a "Frontyard setback"

- (11) Describe what is proposed of real estate in question: Add a rear fence to the exterior of my home.

- (12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.

(OVER)

- (13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH TOWNSHIP".

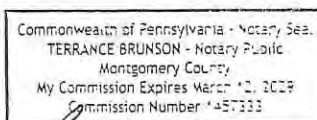
STATE OF PENNSYLVANIA:  
SS  
COUNTY OF MONTGOMERY:

Kevin Collins, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.

APPLICANT/APELLANT

SWORN :  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS 9<sup>th</sup> DAY OF December: 25

[Signature]  
(OWNER'S SIGNATURE - IF APPLICABLE)



Terrance Brunson, Notary Public

#### SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS – ORIGINAL, DIGITAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS – ORIGINAL, DIGITAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APEAL NEED BE VERIFIED BY AFFIDAVIT.

#### IMPORTANT NOTICE

YOUR APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED MEETING OF THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUST BE IN WRITING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUANCE MUST BE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE ZONING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT DEADLINE UNLESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST FOR A CONTINUANCE ON ANY APPLICATION MUST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCES.

#### DO NOT WRITE BELOW THIS LINE

#### CERTIFICATION OF ADVERTISEMENT

The above application/appeal was advertised in \_\_\_\_\_  
On the following dates: \_\_\_\_\_ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER



Collins, Kevin

11 / 14 / 2025

Customer's Last Name, First Name

464 Fairfield Rd

Service Address

Plymouth Meeting

City

PA

State

19462

Zip

2157680289

Customer's Daytime Tel. No.

kevincollins1233@gmail.com

Customer's Email

9/23/2025

Original Contract Date

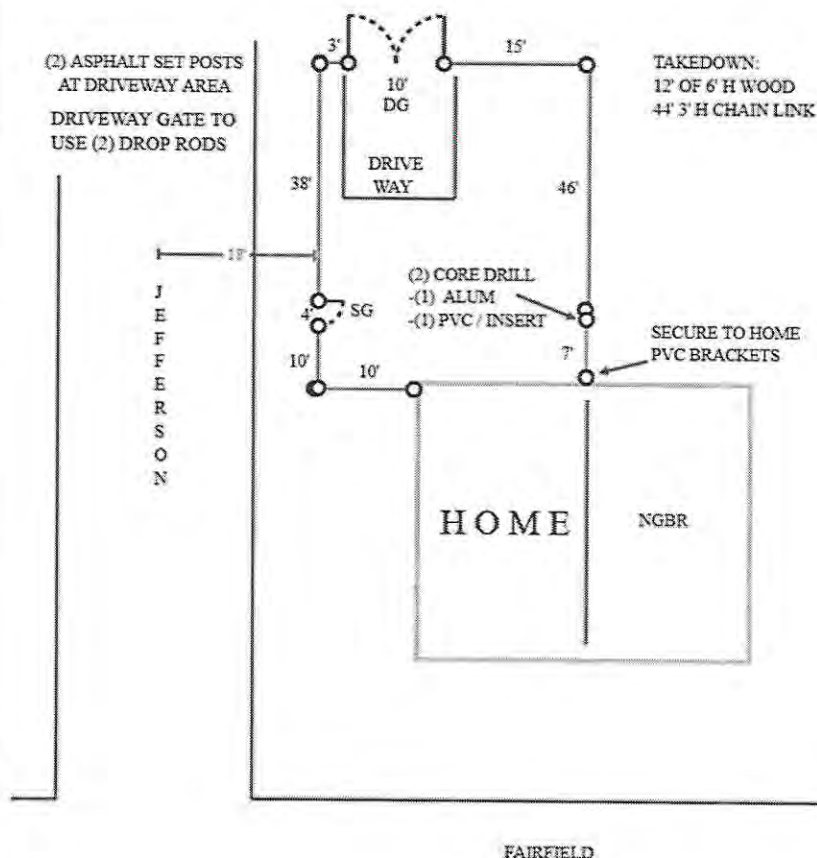
\$8,950.00

Original Contract Amount

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS.)

FENCE DIAGRAM



CHANGE ORDER:  
ELIMINATE FENCED  
IN AREA ON SIDE OF  
HOME TO AVOID THE CORNER  
FOR EASIER PERMIT APPROVAL

FAIRFIELD

- 54"H Black 300 Sterling (R) Flush Bottom
- 6'H White Hamilton

PRODUCT SPECIFICATIONS:

54"H Black 300 Sterling (R) Flush Bottom: 122 LF & 2 Gates.

Specifications: Post: 2" Sq., Rail: 1" Sq., Picket: 5/8" Sq.

6'H White Hamilton: 7 LF.

Specifications: Post: 5" Sq., Rail: 1-3/4" x 5-1/2", Picket: 7/8" x 6" T&G, Rail Insert: Steel

JOB OPTIONS:

1 10' Double Gate, 1 4' Gate

Fence Removal (6' Wood): Take Down 12'. Haul Away 12'.

Fence Removal (3' Chain Link): Take Down 44'. Haul Away 44'.

(1) Installation - Fence to Follow Grade

(2) Hole - Asphalt Dig

(2) Hole- Core Drill

JOB NOTES:

Superior Fence and Rail to obtain permit and call PA One Call prior to work being performed. Superior Fence and Rail is fully licensed and insured.

Fence Removal (6'H Wood): all posts to be cut at ground level.

Fence Removal (3'H Chain Link): all posts to be cut at ground level.

Supply and install 54" high Black 3-Rail Style Aluminum Fence w/ (2) 4' w single gates and (1) 10' wide double gate over driveway as drawn. All posts set in concrete footers and capped with Pyramid Style Post Caps. Supply and install 7' of 6' h White Hamilton Style PVC Privacy Fencing. All 5"x5" PVC posts set in concrete footers and capped with Pyramid Style post caps. Teardown and disposal included in cost below.

Customer acknowledges that the total change amount will be applied to the balance due from the original contact: KC

Customer acknowledges that this change may delay the installation start date: KC

Original Contract Amount \$8,950.00

Paid to Date \$4,475.00

Change Order -\$1,856.08

Sales Tax N/A

Final Payment Due \$2,618.92

DUE IN FULL IMMEDIATELY UPON COMPLETION

Accepted by:

Kevin Collins

Customer's Signature

11/14/2025

Date

Mike Viscusi

Superior Authorized Representative Signature

11/14/2025

Date

**Mike Viscusi**

Superior Authorized Representative

Customer's Initials: KC BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS

Superior Fence & Rail of SE Pennsylvania  
300 Walnut St  
Lansdale, PA 19446



# PTPR SPOTLIGHTS



Date/Season: January 2026

## General:

Summer Camp Resident Registration - Begins 2/17

Winter Program Sponsorships - January

Pool Renovation Updates - Social Media and email 1st week of the month

## At GPCC:

GPCC 10% Off Annual Passes Sale - 3/10-3/16

Functional Strength Training Class - Begins 2/18

Egg Scramble with the Bunny - Saturday 3/21

Family Bingo - Fridays, 1/23 & 3/6

Senior Bingo - Mondays, 1/26, 2/23 & 3/30

Premium Circuit Training Class - Begins 2/13

Black Heritage Day - Saturday, 2/28

New Dodgeball Parties - Starting in January

## In Our Parks:

Celestial Stroll @ HWP - Monday 2/9

Memorial Trees and Bricks Sales - Ongoing

Veteran Banners @ GPCC Park - Deadline April 1st

*Details available in our brochure (QR Code below), app, website, social media, or by calling 610-277-4312*

Brochure QR Code:





# PLYMOUTH TOWNSHIP

*A Home Rule Municipality*

## **MONTGOMERY COUNTY, PENNSYLVANIA**

700 Belvoir Road - Plymouth Meeting, PA 19462

610.277.4100 - [plymouth@plymouthtownship.org](mailto:plymouth@plymouthtownship.org)

### **SNOW ANNOUNCEMENT**

*Residents are asked to remember the following to get through the winter season safely:*

Use off-street parking when snow is predicted. When you park your car in the driveway there's less snow to shovel. On-street parking, **where no off-street parking is available**, is only permitted on one side of the street. In an odd year parking is only permitted on the odd numbered side of the street. Residents are reminded that it is unlawful to park or abandon a car on any street any time within twelve hours after a snowfall of three inches or more, where off street parking exists. Any motor vehicle parked, stalled, incapable of moving under its own power, or left unattended upon any public street or highway in the Township at any time within twelve hours after a snowfall of three inches or more has occurred may be removed or towed to another location by the Police Department. Don't park near storm drains, so crews can clear snow and ice to avoid flooding from the melting runoff. Vehicles parked otherwise are subject to removal at the owner's expense. Think Safety! Never approach moving snow removal equipment. Just because you can see the driver doesn't mean he can see you. We try to keep our crews fresh and rested, but extended weather emergencies can mean long hours for Township employees. Please keep children and pets off the streets as much as possible. When shoveling your driveway, pile snow to the right. This will prevent the plow from covering your driveway opening again. Property owners are required to clear their sidewalks at least 30 inches wide within 36 hours after the snow stops. Don't shovel or plow snow into the street. The plows will just move it back onto your driveway or sidewalk. If there's a fire hydrant by your home, consider adopting it! You know where it is; if it's obscured by snow, fire companies responding to emergencies may not find it. Clearing the snow from the hydrant helps protect you and your neighbors.